
Finding of Necessity

Unincorporated Lealman
Area

**Pinellas County Planning
Department**

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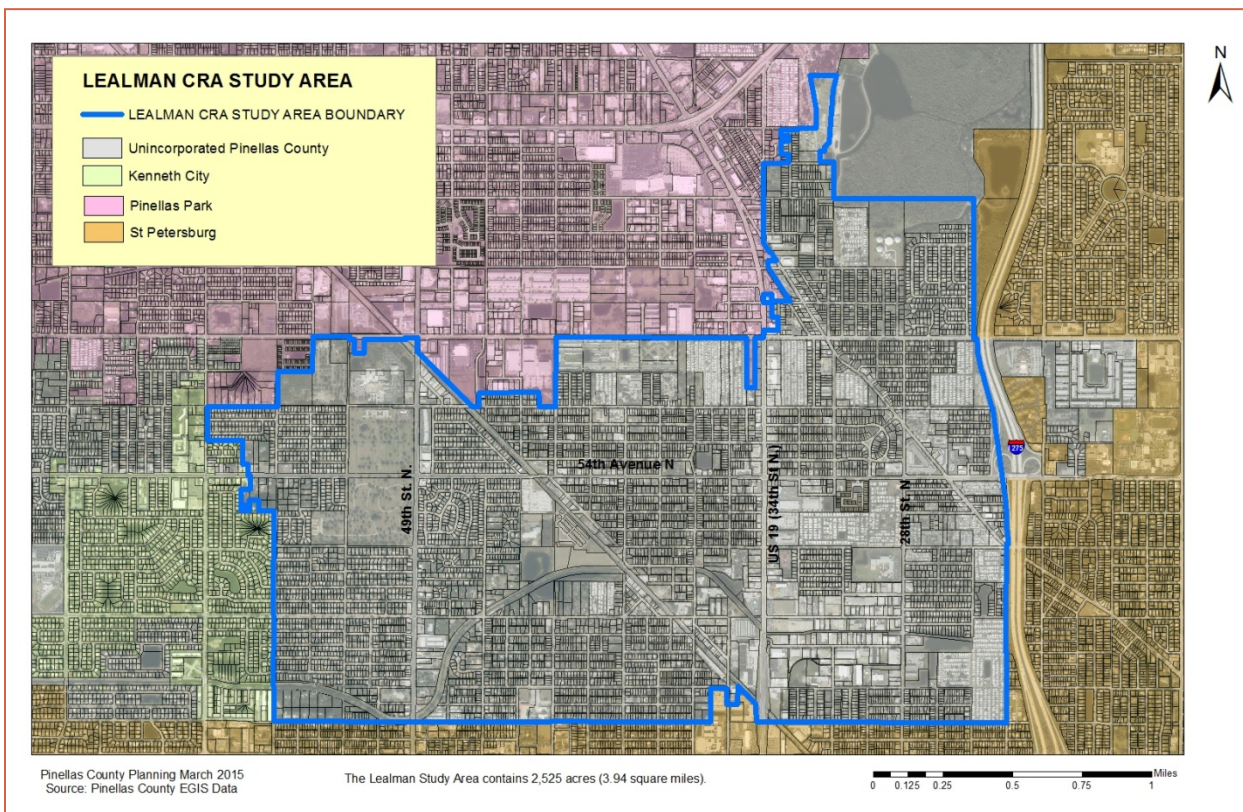
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EXECUTIVE SUMMARY

This study has been prepared to fulfill the requirements for a “Finding of Necessity” (FON) in accordance with the Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes. This report has reviewed data and analysis from multiple sources, field observations, and findings of previous studies and plans to determine if conditions of “blight” exist within the Lealman study area. This is the first step to creating a Community Redevelopment Area (CRA) and, ultimately a Tax Increment Financing (TIF) district for all or a portion of the Lealman Study Area. There are 14 statutory conditions that may be evaluated to determine a blight condition. Only 2 of the 14 conditions are required to meet the necessary findings.



Challenges to the Lealman Community have been well documented by previous studies, plans, and surveys. Vision statements and needs analysis have been clearly established. Implementation of a CRA/TIF district can provide a dedicated revenue source to address these identified needs. These funds can be used programmatically, or for more traditional infrastructure needs. Combining these funds with other funding sources, such as Penny for Pinellas and grant funding under a unified CRA plan, can bring a focused and dedicated effort to the needs of Lealman.

The findings of this study indicate that the Lealman Study Area exhibits at least 9 of the 14 potential blight indicators, and therefore is qualified to be established as a Community Redevelopment Area. A summary table of the findings is presented below.

Potential Blight Factors	Meets Criteria
163.340(8)(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (<i>Defective/Inadequate Transportation Facilities</i>).	YES
163.340(8) (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (<i>Depreciating Assessed Property Values</i>).	YES
163.340(8)(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (<i>Faulty Lot Layout</i>).	YES
163.340(8)(d) Unsanitary or unsafe conditions	YES
163.340(8)(e) Deterioration of site or other improvements (<i>Site Deterioration</i>).	YES
163.340(8)(f) Inadequate and outdated building density patterns (<i>Building Density Patterns</i>).	Inconclusive
163.340(8)(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county (<i>Falling Lease Rates</i>).	Inconclusive
163.340(8)(h) Tax or special assessment delinquency exceeding the fair value of the land (<i>Tax/Special Assessment Delinquency</i>).	Inconclusive
163.340(8)(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county (<i>Vacancy Rates</i>).	Inconclusive
163.340(8)(j) Incidence of crime in the area higher than in the remainder of the county (<i>Crime Incidents</i>).	YES
163.340(8)(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county (<i>Fire/EMS Calls</i>).	YES
163.340(8)(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county (<i>Pinellas County Building/Site Code Violations</i>).	YES
163.340(8)(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	Inconclusive
163.340(8)(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	YES

INTRODUCTION

Between 2001 and 2014, several revitalization studies and plans for an area locally known as the Lealman Area were conducted by various County Departments (Planning, Community Development, Health & Human Services) as well as contracted services of HPC Associates. In December of 2014, County Administration directed Planning Department staff to explore creation of a Community Redevelopment Agency for this area. Based upon analysis and findings presented in the previous studies, a “Finding of Necessity” (FON) Study (a CRA statutory pre-requisite) was initiated to determine if the Lealman study area would meet the requirements to establish a Community Redevelopment Agency.

This Study has been prepared in accordance with the Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes. This FON Study is based on data and analysis of previous studies, new field observations (windshield survey), and evaluations of more recent available data from the Property Appraiser, local GIS data and ESRI Community Analyst, Economic Development, Sheriff’s Office, Building Permits and Code Enforcement. This Study includes an assessment of blight factors, as identified in Section 163.340, Florida Statutes, a conclusion of findings, an appendix of data and analysis, and photo documentation of the study area. Summary information from Section 163.335 and 163.340 is provided below for reference.

COMMUNITY REDEVELOPMENT ACT OF 1969

The Community Redevelopment Act of 1969 (“Act”), Chapter 163 Part III, Florida Statutes, authorizes local governments to establish community redevelopment agencies to improve slum and blighted areas within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provide financing and regulatory processes to undertake the complex task of overcoming the conditions that contribute to the causes of slum and blight in declining areas of the County.

SECTION 163.335, F.S. – CRA STUDY AREA DETERMINATION

Section 163.335, F.S. requires a local government desiring to establish a community redevelopment agency to adopt, by resolution, a finding that one or more “blighted” areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such area is in the interest of the public health, safety, morals or welfare of the residents in the area. Upon adoption of a redevelopment plan, the County’s redevelopment agency may begin implementing the plan. The creation of a tax increment trust fund (TIF) for the redevelopment area must be approved by the Board of County Commissioners. The following paragraphs discuss “blight” as defined in the Florida State Statutes:

Section 163.335(1), F.S. ... slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by

areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. ... certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

Section 163.335(3), F.S. ... powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

Section 163.335(5), F.S. ... the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

SECTION 163.340, F.S. - FINDING OF NECESSITY FOR BLIGHTED AREAS

The following excerpt provides the definition of “blighted areas” as defined in Section 166.340(8), F.S., which provides the basis for a “Finding of Necessity”:

- **Section 163.340(8), “Blighted area”** means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:
 - a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

- b.** Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c.** Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d.** Unsanitary or unsafe conditions;
- e.** Deterioration of site or other improvements;
- f.** Inadequate and outdated building density patterns;
- g.** Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h.** Tax or special assessment delinquency exceeding the fair value of the land;
- i.** Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j.** Incidence of crime in the area higher than in the remainder of the county or municipality;
- k.** Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l.** A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m.** Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area;
- n.** Governmentally owned property with adverse environmental conditions caused by a public or private entity.

LEALMAN STUDY AREA

STUDY AREA BOUNDARY AND RELATIONSHIP TO SURROUNDING COMMUNITIES:

Lealman is a large area (approximately 2,525 acres) of unincorporated Pinellas County generally bounded by the City of Pinellas Park to the north, Kenneth City to the west, and the City of St. Petersburg to the south and east (see Figure 1). Lealman's origins can be traced back to the late 19th Century, and the community appears distinctly on maps from the early 20th Century along with the adjacent municipalities of St. Petersburg and Pinellas Park, which were incorporated in 1892 and 1913, respectively. A specific boundary description is provided in Appendix A.

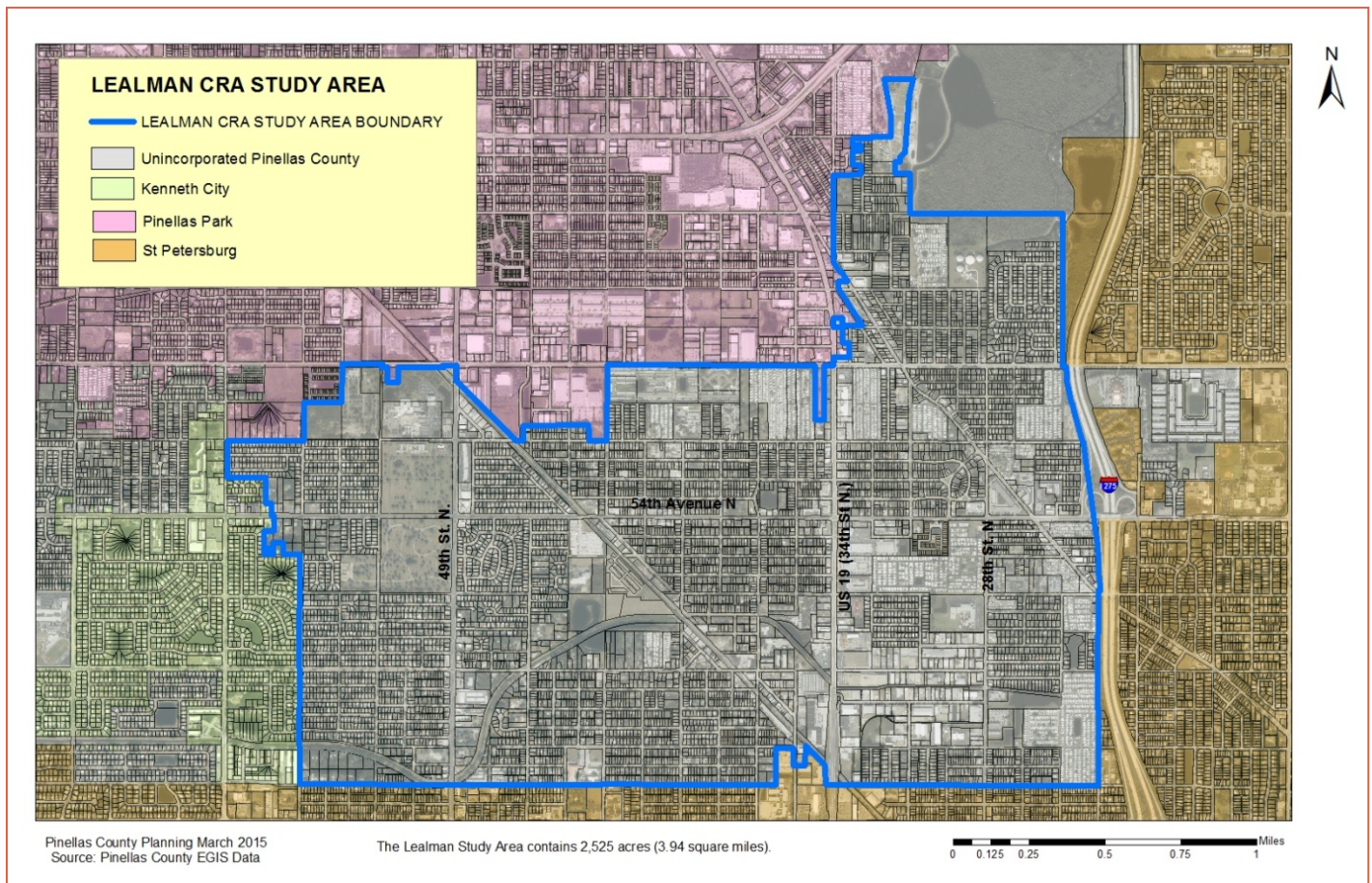


FIGURE 1: Lealman Study Area

SOCIO-ECONOMIC DATA:

Staff utilized ESRI Community Analyst to extract various data sets for the Lealman Study Area and Pinellas County. This data allows for an “apples to apples” comparison. While the following data is not necessarily part of the required findings, it brings greater clarity and focus to the needs of the affected population and

serves as valuable indicators to measure future progress. These data sets are summarized below and provided in Appendix B for reference.

Population: From 2010 to 2014 the Lealman Study Area has shown a decrease in population, while the County continues to show an increase in population. The estimated 2014 population for the Study area is 18,902. The data indicate projected increases in population for 2019 in the Lealman Study area, however these increases do not keep pace with projected county-wide increases in population (.17% annual growth rate in the Lealman study area vs. a .34% annual growth rate county-wide).

Homeownership: Owner occupied housing units within the study area represented 46% of the households in 2014, compared to 52% countywide. These numbers are predicted to remain steady through 2019.

Income: Median household income for 2014 is estimated at \$30,358, compared to \$43,937 for Pinellas County. Almost 23% of households have incomes below \$15,000, compared to 13.9% for the County. Greater than 56% of the households earn less than \$35,000 per year, compared to 39.7% countywide.

SOCIO-ECONOMIC INDICATORS		
	Pinellas County	Lealman Study Area
POPULATION		
2010	916,542	19,037
2014	919,394	18,902
2019	935,096	19,062
% OF OWNER OCCUPIED HOUSING UNITS		
2010	55.70%	51.30%
2014	52.00%	46.50%
2019	51.90%	46.20%
MEDIAN HOUSEHOLD INCOME		
2014	\$43,937	\$30,358
2019	\$51,954	\$35,308
HOUSEHOLD INCOME < \$15,000		
2014	13.90%	22.70%
2019	12.80%	22.30%
HOUSEHOLD INCOME < \$35,000		
2014	39.70%	56.50%
2019	32.30%	49.40%

TABLE 1: Socio-Economic Indicators (ESRI Community Analyst Forecast).

CHALLENGES FACING THE LEALMAN AREA

Challenges to the Lealman Community have been well documented by previous studies, plans, and surveys. Vision statements and needs analysis have been clearly established. The most recent study, The 2014 Lealman Citizen & Stakeholder Research Study¹ documenting challenges facing residents, stakeholders and business owners of the Lealman area (a smaller portion of the Lealman Study area, not including “West Lealman”), is summarized below and may provide a sound framework for the future CRA redevelopment plan. Implementation of a CRA/TIF district can provide an additional dedicated revenue source with fewer restrictions to address these identified needs. These funds can be used programmatically, or for more traditional infrastructure needs. Combining these funds with other funding sources, such as Penny for Pinellas and grant funding under a unified CRA plan, can bring a focused and dedicated effort to the needs of Lealman.

Summary of Challenges (2014 Lealman Citizen & Stakeholder Research Study)

- Badly maintained and managed rental properties.
- Impact of the recession on local employers.
- Continued problems of prostitution, drugs and physical assault.
- Lack of education/awareness of sustainable financial practices among residents.
- Lack of access to a grocery store.
- Lack of “sense of place” as there are no visual cues to alert someone that they have entered Lealman.
- Lack of singular informational resource for support programs and services
- Weak connectivity between the business community in Lealman and the Lealman residential community (business owners are not residents of Lealman, so they do not form connections with residents).
- Potential for Joe’s Creek Industrial Park not fully realized
- Safety concerns impacting access (lack of sidewalks, fear of crime, drugs, etc. adversely impact residents’ ability to access services).
- Community appearance
- Involvement of residents in planning

¹ HCP, Lealman Citizen & Stakeholder Research 2104, Pinellas County Health and Community Services Department.

