

# LEALMAN STUDY AREA

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**FINDING OF NECESSITY ANALYSIS  
TO ESTABLISH A LEALMAN COMMUNITY  
REDEVELOPMENT AREA**

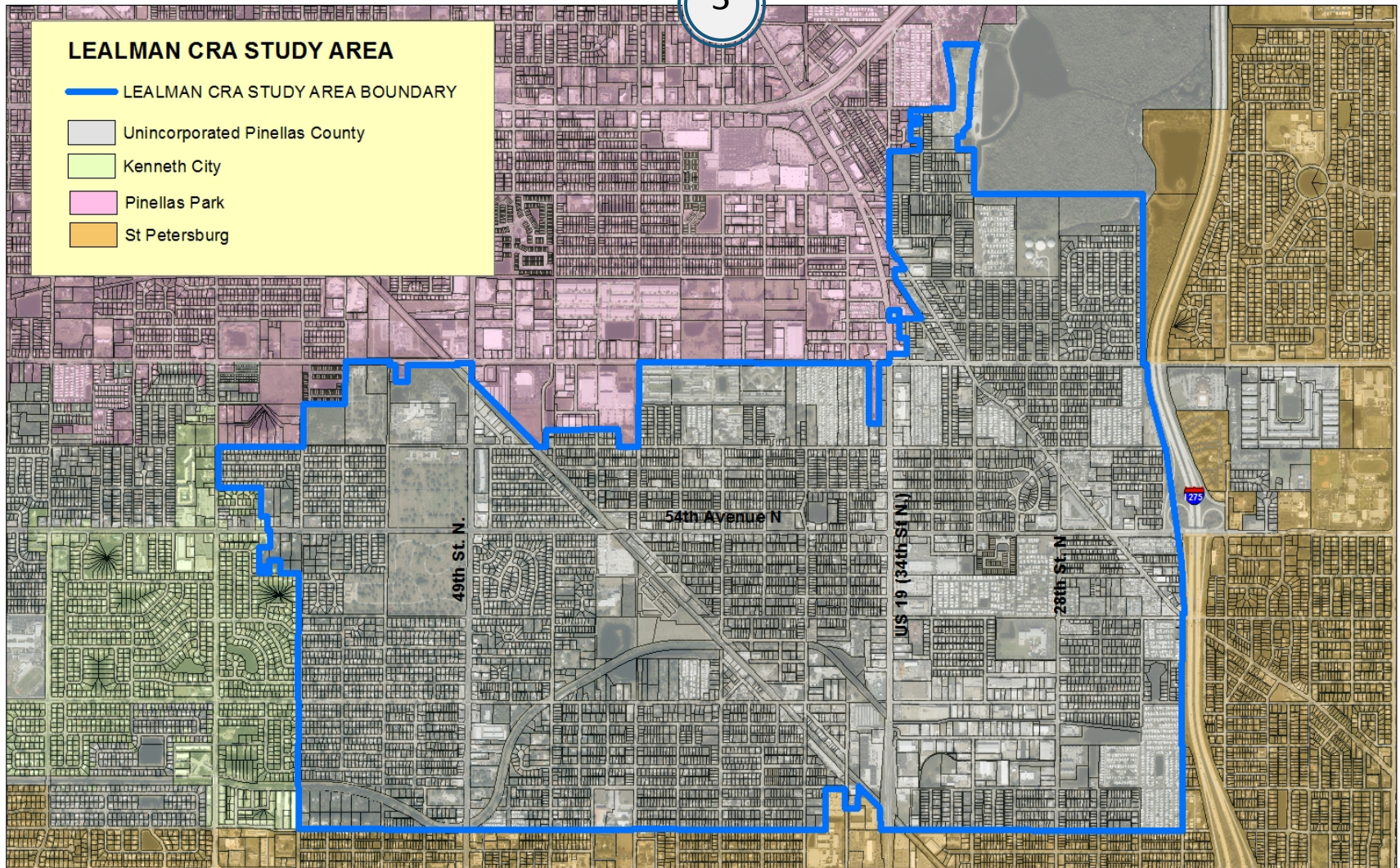
# WHAT IS THE LEALMAN FINDING OF NECESSITY?

