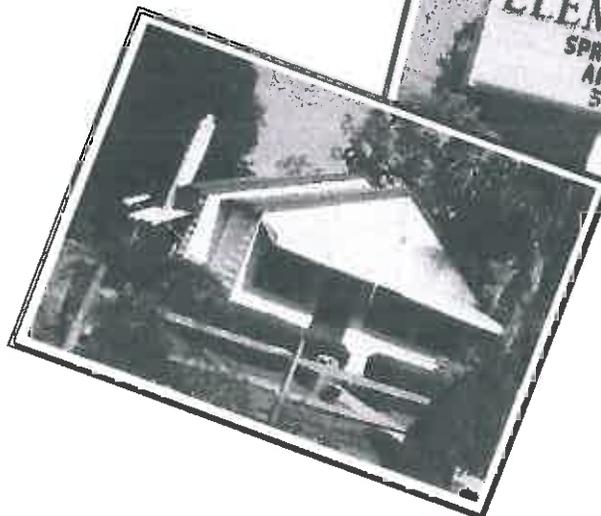
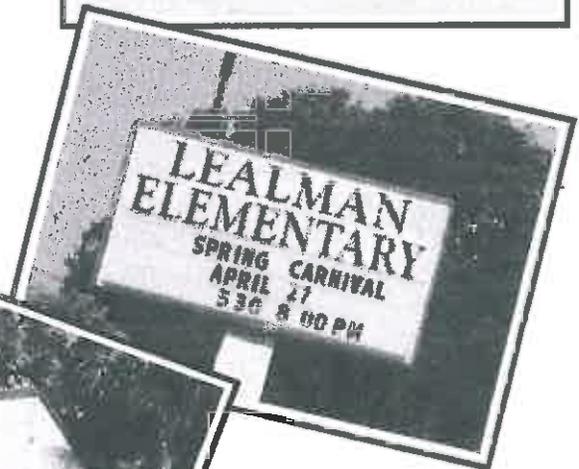


A Revitalization Plan for the Lealman Community



**A REVITALIZATION PLAN
FOR
THE LEALMAN COMMUNITY**

**Targeting Central and East Lealman
For Development Of
A
Neighborhood Revitalization Strategy**

Prepared By:

**The Lealman Planning Team
Pinellas County Planning Department
Pinellas County Community Development**

July 17, 2001

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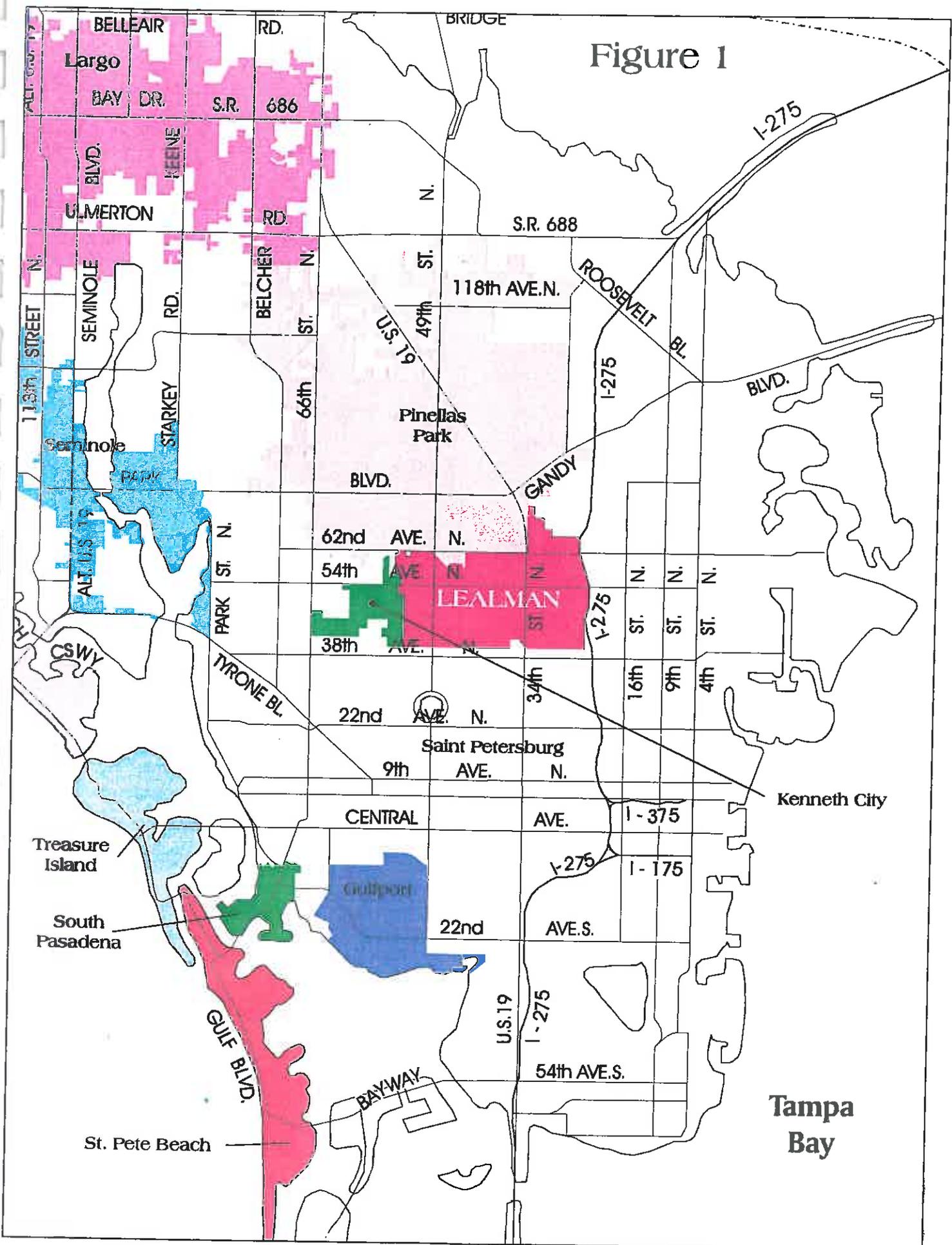
INTRODUCTION

Lealman is a large area of unincorporated 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**). Encompassing almost 2000 acres, it is a community today of over 20,000 people. Lealman is actually one of the earliest communities to appear on a Pinellas County map, appearing on the Pinellas County Soils Map as early as 1913. According to correspondence received by the Pinellas Historical Commission from Edna Lealman McKeon, Lealman was prominent as the main stop along the old Orange Belt Railroad in the late 1800's. According to Edna Lealman McKeon, the name "Lealman" is actually believed to have originated around 1879 to 1885 when Elias B. Lealman acquired first 40 acres and then 45 acres along what is now 54th Avenue North. Originally a community of farms, fruit growers, cattle ranchers and a post office, today Lealman is largely a residential community. The old railroad depot is gone, as is the post office.

Based on demographic and socio-economic data, as well as anecdotal input from community residents, it is possible today to characterize Lealman as three distinct communities – West, Central and East Lealman. However, the "hub" of old Lealman, based on the location of Elias Lealman's original homestead as well as the location of the railroad depot and post office most likely remains Central Lealman.

Single family detached homes make up 40 to 50 percent of the housing in Lealman. However, at least 22 percent of the East Lealman area is developed with mobile homes, almost 25 percent of the area is developed with commercial and industrial uses, and over 5 percent of the area is occupied by duplexes, triplexes or multi-family housing. In contrast, in West Lealman, there are no mobile homes, very few duplexes, triplexes or apartments, and very few commercial or industrial uses. As a whole, West Lealman is the more recently developed portion of Lealman with homes predominantly being built during the 1950s, 1960s and 1970s. In contrast, Central Lealman has over 10 percent of its area developed with duplexes, triplexes and multi-family housing and as a whole the housing stock is older, with a significant portion of the housing being built from the 1930s through 1950. In fact, much of Central Lealman was developed from 1900 through the 1930s (see **Figure 2**). Additional information of this type is provided later in the Demographic Overview.

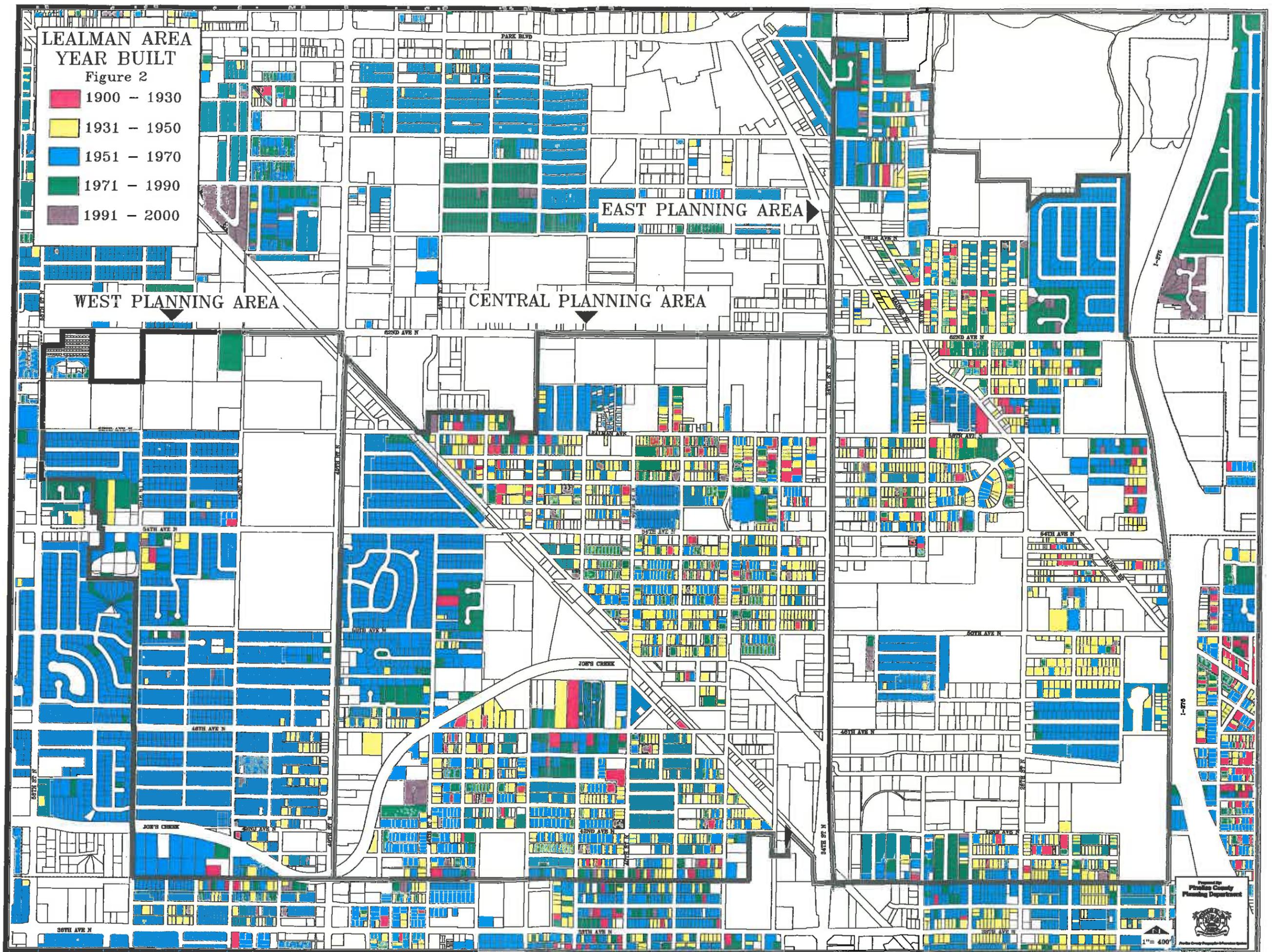
Figure 1



LEALMAN AREA
YEAR BUILT

Figure 2

- 1900 - 1930
- 1931 - 1950
- 1951 - 1970
- 1971 - 1990
- 1991 - 2000



BOUNDARIES OF THE LEALMAN PLANNING AREA

As evidenced from the previous discussion, the Lealman Community can be readily broken down into three distinct planning areas: West Lealman, Central Lealman, and East Lealman. The specific boundaries of each area are depicted in **Figure 3**. The planning areas are contiguous to one another, and are defined below.

West Lealman

West Lealman is generally bounded to the north by 62nd Avenue North. To the west the boundaries are generally 55th Street North up to where it meets 54th Avenue N, at which point the boundary heads west over to 58th Street North. The southern boundary is 40th Avenue North and the eastern boundary is the commercial corridor of 49th Street North.

Central Lealman

Central Lealman is generally bounded to the north by 62nd Avenue North and the municipal boundary of the City of Pinellas Park, to the west by 49th Street North, to the south by 40th Avenue North, and to the east by the 34th Street (U.S. Highway 19) commercial corridor.

East Lealman

East Lealman is bounded to the north by 74th Avenue North, although the boundary "stairsteps" down to the east, around Sawgrass Lake Park, and ends at the eastern boundary, the Interstate (I-275). The western boundary is the 34th Street (U.S. Highway 19) commercial corridor. The southern boundary is 40th Avenue North and the eastern boundary is the Interstate.

EXISTING AND FUTURE LAND USE DATA

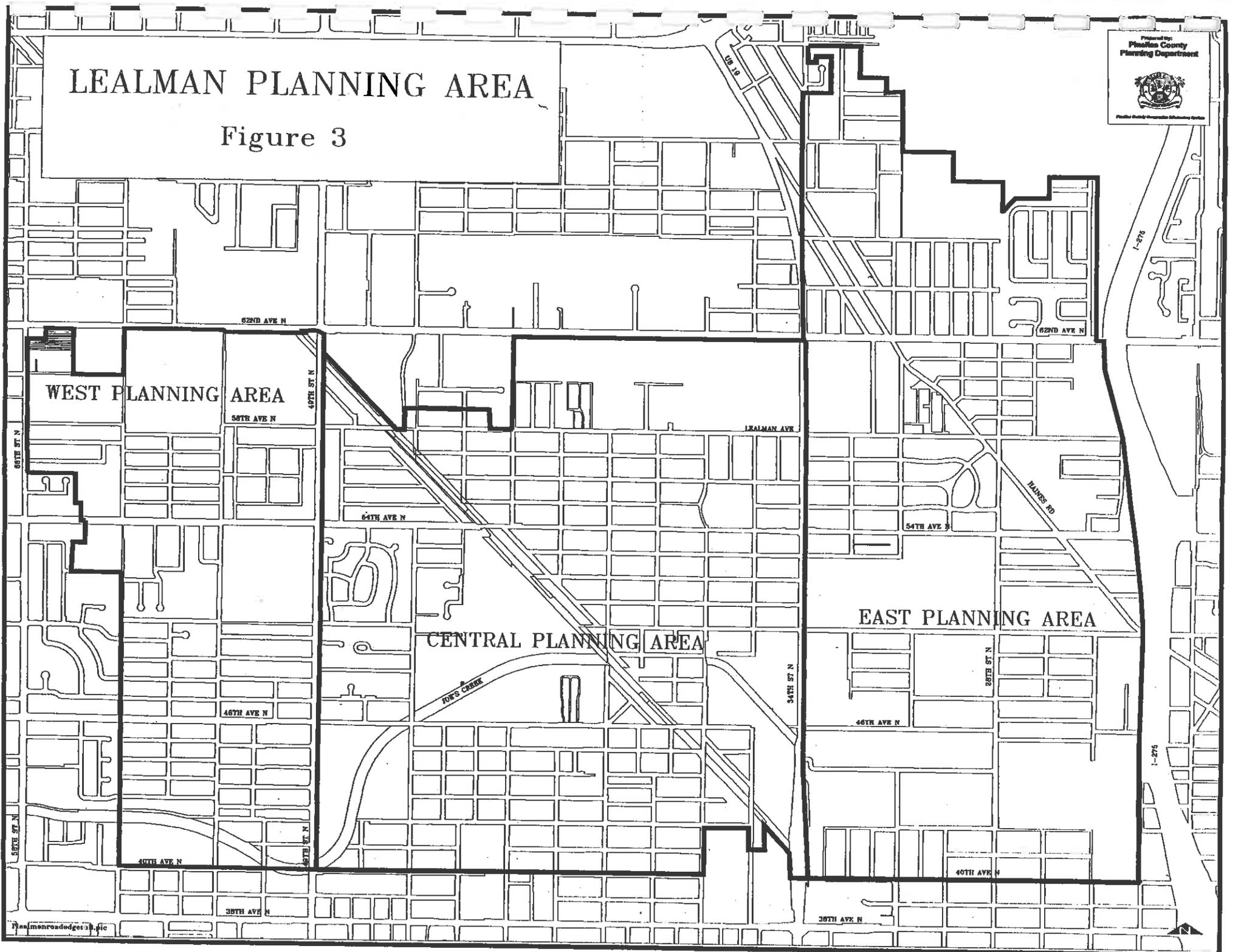
Existing Land Use

Figure 4 provides an overview of the existing land use characteristics for West, Central and East Lealman. It also provides an understanding of the relationship in each area between residential and non-residential uses. **Tables 1, 2, and 3** correspond to the Figures and provide a percentage breakdown for the different types of existing land uses.

