



**Pinellas County Community Redevelopment Agency**  
**Lealman Community Redevelopment Area**

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310 Court Street  
Clearwater, FL 33755  
727.464.8200

**Pinellas County Clerk of Court**  
Pinellas County  
315 Court Street  
Clearwater, Florida 33756

March 30, 2018

**Pinellas County Clerk of Court,**

Enclosed you will find for filing the Pinellas County Community Redevelopment Agency Annual Report for 2016-2017 consistent with the requirements of Chapter 163.356(3)(c), Florida Statutes.

If you have any questions or concerns, you can contact me at [Rbooth@pinellascounty.org](mailto:Rbooth@pinellascounty.org) or at 727-464-8200.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachel Booth", with a long horizontal flourish extending to the right.

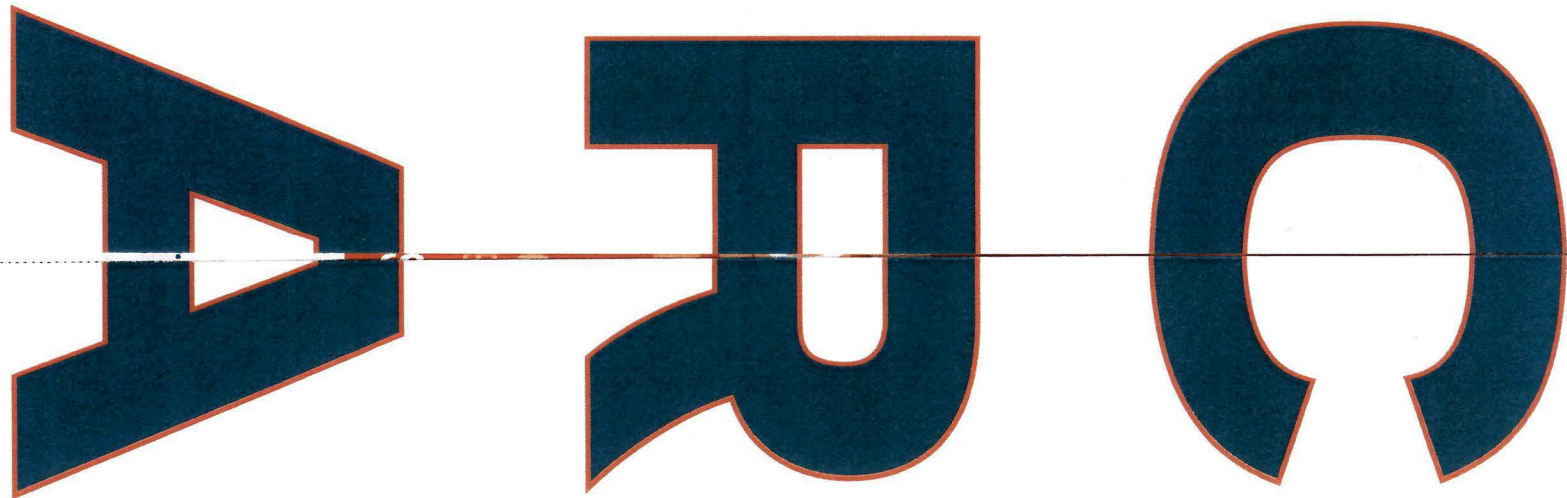
**Rachel Booth, CNU-A**  
Redevelopment Planning Manager  
Pinellas County Planning

RECEIVED  
BOARD OF  
2018 APR -9 AM 10:49  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA



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**PINELLAS COUNTY**



**2017 ANNUAL REPORT**



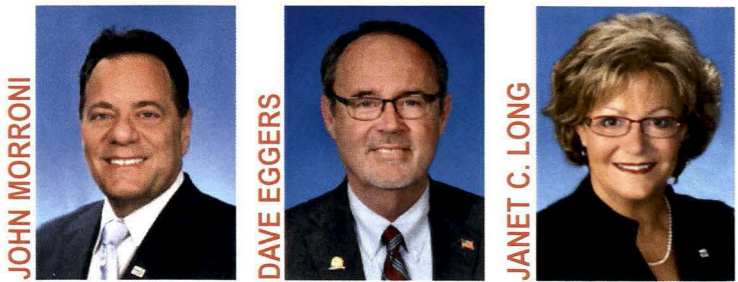
# HELLO...