FINDING OF NECESSITY STUDY METHODOLOGY

As indicated earlier, there is ample existing data from previous plans, surveys, and studies of the Lealman study area. An examination of this data, along with more current data from the Pinellas County Property Appraiser, EGIS (Enterprise Geographic Information System), Sherriff's Office, Code Enforcement, Building Permits, EMS (Emergency Medical Services), and ESRI Community Analyst was performed. Additionally, windshield surveys were conducted by staff of the 3.94 square mile study area to confirm the validity of existing data and to visually document certain conditions required of the Findings of Necessity. Table 1 identifies the data sources used to analyze required blight factors.

Two windshield surveys of the study area were conducted on February 5, 2015 and March 8, 2015. Field observers photographed various characteristics of properties within the study area including building structures, streets, alleyways, drainage systems, ditches, parking areas, code violations and instances of graffiti.

Findings and photographs from the windshield surveys are discussed in each applicable Blight Findings section.

Condition/ Factor Required by Statute Indicator	Data Source
163.340(8)(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (<i>Defective/Inadequate Transportation Facilities</i>).	Field Observation/GIS Analysis/HCP Study, DRMP Study
163.340(8) (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (<i>Depreciating Assessed Property Values</i>).	Pinellas County Property Appraiser's (PAO) Data (2010-14)
163.340(8)(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (<i>Faulty Lot Layout</i>).	Field Observation/GIS Analysis
163.340(8)(d) Unsanitary or unsafe conditions	Field Observation/GIS Analysis/HCP Study
163.340(8)(e) Deterioration of site or other improvements (<i>Site Deterioration</i>).	Field Observation/GIS Analysis/PC Tax Collector
163.340(8)(f) Inadequate and outdated building density patterns (<i>Building Density Patterns</i>).	Field Observation and GIS Analysis
163.340(8)(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county (<i>Falling Lease Rates</i>).	Economic Development Department
163.340(8)(h) Tax or special assessment delinquency exceeding the fair value of the land (<i>Tax/Special Assessment Delinquency</i>).	PAO and/or Tax Collector
163.340(8)(i) Residential and commercial vacancy rates higher in the area than	Economic Development and

in the remainder of the county (<i>Vacancy Rates</i>).	Community Analyst Data
163.340(8)(j) Incidence of crime in the area higher than in the remainder of the county (<i>Crime Incidents</i>).	Pinellas County Sheriff's Office (2014)
163.340(8)(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county (<i>Fire/EMS Calls</i>).	Pinellas County EMS
163.340(8)(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county (<i>Pinellas County Building/Site Code Violations</i>).	Pinellas County Code Enforcement Data
163.340(8)(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	Not Evaluated
163.340(8)(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	Pinellas County Community Development Data/Brownfields Designation

TABLE 2: Data Sources

BLIGHT FACTOR (A) DEFECTIVE/INADEQUATE TRANSPORTATION FACILITIES

Section 163.340(8)(a), F.S., Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities:

In 2013 a Preliminary Engineering Study² was completed by DRMP, Inc. (consulting engineering and planning firm), under contract with Pinellas County Community Development to address goals and objectives of the 2001 *VISION for the Future of Central Lealman*.³ The engineering study focused on substandard roadway shoulders, open ditches, lack of sidewalks, neighborhood connectivity issues, water quality, and areas of known flooding. The study area includes Central Lealman between 34th Street and 49th Street, which is significantly smaller (630 acres) than the entire Lealman CRA Study Area. Ultimately, a set of priority projects was identified with a total probable estimated cost of construction of approximately \$13.2 million dollars (2010 dollars). If funded through CDBG grant funding alone, it would take in excess of 45 years to complete these projects. In 2013-2014, this cost estimate was updated by Public Works and is now estimated at \$30 million dollars.

Roadway Connections and Street Patterns: Street patterns in Central Lealman are impeded by two primary obstacles; Joe's Creek, running east to west, and the CSX Rail Road which runs diagonally through the community from the southeast to the northwest. Both of these features were in place when the area was being platted in the 1920's, resulting in a very limited number of roadways that run from one edge of the community to the opposite edge. Major north-south corridors are 34th Street North and 49th Street North. Between these corridors, 58th Avenue North (originally named Lealman Avenue) is the only residential connector and 54th Avenue North, a major arterial road, is classified as a constrained roadway through this section, and contains no bike lanes. All other east-west roads are blocked by the Rail Road or Joe's Creek. While these conditions do minimize the volume of "cut through" traffic in the community, they also provide obstacles for youth and other transportation disadvantaged residents from traveling to facilities and services located within the community.

² DRMP, Final Preliminary Engineering Report Lealman Central Area Improvements, February 2013

³ Pinellas County, A Revitalization Plan for the Lealman Community, July 2001

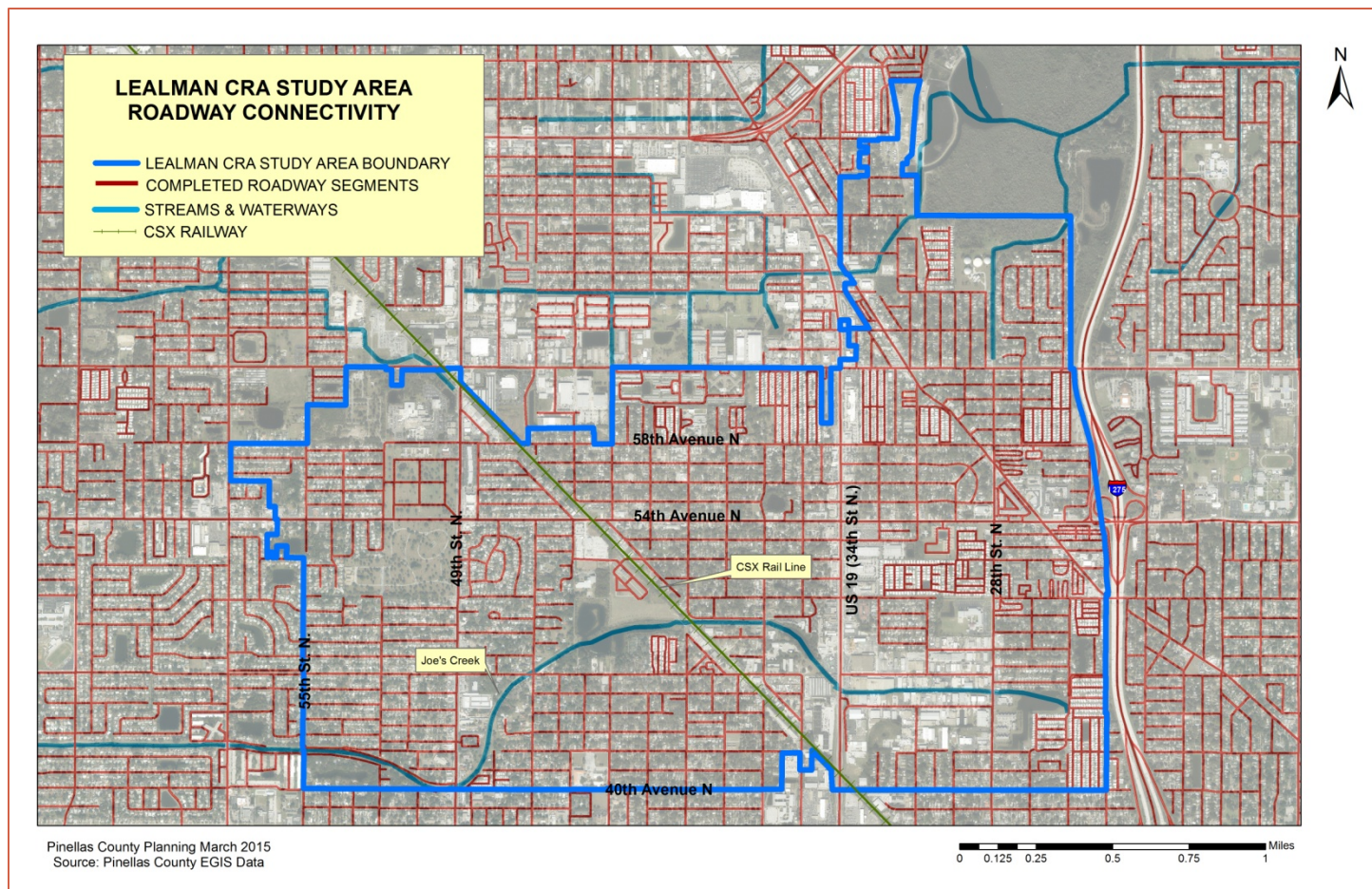


FIGURE 2: Roadway Connectivity

Public Transit: The 54th Avenue North, 49 Street North, and part of U.S. Hwy 19 (34th Street North) corridors are currently served by PSTA Bus #'s 75, 52, 97, 19 and 20. These buses frequent each stop about every 20 minutes to one hour. Haines Road, a major commercial corridor, is not being served by the PSTA bus system. While some limited bus service does exist within the Study area, the availability and frequency of services are not adequate to serve the existing and future needs of the residents of this area. The lack of sidewalks in residential areas hampers residents' safe accessibility to the bus system.



Parking Facilities: Many parking facilities within the study area were visually identified as being in a deteriorated condition. Some of the parking facilities were identified as needing at least minor repair. Many businesses front their parking lots along Haines Road and other streets in the Joe's Creek Industrial Park area. This causes an overabundance of asphalt to be the first thing people see as they enter the Lealman area via 54th Avenue and as they drive through the area. These front parking lots may also be located in public rights-

of-way. Improvements to Haines Road were previously opposed by business owners due to lack of off-street parking options.

Street Condition: According to the County's Pavement Condition Rating Scale (PCR) on the County-maintained roadways within the Study area, about 8% of all roadway segments within the Study area have a PCR rating of "Poor" and 29% have a rating of "Fair". Therefore, about 37% of all roadways in the Lealman Study area has a "Fair to Poor" pavement condition. Roadways are evaluated based on their current conditions using the PCR scale where a PCR of 100 is a roadway in good condition and a PCR of 0 is in failing or "Poor" condition. Loose gravel, dirt roads and potholes are just a few of the factors that contribute to these poor ratings.



Sidewalks: Sidewalks provide safety for pedestrians and motorists and help connect neighborhoods. From field observations, it is evident that there is a fair amount of pedestrian traffic traversing the neighborhood. While a number of the roadways have reasonably evenly graded shoulders that facilitate safe pedestrian travel, the absence of, and need for, a continuous sidewalk network is obvious. Even those areas with sidewalks present pedestrian challenges due to a lack of separation between the sidewalk and travel lanes. This creates an unpleasant vulnerability to the pedestrian and discourages use of sidewalks. A complete sidewalk system will create a higher sense of safety and comfort, and improve handicap accessibility for those pedestrians who are currently forced to use these roadways (and sidewalks) for recreational, personal or business purposes. Currently, there is no provision for bicycle traffic to share the roadway within a large segment of the Lealman study area. Existing GIS data indicate that approximately 2/3 of the study area lacks sidewalks and was visually confirmed during the windshield survey.



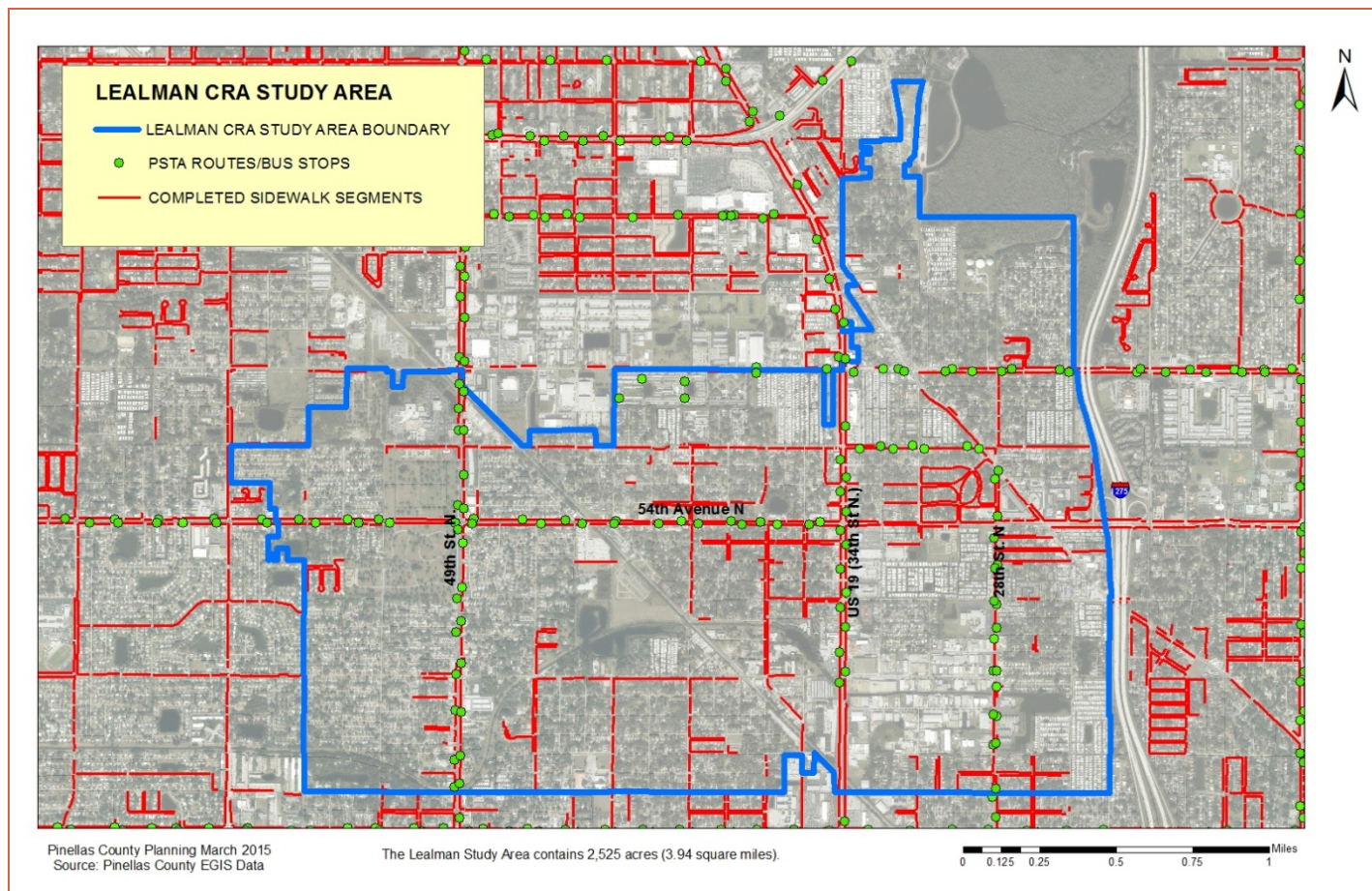


FIGURE 3: Sidewalks and Transit

BLIGHT FACTOR (B) DEPRECIATING ASSESSED PROPERTY VALUES

Section 163.340(8)(b), F.S., Assessed/Appraised Value: Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the last five years:

Within the Lealman Study Area property values decreased between 2010 and 2014. In 2010, the total assessed value of properties was \$701,318,073 compared to \$671,749,265 in 2014, representing a net decrease of over 4% over during the time period. Interim years are shown below.

<u>Year</u>	<u>Assessed Value</u>
2010	\$701,318,073
2011	\$639,364,409
2012	\$594,987,549
2013	\$625,018,268
2014	\$671,749,265

Source: Pinellas County Property Appraiser

BLIGHT FACTOR (C) FAULTY LOT LAYOUT

Section 163.340(8)(c), F.S., Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

Zoning/Land Use Consistency: Future Land Use Map designations identify the land use of the property that is consistent with the projected future growth and development patterns that are most appropriate for the area. Zoning classifications provide more specific requirements, such as setbacks, when development is being proposed for a site. About 130 properties within the study area have a zoning classification that is not consistent with the Future Land Use Map designation compared to about 360 properties throughout the unincorporated area countywide⁴. Concentrations of these non-conforming uses in the study area are along the Haines Road corridor. More scattered non-conforming uses occur on 28th Street North, and along 54th Avenue North. One proposed method to address these inconsistencies is to adopt a form-based code and regulating plan, specific to the Lealman area to guide future growth.

Landlocked Parcels: A number of properties within the study area are landlocked, meaning the property is completely surrounded by land and has no direct (or meaningful) roadway access or frontage on a public right-of-way. Landlocked properties may be undevelopable unless a roadway connection is made.