West Lealman is for the most part developed as a low density single-family detached residential community, with the exception of some commercial development to the east along 49th Street and south of the large cemetery. Much

LEALMAN PLANNING AREA

Figure 3



WEST PLANNING AREA

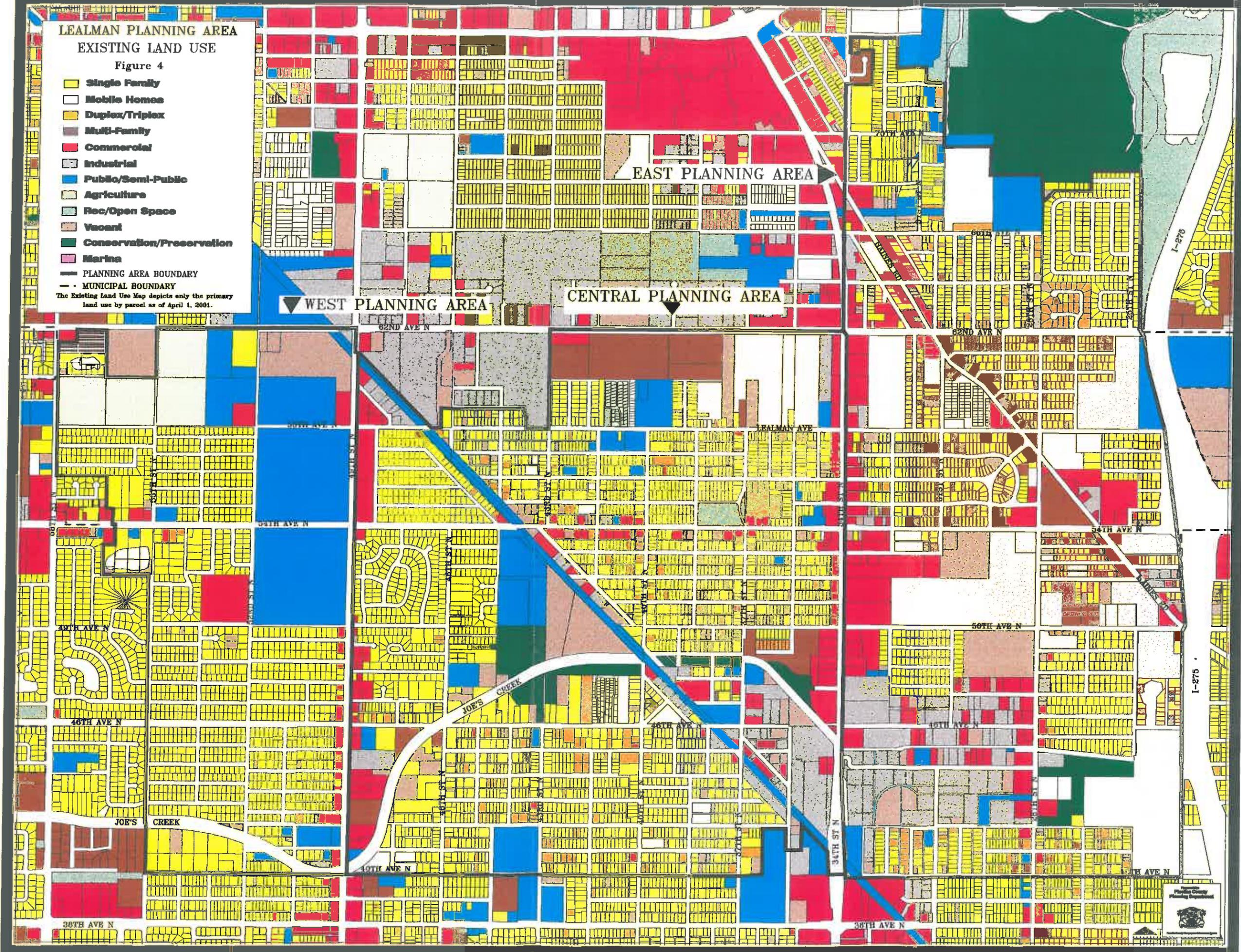
CENTRAL PLANNING AREA

EAST PLANNING AREA

**LEALMAN PLANNING AREA
EXISTING LAND USE**

Figure 4

- Single Family
 - Mobile Homes
 - Duplex/Triplex
 - Multi-Family
 - Commercial
 - Industrial
 - Public/Semi-Public
 - Agriculture
 - Rec/Open Space
 - Vacant
 - Conservation/Preservation
 - Marina
 - PLANNING AREA BOUNDARY
 - MUNICIPAL BOUNDARY
- The Existing Land Use Map depicts only the primary land use by parcel as of April 1, 2001.



**TABLE 1
EXISTING LAND USE
Lealman West Planning Area**

Existing Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Single Family	203.55	51.52	52,249.80	35.84
Mobile Home	N/A	N/A	5,486.89	3.76
Duplex-Triplex	1.09	.28	1,564.86	1.07
Multi-Family	1.46	.37	10,555.24	7.24
Commercial	19.47	4.93	10,681.71	7.33
Industrial	1.13	.29	5,535.91	3.80
Public/Semi-Public	100.86	25.53	12,552.19	8.61
Agricultural	46.35	11.73	734.29	.50
Recreation and Open Space	N/A	N/A	14,110.03	9.68
Vacant Land	21.18	5.36	9,659.98	6.63
Conservation/Preservation	N/A	N/A	22,637.35	15.53
Total Net Acreage*	395.09	100.00	145,768.25	99.99

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

*Does not include public-right-of-ways

**TABLE 2
EXISTING LAND USE
Lealman Central Planning Area**

Existing Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Single Family	375.41	50.40	52,249.80	35.84
Mobile Home	53.40	7.17	5,486.89	3.76
Duplex-Triplex	38.35	5.15	1,564.86	1.07
Multi-Family	44.55	5.98	10,555.24	7.24
Commercial	63.21	8.49	10,681.71	7.33
Industrial	5.82	.78	5,535.91	3.80
Public/Semi-Public	73.76	9.90	12,552.19	8.61
Agricultural	N/A	N/A	734.29	.50
Recreation and Open Space	4.78	.64	14,110.03	9.68
Vacant Land	59.34	7.97	9,659.98	6.63
Conservation/Preservation	24.17	3.25	22,637.35	15.53
Total Net Acreage*	744.79	99.73	145,768.25	99.99

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

* Net acreage does not include public right-of-ways

**TABLE 3
EXISTING LAND USE
Lealman East Planning Area**

Existing Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Single Family	264.74	34.05	52,249.80	35.84
Mobile Home	175.70	22.60	5,486.89	3.76
Duplex-Triplex	35.12	4.52	1,564.86	1.07
Multi-Family	14.82	1.91	10,555.24	7.24
Commercial	104.15	13.40	10,681.71	7.33
Industrial	76.00	9.78	5,535.91	3.80
Public/Semi-Public	34.68	4.46	12,552.19	8.61
Agricultural	0.36	.05	734.29	.50
Recreation and Open Space	0.06	.00	14,110.03	9.68
Vacant Land	60.45	7.78	9,659.98	6.63
Conservation/Preservation	11.33	1.46	22,637.35	15.53
Total Net Acreage	777.42	100.00	145,768.25	99.99

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

* Net acreage does not include public right-of-ways

of the development pattern is indicative of the age of development, with the classic subdivision layouts and lot arrangements common from the late 1950s through the 1970s.

Central Lealman is also largely residential; however a more diverse mixture of housing types is evident, including duplex/triplex and mobile homes. Commercial uses line both 49th Street to the west and 34th Street to the east. Additionally, the 54th Avenue North corridor supports a diverse mix of commercial and retail uses, mixed in with single family homes. Vacant properties in the area include a large triangular tract adjacent to Joe's Creek purchased recently by the County for regional stormwater retention. To the west of the County property is another sizable vacant parcel, previously used for industrial uses, with some evidence of environmental contamination. Significant public/semi-public uses in the area include Lealman Avenue Elementary School, the Wellington School property, and Verizon phone/telecommunications. Joe's Creek flows through Central Lealman providing a physical barrier to north-south travel in many places. Additionally, the still-active railroad line runs the entire length of Central Lealman, diagonally from its northwest corner to the southeast corner. On the southeast edge of Central Lealman is an older industrial park/warehouse use, intermixed with some vacant and commercial properties. Lealman Park, a small neighborhood scale County-owned property located along 54th Avenue North, represents the only real protected public greenspace in Central Lealman. The condition and under-utilization of the Park, however, is a major issue for local residents.

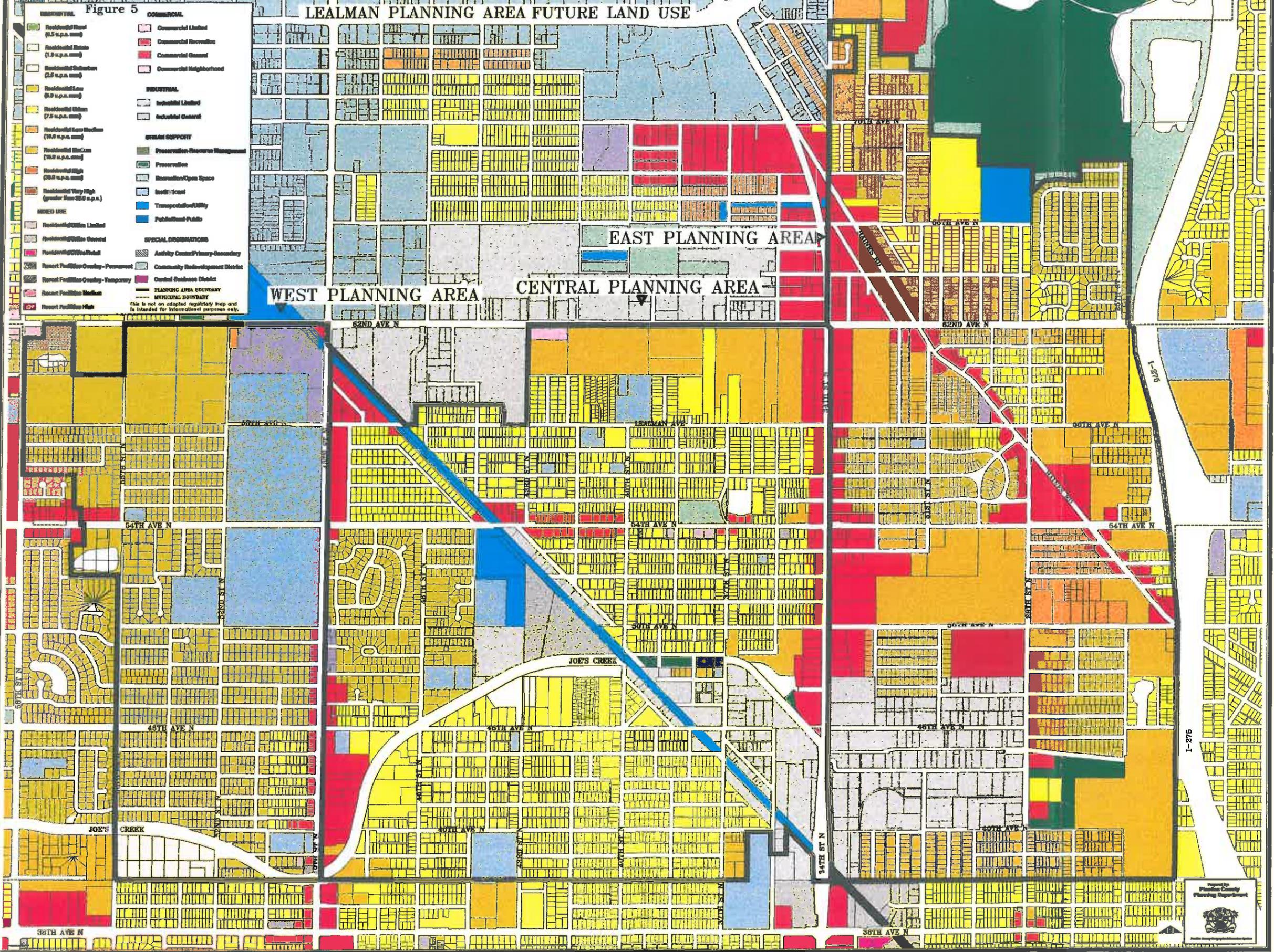
East Lealman has a much more diverse mix of uses than West or Central Lealman. The Joe's Creek Industrial Park is a large industrial and warehouse use on the western edge along 34th Street. The buildings and warehouses have been a part of Lealman for a long time. Commercial uses are more prevalent than in West and Central Lealman and are generally abutting the industrial park. Mobile home parks are prevalent and can be found in a range of conditions, from good to deplorable. Single family detached homes, and a good amount of duplexes/triplexes make up the remainder of the residential development. Sawgrass Park, a regional County park, dominates the northeast quadrant of East Lealman.

Future Land Use

A current representation of the future land uses, or regulatory land uses, governing development in Lealman is provided in **Figure 5**. **Tables 4, 5 and 6** provide a percentage breakdown of each type of use in each of the three areas. Overall, the future land uses in Lealman are largely reflective of existing uses. A general discussion follows.

Figure 5

LEALMAN PLANNING AREA FUTURE LAND USE



RESIDENTIAL	COMMERCIAL
Residential Rural (0.5 u.p.a. min)	Commercial Limited
Residential Single (1.0 u.p.a. min)	Commercial Revolving
Residential Suburban (2.0 u.p.a. min)	Commercial General
Residential Low (3.0 u.p.a. min)	Commercial Neighborhood
Residential Medium (7.5 u.p.a. min)	
Residential Low Medium (10.0 u.p.a. min)	
Residential High (15.0 u.p.a. min)	
Residential Very High (greater than 20.0 u.p.a.)	

MIXED USE	INDUSTRIAL
Residential/Office Limited	Industrial Limited
Residential/Office General	Industrial General
Residential/Office Retail	
Resort Facilities Overlay - Permanent	
Resort Facilities Overlay - Temporary	
Resort Facilities Medium	
Resort Facilities High	

URBAN SUPPORT	SPECIAL DISTRIBUTIONS
Preservation-Resource Management	Activity Center/Primary-Secondary
Preservation	Community Redevelopment District
Recreation/Open Space	Central Business District
Health/Travel	
Transportation/Utility	
Public/Institutional	

BOUNDARIES
PLANNING AREA BOUNDARY
MUNICIPAL BOUNDARY

This is not an adopted regulatory map and is intended for informational purposes only.



FUTURE LAND USE PINELLAS COUNTY, FLORIDA

Figure 5

RESIDENTIAL

-  Residential Rural
(0.5 u.p.a. max)
-  Residential Estate
(1.0 u.p.a. max)
-  Residential Suburban
(2.5 u.p.a. max)
-  Residential Low
(5.0 u.p.a. max)
-  Residential Urban
(7.5 u.p.a. max)
-  Residential Low Medium
(10.0 u.p.a. max)
-  Residential Medium
(15.0 u.p.a. max)
-  Residential High
(30.0 u.p.a. max)
-  Residential Very High
(greater than 30.0 u.p.a.)

MIXED USE

-  Residential/Office Limited
-  Residential/Office General
-  Residential/Office/Retail
-  Resort Facilities Overlay - Permanent
-  Resort Facilities Overlay - Temporary
-  Resort Facilities Medium
-  Resort Facilities High

COMMERCIAL

-  Commercial Limited
-  Commercial Recreation
-  Commercial General
-  Commercial Neighborhood

INDUSTRIAL

-  Industrial Limited
-  Industrial General

URBAN SUPPORT

-  Preservation-Resource Management
-  Preservation
-  Recreation/Open Space
-  Institutional
-  Transportation/Utility
-  Public/Semi-Public

SPECIAL DESIGNATIONS

-  Activity Center/Primary-Secondary
-  Community Redevelopment District
-  Central Business District

This is not an adopted regulatory map and is intended for informational purposes only.