Pinellas County Community Redevelopment Agency serves to REinvest, REVitalize, and REinvent designated unincorporated areas by supporting an array of projects, including improved access to community services; increased residential, mixed-use, and commercial options; and public art. In 2015, Pinellas County approved the Lealman Community Redevelopment Area (CRA), which is the first CRA district in unincorporated Pinellas County. The respective budget was adopted in 2016 as part of the strategic action plan or Appendix C of the Lealman CRA Plan. The inaugural year was spent working closely with the very dedicated advisory committee and community to map out a variety of transformative initiatives meant to catalyze meaningful change.

# TEAM...

RACHEL BOOTH, CNU-A redevelopment planning manager  
 CHRIS D. MOORE, CFM lealman cra & resiliency manager  
 RYAN BRINSON principle planner, redevelopment & real property

# PCCRA



BOARD OF COUNTY COMMISSIONERS  
 - serving as the -  
 PINELLAS COUNTY COMMUNITY REDEVELOPMENT AGENCY

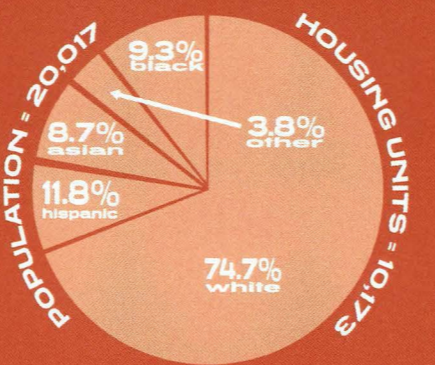
# FAST FACTS

## 1st

Lealman CRA was the first redevelopment area in unincorporated county!

## 2017

census data



**MEDIAN** home value \$85,930  
 income \$31,976  
 age 45 yrs

3 schools serve 1,000 students in the CRA

lealman cra 2,525± acres

9 member advisory committee

## permitting activities

**FY17** PERMITS  
 RESIDENTIAL 604  
 COMMERCIAL 97  
 TOTAL PERMITS ISSUED 701

**VALUATION**  
 RESIDENTIAL \$7,285,974  
 COMMERCIAL \$5,298,632  
 TOTAL VALUATION \$2,584,606

activities are governed by the community redevelopment plan adopted by the county commission

**JOE'S CREEK**  
 9,256 AC  
 WATERSHED  
 BASIN

LEALMAN CRA  
 CREATED ON  
**06.25**  
 2015

LEALMAN WAS NAMED AFTER ELZA B. LEALMAN WHO WAS A SUWANNEE COUNTY SHERIFF AND TAX COLLECTOR IN THE 1860s.

single largest land use is  
**RESIDENTIAL**

lealman x exchange  
 ideas • knowledge • culture

Joe's Creek was named after Joe Silva, a turtle trapper from the 1840s. Turtles were sold in Key West and New Orleans.

# MONEY...

CRA OPERATING FUNDS (UNAUDITED) AS OF 09.30.17

**BALANCE SHEET**

TOTAL ASSETS .....	\$290,916
TOTAL LIABILITIES .....	\$3,564
TOTAL FUND BALANCE .....	\$287,352
<b>TOTAL LIABILITIES &amp; FUND BALANCE .....</b>	<b>\$290,916</b>

**STATEMENT OF REVENUES, EXPENDITURES, & CHANGES IN FUND BALANCE**

TOTAL REVENUES .....	\$228,653
TOTAL EXPENDITURES .....	\$3,564
TOTAL OTHER FINANCING SOURCES .....	\$.62,263
<b>FUND BALANCE, SEPT. 30, 2017 .....</b>	<b>\$287,352</b>

# ABOUT...

The CRA's fiscal year 2017 Annual Report is required by Florida Statutes 163.356(3)(c), the governing statute for all community redevelopment agencies across the state, and covers highlights from October 1, 2016 to September 30, 2017. The statute also requires the report contains financial statement of assets, liabilities, income and operating expenses, amount of tax increment funds collected and a record of key accomplishments for the fiscal year.