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- Prepared to fulfill requirements of Community Redevelopment Act of 1969 (Chapter 163 Part III, F.S.)
- First step in creating a Community Redevelopment Area (CRA) and Tax Increment Financing (TIF) district
- Consists of review and analysis of 14 statutory conditions to determine if blighting conditions are present

# LEALMAN STUDY AREA

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# STUDY AREA CHARACTERISTICS / INDICATORS

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- 3.9 Square Miles (2,525 acres)
- Population of 18,902 (2014 Estimated)
- Median Household Income is \$30,358, compared to \$43,937 Countywide
- 22.7% of households make less than \$15,000, compared to 13.9% Countywide



# SUMMARY OF CHALLENGES

## 2014 LEALMAN CITIZEN AND STAKEHOLDER RESEARCH STUDY

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- Poorly 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

# SUMMARY OF CHALLENGES (CONT'D)

2014 LEALMAN CITIZEN AND STAKEHOLDER RESEARCH STUDY

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- Potential for Joe's Creek Industrial Park not fully realized
  - Park is not at full capacity
  - Need to increase the appeal of the Park to potential manufacturing companies
- 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

# FINDING OF NECESSITY METHODOLOGY

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- Between 2001-2014 multiple studies, plans and surveys performed/developed for the Lealman Area
- Area identified as one of the 5 target areas in Economics of Poverty Report (2012)
- Finding of Necessity methodology is based on data and analysis of previous studies, field observations (windshield survey), and more recent data from the Property Appraiser, Enterprise GIS, Economic Development, Sheriff's Office, Building Permits, and Code Enforcement