**TABLE 4
FUTURE LAND USE
Lealman West Planning Area**

Future Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Central Business District	N/A	N/A	858.68	.58
Commercial General	8.24	2.09	6,639.95	4.55
Commercial Limited	N/A	N/A	183.98	.12
Commercial Neighborhood	N/A	N/A	94.39	.06
Commercial Recreational	N/A	N/A	240.90	.16
Community Redevelopment District	N/A	N/A	1,453.67	.99
Institutional	101.37	25.75	6,451.02	4.42
Industrial General	N/A	N/A	1,513.93	.94
Industrial Limited	N/A	N/A	8,125.01	5.57
Preservation	N/A	N/A	14,169.24	9.71
Preservation-Resource Management	N/A	N/A	4,234.92	2.90
Public/Semi-Public	N/A	N/A	4.65	.00
Residential/Office/Retail	N/A	N/A	1,905.10	1.30
Residential/Office General	18.38	4.66	2,232.59	1.53
Residential/Office/Limited	.29	.07	31.74	.02
Recreation/Open Space	N/A	N/A	12,612.36	8.64
Residential Estate	N/A	N/A	1,117.59	.76
Resort Facilities High	N/A	N/A	307.94	.21
Resort Facilities Medium	N/A	N/A	296.40	.20
Residential High	3.65	.92	1,090.07	.74
Residential Low	234.08	59.46	22,693.32	15.56
Residential Low Medium	.63	.15	3,753.50	2.57
Residential Medium	N/A	N/A	7,906.54	5.42
Residential Rural	N/A	N/A	4,362.31	2.99
Residential Suburban	15.18	3.85	5,884.62	4.03
Residential Urban	10.90	2.77	33,279.45	22.82
Residential Very High	N/A	N/A	5.27	.00
Transportation/Utilities	.94	.23	4,383.93	3.00
Total Net Acreage*	393.66	99.95	145,833.07	99.79

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

* Net acreage does not include public right-of-ways

**TABLE 5
FUTURE LAND USE
Lealman Central Planning Area**

Future Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Central Business District	N/A	N/A	858.68	.58
Commercial General	65.54	8.56	6,639.95	4.55
Commercial Limited	N/A	N/A	183.98	.12
Commercial Neighborhood	1.82	.23	94.39	.06
Commercial Recreational	N/A	N/A	240.90	.16
Community Redevelopment District	N/A	N/A	1,453.67	.99
Institutional	32.20	4.20	6,451.02	4.42
Industrial General	16.95	2.21	1,513.93	.94
Industrial Limited	62.46	8.16	8,125.01	5.57
Preservation	3.17	.41	14,169.24	9.71
Preservation-Resource Management	N/A	N/A	4,234.92	2.90
Public/Semi-Public	N/A	N/A	4.65	.00
Residential/Office/Retail	N/A	N/A	1,905.10	1.30
Residential/Office General	2.33	.30	2,232.59	1.53
Residential/Office/Limited	1.25	.16	31.74	.02
Recreation/Open Space	4.27	.55	12,612.36	8.64
Residential Estate	N/A	N/A	1,117.59	.76
Resort Facilities High	N/A	N/A	307.94	.21
Resort Facilities Medium	N/A	N/A	296.40	.20
Residential High	N/A	N/A	1,090.07	.74
Residential Low	71.53	9.35	22,693.32	15.56
Residential Low Medium	N/A	N/A	3,753.50	2.57
Residential Medium	77.98	10.19	7,906.54	5.42
Residential Rural	N/A	N/A	4,362.31	2.99
Residential Suburban	N/A	N/A	5,884.62	4.03
Residential Urban	392.98	51.37	33,279.45	22.82
Residential Very High	N/A	N/A	5.27	.00
Transportation/Utilities	32.47	4.24	4,383.93	3.00
Total Net Acreage*	764.95	99.93	145,833.07	99.79

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

* Net acreage does not include public right-of-ways

**TABLE 6
FUTURE LAND USE
Lealman East Planning Area**

Future Land Use Categories	Lealman Acreage	Lealman Percent	County Acreage	County Percent
Central Business District	N/A	N/A	858.68	.58
Commercial General	103.38	13.27	6,639.95	4.55
Commercial Limited	N/A	N/A	183.98	.12
Commercial Neighborhood	13.88	1.78	94.39	.06
Commercial Recreational	N/A	N/A	240.90	.16
Community Redevelopment District	N/A	N/A	1,453.67	.99
Institutional	.58	.07	6,451.02	4.42
Industrial General	N/A	N/A	1,513.93	.94
Industrial Limited	101.45	13.02	8,125.01	5.57
Preservation	12.16	1.56	14,169.24	9.71
Preservation-Resource Management	N/A	N/A	4,234.92	2.90
Public/Semi-Public	N/A	N/A	4.65	.00
Residential/Office/Retail	N/A	N/A	1,905.10	1.30
Residential/Office General	1.17	.14	2,232.59	1.53
Residential/Office/Limited	N/A	N/A	31.74	.02
Recreation/Open Space	N/A	N/A	12,612.36	8.64
Residential Estate	N/A	N/A	1,117.59	.76
Resort Facilities High	N/A	N/A	307.94	.21
Resort Facilities Medium	N/A	N/A	296.40	.20
Residential High	N/A	N/A	1,090.07	.74
Residential Low	175.83	22.58	22,693.32	15.56
Residential Low Medium	29.24	3.75	3,753.50	2.57
Residential Medium	238.38	30.61	7,906.54	5.42
Residential Rural	N/A	N/A	4,362.31	2.99
Residential Suburban	N/A	N/A	5,884.62	4.03
Residential Urban	91.05	11.69	33,279.45	22.82
Residential Very High	N/A	N/A	5.27	.00
Transportation/Utilities	11.46	1.47	4,383.93	3.00
Total Net Acreage	778.57	99.94	145,883.07	99.79

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

* Net acreage does not include public right-of-ways

West Lealman is represented almost entirely as a community designated as Residential Low which allows a maximum density of 5 dwelling units per acre (u.p.a.). The large area designated as Institutional on the eastern boundary reflects the cemetery, and commercial land uses are located along the 49th Street corridor.

Central Lealman is more diverse than West Lealman. Residential Low and Residential Urban land use designations allow development at up to 5.0 u.p.a. and 7.5 u.p.a, respectively. Several large mobile home parks are evident, mostly on the northern edge of the area, and are represented as Residential Medium (up to 15 dwelling units per acre on the Future Land Use Map). In addition, commercial uses are located on both the western and eastern boundaries of Central Lealman along the 49th Street and 34th Street corridors, as well as 54th Avenue North. The Transportation/Utility designation bisecting Central Lealman recognizes the railroad corridor and an adjacent communications facility. The large industrial "triangle" consists of a vacant parcel recently purchased by the County and planned for a regional stormwater treatment facility. To the west of, and adjacent to, that property is another vacant industrial parcel under private ownership. On the southeastern boundary of Central Lealman the Industrial Limited land use designation is supporting industrial/warehouse uses.

East Lealman becomes even more diverse with its mix of commercial, single-family residential, mobile homes, multi-family and industrial designations throughout the area. Haines Road and 34th Street are the main commercial corridors. The preservation designation in the southeast portion of East Lealman denotes County property used for flood storage and retention. Sawgrass Lake Park, a regional County park, is located in the northeast portion of the planning area and is designated as Recreation - Open Space on the Future Land Use Map.

DEMOGRAPHIC OVERVIEW

Population Characteristics in Lealman

Table 7 depicts the population breakdown and population characteristics of West, Central and East Lealman. The year 2000 population (based on the 2000 U.S. Census) of West Lealman is 3,980; for Central Lealman the estimate is 7,854 and for East Lealman the estimate is 7,597. There was practically no change in population in Central or West Lealman from the 1990 Census to the 2000 Census. East Lealman experienced a slight 2.6 percent increase over the 1990 population. The population for all of Lealman remains almost overwhelmingly white, although the percentage of both African-Americans and Asians increased dramatically from 1990 to 2000 in both East and Central Lealman. Additionally, the percentage of Hispanics increased significantly, particularly in Central Lealman. Concomitantly, in each of the planning areas, the White population experienced a corresponding percentage decrease. Clearly, the make-up of the population is changing in Lealman, and planning for the future will need to take this into consideration.

TABLE 7
POPULATION CHARACTERISTICS IN LEALMAN
1990 – 2000

POPULATION	WEST LEALMAN			CENTRAL LEALMAN			EAST LEALMAN			PINELLAS COUNTY COUNTYWIDE		
	1990	2000	% Chng.	1990	2000	% Chng.	1990 ¹	2000	% Chng.	1990	2000	% Chng.
TOTAL	3,991	3,980	-0.3%	7,816	7,854	0.5%	7,405	7,597	2.6%	851,659	921,482	8.2%
UNDER 18 YEARS	701	786	12.1%	1,561	1,733	11%	1,367	1,494	9.3%	151,456	177,533	17.2%
OVER 65 YEARS.	805	na	-	1,915	na	-	2,029	na	-	221,668	na	-
MEDIAN AGE	na	na	-	na	na	-	na	na	-	42.1 yrs	na	-
MALE	1,833	na	-	3,701	na	-	3,612	na	-	397,563	na	-
FEMALE	2,159	na	-	4,115	na	-	3,793	na	-	454,096	na	-
WHITE	3,474	2,397 ²	-31.0%	7,485	6,640 ²	-11.3%	7,135	6,538 ²	-8.3%	770,374	791,111 ²	2.7%
AFRICAN-AMERICAN	16	26 ²	62.5%	115	216 ²	87.8%	77	269 ²	249.4%	65,868	82,556 ²	25.3%
ASIAN	54 ⁴	59 ²	9.3%	143 ⁴	369 ²	158.0%	131 ⁴	332 ²	153.4%	9,790 ⁴	18,984 ²	93.90%
OTHER RACE	23	21 ²	-8.7%	90	62 ²	-31.1%	37	83 ²	124.3%	5,627	13,685 ²	143.2%
HISPANIC ORIGIN ³	89	134	50.6%	221	453	105.0%	163	260	59.5%	20,069	42,760	113%

Source: Bureau of the Census, 1990 and 2000

Compiled by the Pinellas County Planning Department, May 2001

na = Not Available.

¹The 1990 boundaries for West Lealman do not correspond exactly to the 2000 boundaries.

²Of the population choosing one race in 2000 Census

³Hispanic Origin of any race

⁴Includes number of Pacific Islanders in 1990

General Income Levels in Lealman

The 2000 Census data for this category is not available yet; therefore, the income data is derived from the 1990 Census. The median family income in 1990 was \$30,910 in West Lealman, \$24,575 in Central Lealman and \$ 22,840 in East Lealman. The countywide median family income for 1990 was \$32,634. Clearly, Central and East Lealman fall under the countywide income median. Please see **Table 8**.

Household Composition in Lealman

The 2000 Census data for this category is not available yet; therefore, the household composition data is based on the 1990 Census. In West Lealman there were 203 single parent households, and 954 married households with children under 18. In Central Lealman the number of single parent households increases significantly to 474, with 1,446 married households with children under 18. In East Lealman, there were 532 single parent households and 1,719 married households with children under 18. Please see **Table 9** that also provides a comparison between Lealman data and the countywide average, as well as a percentage breakdown of the household composition information above. The 2000 Census data will be reviewed as soon as it becomes available to see if these household characteristics continue to be accurate.

Education Levels in Lealman

Table 10 depicts the education level, based on the 1990 Census, in West, Central and East Lealman, and includes a countywide figure for comparison. In West Lealman, 68.6 percent of the residents 25 years of age and older have at least a high school diploma and 9.8 percent have a bachelor's degree or higher. In Central Lealman, 58.6 percent of the residents have at least a high school diploma and 5.80 percent have a bachelor's degree or higher. In East Lealman, 59.9 percent of the residents have at least a high school diploma and 6.1 percent have a bachelor's degree or higher. On a countywide basis, the average is 78 percent with at least a high school diploma and 18.5 percent with a bachelor's degree or higher.

Home Ownership versus Rentals in Lealman

Home ownership versus rental information for 1990 is characterized as follows: In West Lealman, 89 percent of the housing units were owner-occupied while 11 percent of the housing units were rentals. In Central Lealman approximately 55 percent of the housing units were owner-occupied while the remaining 45 percent were rentals. In East Lealman approximately 68 percent of the housing units were owner-occupied while 32 percent were rentals (see **Table 11**). Based upon these 1990 Census figures, Central Lealman has the most renter-occupied

housing. **Table 12** identifies the number of properties in Central Lealman with homestead exemption as of 2001. Properties receiving homestead exemption must be the primary residence of the property owner; rental units are not eligible for homestead exemption.

**TABLE 8
GENERAL INCOME LEVELS IN LEALMAN (1990)**

	WEST LEALMAN	CENTRAL LEALMAN	EAST LEALMAN	COUNTYWIDE
Median Family Income (1990 Census)	\$30,910	\$24,575	\$22,840	\$32,634
Population 18 plus under poverty level	8.3%	15.3%	12.2%	8.7%

Source: 1990 Census Compiled by the Pinellas County Planning Department.

**TABLE 9
HOUSEHOLD COMPOSITION IN LEALMAN (1990)**

	WEST LEALMAN		CENTRAL LEALMAN		EAST LEALMAN		COUNTYWIDE	
Single parent household, with children	203	11.2%	474	12.9%	532	13.5%	45,525	12.0%
Married family household, with children	954	53.0%	1,446	39.1%	1,719	43.9%	191,029	50.2%
Household, No children	643	35.8%	1,774	48.0%	1,670	42.6%	144,081	37.9%

Source: 1990 Census Compiled by Pinellas County Planning Department.

**TABLE 10
EDUCATION LEVELS IN LEALMAN (1990)
Persons 25 years and older**

	WEST LEALMAN		CENTRAL LEALMAN		EAST LEALMAN		COUNTYWIDE	
Less than 9 th Grade	276	9.2%	695	12.2%	716	11.8%	41,960	6.6%
9 th – 12 th (no diploma)	685	22.8%	1,664	29.1%	1,578	25.9%	98,030	15.4%
High School Graduate	938	31.2%	1,972	34.5%	2,126	35.0%	201,917	31.6%
Some College, No Degree	691	23.0%	728	12.8%	751	12.3%	134,674	21.1%
Associate Degree	138	4.6%	318	5.5%	393	6.5%	43,485	6.8%
Bachelors Degree	233	7.7%	174	3.01%	260	4.3%	79,438	12.5%
Graduate Degree	63	2.1%	160	2.8%	107	1.8%	38,367	6.0%
Percent with a Bachelor's, or Higher, Degree	9.8%		5.8%		6.1%		18.5%	

Source: 1990 Census Compiled by the Pinellas County Planning Department

TABLE 11 HOME OWNERSHIP VS. RENTALS IN LEALMAN (1990)							
WEST LEALMAN		CENTRAL LEALMAN		EAST LEALMAN		COUNTYWIDE	
Home Ownership	Rental	Home Ownership	Rental	Home Ownership	Rental	Home Ownership	Rental
89.1%	10.9%	55%	45%	67.7%	32.3%	69.1%	30.9

Source: 1990 Census Compiled by the Pinellas County Planning Department

TABLE 12 LEALMAN AREA HOMESTEAD EXEMPTION PROPERTIES (2001)		
TYPE OF DWELLING UNIT	CENTRAL LEALMAN DWELLING UNITS	CENTRAL LEALMAN DWELLING UNITS WITH HOMESTEAD EXEMPTION
Single Family Detached Home	2,246	1,485
Single-Family Detached, More than One Home on Lot	209	71
Duplex	330	62
Triplex	63	3
Stores or Offices with Apartments	5	4
TOTALS	2,853	1,625

Source: Pinellas County Planning Department (GIS)
Data as of 04/20/01

Number of Housing Units and Type in Lealman

Information on the number of single family, mobile home and multi-family units is provided in **Table 13**. This provides an overview of housing characteristics in the community.

**TABLE 13
NUMBER OF HOUSING UNITS AND TYPE IN LEALMAN (2000)**

	WEST LEALMAN	CENTRAL LEALMAN	EAST LEALMAN	COUNTYWIDE
Single family	1,491	2,223	1,732	244,028
Mobile Home	0	770	2,870	53,324
Multi-family	501	1,100	768	160,989
TOTAL	1,992	4,093	5,370	458,341

Source: 1990 Census Compiled by the Pinellas County Planning Department.

Relationship of Central and East Lealman Demographics to U.S. Department of Housing and Urban Development Eligibility Criteria for Designation of a Neighborhood Revitalization Strategy Area

The U. S. Department of Housing and Urban Development (HUD) allows jurisdictions to develop a neighborhood revitalization strategy for qualifying areas. If the strategy includes economic empowerment of low- and moderate-income persons, HUD, upon approval of the strategy, will grant the jurisdiction greater flexibility in the use of Community Development Block Grant (CDBG) funds. This flexibility includes tracking economic development benefits and housing assistance on an area wide rather than direct assistance basis.

In developing the strategy HUD requires a definition of the area boundaries, demographic criteria, consultation with area residents and stakeholders, an assessment of the area's economic situation and an examination of economic development opportunities. Additionally, there must be a realistic development strategy, and the strategy must identify the results expected to be achieved and must express them in terms that are readily measurable benchmarks. The Lealman Revitalization Plan meets these requirements and is being submitted to HUD for approval as such in the 2001/02 Annual Plan submission.

Based upon the most recent Low-Moderate-income summary data provided by HUD the Central Lealman and East Lealman planning areas previously described qualify as a Neighborhood Revitalization Strategy Area.

A HISTORY OF COMMUNITY PLANNING IN LEALMAN

Overview

Comprehensive neighborhood revitalization was first initiated in Pinellas County through participation in the Federal Community Development Block Grant (CDBG) program. This program was enacted into law as part of the 1974 Housing Act and began operations in 1975.

Early Initiatives

Lealman was one of the first areas of Pinellas County targeted for comprehensive neighborhood improvement under this program, with work in the community being initiated in 1976. Initial activity in the area focused on housing improvements and street paving. Community Development staff then began a more comprehensive revitalization process by holding monthly meetings at the Lealman Fire Station with the Lealman Citizens Advisory Committee and other interested agencies to identify needs, set goals, and establish a schedule of actions needed to achieve those goals. This study and needs assessment were completed in 1978, and addressed the area of Lealman east of 49th Street.