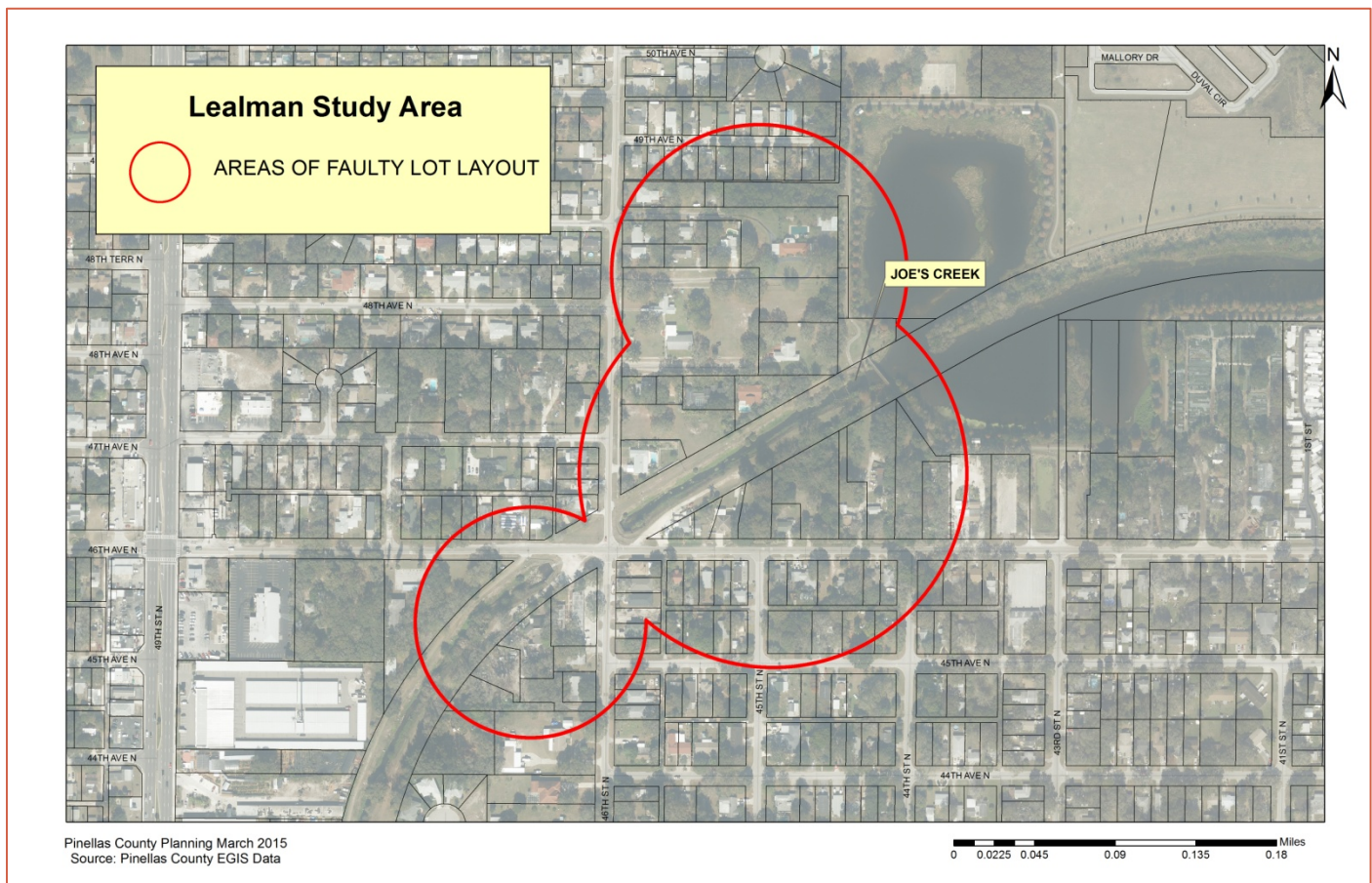


Figure 4: Faulty Lot

⁴ Pinellas County Planning Department, 2010 Non-Conforming Uses in Unincorporated Pinellas County.

Topography: The topography of the study area ranges in elevations from 25' to 50'. There are some low-lying areas that are subject to development complications, such as being located in the 100 year floodplain. The primary impacted area is the Joe's Creek Industrial area and some surrounding residential areas. This presents particular redevelopment challenges due to existing code restrictions / regulations regarding construction within a floodplain.

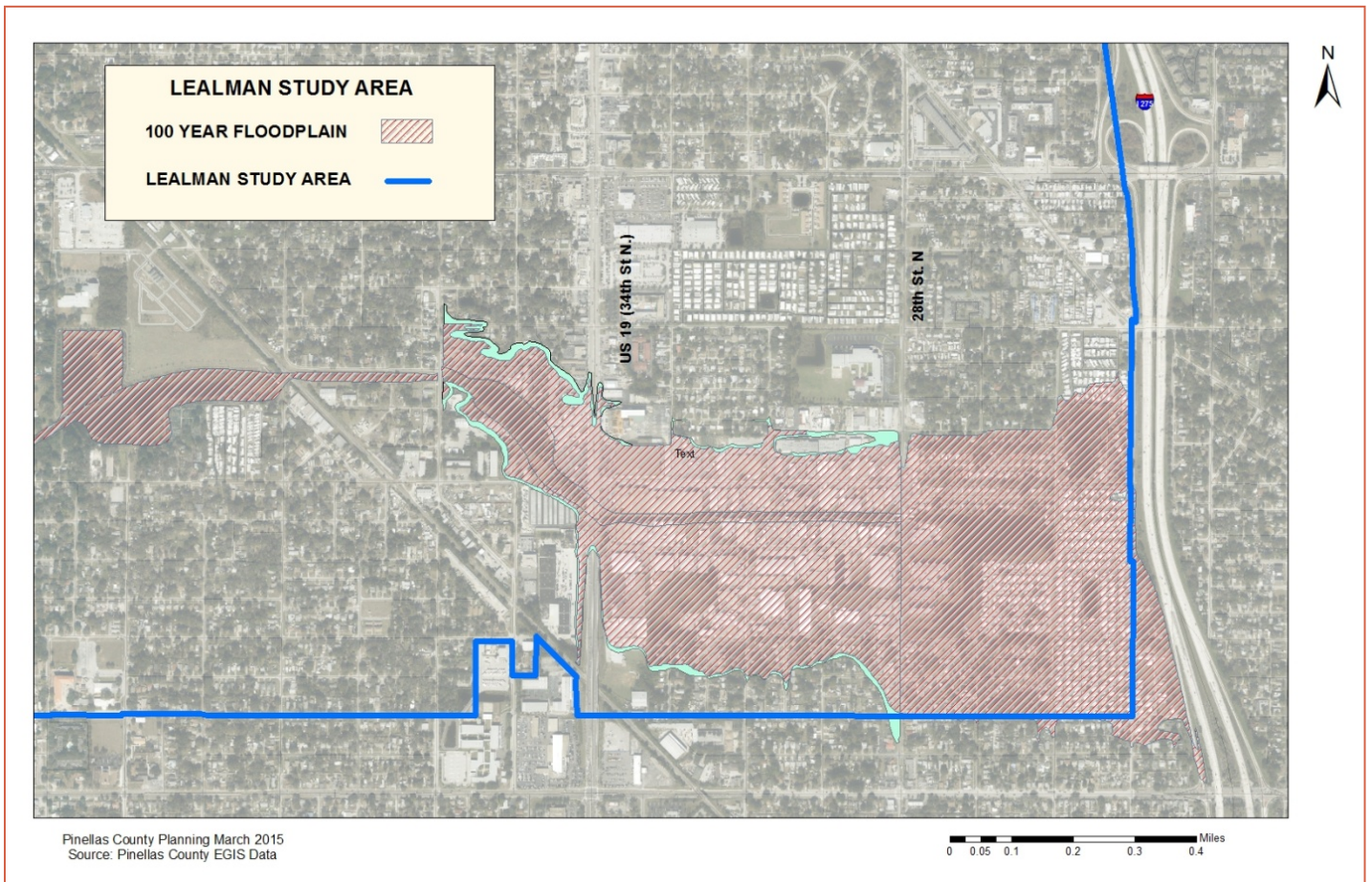


Figure 5: 100 Year Flood Plain

BLIGHT FACTOR (D) UNSANITARY/UNSAFE CONDITIONS

Section 163.340(8)(d), F.S., Unsanitary or unsafe conditions:

Street Drainage Swales: The most immediate observable condition of unsanitary and/or unsafe conditions in the Lealman Study area is the presence of open drainage systems on residential streets. During the windshield survey of the Study area, the abundance of open drainage systems on both sides of residential streets became readily apparent. Most of



the residential streets in the study area were observed to have either poorly operating and/or deteriorating open drainage systems. Some street drainage systems were found to be not only clogged, but also about six feet deep from the street pavement level. In a few areas, the home owners have resorted to constructing “home-made bridges” to gain access to their homes. The ditches alone present an unsafe situation, especially during rain events when the ditches, some very steeply sloped, fill with water. The ditches limit the ability to install sidewalks and amenities that provide safe pedestrian access to existing bus routes and “needs of daily living”. The primary mechanism identified to address this pervasive situation relies upon the establishment of an area-wide or regional stormwater collection system whereby the open drainage swales can be piped. The previously cited DRMP study⁵ has established a set of improvements to address open ditches and swales, on major roadways, in the central Lealman area. Planning Staff is also currently coordinating with Public Works staff through the completion of the Lealman Watershed Master Drainage Plan/Best Practices.



Sidewalks: As stated earlier, sidewalks provide safety for pedestrians and help connect neighborhoods. During the windshield survey study of the area, it showed about 2/3 of the streets in the Study area lack sidewalks. Pedestrian and bicycle paths only exist along major roads and along a few side streets. Sidewalks and sidewalk connections should be available, especially in the neighborhood areas, safely connecting residents to shopping, schools, parks, transit and their other needs. Figure 2 identifies completed sidewalk segments in the Lealman Study Area.

⁵ DRMP, Final Preliminary Engineering Report Lealman Central Area Improvements, February 2013

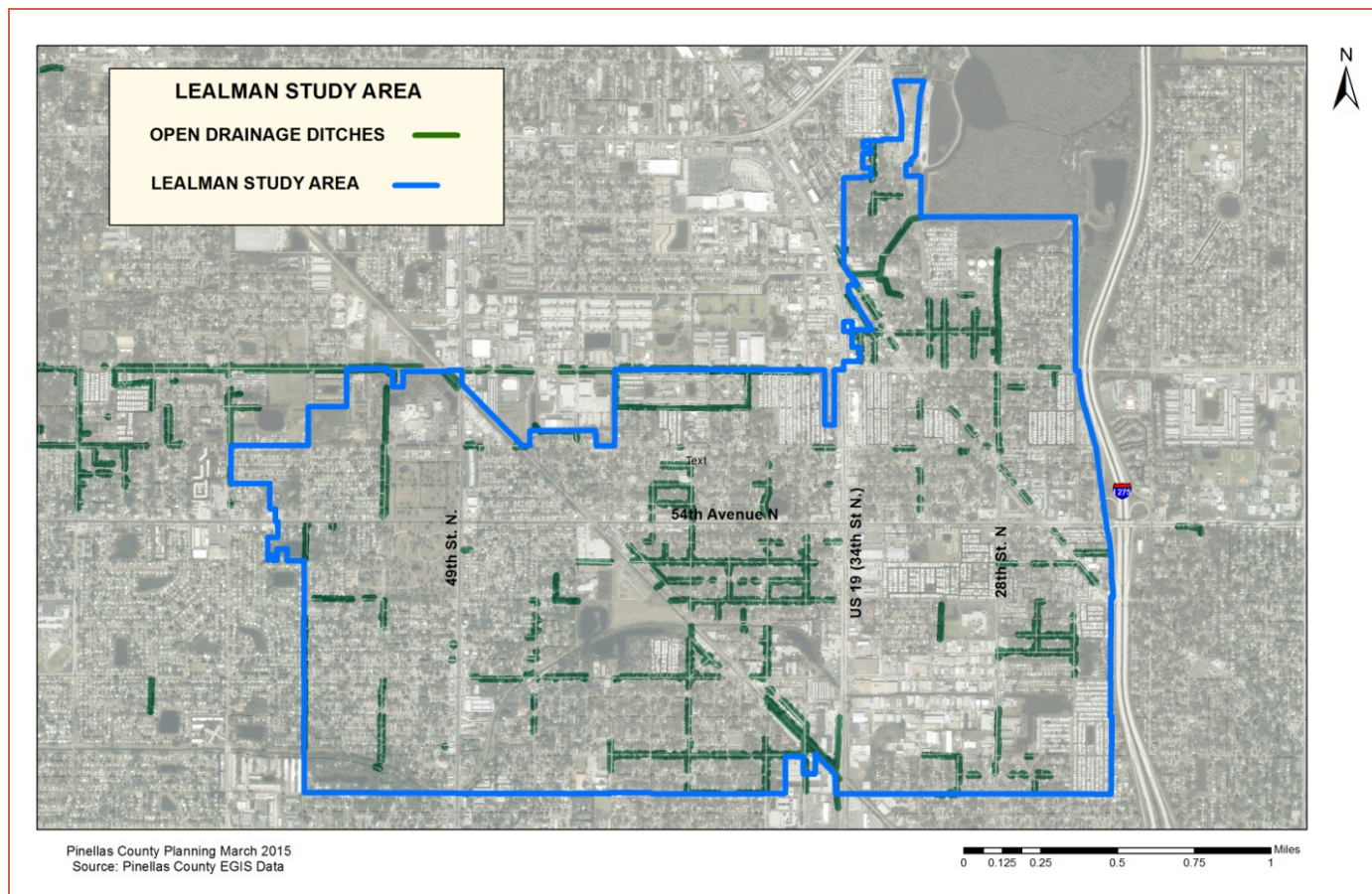


Figure 6: Open Drainage Ditches

BLIGHT FACTOR (E) SITE DETERIORATION

Section 163.340(8)(e), F.S., Deterioration of site or other improvements:

Staff utilized code enforcement data and a windshield survey to document deteriorating site conditions. Visual evidence of deterioration of buildings and other site improvements were evident in the study area during the windshield survey.

Many structures in the area exhibited minor to critical structural issues. Code enforcement data from 2013 and 2014 also indicate widespread issues throughout the Study area as demonstrated by Figure 6. This map includes all code enforcement cases for inoperable vehicles, lot clearing, minimum housing code, noise complaints, prohibited vehicles, trash and debris and zoning violations.



Many trailer parks that were established during the 1950's era are especially indicative of concentrated deteriorating site/building conditions. Graffiti, vandalism and the presence of junk, trash and debris are evident throughout the Study area.