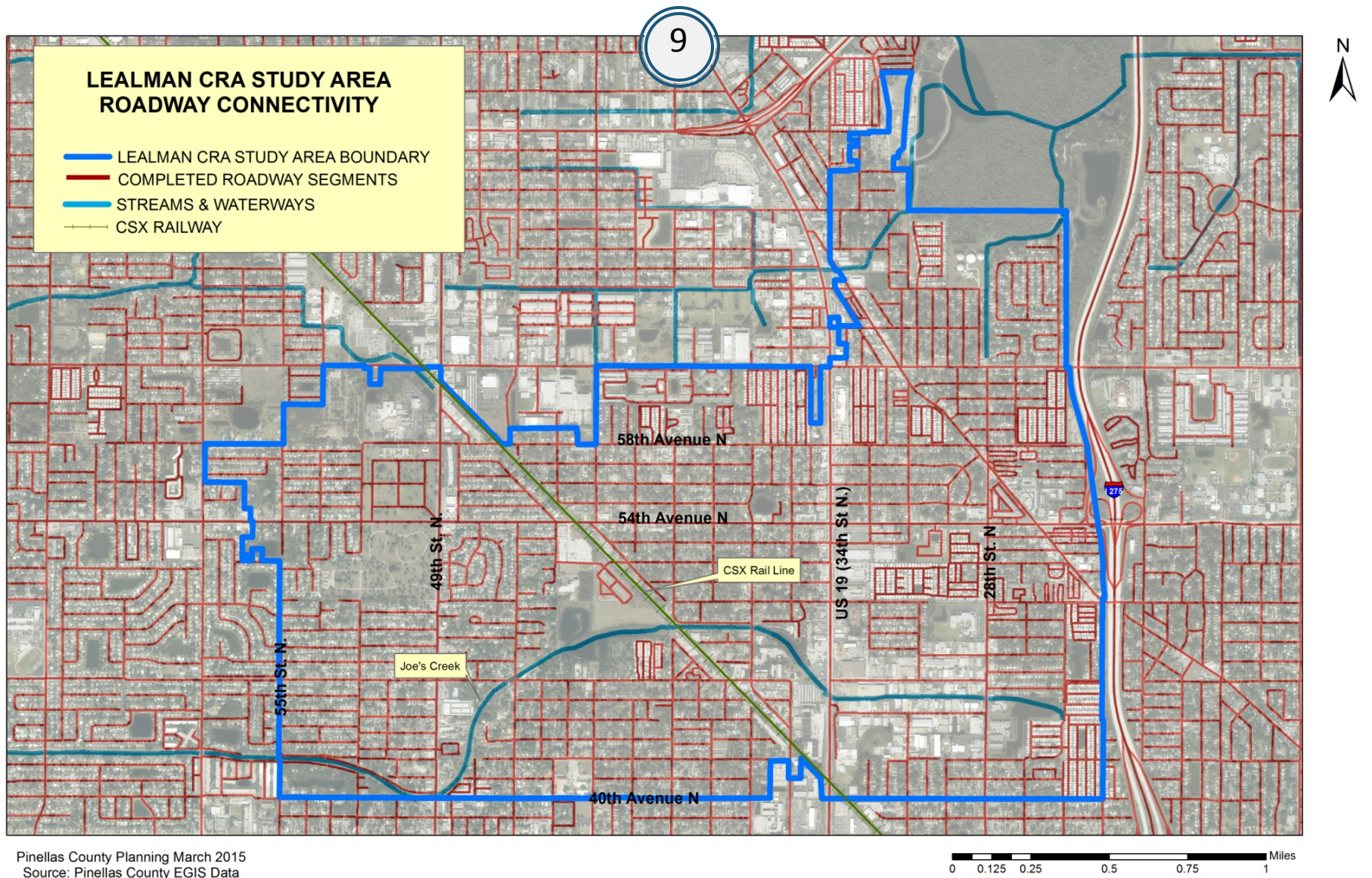
# FINDING OF NECESSITY SUMMARY

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- The Lealman Study Area exhibits 9 of the 14 required blight factors necessary to determine that the area meets the criteria for establishment of a Community Redevelopment Area (minimum of 2 blight factors are required)
  - Defective/Inadequate Transportation Facilities
  - Falling/stagnant aggregate assessed values of real property over the last 5 years
  - Faulty Lot Layout
  - Unsanitary / Unsafe Conditions
  - Site Deterioration
  - Incidence of Crime compared to remainder of County
  - Incidence of Fire/EMS Calls compared to remainder of County
  - Incidence of Florida Building Code Violations compared to remainder of County
  - Governmentally owned property with adverse environmental conditions