In June of 1979, a three-year plan of improvements was adopted by the Board of County Commissioners for what was known as the Lealman Target Area, a subsection of the study area bounded by U.S. 19 on the east, Joe's Creek on the south, 46th Street and the CSX Railroad on the west, and 58th and 62nd Avenues on the north. The plan called for continuation of housing preservation activities, upgrading waterlines and fire hydrants, repaving of additional neighborhood streets, street signage, clean-up campaigns, the development of a neighborhood center and of a community park that was to be maintained by the Lealman Community Association. All planned activities were completed with the exception of the neighborhood center. Lealman Park was dedicated in 1978 and included picnic shelters, tables, benches, barbecue grills and playground equipment. By the mid-1980s, the Lealman Community Association indicated to the County that it was no longer able to maintain the park and a succession of other agencies attempted to provide maintenance until ultimately in June of 1991 the County took over maintenance responsibility.

A second target area was established in Lealman in 1983 – the Lealman II Neighborhood Strategy Area (NSA). The NSA was located just south of Lealman I. Its boundaries were Joe's Creek and the CSX RR on the north, 35th St. N. on the east, 40th Ave. N. on the south, and 46th St. on the west. A citizens committee was formed and met monthly with Community Development staff at

the Disabled American Veterans' Hall on 37th St. N. A major program of road reconstruction and drainage improvements was accomplished, along with additional housing improvements, sidewalks, traffic signs, neighborhood cleanup, and improved sanitary sewer, waterline and fire hydrant coverage.

It was assumed that by providing Lealman with the level of services and programs described above, a significant long-term improvement in neighborhood conditions would be achieved. The level of services delivered to the Lealman Community during the late seventies and the early eighties was designed to address all of the needs that were identified by the residents at that time. However, with Lealman being the first neighborhood in which Pinellas County implemented Community Development strategies, some of the assumptions about the long term impacts of various neighborhood treatments were, in retrospect, over estimated.

In any revitalization effort, the level of improvements funded and facilitated by the Public Sector serve to stimulate private sector involvement, and ultimately investment, in the target community. This is the process that serves to sustain the revitalization of a neighborhood after Community Development resources have been applied. When the County worked in the Lealman Community in the past, a significant proportion of property owners did not elect to participate in available housing assistance programs or to invest private sector resources in the improvement of their properties. To a major degree, this was due to the fact that large tracts of undeveloped land were still available in central and northern Pinellas County during those years, and private sector development resources were being focussed elsewhere. Despite the fact that the Lealman Community had been significantly improved as a result of the Community Development Resources applied there, the community was still unable to compete for, and attract, any significant level of private sector investment, when compared to other areas of the County.

Pinellas County Comprehensive Plan and Its Relationship to Community Planning

In 1989, pursuant to Florida's 1985 Growth Management Act, Pinellas County adopted its Comprehensive Plan. The Comprehensive Plan was comprised of individual Elements providing a policy framework guiding the Board of County Commissioner's decisions and long range planning for Future Land Use, Traffic Circulation, Conservation, Coastal Management, Housing, Intergovernmental Coordination, Recreation and Open Space, Sewer, Water Supply, Solid Waste and Drainage. While not specific to Lealman, the policies were applicable throughout the unincorporated area and guided decision-making on land use cases, and other activities carried out in Lealman. Following adoption of the Comprehensive Plan, the voters in Pinellas County approved a one cent infrastructure sales tax to pay for the implementation of the corresponding capital improvement needs identified in the adopted Plan. This "Penny for Pinellas" funded some needed major drainage improvements in the Lealman community.

In 1997, again by a voter-supported referendum, the infrastructure sales tax was extended to include another ten years. In 1998, Pinellas County adopted significant amendments to its Comprehensive Plan. In its revision, the Future Land Use Element of the Comprehensive Plan clearly recognized, through appropriate objectives and policies, that a successful community is dependent upon having affordable, safe, economically vibrant and attractive neighborhoods. The Comprehensive Plan also required the redevelopment and renewal of blighted communities. Consistent with the County's Consolidated Plan, several areas of the County were recognized as blighted, including a portion of Central Lealman. The Consolidated Plan is a five-year plan prepared by the Pinellas County Community Development Department to address housing needs, revitalize distressed neighborhoods, assist those with special needs, and upgrade blighted areas in the County. It was last updated in July of 2000, and serves as the basis for application of the U.S. Housing and Urban Development's Community Block Grant Program throughout the unincorporated County, the city of Largo and 19 other municipalities in the County. The Pinellas County Community Development Department has historically been the primary County Department charged with implementing the redevelopment directives of the Consolidated Plan.

The Impetus For a New Planning Initiative

By the late 1990s, several areas of Lealman have fallen into neglect and the general impression in the community is that nobody cared about Lealman. Annexation issues have further compounded this impression.

In the summer of 1999, the Pinellas County Planning Department became involved in Lealman when the community expressed increasing concern to the County over the pace of annexation, the encroachment of the City of Pinellas Park, and the consequence of an eroding tax base. Area residents convened at the Lealman United Methodist Church to have the opportunity to express their concerns and voice their opinions to County staff about the annexation issue. At the same time, Community Development was beginning to schedule Lealman as their next revitalization priority.

By the end of 1999, the Planning Department and the Community Development Department had come together to begin devising a planning strategy for working with the Lealman community to develop a long-range plan for community revitalization. Included in the initial planning was the identification of the three distinct planning area boundaries to use as a starting point. By the summer of 2000, planning work had begun in the community. (Please see further discussion regarding the planning effort underway in Lealman today under "Developing Stakeholder Participation and Building a Plan for the Central Lealman Community").

Now in the year 2001, most of Pinellas County is completely built out, and new development resources are looking for areas in which to invest. The housing

market has tightened, and property values have increased, creating a growing shortage of affordable housing opportunities. Much of the housing in lower income neighborhoods like Lealman has deteriorated. These conditions have combined to create a renewed desire on the part of Lealman residents to once again seek improvements in their neighborhoods. A very vocal expression of these needs to elected Commissioners and the County Administration has resulted in the County once again providing comprehensive revitalization activities to the Lealman Community.

A PHASED APPROACH TO REVITALIZING LEALMAN

Due largely to the size of the community and the variability in conditions among the three Lealman communities, Pinellas County has chosen to take a phased approach to development of the Lealman Revitalization Plan. While the initial planning focus was to be the entire Lealman community, it soon became clear that a phased approach to neighborhood revitalization planning was more realistic. The County and the community simply could not undertake at one time an area so large and diverse.

This became evident in early meetings with the community, who ultimately directed the County to focus on a phased approach, addressing Central Lealman first. However, the community was also very clear that East Lealman was very much connected to, and still had much in common with, Central Lealman, despite the physical barrier of 34th Street.

Consequently, by this Report, Pinellas County intends to designate Central and East Lealman collectively as a Neighborhood Revitalization Area, and intends to prepare – in a phased approach – a comprehensive revitalization strategy.

Because of the demographics, the housing composition and condition, the degree of community interest and organization, existing infrastructure deficiencies, and its relative historical significance, Central Lealman will be Pinellas County's initial focus for development of a Neighborhood Revitalization Strategy in Lealman.

East Lealman will be addressed for the most part in the second phase of planning. However, as opportunities arise, the County does intend to comprehensively and efficiently address common issues that cross the planning boundaries. For example, in order to address business revitalization in Lealman, it is important to be able to address the shared commercial and business corridors at one time (e.g., 54th Avenue North, 34th Street, etc.). Additionally, while West Lealman does not meet the traditional HUD demographic criteria for development of a neighborhood revitalization strategy, it is still discussed in this Report, as there will be instances where it is appropriate to plan comprehensively for the entire Lealman community.

Phase One – Revitalizing Central Lealman

As described above, the County has decided to focus its revitalization planning efforts initially on Central Lealman. Perhaps the most important reason for selecting Central Lealman as the priority is the presence of the Lealman Family Center in the community and a newly reformed Lealman Community Association whose neighborhood sub-districts conform to the Central Lealman boundary. The ability to have two able community partners at the outset has enabled this phase of the planning effort to move forward more readily.

Phase Two – Revitalizing and Redeveloping East Lealman

While Central Lealman will be the initial planning focus, parts of East Lealman share many of the same income-based issues, neighborhood appearance problems, and community/social concerns as Central Lealman. East Lealman is intended to qualify, through this Plan, as a part of the Lealman Neighborhood Revitalization Area. The primary differences between Central Lealman and East Lealman - and a part of the reason for the phased approach to planning - are the lack of a strong community association or cohesive community structure, a much greater impact from nearby industrial and commercial development, and generally a greater residential density. Central and East Lealman share both the 54th Avenue North and 34th Street corridors though, and revitalization efforts in this regard will require coordination among the two communities.

Dedicated planning for East Lealman will occur largely as Phase Two of the planning effort. It is anticipated that an important and early priority for Phase Two will be to better assess and understand the components of the community in detail. For example, East Lealman has a larger number of mobile homes and amount of multi-family housing than Central Lealman. Additionally, the percentage of existing industrial and commercial development is greater in East Lealman than in Central Lealman. Consequently, the appropriate mechanisms for not only revitalizing the residential component of the community, but also for energizing the industrial and commercial components of the community for creative redevelopment may be different than the approaches undertaken in Central Lealman.

Planning for West Lealman

West Lealman does not share the same income characteristics as Central or East Lealman. Additionally, the character of the area is quite different with its more recent development comprised largely of owner-occupied single family homes. While it does not meet the HUD criteria for becoming a revitalization priority, it is not appropriate to completely disassociate it from the rest of Lealman. Consequently, as shared issues or interest areas arise (e.g., Joe's Creek, the 49th Street commercial corridor, etc.), the attempt will be made to address issues comprehensively to the benefit of both area residents and the County. Planning and project implementation in West Lealman will not be funded through Community Development Block Grant funds. Overall though, the focus of

the County's revitalization planning and implementation activity will remain concentrated initially in Central and East Lealman.

Business/Commercial Corridor Revitalization

In 1996, the Pinellas County Planning Department conducted an informal study of the 54th Avenue Corridor. The study primarily addressed the south side of 54th Avenue from 34th Street to 40th Street and was initiated as a result of the County seeing several requests to amend the future land use designations along the corridor from Residential Urban to Residential/Office General. County Planning staff subsequently undertook a study to assess the land use pattern along the corridor. The conclusion of the study was that the area appeared to be transitioning from residential to non-residential uses. While the recommendation at that time was to consider amending future land use designations along the 54th Avenue corridor to Residential/Office Limited, that conclusion will need to be re-visited. More detailed and current analysis of the area is required and any land use decisions will need to reflect the community's long term desires as well.

In addition, it is clear that revitalizing the business/commercial corridors will necessarily cross planning area boundaries, as the corridors tend to either serve as a divider between planning areas (e.g., 49th Street and 34th Street), or as a physical connector between planning areas (e.g., 54th Avenue North). Through the initial planning activities that have occurred to date in Central Lealman, the residents have indicated to the County their desire to make 54th Avenue North a focal point for business revitalization in the community. Business owners and operators along 54th Avenue North have received information on the revitalization planning activities and the Lealman Community Association is attempting to form a business owners sub-committee to begin to identify issues and ideas for achieving the economic potential of the 54th Avenue North corridor. Consequently, it is expected that 54th Avenue North will be the initial priority for the commercial/business corridor revitalization activities in Lealman. However, it is expected that the corridor revitalization planning and implementation of improvements will take place with some association to implementation of the overall revitalization plan, not necessarily as a completely separate undertaking.

DATA COLLECTION IN CENTRAL LEALMAN FOR PHASE ONE OF THE LEALMAN REVITALIZATION PLAN

With Central Lealman identified as the initial planning focus, corresponding data collection and assessment was able to follow. The following discussion is the result of an extensive and multi-faceted information gathering effort undertaken by both County staff and members of the community. In its totality, the information provides a good assessment of existing conditions in Central Lealman. (Please note that once the planning effort shifts to East Lealman, a respective and equivalent data collection and analysis effort will begin for that part of the community).

Figure 6 depicts the Central Lealman Planning Area. More information on the process of gathering the information is included in the Stakeholder discussion that follows this data inventory.

The Environment

Natural Features – the most dominant natural feature in Central Lealman is Joe's Creek. In fact, Joe's Creek runs the entire length of the community and functions as a major drainage facility for the Joe's Creek watershed. Today the Creek is largely steep-banked and un-inviting. In some areas, the Creek has been used for illegal dumping and is a challenge for the County to maintain. Joe's Creek is also the receiving waterbody for significant amounts of untreated stormwater runoff from industrial and commercial land uses upstream. The Creek does, however, offer great opportunity for enhancement and restoration as an integral feature and focal point of the community.

In addition to the Creek, the other outstanding natural feature in the community is the large amount of mature oaks and other trees scattered throughout the community and often forming attractive and shaded canopies over the residential streets. Because Lealman was not developed in large subdivision-style tracts with their characteristic large-scale lot clearing activities, many of the mature trees remain. Central Lealman enjoyed an incremental, lot-by-lot pace of development, and was largely spared the introduction of large site-planned communities. In revitalization planning, the mature trees in Lealman will serve to help promote the livability and distinctive character of Central Lealman.

Areas of Contamination - The only known area of contamination in Central Lealman is the 8.3 acre Sierra Industries (formerly Frontier Recycling) property located north of, and abutting, Joe's Creek south of the railroad (see **Figure 7**). It is adjacent to a 9-acre County-owned parcel currently planned for development as a stormwater retention area. Future plans for the Sierra Industries property are uncertain at this time; however, the site will be investigated further to determine its potential contribution to the long term revitalization plans for Central Lealman.

Infrastructure/Services

Roadway Inventory - Traffic circulation in the Lealman Community consists of a large grid system (see **Figure 6**). According to the Pinellas County Comprehensive Plan, the major roadways are 34th Street (U.S. 19) which is a principal arterial; 49th Street, 54th Avenue North and 62nd Avenue North which are minor arterials, and 46th Avenue North which is a collector facility. 40th Street North and 46th Street North are the primary local roads in the community. 34th Street is a State road, while the other facilities are under County jurisdiction. The portion of 34th Street through Lealman is also designated as a constrained facility under the County's concurrency management system provisions, which means that the roadway is operating at a deficient level of service and no capacity

improvements are possible due to policy constraints or physical impediments. All of the other major roadways are operating at an acceptable level of service, or condition. In regard to roadway improvements, the County has long range plans for widening 54th Avenue North, with tentative scheduling of road design to begin in 2006. However, some of the community has expressed concern over the planned widening, and the County will need to consider input from area residents before making any final project decisions. Additionally, any plans to improve 54th Avenue North would need to be coordinated with any future plans for revitalizing the 54th Avenue North business corridor. Overall, the public can expect to have ample opportunity to participate in any decision making regarding the 54th Avenue North corridor.

Mass Transit - In Central Lealman there are four public bus routes that serve the area. Routes 11, 19, and 52 run along the major roadways, (34th and 49th Streets, and a portion of 62nd Avenue) that border the community, and the remaining route 75 runs the length of 54th Avenue North within the neighborhood. The adequacy of existing mass transit service to the Lealman community will need to be reviewed further, and will be accomplished in association with the evaluation of accessibility to needed social and neighborhood services.

Drainage – Most of Central Lealman is located within the Joe's Creek watershed and is under the County's jurisdiction for flood control. Joe's Creek, tidally influenced in its lower reaches, discharges ultimately to Boca Ciega Bay in southwest Pinellas County. The northern portion of Central Lealman is located within the Pinellas Park Water Management District (PPWMD) boundary, with stormwater flowing northeast to Sawgrass Lake in East Lealman. The PPWMD is an independent special district authorized by Chapter 189, Florida Statutes, to use its taxing authority to manage the major drainage system within its prescribed boundary. In the 1990s, Pinellas County Public Works undertook the Joe's Creek drainage project to correct some major flooding problems within the watershed. Funded by the County's infrastructure sales tax revenue, or the "Penny for Pinellas," the multi-faceted project included channel improvements, as well as the addition of retention/flood storage facilities in the community and upstream. Today, while major flooding is no longer the significant problem it was in the past, there are several localized flooding issues, as well as a need for regional retention to address not only flood control, but water quality treatment requirements as well. At this time, creative surface water management options are being explored to address multiple drainage, water quality and public open space objectives.

Recreation and Open Space – recreation and open space opportunities in Central Lealman are very limited, which is of significant concern to the Lealman community. At this time, the only public open space is Lealman Park (3.9 acres) located along 54th Avenue North (see **Figure 6**). The Park, like much of the community, has mature and attractive trees and would be an ideal location for a shaded community playground. The land where the park is located was originally purchased by the County in 1977, and the park was developed in 1980. The purchase, associated with Pinellas County Community Development's

involvement in the community at that time, was accomplished using Community Development Block Grant funds, with the optimistic understanding that maintenance would be provided by the community itself. Over time, it has become apparent that a clear maintenance entity is needed for the Park. At this time, various options are under investigation to arrive at not only a maintenance solution, but for a means to address park beautification and recreational equipment needs. The revitalization of Lealman Park is seen as integral and critical to the success of the overall community revitalization effort. There is also a need to identify additional recreation and open space opportunities in the community. In particular, the community has expressed interest in the ability to use the old Frontier Recycling property for a recreational use. Because of this interest, the County is hiring an environmental consultant to further evaluate the degree of environmental contamination on this property and to determine if there are any reasonable options for incorporating this site into the long-term plans for community recreation.