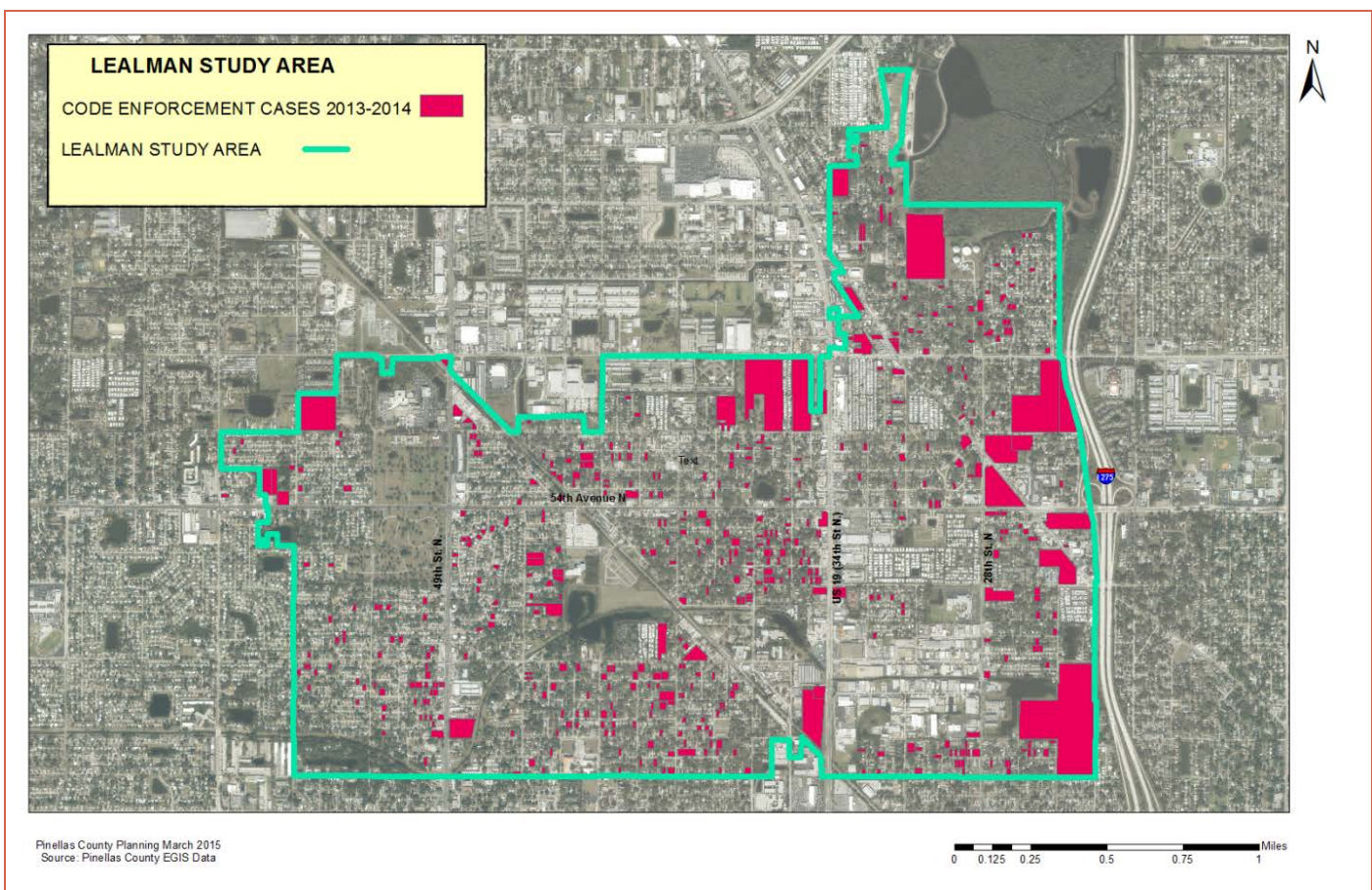


Figure 7: Code Enforcement Actions 2013-14 (Permits Plus)

Section 163.340(8)(f), F.S., Inadequate and outdated building density patterns:

Typical platted residential lots in the Lealman area range from 45' to 50' wide and approximately 125'- 130' in depth. Many subdivisions also contain platted, but underutilized rear alleys. The actual development pattern is a holdover from early traditional patterns (pre-World War II) which are the basis for many form-based, neo-traditional zoning codes. This pattern of development is highly desirable and promotes walkable communities. However, more recent infill development, due to existing zoning regulations, may not conform to the older traditional development patterns. Older homes are constructed at the front of lots and do not contain driveways and garages, whereas the prevailing tendency of new development is to construct the house away from the street with garages dominating the frontage. Establishing a neighborhood form-based code that recognizes desirable, historical development patterns, encourages and permits narrow lot configurations, and requires new construction to adhere to those standards should be a priority. Protection of alleys, and improvements to make alleys usable is a key provision to the success of a form-based code. During the windshield study, it was observed that additional living units (un-permitted) have been added to the existing housing stock, inconsistent with zoning regulations. There were also observations of structures converted to other uses that are also inconsistent with current zoning. These types of ad hoc additions and conversions should not be simply viewed as undesirable nuisances, but indicators of un-met demands and needs of a community. As such, any planning effort, such as implementing a form-based code, must consider those needs and accommodate them in a manner acceptable to the community. This same standard should apply to non-residential areas as well. The "bones" of the Lealman community are in place and present a unique opportunity to create a truly mixed use, livable walkable community.

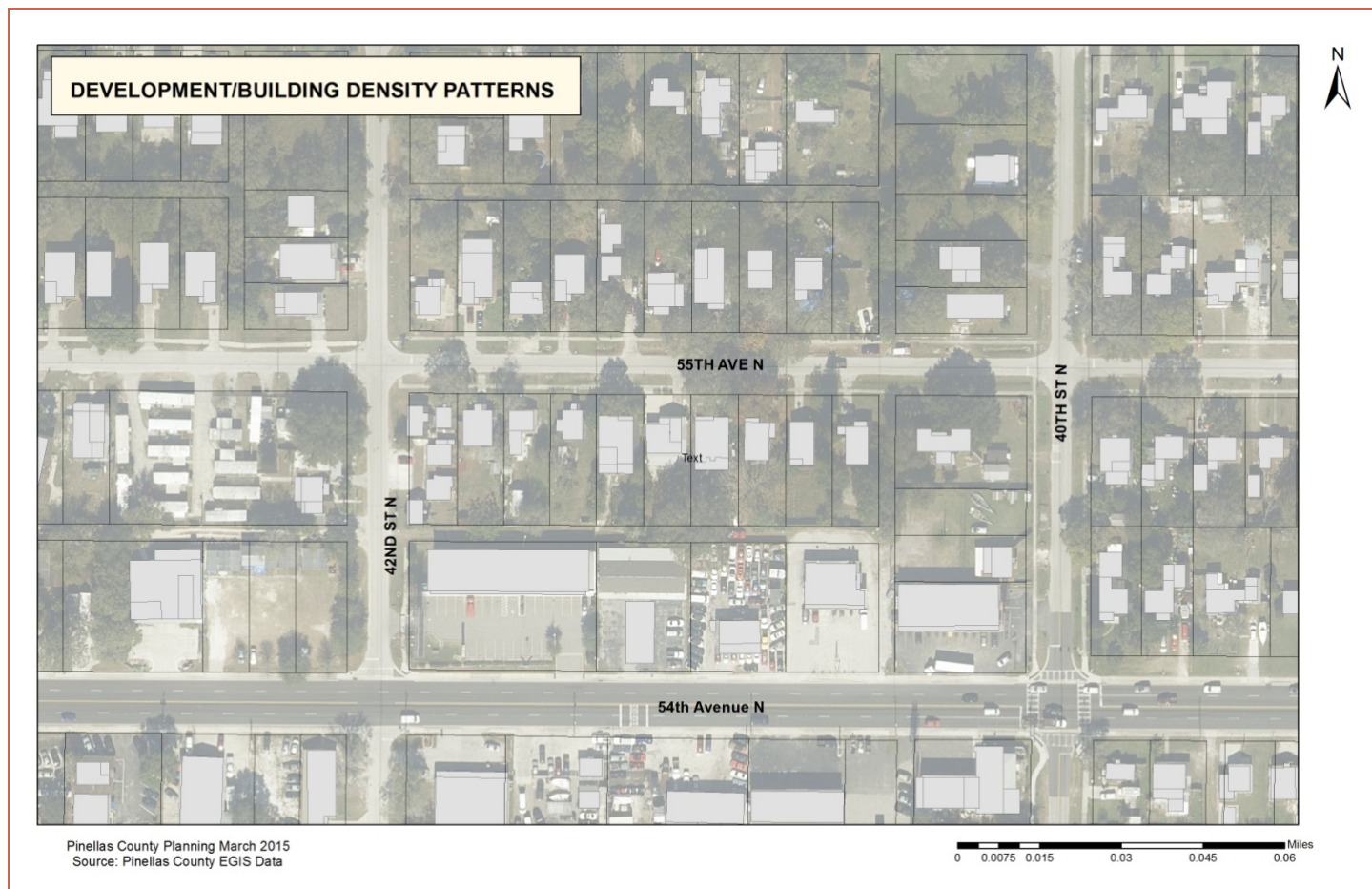


Figure 8: Development Patterns

BLIGHT FACTOR (G) FALLING LEASE RATES

Section 163.340(8)(g), F.S., Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county:

Lease rates (2014) per square foot for office, commercial, and industrial space within the Study Boundary were compared to the lease rates of the remainder of the county. Based on data received from the Pinellas County Economic Development Department, through CoStar, there is no indication of lower commercial or industrial/flex vacancy rates and/or falling lease rates per square foot in the Study area as compared to the remainder of the County. Lealman office lease rates have shown a slight decline through the four quarters of 2014, whereas Pinellas County office lease rates show a slight increase over the four quarters.

Pinellas County & Lealman Area Vacancy and Lease Rates

County Wide Retail		Lealman Retail	
Period	Total Vacant % Total Average Rate	Total Vacant % Total Average Rate	
2014 4Q	6.61% \$ 14.43	5.23% \$ 11.98	
2014 3Q	6.54% \$ 14.35	5.04% \$ 11.97	
2014 2Q	6.59% \$ 14.21	5.44% \$ 11.97	
2014 1Q	6.86% \$ 13.79	5.84% \$ 11.35	
County Wide Office		Lealman Office	
Period	Total Vacant % Total Average Rate	Total Vacant % Total Average Rate	
2014 4Q	12.36% \$ 17.27	6.40% \$ 17.92	
2014 3Q	13.13% \$ 17.02	6.05% \$ 17.99	
2014 2Q	13.45% \$ 16.91	6.12% \$ 18.26	
2014 1Q	13.49% \$ 16.93	7.44% \$ 18.64	
County Wide Industrial/Flex		Lealman Industrial/Flex	
Period	Total Vacant % Total Average Rate	Total Vacant % Total Average Rate	
2014 4Q	6.58% \$ 5.28	3.37% \$ 5.01	
2014 3Q	7.07% \$ 5.15	3.33% \$ 4.56	
2014 2Q	7.29% \$ 5.09	5.64% \$ 4.58	
2014 1Q	7.65% \$ 5.15	5.57% \$ 4.63	

Source: CoStar, as of 1/13/2015

TABLE 3: Vacancy and Lease Rates; Retail, Office, Industrial/Flex

BLIGHT FACTOR (H) TAX OR SPECIAL ASSESSMENT DELINQUENCY

Section 163.340(8)(h), F.S., Tax or special assessment delinquency exceeding the fair value of the land:

Property Appraiser and Tax Collector data indicate that a large number of properties could have potentially unpaid current year tax or special assessment delinquencies. In reviewing the data at this point in time, it would be premature to make a formal determination if tax or special assessment delinquency exceeds the fair value of the land. Therefore, the data is deemed inconclusive.

BLIGHT FACTOR (I) VACANCY RATES

Section 163.340(8)(i), F.S., Residential and commercial vacancy rates higher in the area than in the remainder of the county.

Field observation indicated evidence of residential and some commercial vacancies. Vacancy rates for 2014 for retail, office and industrial/flex were *lower* within the Lealman area than Countywide (see Table 3 above). A comparison of past, current and projected future residential vacancy rates was performed using Community Analyst Data from ESRI. Again, results indicate that the Lealman Area overall has lower residential vacancy rates than countywide, however the future trend shows vacancy rates increasing in Lealman, while decreasing in Pinellas County. Overall, data for this indicator is inconclusive or a negative indicator of blighting conditions, as compared with Pinellas County. However, these findings may also be indicative of the absolute need for additional affordable housing options in the Lealman area. This factor should be evaluated in depth to gain a better understanding of this dynamic.

RESIDENTIAL VACANCY RATES

	Pinellas County	Lealman Area
2010	17.40%	14.50%
2014	18.10%	16.00%
2019	17.70%	16.20%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

TABLE 4: Vacancy Rates; Residential

BLIGHT FACTOR (J) INCIDENCE OF CRIME

Section 163.340(8)(j), F.S., Incidence of crime in the area is higher than in the remainder of the county:

The Pinellas County Sheriff's Office primary service area includes unincorporated areas and 14 contract cities. Data provided by the Pinellas County Sheriff's Office were compared on a per capita basis to fairly determine the incidences of crime between the Lealman area and the rest of the Pinellas County Sheriff's service area. This information, summarized in Table 4, below indicates a rate of crime within the Lealman Study area of more than twice that of the remainder of the Pinellas County service area.

LEALMAN STUDY AREA INCIDENCE OF CRIME 2014					
REPORTED INCIDENTS OF CRIME BY PINELLAS COUNTY SHERIFF'S OFFICE 2014	Opened Cases	Percentage	Service Area Population	Incidents per Capita	Rate of Incidence Per Capita Compared to Total Service Area
Total Cases in Pinellas County Service Area	33,142	100%	386147	0.086	1.00
Total Cases in Service Area not including Lealman	29,606	89%	367085	0.081	0.94
Total Cases in Lealman	3,536	11%	19062	0.185	2.16

TABLE 5: Incidence of Crime.

This data is more easily visualized by the “Hotspot Density Analysis” maps provided by the Sherriff’s office. The entire report is included as Attachment C. The percentage and number of crimes in an area can be a strong indicator of deteriorating conditions that may negatively impact future redevelopment and reinvestment in the Study Area.

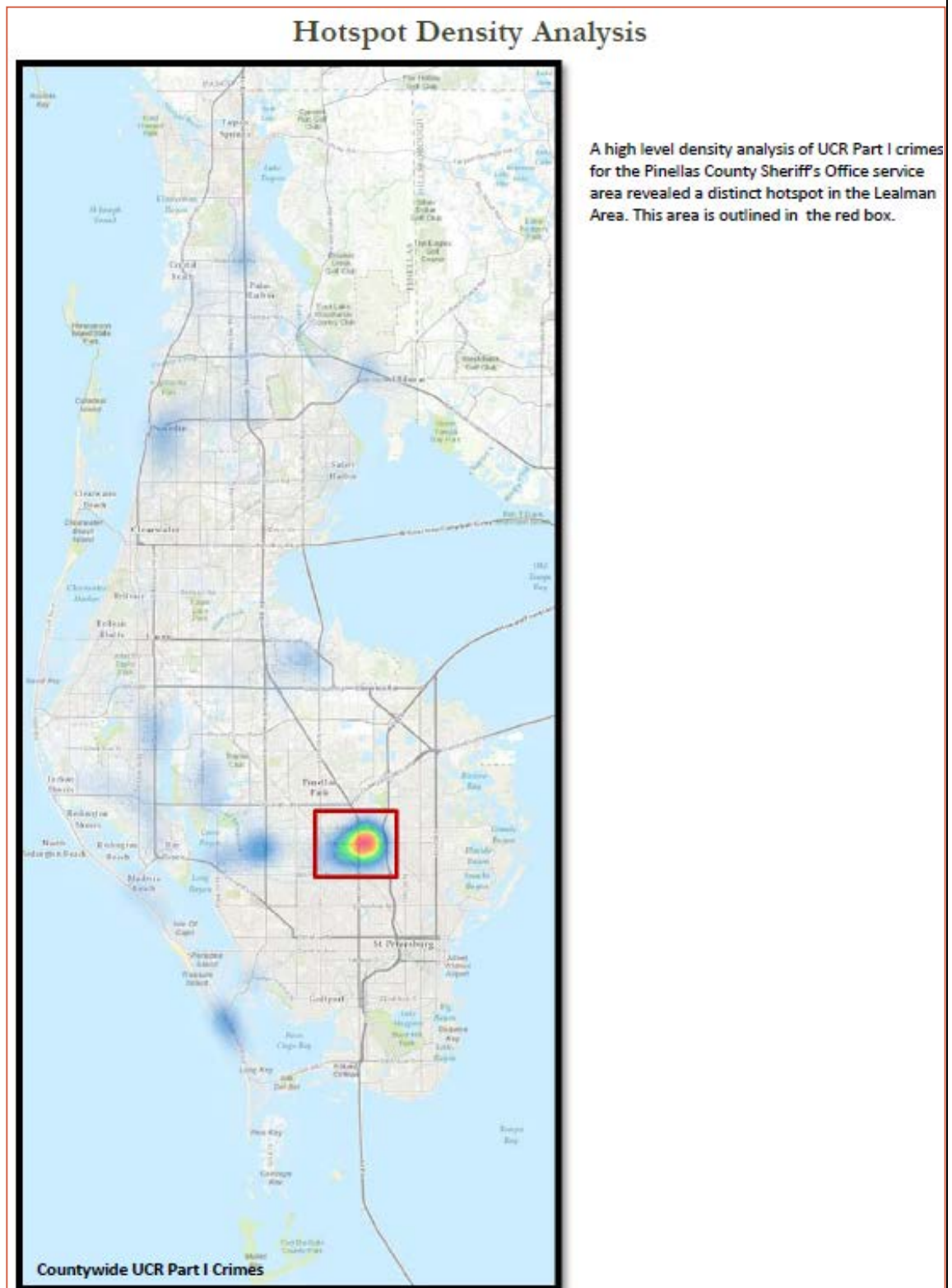
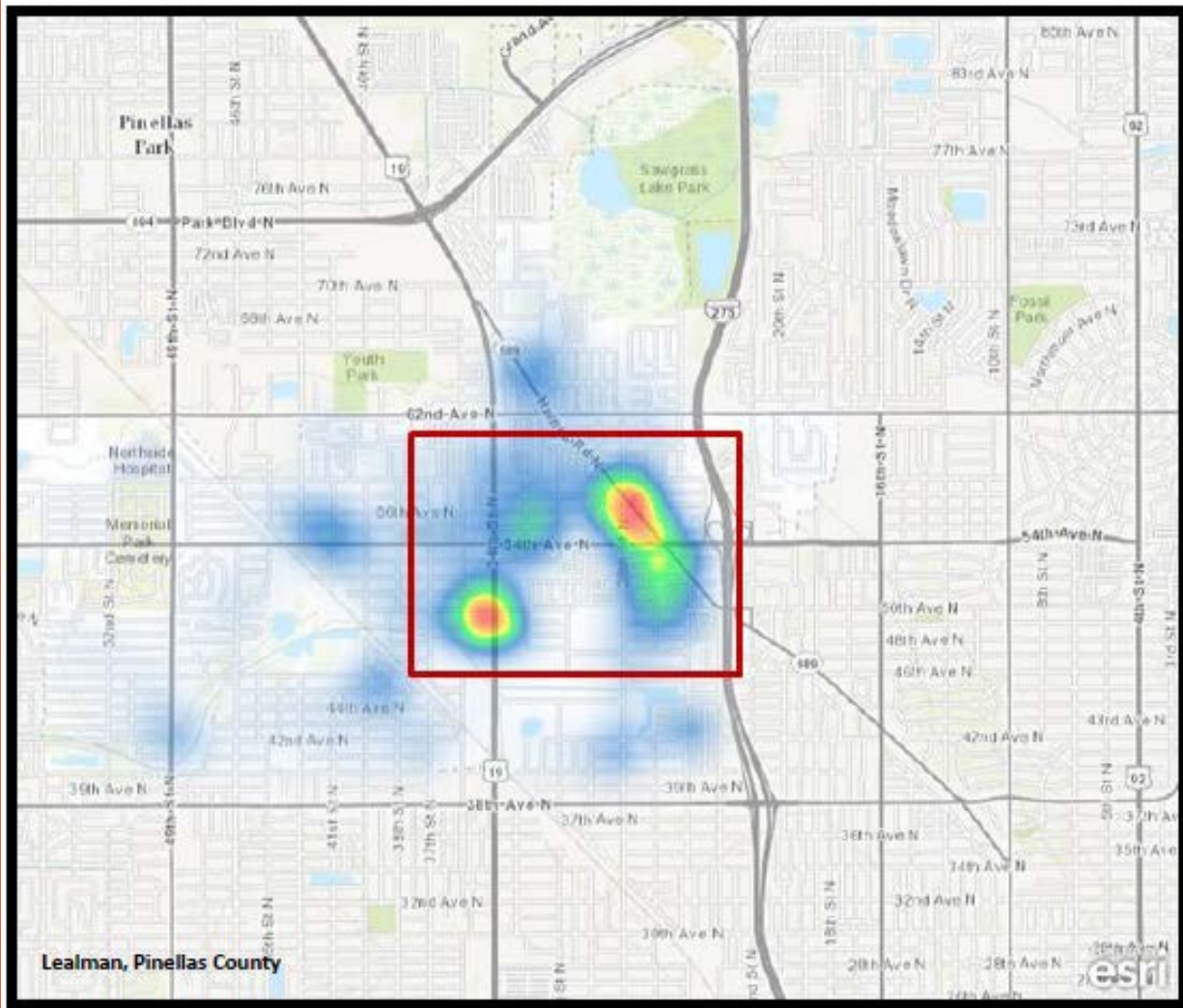