# HIGHLIGHTS...

- PROJECT PARTNERSHIPS**
- JOE'S CREEK TRAIL ALIGNMENT STUDY
    - Forward Pinellas
  - COMPLETE STREETS GRANT
    - Forward Pinellas
  - LEALMAN HEIGHTS RESIDENTIAL REHABILITATION
    - Pinellas County Housing Authority
    - Housing Finance Authority of Pinellas County
  - LITTLE LIBRARIES
    - Pinellas County Schools
    - Tampa Bay Times



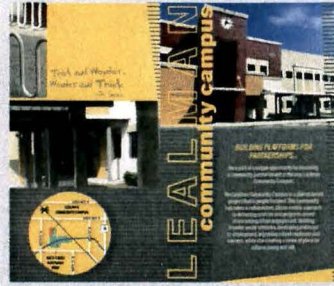
## OUR LITTLE LIBRARIES

Last year the CRA partnered with local schools to transform 9 retired newspaper stands into little free libraries to increase reading and access to books. These will also serve as little public art installations throughout the county.

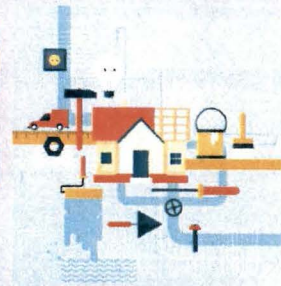


# IN THE PIPELINE 2018

# 1



# 2



## 1 LEALMAN COMMUNITY CAMPUS

In early 2018, Pinellas County acquired the 5.85 acre property, demonstrating its' commitment to fostering social and economic vitality through a collaborative, citizen-centric approach to delivering programs and services. The vision for this property is to provide a {place} in Lealman for the *exchange* of ideas, services, knowledge, goods, and culture through partnerships.

## 3 linking lealman COMPLETE STREETS CONCEPT PLANNING 2018 FORWARD PINELLAS GRANT APPLICATION



## 2 CRA GRANT PROGRAMS

The residential and non-residential rehabilitation and demolition programs are designed to reduce the costs associated with residential improvements to improve existing housing stock, accelerate and leverage private investment as a way to improve the condition and functionality of non-residential buildings, and assist with the removal of substandard structures and blighting. These programs were launched at the beginning of 2018.

# 4

URBAN / URBAN EDGE LOCAL

SITING			HEIGHT		
REQUIREMENT	MIN.	MAX.	REQUIREMENT	MIN.	MAX.
1. Lot Width	30'	100'	1. Maximum Building Height	25'	35'
2. Lot Depth	30'	100'	2. Maximum Building Height	25'	35'
3. Front Setback	5'	10'	3. Maximum Building Height	25'	35'
4. Side Setback	5'	10'	4. Maximum Building Height	25'	35'
5. Rear Setback	5'	10'	5. Maximum Building Height	25'	35'
6. Front Yard Coverage	10%	20%	6. Maximum Building Height	25'	35'
7. Side Yard Coverage	10%	20%	7. Maximum Building Height	25'	35'
8. Rear Yard Coverage	10%	20%	8. Maximum Building Height	25'	35'
9. Maximum Building Height	25'	35'	9. Maximum Building Height	25'	35'
10. Maximum Building Height	25'	35'	10. Maximum Building Height	25'	35'

## 3 LINKING LEALMAN

The Linking Lealman Action Plan, partially funded by a \$50,000 Complete Streets grant from Forward Pinellas, will encourage mobility in Lealman with complete streets and context sensitive improvements that work in tandem with redevelopment opportunities. This actionable plan will provide a road map for improvements that can be programmed as a part of the Pinellas County Capitol Improvement Program (CIP).

# REINVENTION INVESTMENT VITALIZATION

## 4 VISIONARY REDEVELOPMENT

Ongoing community engagement has produced a vision and expectation for a mix of high-quality designed housing and commercial development for Lealman. This vision is currently being drafted in a set of development standards to be used as a pilot regulating tool. Small and large scale cornerstone projects have already begun taking shape through residential infill and new residential redevelopment.

310 COURT STREET

CLEARWATER • FLORIDA • 337676

PHONE 727.464.8200 • FAX 727.464.8201

WWW.PINELLASCOUNTY.ORG/PLANNING