Sidewalks – **Figure 8** depicts the current network of sidewalks in Central Lealman. Currently, it would appear that sidewalks in the community are inadequate in number. For example, even though Lealman Elementary School is located along 58th Avenue North, there are only sidewalks on the south side of the street for most of its length in the community. The front of the school is actually the only place along 58th Avenue, from 34th Street to 49th Street, where sidewalks are located on both sides. Sidewalks have been identified by the community as a necessity for not only safe access to the local elementary school, but for safe pedestrian travel throughout the entire community. For example, if additional recreational venues are to be implemented for children and youth in the community, sidewalk construction that provides for safe travel to and from these locations will need to be a priority. Overall, further analysis of sidewalk needs and priorities for construction is required.

Street Lighting - The majority of the Lealman Community does not have streetlights, although in some cases, individual businesses, organizations, and/or residents have independently chosen to contract with the local utility company to have a light installed on their property. The Board of County Commissioners street lighting program relies upon a neighborhood petition process to indicate community support for streetlights. If a neighborhood petition is successful (i.e., if 60 percent of the residents indicate support for streetlights), the Board approves a street lighting district at a public hearing and initiates the coordination with the local utility company for installation. Pinellas County Public Works has prepared street lighting petitions for each of the nine neighborhoods in Central Lealman. The first petition, for a large neighborhood south of Joe's Creek, has been successfully completed due to the diligence of one community volunteer who spent several months going door-to-door collecting the required number of signatures on the petition. The petition will go before the Board of County Commissioners in June 2001, while community volunteers continue to work on the remaining eight street lighting districts. However, street lights are not necessarily desired by all of Lealman's residents. Consequently, it is possible that not all of the petitions will lead to street lights.

Figure 6

CENTRAL LEALMAN PLANNING AREA

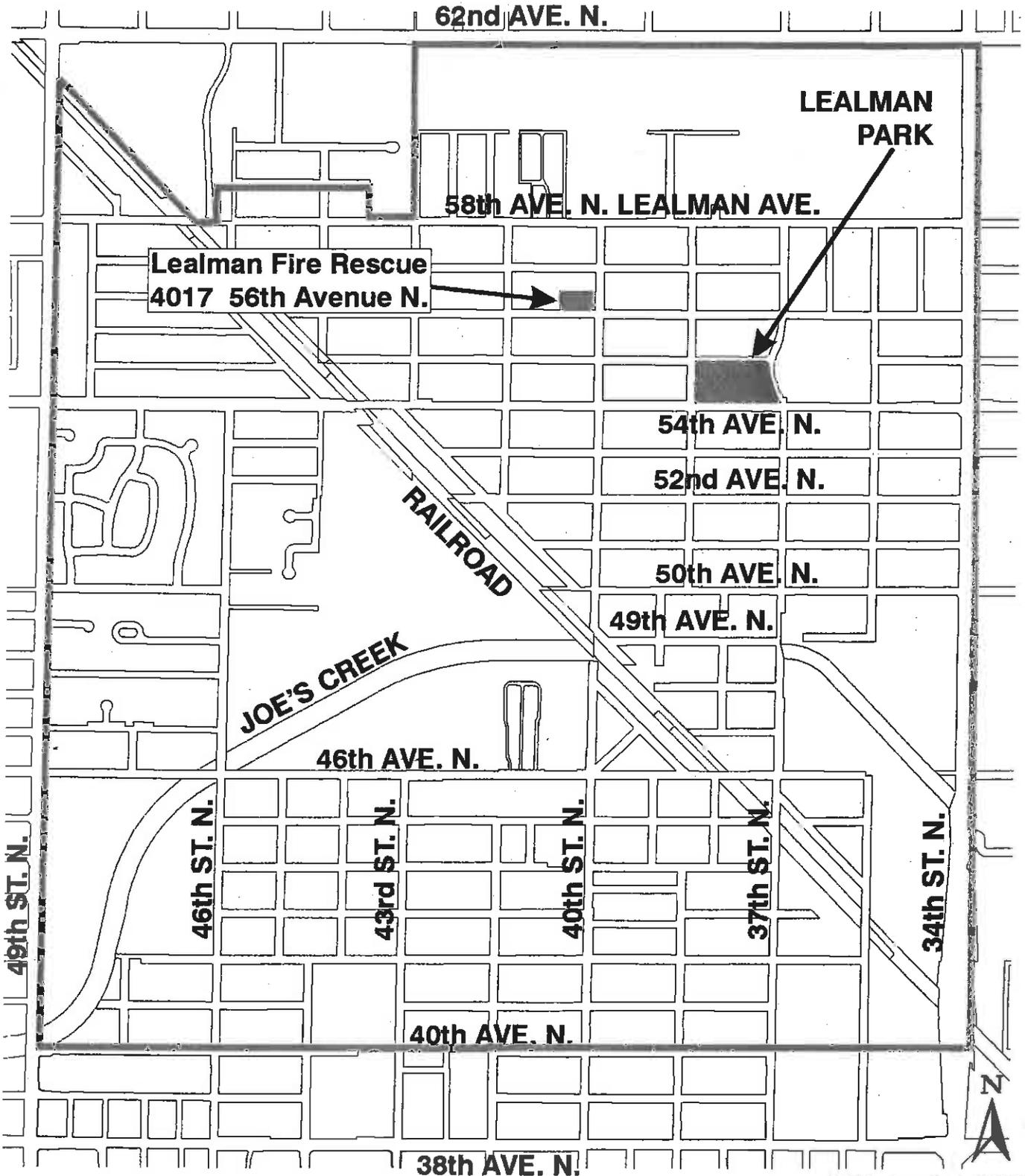
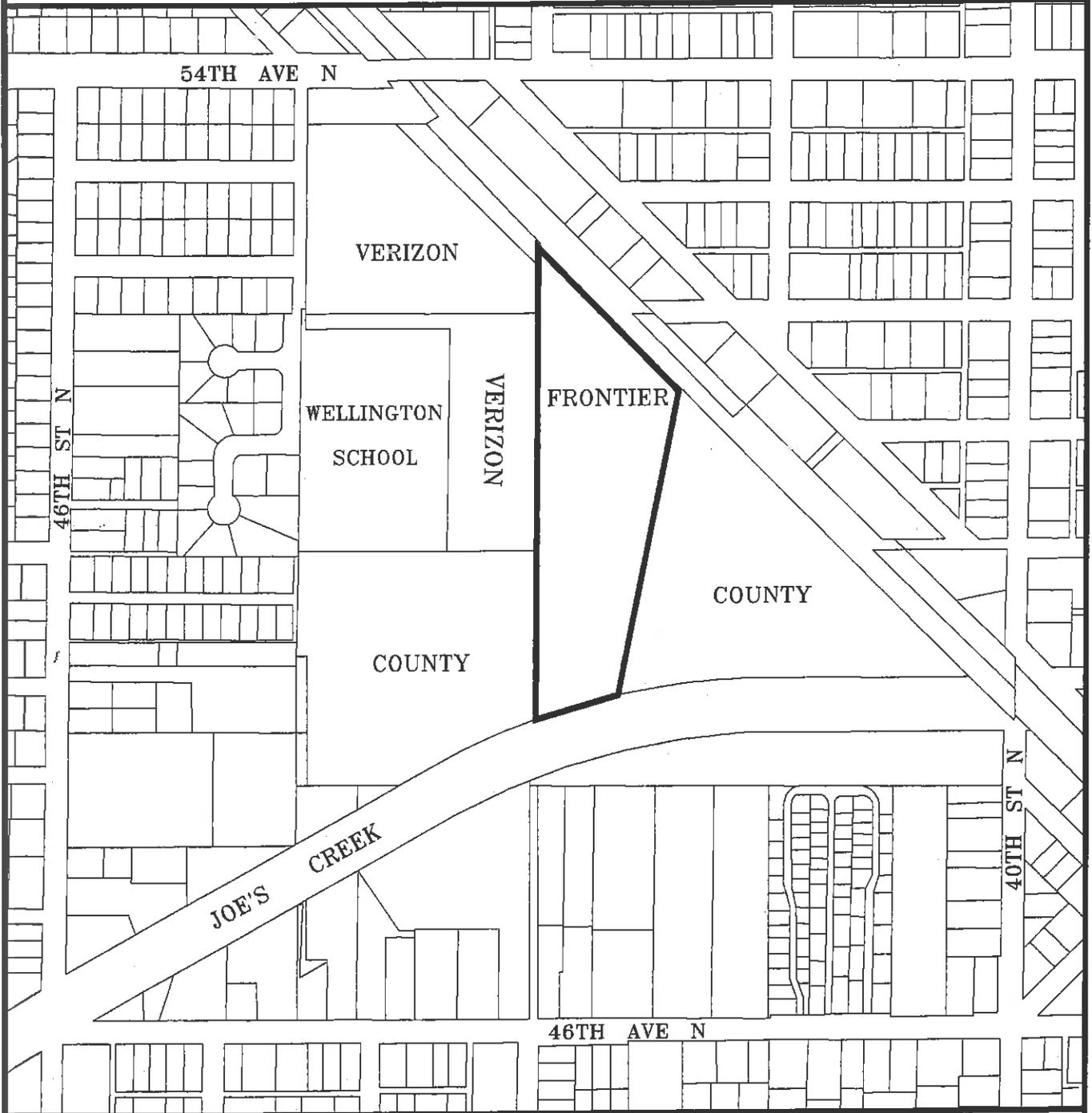
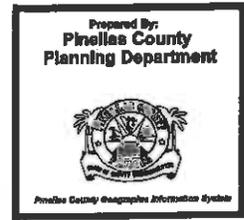


FIGURE 7

AREA OF KNOWN CONTAMINATION IN CENTRAL LEALMAN



 CONTAMINATED SITE

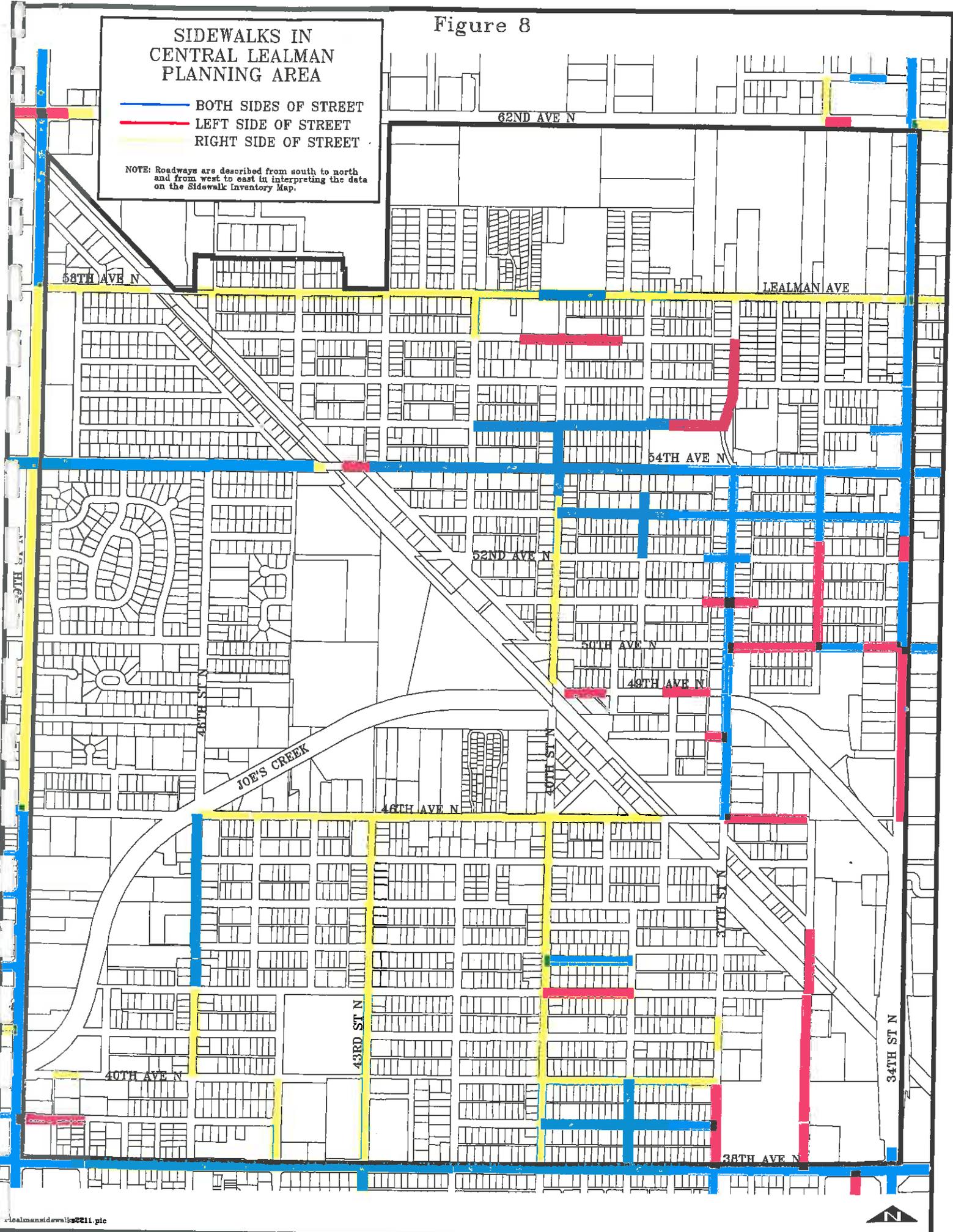


Figure 8

SIDEWALKS IN
CENTRAL LEALMAN
PLANNING AREA

- BOTH SIDES OF STREET
- LEFT SIDE OF STREET
- RIGHT SIDE OF STREET

NOTE: Roadways are described from south to north
and from west to east in interpreting the data
on the Sidewalk Inventory Map.



Alleyways – Much of Central Lealman was developed in a manner that included alleyways. Today, these alleyways are being used, or not used, in a variety of ways. Some alleys are open and being used for residential access to garages, or to garage-style apartments. In some cases, only one end of the alley is accessible, with overgrown vegetation blocking the other end. In other cases, an alley is completely blocked by vegetation, trash and debris. In a few cases, a residence may have inappropriately “incorporated” an alleyway into the use on his/her property. Alleys are also an issue for local law enforcement, particularly overgrown alleyways where vehicular access, including by patrol cars, is not possible. The nearby community of St. Petersburg is also widely developed with residential alleyways and uses them for residential access as well as for trash collection. Many of the alleys in Lealman are “T” shaped, as opposed to straight through and further investigation would be required in order to determine if this configuration would impact the ability of garbage trucks to get in and out of the alleyways for trash collection. Overall though, there are a variety of opinions among members of the community as to the appropriate use, or disuse, of the alleyways, and additional investigation is required into the best way to address long term planning for alleyways in Central Lealman.

Availability of Utilities - The Lealman Community receives potable water from the St. Petersburg Water District Service Area (WDSA). In addition to providing service to the Lealman area, the WDSA serves the cities of St. Petersburg, Gulfport, South Pasadena, as well as the unincorporated areas of Bear Creek, Gandy, and Bay Pines. Pinellas County provides wastewater collection and treatment service to the Lealman area. Wastewater is treated at the South Cross Bayou Wastewater Treatment Facility which has a capacity of 33.0 million gallons per day. Capacity is adequate and there are no operating/treatment deficiencies anticipated in the future. While major upgrades are underway at the South Cross Bayou Wastewater Treatment Facility to make maximum use of treated (reclaimed) wastewater as an irrigation source, the Lealman Community currently does not have reclaimed water available to its residents, nor is it in a projected service area.

Public Safety

Pinellas County Sheriff - The Pinellas County Sheriff's Office provides law enforcement services to all unincorporated areas of Pinellas County as well as eight contract cities, and four special reporting districts. The Sheriff's Office consists of more than 2200 deputies, bailiffs, detention deputies, and support personnel. There are six community police officers assigned to the Lealman Community. One deputy is contracted through the Pinellas County Housing Authority to cover the public housing communities in the West and East Lealman area. As defined by the Sheriff's Office – the West Area is Park Street to the west, 66th Street to the east, St. Petersburg City limits to the south and 62nd Ave. N. to the north. The East Area is bordered by 45th St. on the west, I-275 on the east, St. Petersburg city limits to the south, and 62nd Ave. N. to the north). There is one Crime Prevention Practitioner, and three neighborhood watch programs in Lealman. Community Policing deputies are involved in ongoing partnerships with:

The Juvenile Welfare Board, YWCA, YMCA, Pinellas County Environmental Management – Code Enforcement Division, various neighborhood associations, Florida State Department of Corrections Probation and Parole, The Lealman Fire Department, The Lealman Family Center, The Department of Juvenile Justice, and various private businesses. Fostering and maintaining a successful relationship with the Sheriff's Office is important not only to the community, but also to the community building process as well.