Figure 9A: Hot Spot Density Analysis (Sherriff’s Service Area)



A closer examination of the larger hotspot area shows two distinct hotspots along the 34th St corridor and the Haines Rd corridor.

Figure 9B: Hot Spot Density Analysis

BLIGHT FACTOR (K) FIRE & EMS CALLS

Section 163.340(8)(k), F.S., Fire and emergency medical services calls to the area proportionally higher than in the remainder of the county:

Pinellas County EMS serves as the initial dispatch point for all medical and fire incidence calls throughout Pinellas County, including municipalities. Based upon the number of parcels, the Lealman area represents approximately 1.5% of the total parcels in Pinellas County, including all municipalities. On a parcel basis, for years 2013 and 2014, approximately 6% of all medical incidents and 5% of all fire incidents originated in the Lealman area. The rate of incidences of medical calls was more than 4 times as high and fire calls more than 3 times as high within Lealman area compared to the remainder of the County. Incidences of fire may be

especially problematic in the Lealman study area due to an identified lack of fire hydrant coverage. Correction of this deficiency requires cooperation and support from the City of St. Petersburg (water service provider) to upgrade undersized water lines.

EMS & Fire Incidents compared to the rest of Pinellas County 2013/2014					
	Incidents dispatched	Percentage	Service Area Parcels	Incidents per parcel	Rate of Incidence Compared to Total County
Medical Incidents dispatched in 2013/2014					
Total medical incidents dispatched in Pinellas County	301,600	100%	434823	0.694	1.00
Total medical incidents dispatched in Pinellas County, not including Lealman	283,028	94%	428370	0.661	0.95
Total medical incidents dispatched in Lealman	18,572	6%	6453	2.878	4.15
Fire Incidents dispatched in 2013/2014					
Total fire incidents dispatched in Pinellas County	39,191	100%	434823	0.090	1.00
Total fire incidents dispatched in Pinellas County, not including Lealman	37,347	95%	428370	0.087	0.97
Total fire incidents dispatched in Lealman	1,844	5%	6453	0.286	3.17
Source: Pinellas County Emergency Management					

TABLE 6: EMS & Fire Incidents

BLIGHT FACTOR (L) FLORIDA BUILDING CODE VIOLATIONS

Section 163.340(8)(I), F.S., A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county:

Code enforcement cases initiated as violations of minimum housing standards were compared in the Lealman Study Area to unincorporated Pinellas County. Based upon rates of incidence per parcel, occurrences were more than 2.6 times the rate of incidences in the remainder of the county. Florida Building Code violations were also evaluated in the same manner. Based upon rates of incidence per parcel, occurrences were more than 1.4 times the rate of incidences in the remainder of the county.



Minimum Housing Cases Compared to Unincorporated Pinellas County 2013/2014					
Recorded Code Enforcement Cases for Minimum Housing Code Violations	Opened Cases	Percentage	Service Area Parcels	Incidents per parcel	Rate of Incidence Per Parcel Compared to Total County
Total Cases in Unincorporated Pinellas County	2,136	100%	128385	0.017	1.000
Total Cases in Unincorporated Pinellas County, not including Lealman	1,851	87%	121932	0.015	0.912
Total cases in Lealman	285	13%	6453	0.044	2.655
Source: Pinellas County Code Enforcement					

TABLE 7A: Minimum Housing Code Enforcement Cases

Florida Building Code Cases Compared to Unincorporated Pinellas County 2013/2014					
Recorded Florida Building Code Cases	Opened Cases	Percentage	Service Area Parcels	Incidents per parcel	Rate of Incidence Per Parcel Compared to Total County
Total Cases in Unincorporated Pinellas County	1,184	100%	128385	0.009	1.000
Total Cases in Unincorporated Pinellas County, not including Lealman	1,098	93%	121932	0.009	0.976
Total cases in Lealman	86	7%	6453	0.013	1.445

TABLE 7B: Florida Building Code Cases

BLIGHT FACTOR (M) DIVERSITY OF OWNERSHIP OR DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE

Section 163.340(8)(m), F.S., Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area:

Not Evaluated.

BLIGHT FACTOR (N) GOVERNMENTALLY OWNED PROPERTY WITH ADVERSE ENVIRONMENTAL CONDITIONS

Section 163.340(8)(n), F.S., Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Pinellas County owns or has acquired various properties in the Lealman Study Area which, after Phase I and II environmental analysis, has revealed the presence of contamination requiring onsite clean-up/remediation. In 2005 a large portion of the Study area was established as a Community Brownfields area in accordance with Section 376.80(2)(a)1-4, F.S.

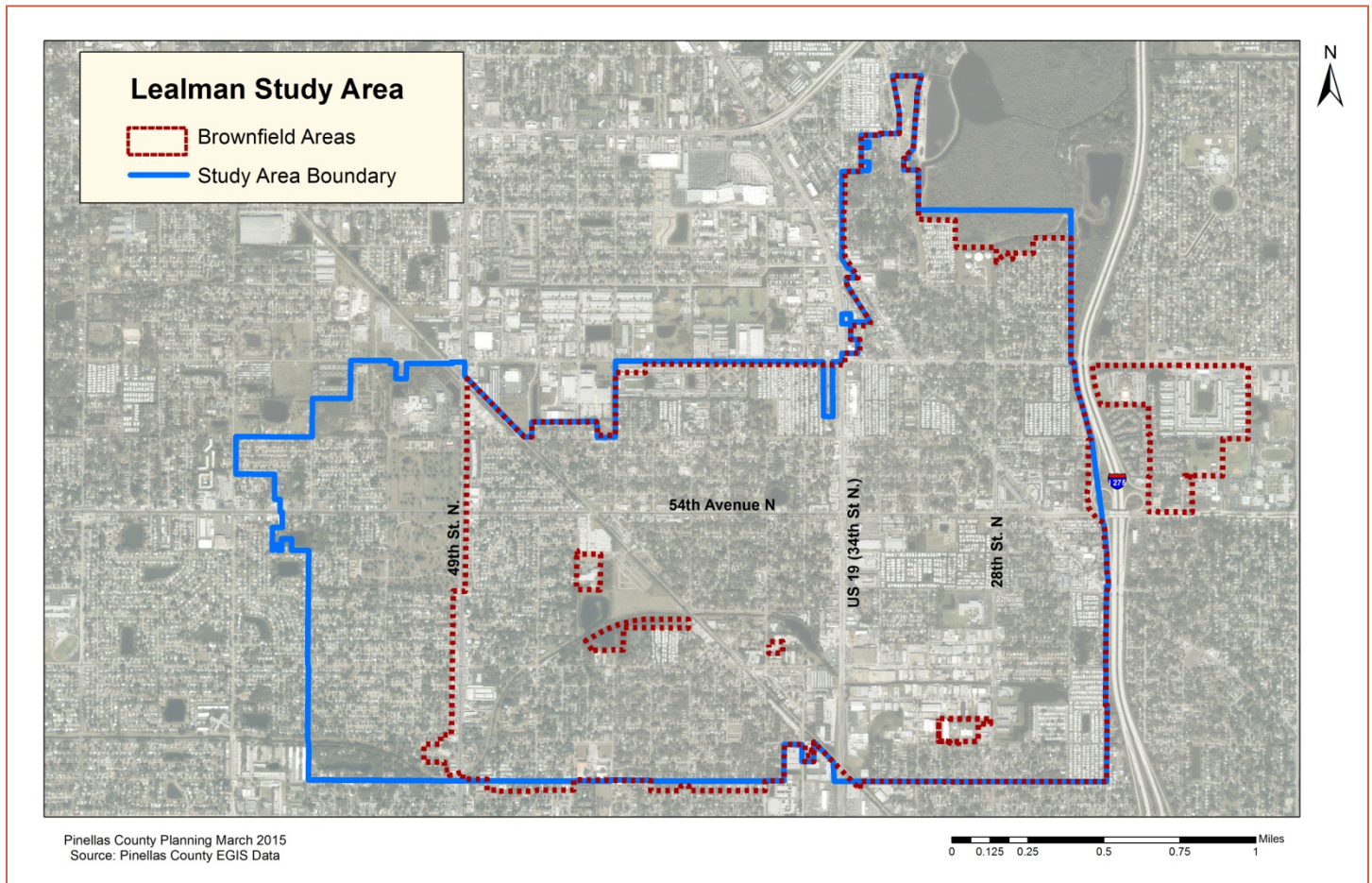


Figure 10: Brownfield Designated Areas

CONCLUSIONS

The Lealman Study Area clearly meets the criteria for a positive “Finding of Necessity” in accordance with Section 163.355, F.S. There are some findings that warrant additional investigation as a plan for the CRA is being drafted. Relatively low vacancy rates for commercial and residential properties, as compared countywide, is counter intuitive, based on common perceptions of the area. Clearly the lower rents and leases are fulfilling a need. A “jobs to housing” ratio analysis may be warranted to determine the best “mix” of uses. Most importantly, the next steps must include a meaningful engagement opportunity with the many stakeholders in the Lealman Study Area, to bring context and focus, to the findings of this study as the County moves forward with establishing a Community Redevelopment Area and Tax Increment Financing District.

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LEALMAN STUDY AREA BOUNDARY DESCRIPTION

An area of unincorporated Pinellas County, Florida, situated within Sections 26, 33, 34, and 35, Township 30 South, Range 16 East and Sections 2, 3, and 4, Township 31 South, Range 16 East, being described as follows:

Begin at the East Quarter Corner of Section 34, Township 30 South, Range 16 East,

run N 00°01'W, for a distance of 150 feet more or less;

thence S 89°47'E, for a distance of 274 feet more or less;

thence N 00°25'E, for a distance of 240 feet more or less;

thence N 89°46'W, for a distance of 126 feet more or less;

thence N 00°05'W, for a distance of 274 feet more or less;

thence N 89°59'W, for a distance of 150 feet more or less;

thence N 00°02'W, for a distance of 165 feet more or less;

thence S 90°00'E, for a distance of 150 feet more or less;

thence S 00°08'E, for a distance of 139 feet more or less;

thence N 89°59'E, for a distance of 345 feet more or less;

thence N 32°20'W, for a distance of 709 feet more or less;

thence N 28°25'W, for a distance of 73 feet more or less;

thence N 00°03'E, for a distance of 111 feet more or less;

thence S 89°50'E, for a distance of 162 feet more or less;

thence N 31°49'W, for a distance of 186 feet more or less;

thence N 89°42'W, for a distance of 40 feet more or less;

thence N 32°02'W, for a distance of 201 feet more or less;

thence N 00°01'W, for a distance of 1515 feet more or less;

thence S 89°48'E, for a distance of 333 feet more or less;

thence N 00°04'E, for a distance of 18 feet more or less;
thence S 89°47'E, for a distance of 137 feet more or less;
thence N 00°04'E, for a distance of 150 feet more or less;
thence N 89°47'W, for a distance of 137 feet more or less;
thence N 00°04'E, for a distance of 250 feet more or less;
thence S 89°47'E, for a distance of 137 feet more or less;
thence N 00°04'E, for a distance of 100 feet more or less;
thence N 89°47'W, for a distance of 137 feet more or less;
thence N 00°04'E, for a distance of 114 feet more or less;
thence S 89°50'E, for a distance of 333 feet more or less;
thence N 00°04'E, for a distance of 30 feet more or less;
thence S 89°50'E, for a distance of 329 feet more or less;
thence N 00°38'E, for a distance of 372 feet more or less;
thence N 10°41'W, for a distance of 640 feet more or less;
thence S 89°52'E, for a distance of 503 feet more or less;
thence S 14°07'W, for a distance of 285 feet more or less;
thence S 04°07'W, for a distance of 1000 feet more or less;
thence S 49°32'W, for a distance of 114 feet more or less;
thence S 00°04'W, for a distance of 85 feet more or less;
thence N 89°48'W, for a distance of 80 feet more or less;
thence S 00°04'W, for a distance of 200 feet more or less;
thence S 89°48'E, for a distance of 255 feet more or less;
thence S 00°05'W, for a distance of 692 feet more or less;
thence S 89°47'E, for a distance of 2657 feet more or less;
thence S 00°00'E, for a distance of 2642 feet more or less;

thence N 89°59'E, for a distance of 57 feet more or less;

thence S 04°11'E, for a distance of 46 feet more or less to a Point on Curve, a radial to said point being S88°24'W;

thence Southeasterly 711 feet more or less along the arc of a curve, concave to the east, having a radius of 2224 feet,

through a central angle of 18°19', a chord bearing of S 10°46'E, 708 feet more or less to a Point of Non-Tangency;

thence S 15°25'E, for a distance of 598 feet more or less to a Point on Curve, a radial to said point being N60°38'E;

thence Southeasterly 32 feet more or less along the arc of a curve, concave to the west, having a radius of 56 feet,

through a central angle of 33° 26', a chord bearing of S 12° 39'E, 32 feet more or less to a Point of Non-Tangency;

thence S 07°49'E, for a distance of 1446 feet more or less;

thence S 28°23'E, for a distance of 29 feet more or less;

thence S 10°21'E, for a distance of 78 feet more or less;

thence S 04°57'E, for a distance of 91 feet more or less;

thence S 05°09'E, for a distance of 341 feet more or less;

thence S 00°34'W, for a distance of 260 feet more or less;

thence S 06°25'E, for a distance of 247 feet more or less;

thence S 00°34'W, for a distance of 89 feet more or less;

thence N 56°42'W, for a distance of 36 feet more or less;

thence S 00°36'W, for a distance of 107 feet more or less;

thence S 00°34'W, for a distance of 1318 feet more or less;

thence S 89°52'E, for a distance of 5 feet more or less;

thence S 00°24'W, for a distance of 638 feet more or less;

thence S 89°51'E, for a distance of 25 feet more or less;

thence S 00°24'W, for a distance of 1326 feet more or less;

thence N 89°56'W, for a distance of 4739 feet more or less;

thence N 03°12'W, for a distance of 287 feet more or less.