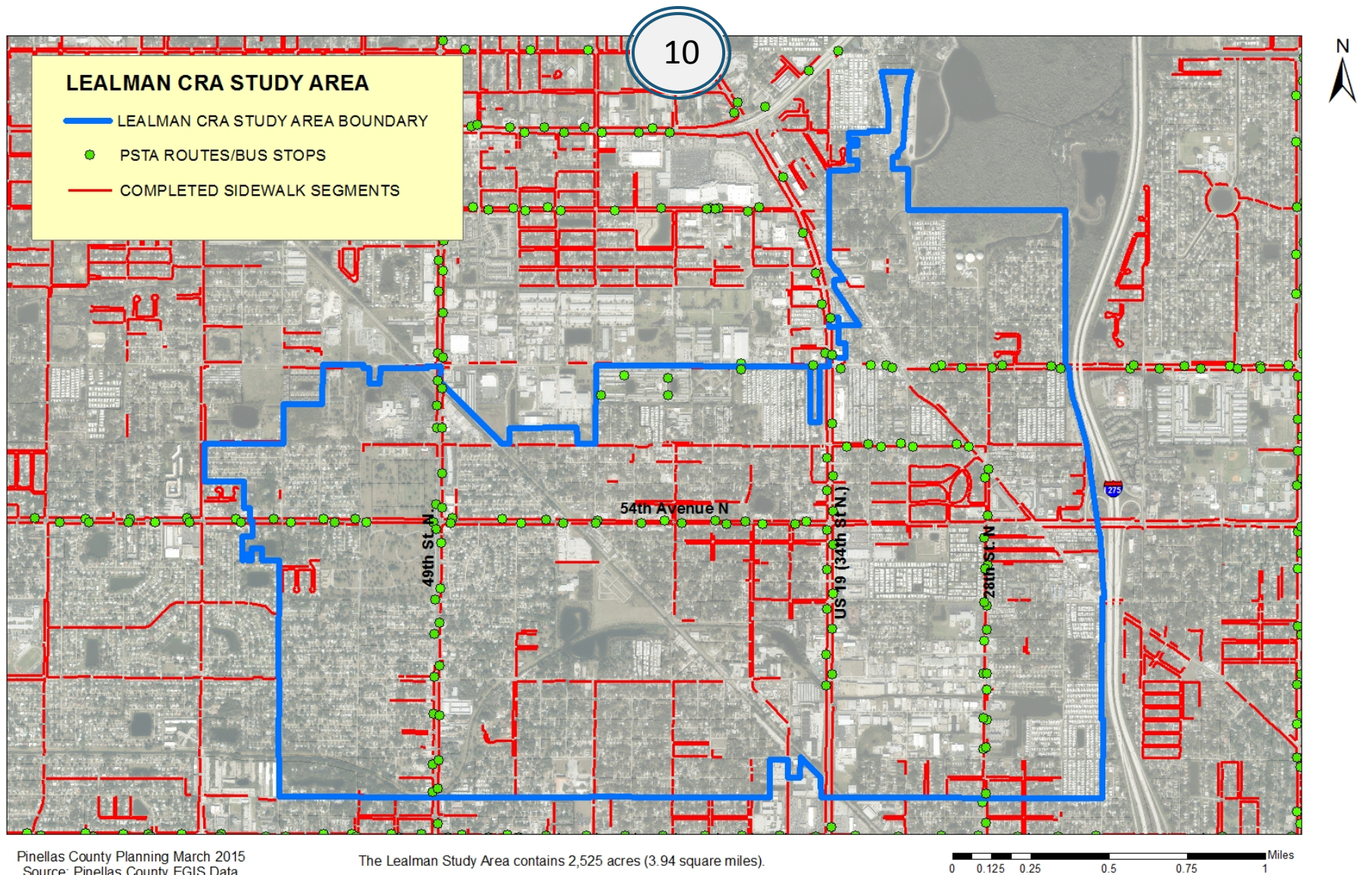


# ROADWAY CONNECTIVITY



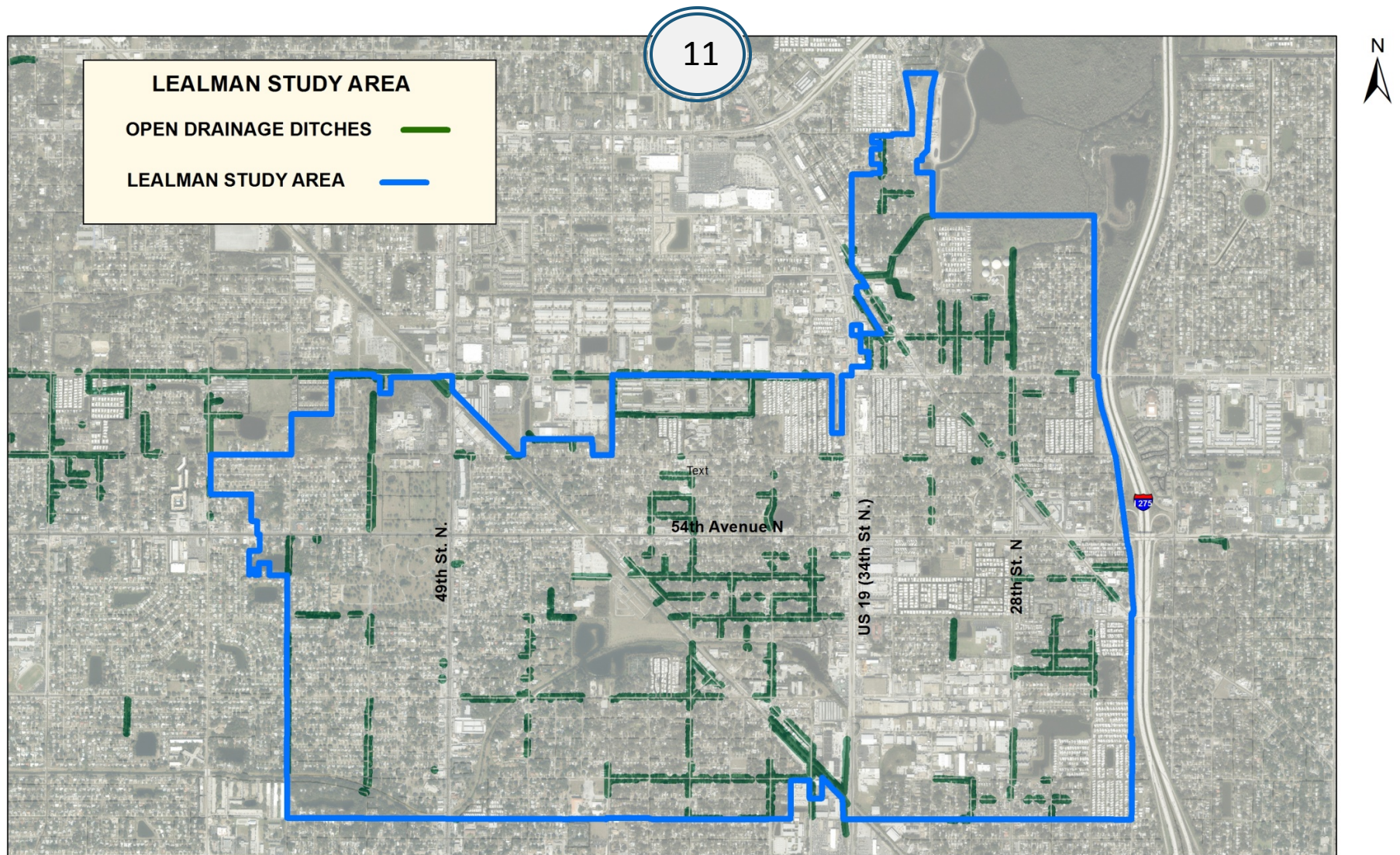


# SIDEWALKS & BUS ROUTES





# OPEN DRAINAGE DITCHES



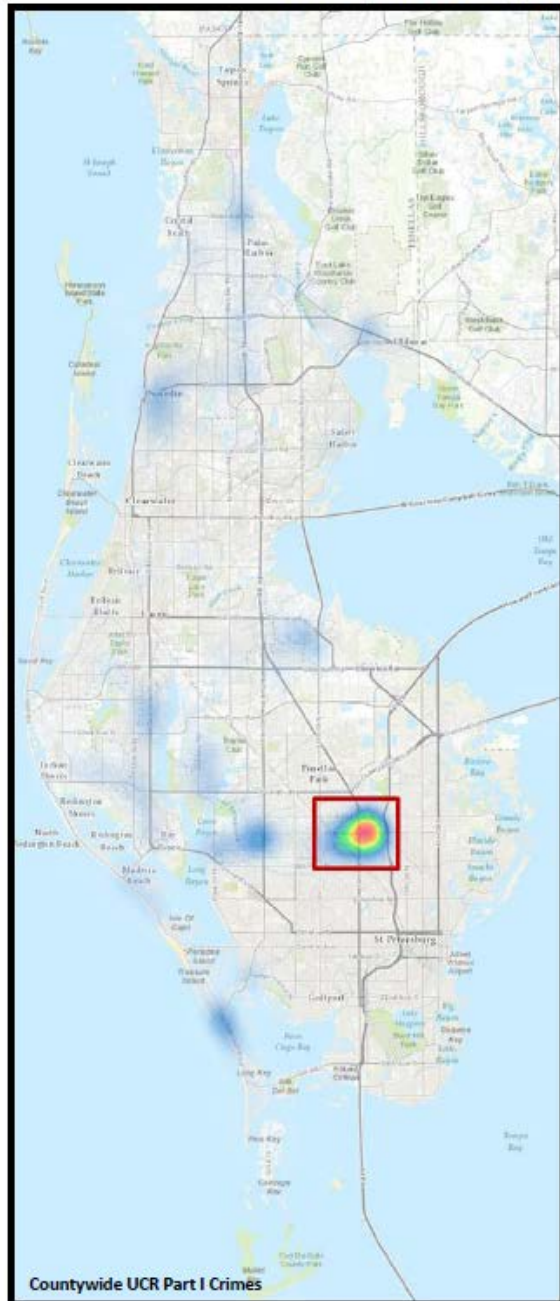


# UNSAFE CONDITIONS

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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.



The rate of criminal incidence per capita within the Lealman Study Area is more than twice the rate of incidence per capita in the remaining Pinellas County Sheriff's Service Area

# FIRE, EMS, CODE ENFORCEMENT

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- Fire and EMS dispatches parallel the rates of criminal incidences.
- Lealman represents approximately 1.5% of total parcels in Pinellas County
- However, approximately 6% of all Fire and 5% of all EMS calls countywide take place in Lealman
- The rate of fire incidences on a per parcel basis is almost 3 times higher than the remaining county
- The rate of EMS incidences is approximately 4 times higher than the remaining county
- Similar rates are indicative when evaluating code enforcement cases and building code violations.



# CONCLUSIONS

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- The Lealman Study Area meets the criteria to be established as a Community Redevelopment Area (CRA)
- Establishment of a Tax Increment Financing District will dedicate additional revenues in the area that can be combined with existing resources to effect positive change