Community Police – There are six Community Police Officers (CPOs) in the Lealman area; three work in East Lealman and three work in West Lealman which includes Central Lealman). The CPOs draw on patrol officers as needed, as well as Pinellas County Code Enforcement officers. The CPOs are a daily presence in the community, are familiar to many residents, and are well-versed in the local issues and problems. They deal with a variety of social issues as well as criminal activities, and often serve as a conduit between a resident in trouble and a referral to a solution. Much of the focus, and priority, for the CPOs is the children and youth, as there is a significant amount of juvenile crime, mischief and truancy in Lealman. The CPOs attend the revitalization planning meetings and are integral to the success of the planning process as well as to the implementation of successful long term community solutions.

Fire Department – Lealman Fire & Rescue serves the unincorporated area between St. Petersburg and Pinellas Park. The area served is approximately 11 square miles, with a population of approximately 50,000 residents. Originating as the Lealman Volunteer Fire Company in 1948, today Lealman Fire & Rescue station is located in Central Lealman (see **Figure 6**). There are 51 full time personnel and 12 volunteer firefighters employed, and the Department is governed by a five member Board of Directors elected by residents of the Fire District. The District operates as an independent special district supported by tax revenue pursuant to Chapter 189, Florida Statutes.

Crime Watch – Central Lealman currently has three Neighborhood Watch Programs within the community. The first program in Lealman was established in 1998 in the Burnside Subdivision (bounded on the east by 34th Street, 40th Street on the west, 58th Avenue on the north, and 54th Avenue on the south). This Neighborhood Watch Program has an active committee consisting of four neighborhood officers. The Lealman Heights Subdivision was the next program established. Main Street and 35th Way as the east and west borders and 40th and 54th Avenues are the north and south borders. This Crime Watch program, however, has had difficulty becoming established, suffering from little involvement by its neighborhood residents. In December 1998, the North Midway program was established. North Midway is located between 37th and 46th Streets, and 40th and 46th Avenue. This program also has had little or no activity, again suffering from little community involvement. A member of the community, however, has recently taken on the task of reactivating the program, and hopes to have a committee re-established by the end of May 2001. Local Crime Watch programs are important not only as a criminal deterrent, but have the potential to be valuable neighborhood-building activities for Lealman.

Traffic/Pedestrian Safety - The majority of pedestrian accidents in Lealman occur along the major roads - 34th St. N., 62nd Ave. N., 49th St. N., and 54th Ave. N. With the exception of 62nd Avenue N., sidewalks are located along the majority of each of the road corridors. In the last five years, while there have been forty-two pedestrian accidents resulting in two fatalities in the central Lealman area, data indicates that pedestrians not crossing at intersections and failing to yield the right-of-way accounts for the largest percentage of pedestrian accidents in Lealman. More statistical information regarding accidents involving pedestrians can be found at The Pinellas County Countywide Crash Data Center. Overall, it appears that the pedestrian safety problems are largely related to crossing the major roadways. Several members of the community have expressed interest in the County's residential traffic management (traffic calming) program. Under the County's program, traffic control measures (e.g., speed humps, modified intersections, barriers, medians, roundabouts, traditional enforcement, etc.) can be requested by property owners along an affected street through a petition process. Each situation is evaluated individually, and includes a complete traffic engineering study, in order to arrive at a solution acceptable to the County and the local residents. The County funds the traffic management program, including the implementation of the individual solutions.

Fire Hydrants - There are significant portions of Central Lealman where access to a fire hydrant is not available. Unfortunately, the solution to the problem is not simple. As indicated previously, Lealman receives its water from the City of St. Petersburg. The City is also the owner of the water distribution lines. As the residents of Lealman are not residents of the City, the City requires that they pay a higher rate for water service. Much of the potable water infrastructure is old and many of the lines are undersized for accommodating the water pressure required for fire hydrants. Consequently, even while the residents of Lealman pay more than municipal residents for potable water service, related water needs are not necessarily being met as there is no schedule or plan for upgrading the water lines in Lealman to accommodate fire hydrants. This is a serious issue, but first the magnitude of the problem must be adequately assessed. Regardless, the solution will be expensive, and constructive dialogue between the County and the City needs to begin soon. In particular, if the County hopes to encourage re-investment and construction in the community, adequate fire hydrants are a necessity.

Anchors and Institutions

Schools - The Central Lealman Community has three schools located within its boundaries:

Lealman Avenue Elementary School is located on 58th Avenue North. Approximately fifty percent of the students who attend the public school are Lealman residents. Classes range from pre-k through fifth grade.

The Wellington School is a private school located south of 54th Avenue North on 44th Street. The school is nestled among a residential section of Lealman on the west that has maintained an abundant amount of shade trees, a picturesque view of a Pinellas County retention area to the south, and an undeveloped wooded parcel to the east. The majority of students that attend the school from grades 2 through 8 are not Lealman residents.

Transfiguration Parish School, is a private school affiliated with the Catholic Church of The Transfiguration. The grades range from pre-K to 8th grade. The school is located at 4000 43rd Street North along the southern border of the Central Lealman Planning Area.

The Lealman Avenue Elementary School also provides the site for a number of social service programs funded by private, County, State, and Federal agencies. One such program is Even Start. This is a federally funded program administered by the Pinellas County School Board that is designed to allow parents to obtain their General Education Degree while childcare and parenting education is provided at no charge. Lealman Avenue Elementary School R-Club is a not-for-profit agency which provides before and after school care for parents who work and have no other alternatives for childcare, or for families who cannot afford the full cost of childcare. A program of Family Service Centers, F.A.S.T. (Families and Schools Together), is also onsite and dedicated to helping families follow their children's progress in school by helping with communication between the families and school officials. It also helps families with emotional support and parenting skills. S.T.A.R.S., a program of Marriage & Family Counseling, is dedicated to providing programs that improving quality of life through the provision of prevention, intervention and treatment services to families, children and individuals with the purpose of improving family functioning and emotional health. Most of these programs are offered through partnership with Family Service Centers programs. It is evident from the number of family programs offered at Lealman Elementary School that the staff feels that a student that has a stable and supportive home life has a greater opportunity to succeed both in and out of school.

Churches - Lealman United Methodist Church, Lealman Church of the Nazarene (Wesleyan), The Catholic Church of the Transfiguration, and the Victory Baptist Church are the main church entities in the Lealman area. These churches, as well as others offer outreach to the Community. Lealman United Methodist Church is located on the corner of 42nd Street and 58th Avenue North. Lealman Church of the Nazarene, is located at 35th Street and 55th Avenue North, and The Church of the Transfiguration is in the southern portion of Central Lealman at 40th Avenue and 43rd Street. Victory Baptist church is located at 5545 62nd Avenue North.

Sheriff – see previous discussion related to the Pinellas County Sheriff, the Community Police and Crime Watch in the Public Safety section of the Plan.

Fire Department - The Lealman Fire and Rescue Department provides fire and EMS services to the Lealman Community. In addition, child safety and fire detector programs, fire prevention evaluations in homes and businesses, and basic CPR training are just a few of the programs the Department offers to the residents of Lealman. The Lealman Fire and Rescue Department also participates actively in community events such as carnivals, fundraiser programs, and forums that seek to address concerns within the community.

Lealman Family Center – The Lealman Family Center is located on 58th Avenue North and is supported by the Juvenile Welfare Board of Pinellas County. Please see additional discussion in the section addressing Stakeholder Participation.

Lealman Community Association - The Association is a not-for-profit organization whose main objective is to bring the community together to identify and address issues and concerns that affect the neighborhood, and to work towards solutions that allow for a cleaner, safer, and a more livable community. The Association is currently involved in negotiating a better trash pick-up system with providers, getting streetlights throughout the neighborhood, coordinating with the County, residents, and other organizations for a neighborhood clean-up, and helping in the Lealman Revitalization efforts.

Inconsistencies Between Land Use and Zoning Designations

Figures 9A and 9B depict, by location, those properties in Central Lealman where the existing zoning designation is not compatible with the regulatory Future Land Use designation. **Table 14** identifies the parcel and its inconsistent zoning designation. Further staff analysis will be required to determine whether to address these inconsistent land use and zoning designations comprehensively, or on an as-needed case-by-case basis.

NORTH - CENTRAL LEALMAN PLANNING AREA

62ND AVE N

62ND AVE N

INCONSISTENCIES BETWEEN FUTURE LAND USE AND ZONING DESIGNATIONS

Figure - 9A

-  RESIDENTIAL LOW
-  RESIDENTIAL URBAN
-  RESIDENTIAL MEDIUM
-  COMMERCIAL NEIGHBORHOOD
-  COMMERCIAL GENERAL
-  INDUSTRIAL LIMITED
-  INDUSTRIAL GENERAL
-  INSTITUTIONAL

49TH ST N

CN -1

RM-3

RM-2

RM-4

RM-5

RU-16

I-4

I-3

58TH AVE N

LEALMAN AVE

56TH AVE N

CG-5

CG-7

CG-2

CG-3

RU-47

RM-6

54TH AVE N

IL-52

CG-6

CG-4

54TH AVE N

52ND AVE N

RU-23

RU-22

RU-20

IL-20

IL-18

IL-19

IL-17

IL-16

I-5

IG-1

IL-14

IL-13

52ND AVE N

50TH AVE N

RU-32

RU-34

RU-30

RU-36

RU-28

RU-35

RU-29

RU-33

RU-31

RU-5

RL-1

50TH AVE N

34TH ST N

Prepared by
Pineville County
Planning Department

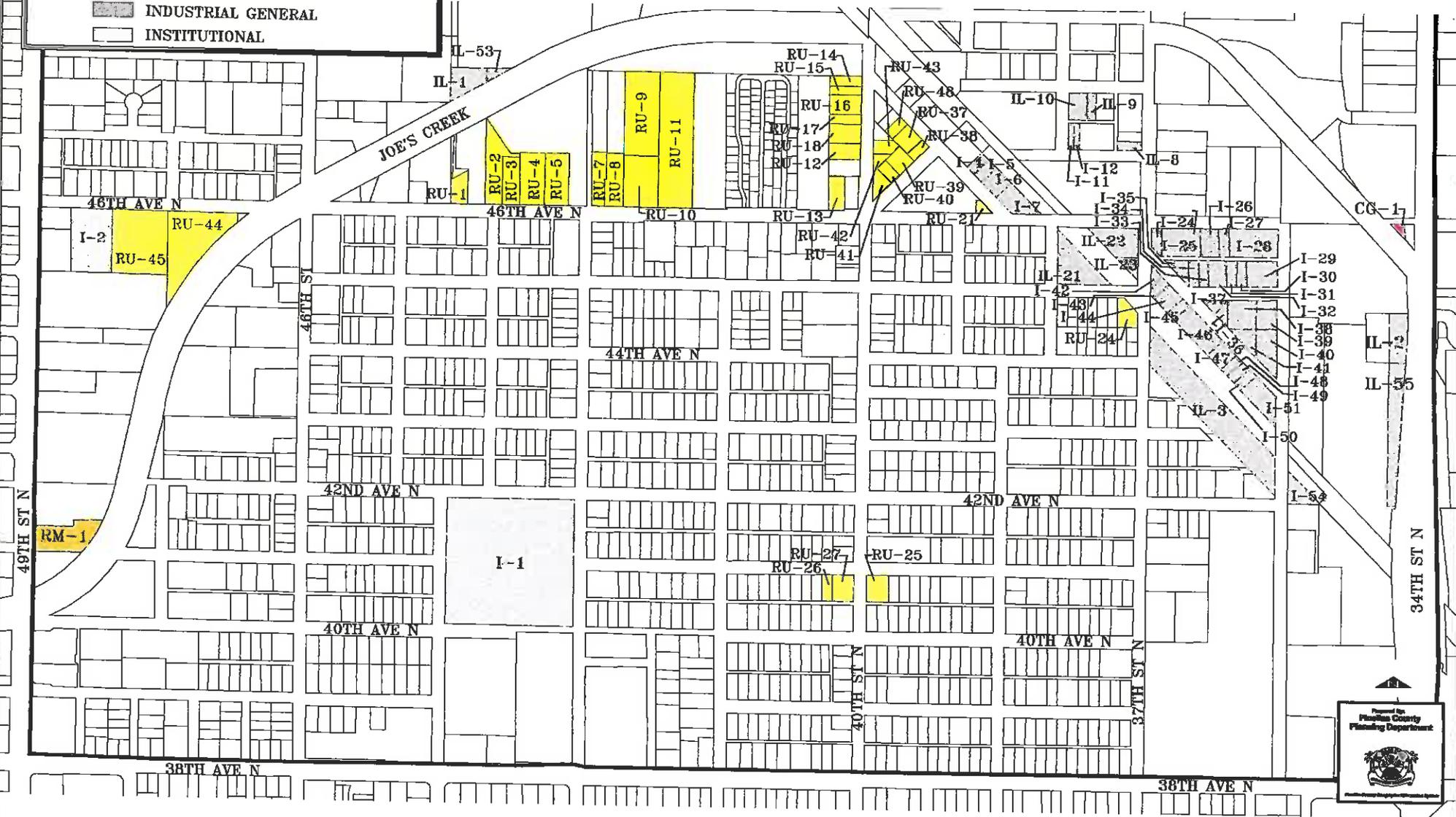


**INCONSISTENCIES BETWEEN
FUTURE LAND USE
AND ZONING DESIGNATIONS**

Figure - 9B

- RESIDENTIAL LOW
- RESIDENTIAL URBAN
- RESIDENTIAL MEDIUM
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL GENERAL
- INDUSTRIAL LIMITED
- INDUSTRIAL GENERAL
- INSTITUTIONAL

SOUTH - CENTRAL LEALMAN PLANNING AREA



**TABLE 14
INCONSISTENCIES BETWEEN LAND USE
AND
ZONING DESIGNATIONS**

LAND USE CATEGORIES	PARCEL ID	FUTURE LAND USE CATEGORY	ZONING CATEGORIES
Residential Low	043116329760000030	RL-1	C2
Industrial General	033116000002100200	IG-1	C3
Institutional	033116000003300100	I-1	P1
	043116000004101200	I-2	C2
	343016000004200300	I-3	UZ
	343016000004200300	I-4	C2
	033116000002200101	I-5	PSP
Commercial General	033116000004100100	CG-1	M1
	343016387540140150	CG-2	R4
	343016647460010060	CG-3	R4
	343016647460010070	CG-4	R4
	343016647460010080	CG-5	R4
	343016647460010090	CG-6	R4
	343016647460010100	CG-7	R4
Residential Medium	043116000004400600	RM-1	C2
	343016000003100100	RM-2	RPD20
	343016000003100300	RM-3	RPD20
	343016000004200100	RM-4	RPD20
	343016000004200200	RM-5	RPD20
	343016730440020070	RM-6	P1

**TABLE 14 (Cont.)
INCONSISTENCIES BETWEEN LAND USE
AND
ZONING DESIGNATIONS**

LAND USE CATEGORIES	PARCEL ID	FUTURE LAND USE CATEGORY	ZONING CATEGORIES
Commercial Neighborhood	343016000003100200	CN-1	RPD20
Residential Urban	033116000002302100	RU-1	C2
	033116000002302300	RU-2	C2
	033116000002302400	RU-3	C2
	033116000002302500	RU-4	C2
	033116000002302600	RU-5	C2
	033116000002400110	RU-6	C2
	033116000002400400	RU-7	C2
	033116000002400500	RU-8	C2
	033116000002400600	RU-9	C2
	033116000002400610	RU10	C2
	033116000002400700	RU-11	C2
	033116000002401200	RU-12	C2
	033116000002401400	RU-13	C2
	033116307260000010	RU-14	C2
	033116307260000020	RU-15	C2
	033116307260000030	RU-16	C2
	033116307260000050	RU-17	C2
	033116307260000060	RU-18	C2
	033116509940040100	RU-19	C1
	033116509940040120	RU-20	C1
	033116510120250010	RU-21	C2
	033116510300010200	RU-22	C1
	033116510300010230	RU-23	C1

**TABLE 14 (Cont.)
INCONSISTENCIES BETWEEN LAND USE
AND
ZONING DESIGNATIONS**

LAND USE CATEGORIES	PARCEL ID	FUTURE LAND USES CATEGORY	ZONING CATEGORIES
Residential Urban (cont.)	033116584460030010	RU-24	M1
	033116608760040010	RU-25	C3
	033116608940030100	RU-26	C3
	033116608940030110	RU-27	C3
	033116970020000100	RU-28	RPD12.5
	033116970020000110	RU-29	RPD12.5
	033116970020000120	RU-30	RPD12.5
	033116970020000130	RU-31	RPD12.5
	033116970020000140	RU-32	RPD12.5
	033116970020000150	RU-33	RPD12.5
	033116970020000160	RU-34	RPD12.5
	033116970020000170	RU-35	RPD12.5
	033116970020000180	RU-36	RPD12.5
	033116982260000050	RU-37	C2
	033116982260000070	RU-38	C2
	033116982260000080	RU-39	C2
	033116982260000100	RU-40	C2
	033116982260000120	RU-41	C2
	033116982260000130	RU-42	C2
	033116982260000140	RU-43	C2
	043116000004101000	RU-44	RM15
	043116000004101100	RU-45	RM15
	343016000003100400	RU-46	C2
	343016730440020100	RU-47	P1
	033116982260000030	RU-48	C2