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Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

Population Summary

2000 Total Population	18,001
2010 Total Population	19,037
2014 Total Population	18,902
2014 Group Quarters	177
2019 Total Population	19,062
2014-2019 Annual Rate	0.17%

Household Summary

2000 Households	8,094
2000 Average Household Size	2.19
2010 Households	8,299
2010 Average Household Size	2.27
2014 Households	8,219
2014 Average Household Size	2.28
2019 Households	8,277
2019 Average Household Size	2.28
2014-2019 Annual Rate	0.14%
2010 Families	4,353
2010 Average Family Size	2.95
2014 Families	4,270
2014 Average Family Size	2.96
2019 Families	4,271
2019 Average Family Size	2.97
2014-2019 Annual Rate	0.00%

Housing Unit Summary

2000 Housing Units	9,646
Owner Occupied Housing Units	54.6%
Renter Occupied Housing Units	29.3%
Vacant Housing Units	16.1%
2010 Housing Units	9,712
Owner Occupied Housing Units	51.3%
Renter Occupied Housing Units	34.2%
Vacant Housing Units	14.5%
2014 Housing Units	9,784
Owner Occupied Housing Units	46.5%
Renter Occupied Housing Units	37.5%
Vacant Housing Units	16.0%
2019 Housing Units	9,879
Owner Occupied Housing Units	46.2%
Renter Occupied Housing Units	37.6%
Vacant Housing Units	16.2%

Median Household Income

2014	\$30,358
2019	\$35,308

Median Home Value

2014	\$94,863
2019	\$126,164

Per Capita Income

2014	\$17,546
2019	\$19,722

Median Age

2010	43.0
2014	44.3
2019	45.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015



Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

2014 Households by Income

Household Income Base	8,219
<\$15,000	22.7%
\$15,000 - \$24,999	16.9%
\$25,000 - \$34,999	16.9%
\$35,000 - \$49,999	18.1%
\$50,000 - \$74,999	14.8%
\$75,000 - \$99,999	5.7%
\$100,000 - \$149,999	3.7%
\$150,000 - \$199,999	0.4%
\$200,000+	0.9%

Average Household Income \$39,449

2019 Households by Income

Household Income Base	8,277
<\$15,000	22.3%
\$15,000 - \$24,999	12.9%
\$25,000 - \$34,999	14.2%
\$35,000 - \$49,999	19.0%
\$50,000 - \$74,999	17.5%
\$75,000 - \$99,999	7.7%
\$100,000 - \$149,999	4.7%
\$150,000 - \$199,999	0.5%
\$200,000+	1.3%

Average Household Income \$44,467

2014 Owner Occupied Housing Units by Value

Total	4,551
<\$50,000	13.2%
\$50,000 - \$99,999	41.0%
\$100,000 - \$149,999	28.0%
\$150,000 - \$199,999	7.3%
\$200,000 - \$249,999	2.0%
\$250,000 - \$299,999	0.9%
\$300,000 - \$399,999	0.8%
\$400,000 - \$499,999	3.6%
\$500,000 - \$749,999	3.0%
\$750,000 - \$999,999	0.1%
\$1,000,000 +	0.1%

Average Home Value \$128,763

2019 Owner Occupied Housing Units by Value

Total	4,565
<\$50,000	7.6%
\$50,000 - \$99,999	27.8%
\$100,000 - \$149,999	27.8%
\$150,000 - \$199,999	13.6%
\$200,000 - \$249,999	6.5%
\$250,000 - \$299,999	3.2%
\$300,000 - \$399,999	2.9%
\$400,000 - \$499,999	3.7%
\$500,000 - \$749,999	6.3%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.1%

Average Home Value \$176,545

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015



Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

2010 Population by Age

Total	19,036
0 - 4	6.0%
5 - 9	5.4%
10 - 14	5.3%
15 - 24	11.1%
25 - 34	12.0%
35 - 44	13.1%
45 - 54	17.2%
55 - 64	13.9%
65 - 74	9.2%
75 - 84	5.0%
85 +	1.9%
18 +	80.0%

2014 Population by Age

Total	18,900
0 - 4	5.6%
5 - 9	5.5%
10 - 14	5.2%
15 - 24	10.9%
25 - 34	12.0%
35 - 44	11.7%
45 - 54	15.8%
55 - 64	15.3%
65 - 74	10.7%
75 - 84	5.3%
85 +	2.1%
18 +	80.7%

2019 Population by Age

Total	19,061
0 - 4	5.5%
5 - 9	5.2%
10 - 14	5.3%
15 - 24	10.2%
25 - 34	12.2%
35 - 44	11.1%
45 - 54	13.5%
55 - 64	15.8%
65 - 74	12.3%
75 - 84	6.7%
85 +	2.2%
18 +	81.0%

2010 Population by Sex

Males	9,507
Females	9,530

2014 Population by Sex

Males	9,428
Females	9,473

2019 Population by Sex

Males	9,465
Females	9,597

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015



Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

2010 Population by Race/Ethnicity

Total	19,038
White Alone	77.7%
Black Alone	8.8%
American Indian Alone	0.5%
Asian Alone	7.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.7%
Two or More Races	3.0%
Hispanic Origin	9.8%
Diversity Index	49.2

2014 Population by Race/Ethnicity

Total	18,902
White Alone	75.8%
Black Alone	9.3%
American Indian Alone	0.5%
Asian Alone	8.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.1%
Two or More Races	3.3%
Hispanic Origin	11.2%
Diversity Index	52.8

2019 Population by Race/Ethnicity

Total	19,064
White Alone	73.1%
Black Alone	9.9%
American Indian Alone	0.5%
Asian Alone	9.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.6%
Two or More Races	3.7%
Hispanic Origin	13.2%
Diversity Index	57.4

2010 Population by Relationship and Household Type

Total	19,037
In Households	99.1%
In Family Households	71.6%
Householder	23.2%
Spouse	13.7%
Child	26.0%
Other relative	4.6%
Nonrelative	4.1%
In Nonfamily Households	27.5%
In Group Quarters	0.9%
Institutionalized Population	0.2%
Noninstitutionalized Population	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015



Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

2014 Population 25+ by Educational Attainment

Total	13,764
Less than 9th Grade	8.2%
9th - 12th Grade, No Diploma	17.2%
High School Graduate	30.2%
GED/Alternative Credential	9.2%
Some College, No Degree	16.3%
Associate Degree	8.1%
Bachelor's Degree	7.9%
Graduate/Professional Degree	2.9%

2014 Population 15+ by Marital Status

Total	15,824
Never Married	32.9%
Married	37.7%
Widowed	9.8%
Divorced	19.6%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	91.1%
Civilian Unemployed	8.9%

2014 Employed Population 16+ by Industry

Total	8,352
Agriculture/Mining	1.1%
Construction	6.9%
Manufacturing	13.4%
Wholesale Trade	3.7%
Retail Trade	15.9%
Transportation/Utilities	3.6%
Information	0.6%
Finance/Insurance/Real Estate	7.0%
Services	46.1%
Public Administration	1.7%

2014 Employed Population 16+ by Occupation

Total	8,352
White Collar	47.1%
Management/Business/Financial	9.5%
Professional	9.6%
Sales	10.6%
Administrative Support	17.4%
Services	23.2%
Blue Collar	29.6%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	7.0%
Installation/Maintenance/Repair	6.7%
Production	9.7%
Transportation/Material Moving	5.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015



Community Profile

Lealman CRA 1_26_2015

Area: 3.98 square miles

Latitude: 27.81973126

Longitude: -82.6854139

2010 Households by Type

Total	8,300
Households with 1 Person	36.3%
Households with 2+ People	63.7%
Family Households	52.4%
Husband-wife Families	30.9%
With Related Children	11.2%
Other Family (No Spouse Present)	21.6%
Other Family with Male Householder	6.2%
With Related Children	3.5%
Other Family with Female Householder	15.4%
With Related Children	10.0%
Nonfamily Households	11.2%
All Households with Children	25.5%

Multigenerational Households	3.9%
Unmarried Partner Households	11.2%
Male-female	10.1%
Same-sex	1.1%

2010 Households by Size

Total	8,299
1 Person Household	36.3%
2 Person Household	32.6%
3 Person Household	14.7%
4 Person Household	8.9%
5 Person Household	4.4%
6 Person Household	2.0%
7 + Person Household	1.2%

2010 Households by Tenure and Mortgage Status

Total	8,299
Owner Occupied	60.0%
Owned with a Mortgage/Loan	32.4%
Owned Free and Clear	27.7%
Renter Occupied	40.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

March 02, 2015

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Hotspot/Micro Analysis

UCR Part I Crimes

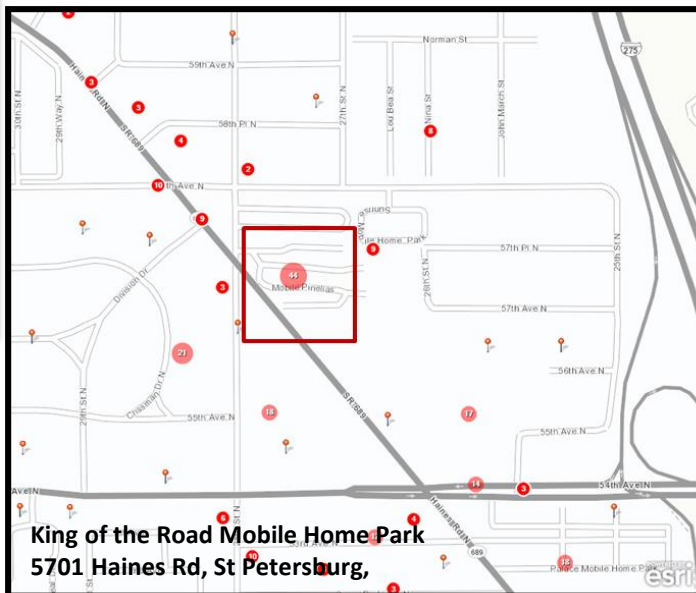
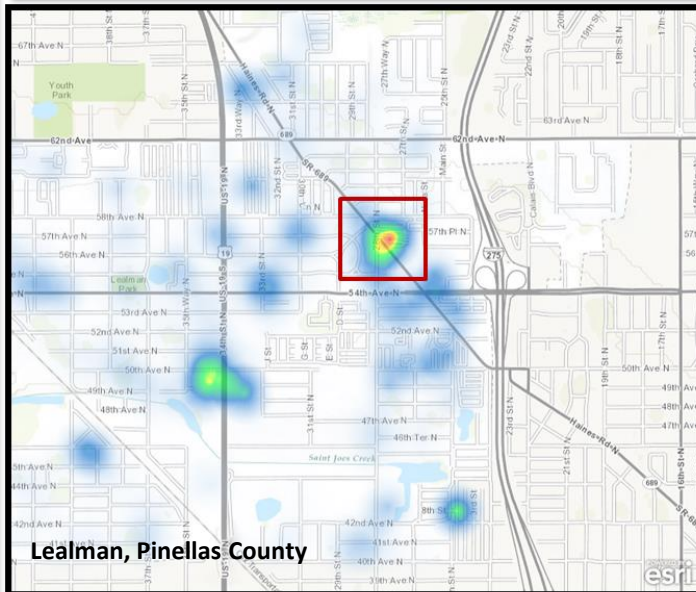
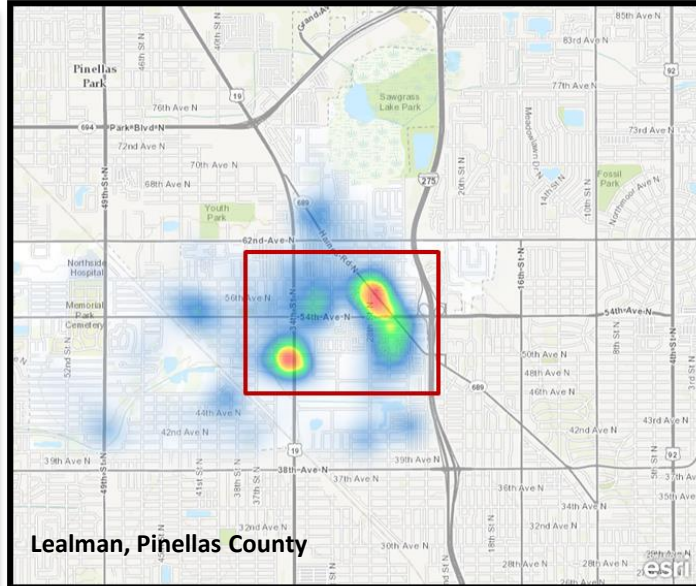
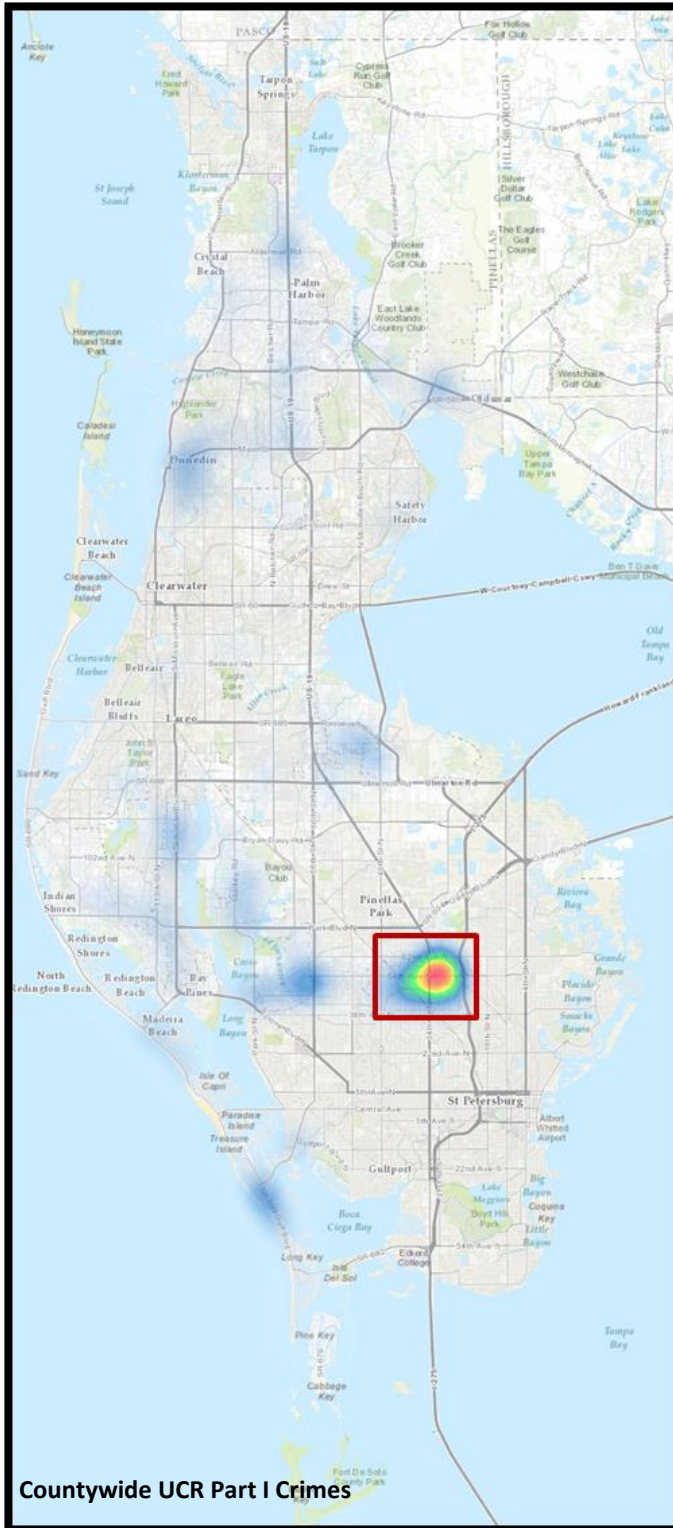
Strategic Planning Section