- Community engagement early in the planning process will be critical in addressing challenges identified in the 2014 Lealman Citizen and Stakeholder Research Study

# NEXT STEPS

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- May –June 2015 > Public Outreach to introduce Finding of Necessity and why it is important to establish CRA
- June 23, 2015 > BCC considers a resolution to:
  - Declare a Finding of Necessity for the Lealman Study Area
  - Declare need for a Community Redevelopment Agency
  - Provide authorization to proceed with Redevelopment Plan
  - Direct the creation of a Lealman CRA Advisory Committee
- June 23, 2015 > Authorize advertisement of Ordinance establishing Community Redevelopment Agency / appointing BCC as such
- July 21, 2015 > BCC adopts an ordinance establishing Community Redevelopment Agency/appoints BCC as such
- July 21, 2015 > Resolution of BCC establishing the Lealman CRA Advisory Committee

## NEXT STEPS (CONT'D)

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- July – August 2015 > Recruit/advertise for CRA Committee members
- August 18, 2015 > BCC appoints Lealman CRA Advisory Committee
- August – September 2015 > Lealman Advisory Committee and Staff meeting to “kick off” the process of preparing the Redevelopment Plan
- September 2015-Summer 2016 > Draft Redevelopment Plan
- Summer 2016 > Adopt Redevelopment Plan and Approve TIF

# QUESTIONS?

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