**TABLE 14 (Cont.)
INCONSISTENCIES BETWEEN LAND USE
AND
ZONING DESIGNATIONS**

LAND USE CATEGORIES	PARCEL ID	FUTURE LAND USE CATEGORY	ZONING CATEGORIES
Industrial Limited	033116000002300900	IL-1	C2
	033116000004100300	IL-2	C2
	033116000004100700	IL-3	M2
	033116510120260060	IL-4	C2
	033116510120260080	IL-5	C2
	033116510120260100	IL-6	C2
	033116510120260140	IL-7	C2
	033116510120280010	IL-8	R4
	033116510120280090	IL-9	R4
	033116510120280100	IL-10	R4
	033116510120280130	IL-11	R4
	033116510480460010	IL-12	M2
	033116510480460140	IL-13	M2
	033116510480460150	IL-14	M2
	033116510480470010	IL-15	M2
	033116510480470050	IL-16	M2
	033116510480470080	IL-17	M2
	033116510480470130	IL-18	M2
	033116510480470150	IL-19	M2
	033116584460000011	IL-20	M2
	033116584460000021	IL-21	M2
	033116584460000022	IL-22	M2
	033116617220010010	IL-23	M2
	033116617220010020	IL-24	M2
	033116617220010060	IL-25	M2

**TABLE 14 (Cont.)
INCONSISTENCIES BETWEEN LAND USE
AND
ZONING DESIGNATIONS**

LAND USE CATEGORIES	PARCEL ID	FUTURE LAND USE CATEGORY	ZONING CATEGORIES
Industrial Limited (cont.)	033116617220010080	IL-26	M2
	033116617220010090	IL-27	M2
	033116617220010140	IL-28	M2
	033116617220010170	IL-29	M2
	033116617220010180	IL-30	M2
	033116617220010190	IL-31	M2
	033116617220010210	IL-32	M2
	033116617220010220	IL-33	M2
	033116617220010230	IL-34	M2
	033116617220020010	IL-35	M2
	033116617220020011	IL-36	M2
	033116617220020020	IL-37	M2
	033116617220020050	IL-38	M2
	033116617220020070	IL-39	M2
	033116617220020090	IL-40	M2
	033116617220030010	IL-41	M2
	033116617220030020	IL-42	M2
	033116617220030030	IL-43	M2
	033116617220030050	IL-44	M2
	033116617220030060	IL-45	M2
	033116617220030110	IL-46	M2
	033116617220030130	IL-47	M2
	033116617220030140	IL-48	M2
	033116617220030150	IL-49	M2
	033116617220030160	IL-50	M2
	033116510480470300	IL-51	M2
	033116000002302700	IL-52	C2
	033116000004400110	IL-53	C2
	033116000004100500	IL-54	C2

Non-conforming Uses in Central Lealman

Property uses in Central Lealman that have received a non-conforming use determination by the County are depicted in **Figure 10**, and identified by parcel in **Table 15**. A non-conforming use determination implies that while the use is generally not considered to be compatible with the surrounding neighborhood uses or the land use/zoning designations, it is a use that has been in existence on the property before the zoning regulations were enacted in 1963, or may have resulted from a zoning change in the area - resulting in the use on an individual property becoming non-conforming. In order to operate legally as a non-conforming use, the County requires that a property owner go through a prescribed County process and receive an official finding, or determination on the property. The properties and uses identified in **Table 15** reflect those that have been through the County's official process for making a non-conforming use determination. However, as some of the property determinations were made several years ago, it will be necessary to update/validate the information to ensure that what was originally approved for the site is still what is taking place. If the authorized use is no longer in place, for example, it is likely that the non-conforming use determination is no longer valid. County staff will evaluate each of the identified properties further to determine if the non-conforming use determination remains valid.

DEVELOPING STAKEHOLDER PARTICIPATION AND BUILDING A PLAN FOR THE CENTRAL LEALMAN COMMUNITY

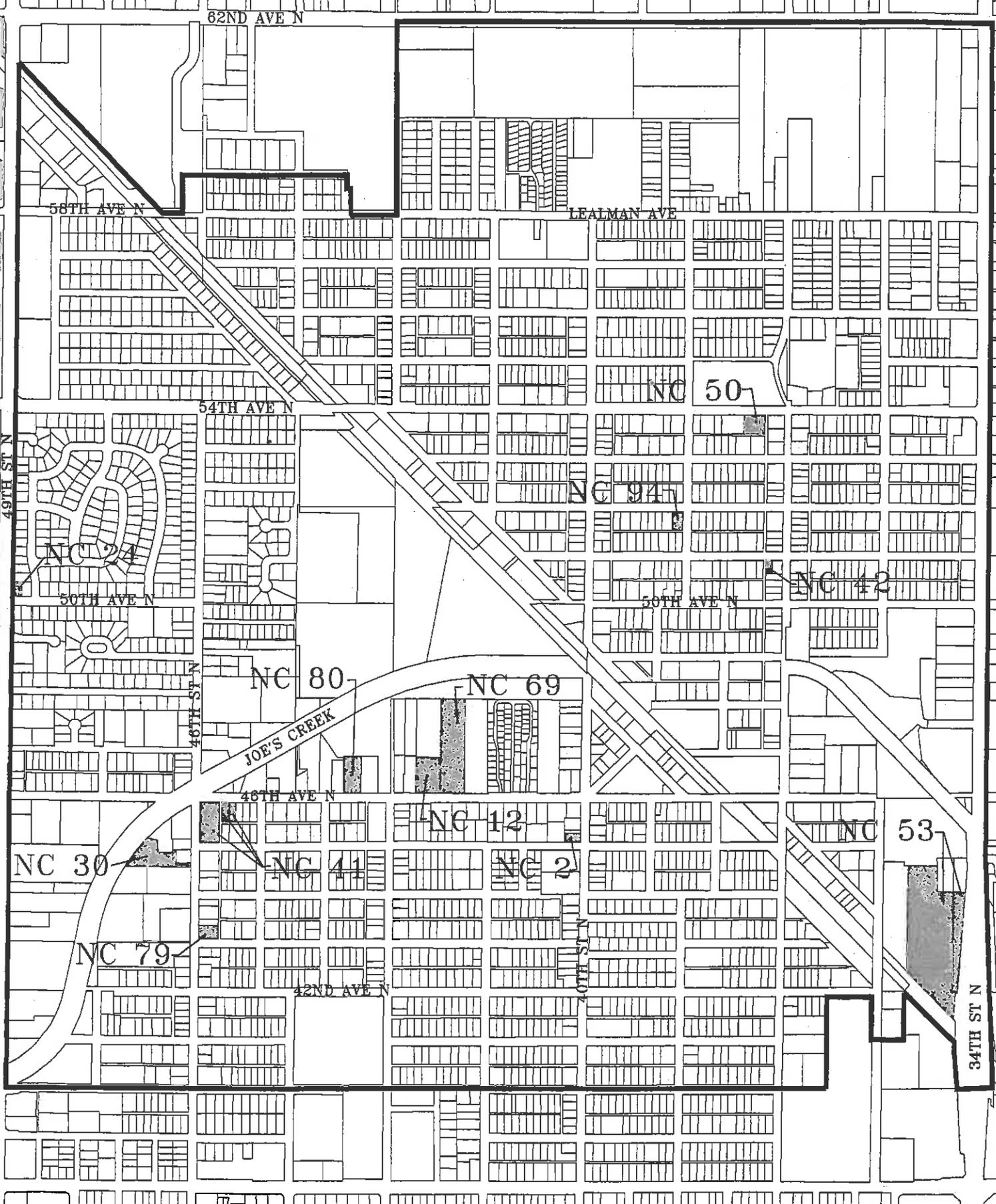
Overview

As described earlier, the Pinellas County Planning Department and the Pinellas County Community Development Department decided to approach the comprehensive revitalization effort for Lealman together. This partnership was important as it sought to best utilize the resources of both departments to more comprehensively address holistic economic and community revitalization as the goal.

It became very clear early in the planning process that residents and business owners in Lealman felt that they had been left behind by the County and that they did not have a voice looking out for their interests at the County level. It became very important to show that the County's commitment to Lealman was genuine and that the County was positioned now to commit both time and resources to revitalizing the community, based on the needs and desires identified by residents, property owners and local community agencies and groups.

Figure 10

CENTRAL LEALMAN NON-CONFORMING USES



**TABLE 15
NON-CONFORMING USES
CENTRAL LEALMAN**

	ADDRESS	LAND USE	ZONING	APPROVED SITE USE
NC 2	4500 40 TH St. N.	RU	R4	Automobile Repair Shop
NC 12	4231 46 th Ave. N.	RU	C2	Tree Service/landscaping/ nursery business
NC24	5001 49 th St. N.	R/OG	P1	Office building
NC30	4610 46 th Ave. N	RU	RM7.5	Open storage of vehicles, trailers, commercial equipment
NC41	4250 43 rd St. N	RU	R4	Commercial business related to automobiles, including rental of garage space and storage
NC42	3712 51 st Ave. N.	RU	R4	Bar
NC50	3720 54 th Ave. N.	R/OL	C1	(lots 7,8, and 9) Commercial business
NC53	4400 34 th St. N.	IL	MI	Retail (units a,b,c,d,h,i,j,k,l,m) and M-1 uses (units e,f,g,n)
NC69	4203 46 th Ave. N.	RU	C2	Plant nursery
NC79	Denied	-	-	-
NC80	4305 46 th Ave. N.	RU	C2	Nursery/landscape facility
NC94	3900 52 nd Ave. N.	RU	R4	Carport

Source: Development Review Services, 2001

Identifying Community Stakeholders

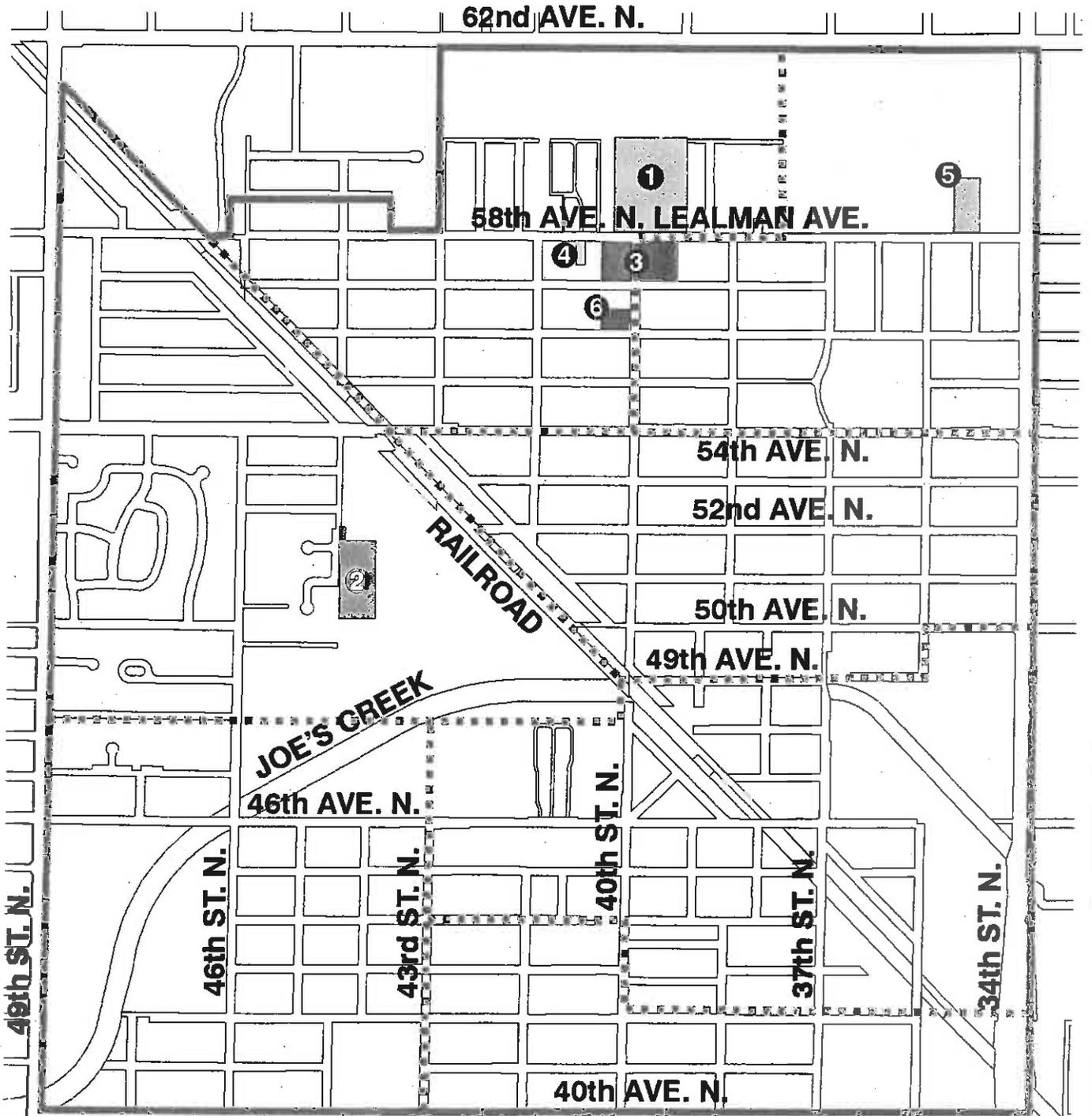
From the outset, the County was very clear at its meetings that the revitalization effort was to be accomplished through a partnership between the community and the County. To accomplish this, it was necessary to work hard to enlist and ensure community involvement. **Figure 11** depicts the location of some of the community stakeholders in Central Lealman.

The Lealman Family Center (LFC), works in partnership with, and is funded by, the Juvenile Welfare Board of Pinellas County. Their purpose is largely to serve area residents in need of social, emotional, or physical assistance. This is accomplished through a variety of programs and activities including the SHARE food program, sponsoring family events in the Park, providing family counseling, sponsoring parenting and anger management classes, Christmas toy drives, summer camps and other outreach services. While the Center is fairly new, they have been partners with the County from the beginning of the revitalization planning effort and coordinate with the United Methodist Church to provide the location for the monthly revitalization meetings. They are important stakeholders in the community, under the leadership of an Executive Director who actually grew up in Lealman. Their participation in the revitalization effort is instrumental to the long-term success and institutionalization of the revitalization effort in the community.

Lealman Avenue Elementary School is another community focal point. County staff met early on with the Principal of the School to understand the School's place in the community, to obtain the School's perspective on the hurdles facing children in the community, and to determine how best to include the School in the planning and revitalization process. The School is a very important stakeholder in the outcome of the revitalization effort as the new "school choice" program to be implemented in the County in 2003 will allow families to choose the schools they want their children to attend. The current and planned focus for Lealman Elementary is on mathematics and problem solving. Other special offerings at the school include mandatory uniforms, phonics instruction, English as a second language, adult GED classes, and a variety of special education courses. The long-term viability of Lealman Avenue Elementary may be dependent upon the successful revitalization of Lealman, and making it a desirable place to want to live, raise a family and send your children to school. It is hoped that the offerings at the school and its emphasis on mathematics will help to make the Lealman area attractive to families. The School participates when possible in the various Revitalization meetings and activities.

Figure 11

Major Stakeholders in Central Lealman



- 1. Lealman Elementary School
- 2. Wellington Schools
- 3. D & D Missions
- 4. Lealman Family Center
- 5. Lealman Neighborly Senior Services
- 6. Lealman Fire Rescue
- Lealman Community Assoc. Districts

Family Service Centers is a non-profit agency with an emphasis on prevention, intervention, treatment and home health in order to try and improve family well-being. They have been providing services in the Lealman community for approximately 4 years, including the FAST (Families and Schools Together) program, parent education programs, marriage and family counseling, and sexual and domestic violence prevention. Several of the programs are actually offered at Lealman Elementary, with the school helping to identify children and families at risk and in need of intervention programs and services.

The **Wellington School** has provided a unique partnership opportunity in the community. The Wellington School in Lealman operates as one of two locations for the privately owned and operated Wellington School. The School serves children in South County, while their Central County location serves children in north and Central County. Following the staff interview with school management, the School has been eager to become involved in the revitalization of Lealman. Discussions are currently underway with school management and possible partner agencies regarding the potential for using their athletic/recreational facilities for neighborhood youth recreation programs. The owner of the Wellington School has taken a personal interest in the Lealman community and has been involved not only in planning meetings, but also in the neighborhood walk-throughs. Overall, the Wellington School is seen as a valuable and contributing partner in the revitalization of Central Lealman.

D and D Missionary Homes, Inc., provides temporary housing for missionaries of all faiths from around the world. They were established in Central Lealman in 1949 and have grown over the years by buying houses in the vicinity and renovating them for missionary families to occupy in between their overseas assignments. As they are a large presence in the vicinity of 58th Avenue North, staff from the Pinellas County Planning Department met with the Executive Director of D and D Missionaries to describe the planned revitalization effort and to determine the Missionaries opinions of the community. They have attended a few revitalization meetings since then. While, from discussion, they appear to be somewhat isolated from the community around them, they have the organization and management enabling them to play a participatory role in community revitalization, should they choose to.