Date Range: 1/1/2013-12/31/2013

Source: ACISS UCR Offenses by Address

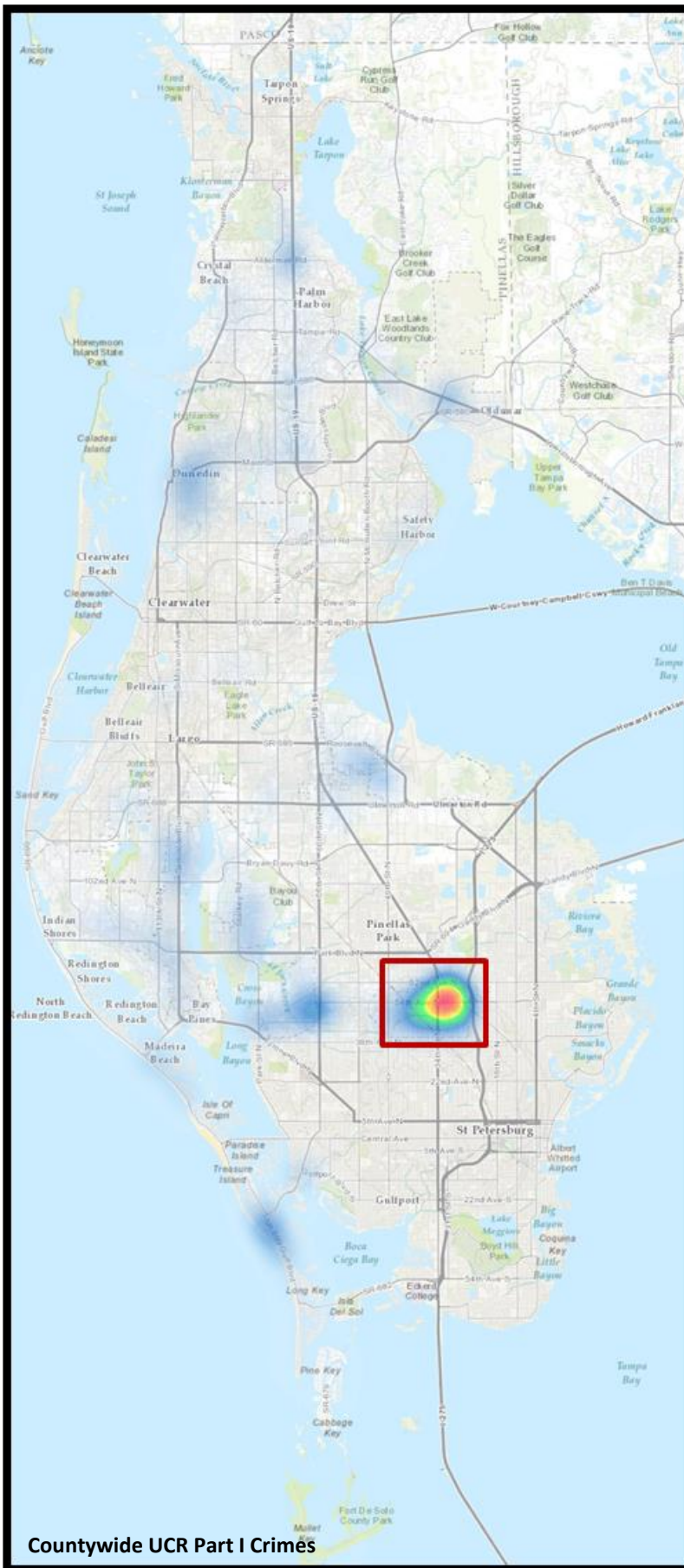
Methodology: Data from the UCR Offense by Address query was compiled to determine the most dense areas of crime in Pinellas County Sheriff's Office service area. A high level and micro level analysis were conducted to determine the geographic location in the county with the most dense area of criminal activity.

Hotspot Density Analysis

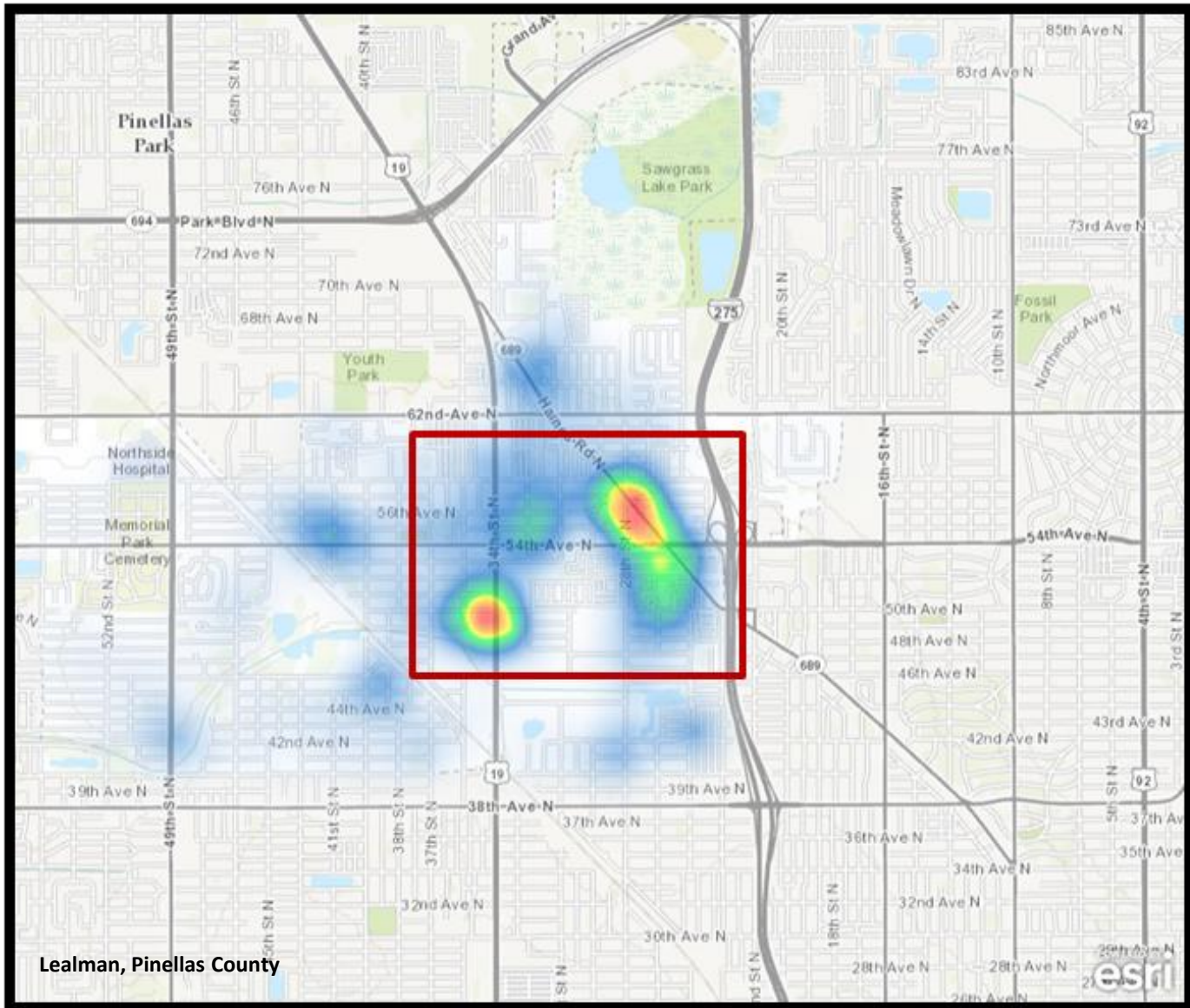


Hotspot Density Analysis

A high level density analysis of UCR Part I crimes for the Pinellas County Sheriff's Office service area revealed a distinct hotspot in the Lealman Area. This area is outlined in the red box.

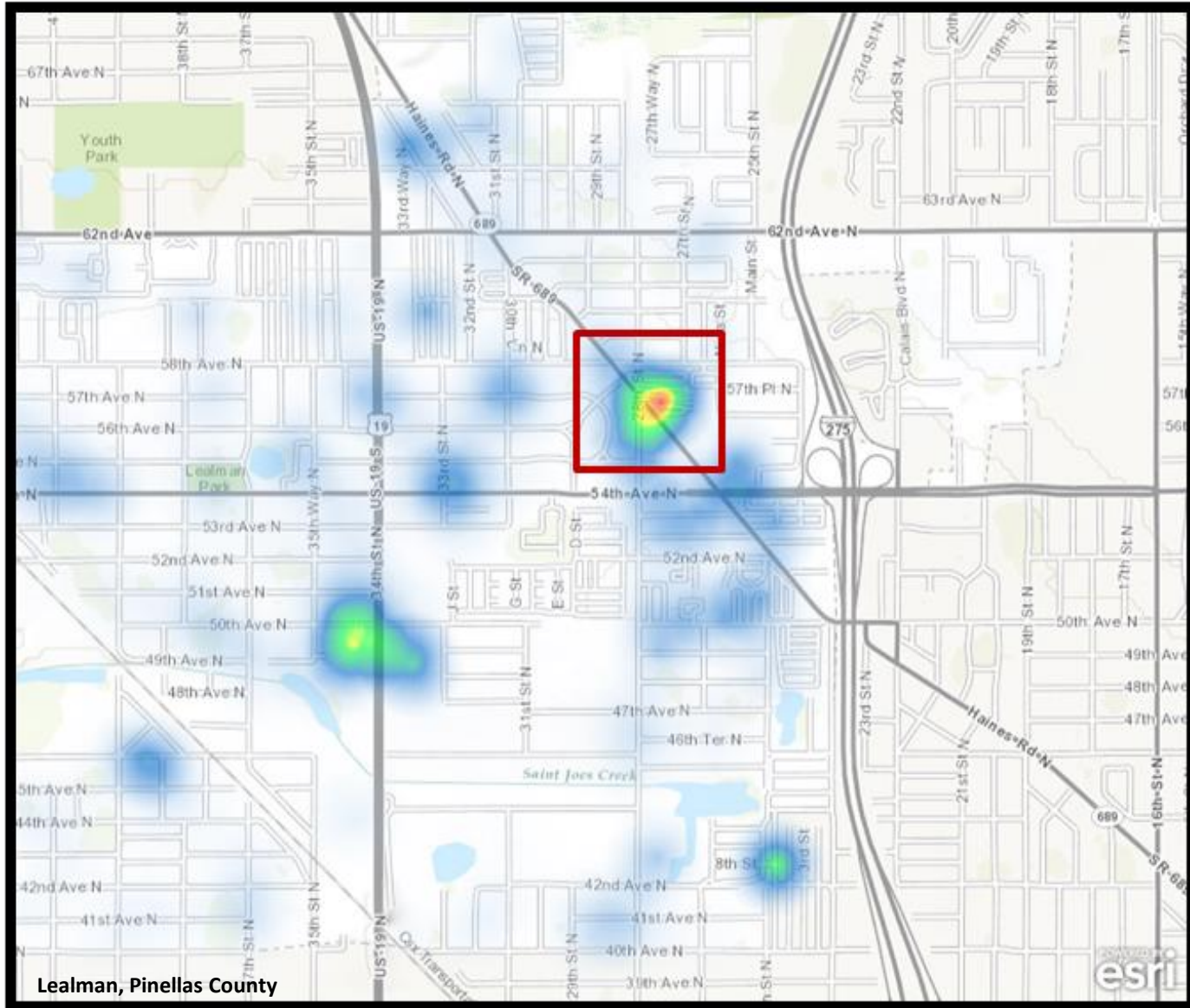


Hotspot Density Analysis



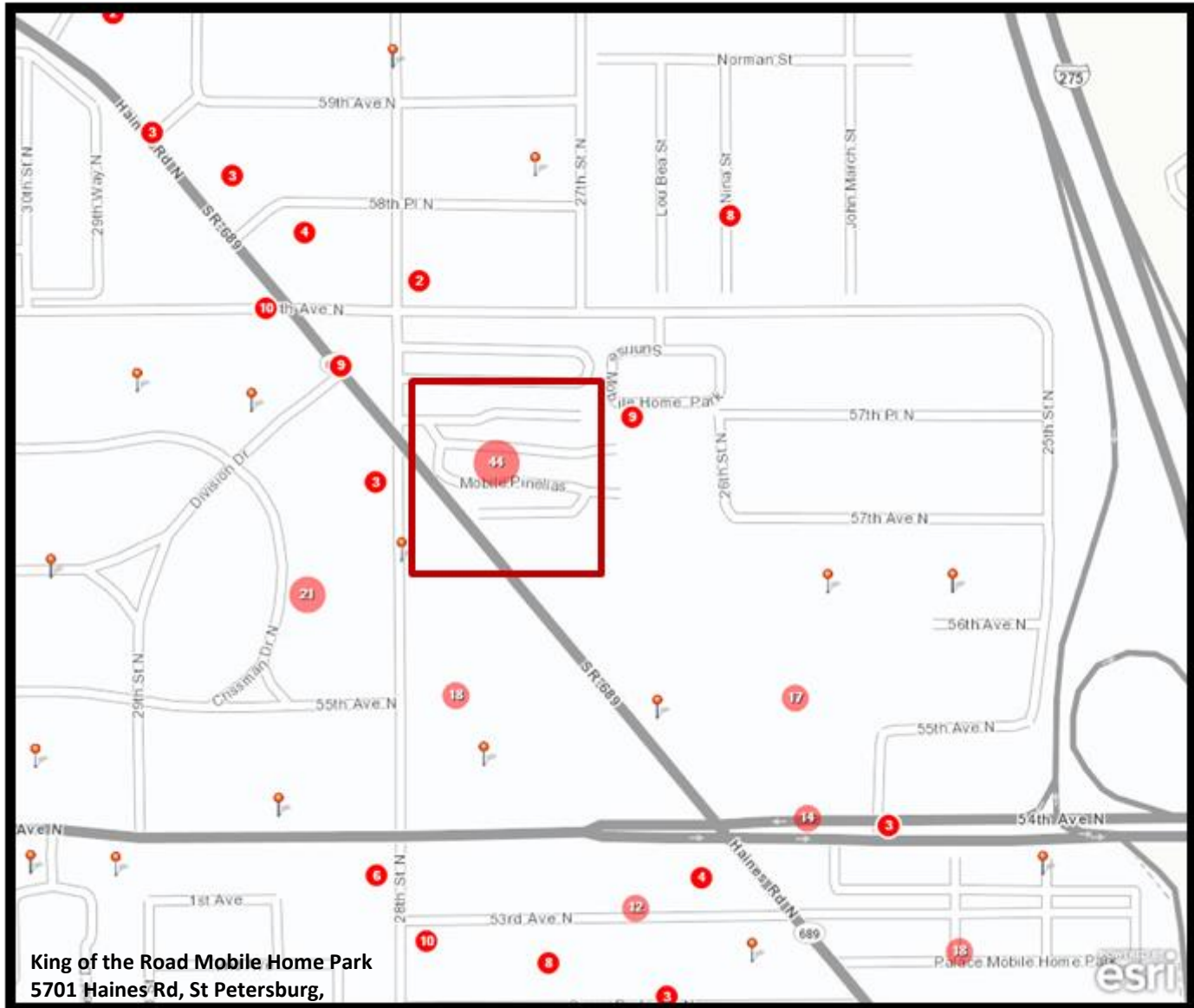
A closer examination of the larger hotspot area shows two distinct hotspots along the 34th St corridor and the Haines Rd corridor.

Hotspot Density Analysis



The hotspot along the 34th St corridor is less intense than the hotspot outlined along the Haines Rd corridor due to UCR Part I crimes being disperse over a larger geographic area. Therefore, this area does not appear as dense as the Haines Rd corridor.

Hotspot Density Analysis



A micro level analysis of the Haines Rd corridor revealed a single address point that accounted for a large volume of UCR Part I crimes. King of the Road Mobile Home Park located at 5701 Haines Rd, St Petersburg, generated forty four (44) UCR Part I crimes from January 1, 2013 to December 31, 2013. This single address point accounted for the largest volume of UCR Part I activity in the Lealman Area.

PINELLAS COUNTY SHERIFF'S OFFICE

BOB GUALTIERI, SHERIFF



STRATEGIC PLANNING DIVISION

Lealman Crime Statistics January 1, 2012 – December 31, 2014

The table below reflects a breakdown of offense reports within Lealman between January 1, 2012 and December 31, 2014. The table also shows offense reports for the year of 2014 for the Pinellas County Sheriff's Office primary service area. The Pinellas County Sheriff's Office primary service area includes unincorporated areas and the contract cities of Belleair Bluffs, Belleair Beach, Belleair Shores, Dunedin, Indian Rocks Beach, Madeira Beach, North Redington Beach, Oldsmar, Redington Beach, Safety Harbor, Seminole, South Pasadena and St. Pete Beach. The Lealman data was gathered by running Pinellas County grids 525, 541, 555, 556, 557, 570, 571, 572, 585, 586 and 587. Offenses which occurred in Kenneth City and Pinellas Park were removed from the data. Offenses which did not have one occurrence in Lealman for any year were not included in the jurisdiction total.

Offense Reports

Offense Description	Lealman 2012	Lealman 2013	Lealman 2014	Jurisdiction Total 2014
ABANDONED AND DERELICT VESSELS	0	0	1	2
ABUSE/NEGLECT OF AGED/DISABLED	2	0	1	7
ACQUIRE/OBTAIN CONTR SUB BY FRAUD	0	1	0	2
AFFRAY	0	4	1	9
AGG ASSAULT	36	38	50	192
AGG BATTERY	47	55	47	250
AGG CHILD ABUSE	0	0	1	7
AGGRAVATED FLEEING AND ELUDING	0	0	1	3
ALCOHOL SOLD AFTER HOURS	0	1	0	0
ALTER/TAMPER VEHICLE ODOMETER	1	0	1	1
ANIMAL ABANDONMENT/CONFINEMENT	0	0	2	3
ANIMAL CRUELTY	2	1	5	18
ARMED BURGLARY	8	3	3	39
ARMED TRESPASS	0	1	0	1
ARSON	9	2	1	17
ASSAULT	13	15	16	117
ASSAULT/BAT - 65 OR OLDER	7	13	9	81
ASSAULT/BAT EMERGENCY MED PER	3	0	1	5
ASSAULT/BATTERY ON LEO	14	7	14	74
ATTACH TAG NOT ASSIGNED	5	2	6	34
ATTACHED DECAL NOT ASSIGNED	1	0	2	14
ATTEMPT/SOLICIT/CONSPIRE	1	1	0	2
ATTEMPTED FELONY MURDER	1	0	1	7
BATTERY	264	237	213	1675

BATTERY HEALTH SERV PERSONNEL	11	1	4	4
BATTERY ON NON SWORN PERSONNEL	0	0	1	1
BATTERY ON SCHOOL PERSONNEL	0	1	0	13
BATTERY ON UNIFORMED SECURITY	1	0	0	3
BATTERY-DOMESTIC RELATED	168	164	186	1124
BREAKING OR INJURING FENCES	1	0	1	2
BURG/ASSAULT/BATT (W/ IN)	12	11	10	53
BURG-COMMERCIAL	46	26	37	246
BURG-COMMERCIAL (NO ENTRY)	4	2	2	23
BURG-CONVEYANCE	152	125	131	1641
BURG-CONVEYANCE (NO ENTRY)	6	12	1	41
BURG-RESIDENTIAL	190	216	179	1314
BURG-RESIDENTIAL (NO ENTRY)	20	14	20	93
BURG-STRUCTURE	27	14	15	99
BURG-STRUCTURE (NO ENTRY)	1	0	1	7
CAREER OFFENDER REGISTRATION VIOLATION	1	1	1	14
CARRY CONCEALED FIREARM	1	1	0	7
CARRYING CONCEALED WEAPON	2	2	1	16
CHILD ABUSE	26	27	9	122
CHILD NEGLECT	5	7	3	40
CHILD PORNOGRAPHY	1	0	0	12
CONT SUB POSS/SELL/MAN/DEL	2	0	0	18
CONTRIBUTE TO DELINQ OF MINOR	1	0	1	11
COUNTERFEIT/POSS COINS	1	0	0	0
COUNTERFEIT CNTRLD SUBST	0	1	1	5
COUNTERFEITING A PAYMENT INSTRUMENT	0	1	2	8
COUNTY ORDINANCE VIOLATION	11	8	21	353
CRIM MISCHIEF-MISD *MULTI	0	1	5	25
CRIM MISCHIEF-MISDEMEANOR	129	152	100	1388
CRIMINAL MISCHIEF-FELONY	16	8	14	174
CRIMINAL USE PERSONAL ID	56	39	35	734
CULPABLE NEGLIGENCE	0	1	0	1
DATING VIOLENCE DOMESTIC	10	11	10	89
DEALING IN STOLEN PROP	4	7	4	118
DEFRAUDING AN INNKEEPER	0	7	8	49
DEPOSIT W/INTENT TO DEFRAUD	0	0	1	10
DISCHARGE FIREARM-PUBLIC	2	3	1	12
DISORD COND IN ESTABLISHMENT	4	4	3	155
DISORD COND/BREACH PEACE	14	24	22	230
DISORDERLY INTOXICATION	54	37	35	387
DOCTOR SHOPPING	2	0	0	3
DOMESTIC BATTERY BY STRANGULATION	10	12	13	83
DRIVER'S LIC PERMANENTLY REVOKED	5	0	1	24
DRIVER'S LIC SUSP/REVOKED	84	50	62	965
DRIVER'S LIC VIOLATION	0	0	1	4
DRIVING UND THE INFLUENCE	25	32	31	1492
DUI-DAMAGE TO PERSON/PROPERTY	0	0	1	36
ESCAPE	0	1	0	0
EXP'D LIC MORE THAN 4 MOS	0	1	0	8
EXPLOIT AGED/DISABLED - FIN	0	1	2	30

EXPLOITATION-AGED/DISABLED	0	1	2	12
EXPOSURE OF SEX ORGANS - ADULT	2	6	4	34
EXPOSURE OF SEX ORGANS - JUV	0	1	0	1
EXTORTION/THREATS	0	1	0	2
FAIL REDELIVER HIRED VEH	5	5	12	31
FAIL TO APPEAR	0	0	1	3
FAIL TO OBEY POLICE/FIRE OFFIC	0	1	0	1
FAIL TO REDELIVER LEASED PROP	4	18	6	36
FAIL TO REGISTER VEHICLE	1	0	0	1
FALSE IMPRISONMENT	1	2	5	19
FALSE INFO TO LEO DURING INVEST	0	5	0	10
FALSE NAME OR ID BY PER ARREST	0	9	6	27
FALSE REPORT COMM OF CRIM	0	0	1	9
FALSE REPORT OF BOMB	0	1	0	2
FALSE REPORT-LAW ENF AGY	1	5	3	11
FALSE VERIFICATION OF OWNERSHI	4	3	3	35
FELONY BATTERY	4	10	7	55
FELONY BATTERY - PRIOR CONVICTIONS	0	0	1	6
FELONY THEFT – PRIOR CONVICTIONS	1	0	0	13
FLEEING/ATT ELUDE LEO	22	21	48	291
FORGE BANK BILL/CK/PROMIS NOTE	1	1	1	4
FORGERY	4	2	1	11
FRAUD BY COMM DEVICE	1	7	3	76
FRAUD OBTAINED/FALSE RECEIPT	0	1	0	4
FRAUD USE OF CREDIT CARD	31	56	45	962
FRAUD/EMPLOYMENT	1	0	0	2
FRAUD VIOLATION-OTHER	0	1	1	33
GRAND THEFT - AUTO	77	84	76	517
GRAND THEFT AUTO-ATMP	1	0	0	5
GRAND THEFT - FIREARM	0	0	1	20
GRAND THEFT - FROM BLDG	1	2	1	11
GRAND THEFT - OTHER	125	142	142	1512
GRAND THEFT - RESIDENTIAL	7	4	4	55
GRAND THEFT - SHOPLIFTING	2	0	1	101
GRAND THEFT - VESSEL	1	0	0	22
GRAND THEFT \$100 / \$300 HOME	15	3	9	48
GRAND THEFT \$100/\$300 CURTILAG	1	1	6	16
HABITUAL TRAFFIC OFFENDER	8	10	6	47
HARASSING PHONE CALL	11	14	9	112
IMPROPER EXHIBIT FIREARM	2	2	1	7
INCEST	0	1	0	0
INJUNCTION/CRT ORDER VIOL	3	0	2	15
INTERFERE WITH CUSTODY	0	0	2	3
KIDNAPPING	1	2	1	1
LEAVE SCENE (W/ DAMAGE)	2	0	1	151
LEAVE SCENE(W/ DEATH/INJ)	0	1	0	13
LEWD & LASCIVIOUS CONDUCT	0	1	2	17
LEWD / LASCIVIOUS MOLESTATION	5	6	7	35
LEWD AND LASCIVIOUS - ELDERLY	0	1	1	2
LEWD AND LASCIVIOUS BEHAVIOR	0	5	0	5

LEWD OR LASCIVIOUS BATTERY	2	5	5	25
LEWD/LASCIVIOUS - UNDER 12	0	1	2	4
LEWD/LASCIVIOUS - UNDER 16	2	0	2	9
LEWD/LASCIVIOUS EXHIBITION	1	0	1	13
LITTER LAW VIOLATION	1	3	2	42
LOITERING/PROWLING	12	17	18	197
MINORS & OBSCENE MATERIALS	1	0	0	0
MISSING PERSON	1	3	1	18
MISSING PERSON - ADULT	18	27	34	172
MISSING PERSON - JUV	7	6	4	37
MISSING PERSON - RUNAWAY	87	76	100	770
MISUSE 911 OR E911 SYSTEM	7	5	12	23
MOLEST COIN VENDING MACHINE	2	1	1	6
MURDER	1	3	1	5
MURDER (ATTEMPTED)	1	1	0	7
NO MOTORCYCLE ENDORSEMENT	0	0	1	2
NO VALID DRIVERS LICENSE	8	7	15	257
NO/EXPIRED TAG	2	0	0	2
NUISANCE INJURIOUS TO HEALTH	0	0	1	1
OBSCENE PHONE CALL	0	1	0	2
OBSTRUCTION-DISGUISED PER	3	2	2	12
OBT CONTR SUB FRAUD/FORG	1	3	1	17
OBT GOODS/SERV INVALID TITLE	1	0	0	0
OPEN CONTAINER ORDINANCE	3	4	12	286
OPEN CONTAINER WITHIN 500' PACKAGE STORE	1	5	9	80
OPEN HOUSE PARTY	0	1	0	4
OPERATING UNREGISTERED VEHICLE	1	0	0	3
PETIT THEFT – COIN OP MACHINE	1	0	0	1
PETIT THEFT - FROM BLDG	11	0	4	18
PETIT THEFT - OTH LARCENY	296	288	251	2190
PETIT THEFT - POCKET PICKING	0	0	1	6
PETIT THEFT - PURSE SNATCH	1	0	1	7
PETIT THEFT - SHOPLIFTING	18	19	16	623
POSS ALCOHOL BEV UND 21	1	1	1	27
POSS CERTAIN DRUGS W/O PRESC UNLAWFUL	5	9	13	30
POSS CONTR SUB/1000'OF CHURCH	1	0	0	4
POSS CONTR SUB/1000'OF STORE	4	0	1	5
POSS CONTROLL SUB	238	237	271	1862
POSS DRUG PARAPHERNALIA	61	45	47	256
POSS NEW/LEGEND DRUG W/O PRESC	0	1	0	1
POSS OF FIREARM/AMMO BY FELON	1	1	2	24
POSS SHORT GUN/MACH-SGUN	0	0	1	1
POSS TITLE WITH INTENT DEFRAUD	0	1	0	1
POSS W/INTENT TO SELL/DIST CONTROLL SUB	8	3	8	54
POSS/PURCHASE TOBACCO BY MINOR	1	0	1	18
POSS/SALE OF CONTROLL SUB	0	3	3	7
POSSESSION OF SHOPPING CART	0	0	2	6
PRINCIPAL IN FIRST DEGREE	0	1	0	0
PROSTITUTION/LEWD ACTS	1	0	0	8
PROSTITUTION-DERIVING SUPPORT	1	1	0	2

RECKLESS DRIVING	7	4	4	36
RECOV STLN PROP-OTH JURIS	3	6	1	39
RECOV STLN VEH-OTH JURIS	13	7	21	122
REMOVE SHOPPING/LAUNDRY CART	0	0	2	3
RESIST LEO W/ VIOLENCE	1	10	6	27
RESIST/OBSTR LEO W/O VIOL	48	54	72	319
RETAIL THEFT (USE PETIT THEFT)	0	0	1	11
ROBBERY BY SUDDEN SNATCHING	11	7	5	31
ROBBERY-ARMED	7	14	12	60
ROBBERY-CARJACKING	1	3	1	4
ROBBERY-HOME INVASION	6	3	3	19
ROBBERY-UNARMED	14	23	15	69
SALE OF CONTR SUB WITHIN 1000' OF CHURCH	0	0	1	6
SALE OF CONTROLL SUB	8	19	10	233
SCHEME TO DEFRAUD	0	5	6	153
SELL/DEL/POSS CONT SUBS W/INTENT TO SEL	0	4	3	16
SELL/GIVE ALCOHOL UND 21	3	0	0	2
SEX PRED REGISTRATION	0	1	2	5
SEXTING	0	0	1	5
SEX BAT ON MENTALLY DEFECTIVE	1	0	0	0
SEXUAL BAT UPON CHILD UNDER 12	3	1	3	34
SEXUAL BATTERY - FELLATIO	1	1	0	0
SEXUAL BATTERY - MOLEST/FONDLE	0	0	2	14
SEXUAL BATTERY - RAPE	16	9	13	79
SEXUAL BATTERY - SODOMY	1	1	0	6
SEXUAL OFFENDER REGISTRATION	6	14	3	63
SHOOT/THROW MISSILE DWELL	4	7	7	49
SPOUSE BATTERY	142	123	118	823
STALKING	3	5	2	32
STALKING - AGGRAVATED	1	2	0	13
STOP PAYMENT INTENT TO DEFRAUD	1	1	1	6
TAMPER WITH EVIDENCE	1	1	1	19
TAMPER/HARASS WITNESS-VIC	3	3	4	71
THEFT BY EMPL-LODGING/REST	1	1	0	11
THEFT PERSONAL PROPERTY; THEFT EMPLOYEE	0	0	1	6
THEFT OF UTILITY OR CABLE SERV	2	3	2	17
THREAT AGAINST PUBLIC SERVANT	1	1	1	12
TRAFFIC VIOLATION - OTHER	1	1	0	4
TRAFFICKING IN DRUGS	4	3	11	105
TRANSIT FARE EVASION	0	2	1	5
TRANSMISSION OF MATERIAL HARMFUL MINOR	0	1	0	8
TRESPASS AFTER WARNING	87	126	132	539
TRESPASS IN STRUCT/CONVEY	9	5	9	71
TRESPASS WARNING	2	3	3	46
TRESPASS/DESIGNATD CONSTR SITE	0	0	1	4
TRESPASS-OTHER	41	27	22	51
UNLAW ACTS - SEXUAL DISEASE	1	0	1	2
UNLAWFUL SEXUAL ACT WITH A MINOR	1	0	0	3
UNREGISTERED MOTOR VEHICLE	4	2	3	12
UTTER FORGED/COUNTERFEIT BILL CHECKS	17	39	29	227

UTTER'G FORGED INSTRUMENT	3	2	4	28
VIOL DL RESTRICTIONS	1	0	0	4
VIOL DOMESTIC PRETRIAL RELEASE	8	10	10	65
VIOL INJUNC PROTECT DOMES	21	27	23	281
VIOL OF PRE-COMMITMENT PLACEMENT	1	0	0	0
VIOL OF PROBATION - JUV	22	32	15	132
VIOLATION OF COND RELEASE	2	0	0	0
VIOL PRETRIAL RELEASE	3	3	2	20
VIOL PROBATION/COMM CO-ADULT	33	19	17	129
VIOL PROTECTIVE INJUNCTION	3	3	6	45
VIOLATION OF HOME DETENTION	3	3	0	13
VIOLATION PAROLE W/WO WARRANT	0	1	0	1
VIOLATION OF PROBATION W/WO WARRANT	1	0	0	0
WARRANT ARREST	282	280	301	3508
WEAPONS VIOLATION-OTHER	1	0	0	3
WORTHLESS CK-MK/UTTER/ISS	0	1	0	3
WRITTEN THREATS-KILL/INJ	0	2	1	20
Total	3,536	3,548	3,536	33,142

Data retrieved via ACISS query "Incident/Offense Report Summary (MATRIX) – ALL CHARGES."

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