Lealman Community Association (LCA) was originally incorporated in 1976. In the early 1990's, the LCA became more visible as they rallied the community to oppose a proposed re-zoning in the area. After that, and without a central cause, residents with jobs and families had difficulty making the time for consistent community involvement and participation in a community association. However, as surrounding cities began annexing more and more of unincorporated Lealman, and beginning to affect the tax base that supported the local Fire District, area residents began to organize again to voice their opposition to annexation. By the Fall of 2000, the LCA had not only bounced back but had become a dynamic, well-organized association focused on recruitment of members to collectively tackle the long-standing problems and issues in Central

Lealman. Their skills, determination and level of active involvement in making Lealman a better place to live have made them essential and critical to the revitalization effort.

Neighborhood Senior Services provides needed community service for the elderly in central Pinellas County. Adult daycare is available, as are other specialized activities and programs for the elderly. The emphasis is on care for elderly with Alzheimer's. Transportation is also available to and from the Neighborhood Senior Services Center. Neighborhood Senior Services is interested in becoming more integral to the community, and particularly in making more area residents aware of their programs. However, as with any social service agency, their time and resources are limited. Through partnership and communication with other agencies and institutions in the community, there is the potential to better connect the Center and its resources to the elderly in the Lealman community.

The Lealman Fire Station has been a presence in the community since 1948. Operated through the taxing authority of the independent Lealman Fire District, the staff and board members are more than firefighters. They are part of the foundation of the community, and perhaps a rallying point around which some of the annexation disputes related to the erosion of Lealman's tax base revolve. The members of the Station are active in all of the local events and are well known throughout the community. Ensuring the Fire Station's place in the future of Lealman is an issue of community pride.

The Pinellas County Sheriff's Office is responsible for law enforcement in Lealman. In addition to the regular Sheriff's patrol units and officers, the Sheriff's Office provides community police officers to the area. There are currently six community police officers (CPOs) serving Central and East Lealman, and dealing with a wide range of local issues and problems. The CPOs in particular are seen as important stakeholders in the community, and maintaining a trusting relationship between the residents and the officers is vital to the success of community revitalization. The CPOs generally attend the monthly revitalization meetings. Activities and programs for youth are seen as important deterrents to juvenile crime in the community. At this time, the Sheriff's Office is evaluating additional options for providing positive outlets for mentoring and directing the actions of youth in the community through such means as a Sheriff's Athletic League. Partnerships with other agencies and programs in the area will be important to the success of this program.

Mid Pinellas Homeless Outreach – This organization, located in East Lealman, is newly formed, but poised to become important in the provision of shelter and housing for women and families in the Lealman community.

Getting Organized

The County conducted the first Lealman Community Revitalization Meeting on May 16, 2000, at the Lealman United Methodist Church. The initial meetings were mostly attended by members of the Lealman Family Center, the Lealman Fire Station, the Community Police Officers, the Juvenile Welfare Board, and the County. There were very few members of the community itself in attendance. However, following the Revitalization Plan Kick-off meeting hosted by County Commissioner Barbara Sheen Todd on November 2, 2000, a number of members of the community expressed an interest in joining the Planning Team being formed to work intensively on the development of a Revitalization Plan and its subsequent implementation. With the formation of the Planning Team, the County had a core group of close to 40 dedicated individuals who were prepared to commit the time and energy into developing and achieving long term revitalization goals for Central Lealman. Within two weeks of the Kick-off meeting the first Planning Team meeting was held.

With a strong team in place, focus could shift more to data collection and community information gathering.

Gathering Information

Information gathering took place through a variety of methods. In addition to conducting regular community meetings, County staff also collected information on demographics and socioeconomic conditions, land use information, and conducted systematic interviews with community stakeholders. The residents of Lealman were actively involved in collecting more descriptive information about their community. The following is a brief summary of some of the information gathering activities undertaken in the community.

Revitalization Meetings: The first Revitalization Meeting was held at the Lealman United Methodist Church on May 16, 2000. The mailout announcing the meeting and explaining the upcoming revitalization effort was sent to every household and business in Central Lealman, totaling almost 3000 announcements. Meetings have since been held monthly (with the exception of December 2000). Significantly though, on November 2, 2000, a Revitalization Plan "Kick-off" Meeting was hosted by County Commissioner Barbara Sheen Todd at the Wellington School. Commissioner Todd used this meeting to emphasize the County's commitment to the revitalization of Lealman. Acting as facilitator, Commissioner Todd elicited responses from the large audience regarding assets and issues in the community. The monthly Planning Team meetings provide the ongoing means to collect input on issues and concerns from the residents of the community. In addition, the Planning Team meetings have been the forum for a community visioning exercise discussed in further detail under "A Community Vision for Lealman".

Interviews: Planning Department and Community Development staff conducted a series of personal interviews with community stakeholders in order to gauge their interest, involvement in, and concerns about the community, as well as to apprise them of the upcoming revitalization effort. These interviews took place from the summer through the fall of 2000. The community stakeholders are identified in the preceding discussion addressing stakeholder involvement.

Community Photo Project: At the Revitalization Plan kick-off meeting held in November 2000, interested people were asked to join the Revitalization Planning Team. At the first Planning Team meeting, the Pinellas County Planning Department handed out disposable cameras to each member of the audience who wished to participate in the Lealman Photo Project. Members were asked to go out over the December holidays and take photographs of the types of things, activities, etc., they would like to see in Lealman as a result of the revitalization effort. In addition, they were asked to take photos of those things they liked about Lealman that were worth keeping and /or enhancing. Finally, they were asked to take pictures of things about the community they did not like. The cameras were collected in January of 2001 and the photographs were mounted for display and discussion at subsequent Planning Team meetings. For County staff, the results have proven to be very informative and useful to both Plan and strategy development. Some of the more common themes represented in the photographs included the community's desire for a decent park and playgrounds, park and community beautification, better delineation or representation of Lealman's boundaries to surrounding communities, and attractive solutions to infrastructure issues like flooding. Overall, the photo project served as a valuable tool for gauging immediate and long term community concerns and desires.

Neighborhood Walk-Throughs – another information-gathering activity initiated by County staff early in the year was the neighborhood walk-through. After the County held an initial planning meeting with interested Planning Team members, the Lealman Community Association successfully spearheaded not only the logistics of putting together the organization of a systematic walk-through that lasted over seven weekends, but also took the initiative to refine the data collection process itself. After downing orange juice and doughnuts - members of the Planning Department, the Community Development Department, and the Lealman Community Association paired up in teams of two and walked through each neighborhood, door-to-door, in Central Lealman, each weekend for seven weeks. Detailed information on such things as property appearance, owner versus renter occupied, condition of housing, presence of derelict vehicles, etc., was collected. In addition, the Lealman Community Association collected information on elderly or disabled residents who might be in need of assistance from their neighbors. County Commissioners were apprised of the walk-throughs and several of the Commissioners showed up during the seven weekends to go out with community residents on the information-gathering walks. The neighborhood boundaries devised by the Community Association provided the basis for the walk-throughs. The results of the walk-throughs are being compiled and, by providing a snapshot of the community at the start of the revitalization

effort, will serve as a benchmark for gauging the success of the revitalization effort over the long term.

The Lealman Community Association also used the walk-throughs as an opportunity to get the word out to area residents about their organization and some of the projects they were working on, including street lighting petitions and a unified trash collection system.

Identifying a Vision for the Future

Even while the information gathering process was being completed, the County moved on to the next step of working with the community to define a Vision for the Future of Central Lealman. At the February 15, 2001 and March 1, 2001 Planning Team meetings, attendees were grouped into one of four smaller work groups. Using information summarized from the photo project, the Revitalization Plan kick-off meeting, the walk-throughs, and staff research, County staff began a facilitated process with each work group to refine the information gathered so far. This included clearly defining what the community was today and then trying to fully understand what the community, or the members of the Planning Team, wanted the community to become in the future. After the "visioning" sessions were completed, staff summarized and categorized all of the ideas from all of the groups. The results, which included specific objectives to be achieved through implementation of the Vision, were subsequently provided back to the Planning Team for review and comment.

Incorporating Actions into the Vision

Once this first step towards completing a vision for Lealman was completed, staff further refined the results, and began associating the Vision statements and objectives with tangible actions. The actions were based on input from the Planning Team as well as staff and serve as the key to implementing the long-range community Vision for Central Lealman. From the beginning, the community was very clear on certain things they wanted to see in Lealman. The visioning process was used to affirm and gain consensus on these actions, as well as to identify new and creative actions or solutions for achieving long range goals for the community.

The Vision includes several photographs to go along with the objectives and actions in order to try and give positive examples of things that are already in the community that can be enhanced, or expanded upon, as well as examples of neighborhood features that are not currently found in Lealman but certainly could be incorporated into the neighborhood landscape.

Gaining Consensus on the Vision for the Future

Upon its completion, and with the approval of the Planning Team, the draft Vision for Central Lealman, along with its associated actions, was sent out to all of Central Lealman's almost 3000 residents and business owners, along with an invitation to attend a community meeting on May 17, 2001. The purpose of the meeting was to receive comments on the draft Vision, and its associated objectives and actions, in order to ensure that they appropriately reflected the wishes of the entire community. The final Vision, resulting from this meeting, follows:

A Vision for the Future of Central Lealman

Lealman is a large unincorporated community that started as a small settlement in a mostly rural county at the beginning of the Twentieth Century. This settlement was connected to the rest of the world by a few dirt roads and the railroad. Today, the railroad bisects an urban community of roughly 7,870 people known as Central Lealman – an area bounded by 34th Street, 62nd Avenue North, 49th Street, and 40th Avenue North. The residents, property owners, and businesses of Central Lealman have come together to identify what they want to see Central Lealman become in the future. This “Vision” for the future, along with specific actions to achieve the Vision over the next several years, is stated below.

Community Identity

Lealman has a history that is distinct from the adjacent cities. For example, Lealman was one of the last rural areas in mid-Pinellas as the surrounding cities became increasingly urbanized. Lealman remains a distinct community that has retained its identity among the larger nearby cities of St. Petersburg and Pinellas Park.

Objectives:

1. It will be clear to people when they are in Lealman.
 - *Install physical markers (e.g. entryway features and/or unique road signs) so that people will know they are in Lealman.*



Such signs would be installed in prominent places to identify all of Lealman east of Kenneth City.

2. Lealman will highlight its history as one of the oldest communities in Pinellas County.
 - *All welcome to Lealman Signs should include: "Est. in 1903" (or whatever date is correct)*
 - *An effort should be made to identify all homes and other structures that are older than 1920, and signs indicating the date built should be installed.*
 - *Develop and publish an Historical Pamphlet for use in the schools and for distribution at local restaurants and businesses.*
 - *Find some way to utilize the old train station site on Main Street as a community facility of some sort. A small History museum/display could be located there. Consider using the train as a Main Street Museum.*

3. Lealman will retain its identity as a distinct unincorporated community.
 - *Work with the Post Office to change the community's mailing address without affecting the area's Zip Code.*
 - *Rename 58th Avenue North to Lealman Avenue, and insure that large format signs are installed on 34th Street and 49th Street.*

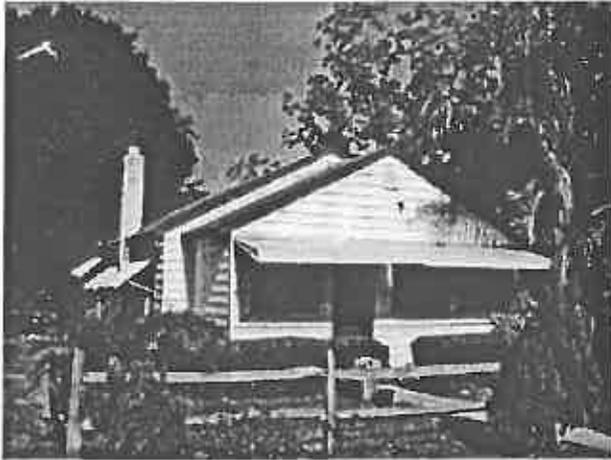
Community Character

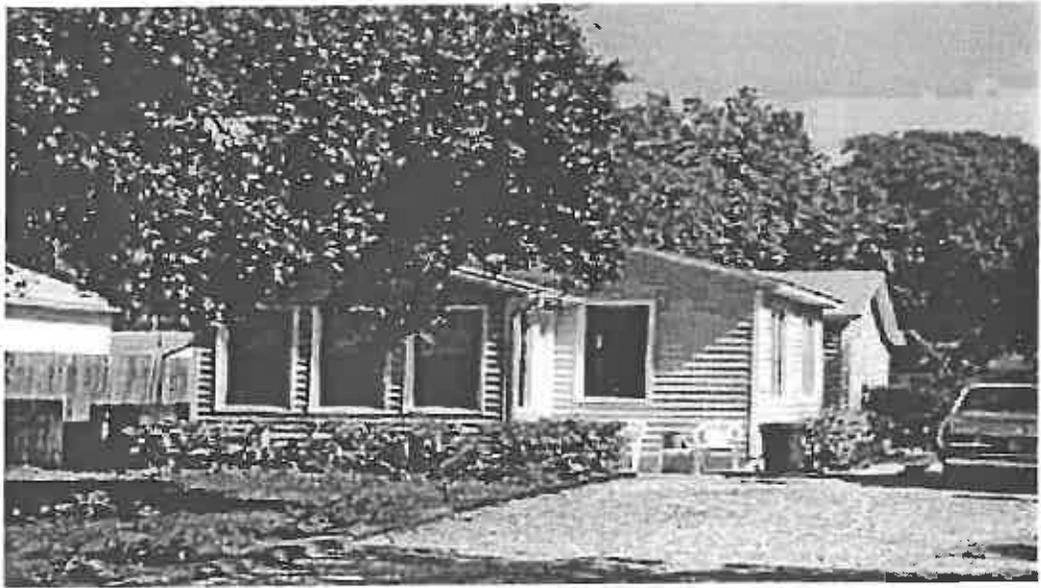
Lealman is an affordable community of predominantly single-family homes that includes a mix of mobile homes, duplexes/triplexes, and apartments. Commercial activities are located along the major road corridors, while industrial businesses are concentrated in an area bounded by Joe's Creek, the railroad, and 34th Street. Rather than developing according to an overall master plan, Lealman grew lot by lot over time. Lealman, therefore, does not have the uniform look of a master planned community or typical urban subdivision.

Objectives:

1. Lealman will be an attractive, safe, and desirable community in which to raise a family.
 - *Pinellas County will target rehabilitation funds to Lealman to prevent neighborhood decline.*
 - *Remove/eliminate non-conforming uses and illegally developed dwelling units that are inappropriate or incompatible with the surrounding neighborhood.*

2. Lealman will remain an affordable place to live for all income levels (for example trades people, service workers, retirees, professionals, etc.)
 - *Develop a database that keeps track of the market value of housing within Lealman over time. This information can be used to quantify changes in the price for housing within the community, and then compared to income ranges to obtain a measure of housing affordability in Lealman.*
3. Single-family home ownership will be encouraged and promoted, but Lealman also recognizes the value and necessity of providing a mixture of affordable housing alternatives such as well-maintained mobile home parks, duplex/triplex units, townhomes and apartments.





- *Implement subsidized home buyer assistance programs to maintain affordability for low and moderate income houses and to promote home ownership.*
- *Identify and utilize housing and lending programs that assist people in purchasing and maintaining owner-occupied housing.*
- *Implement recommendations of the Pinellas County Mobile Home Task Force that support retention of viable mobile home parks as an important affordable housing resource. (This policy is acceptable only for those mobile homes and parks that are in good condition and that do not contribute to blighting conditions in the neighborhood.)*



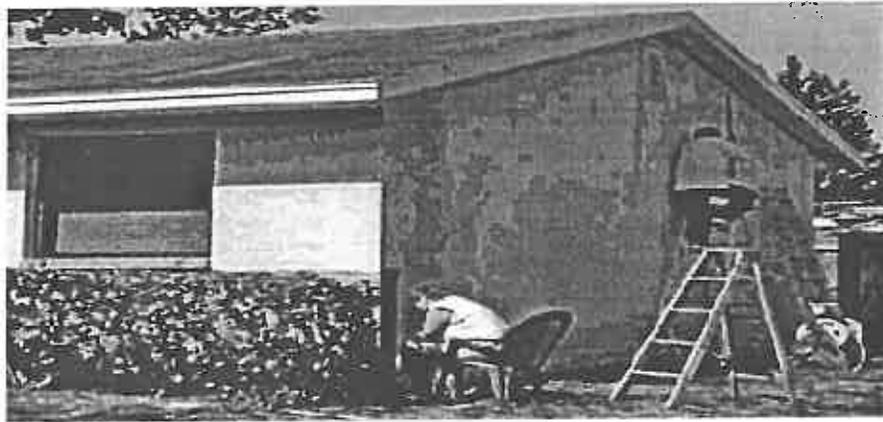
4. Well-maintained rental housing will be encouraged as one way to provide affordable housing; however, rental units should be limited in number so that they do not overwhelm the single-family character of Lealman.



- *Research how the number of rental units might be limited under this objective and be consistent with current legal, regulatory, and market constraints.*
 - *Rental property improvement programs will be aggressively promoted.*
 - *Focus codes enforcement on sub-standard and poorly maintained rental properties in the community to force investor owners to maintain their properties and invest in the community.*
5. Maintain the pattern of development that has evolved over time in Lealman, which is characterized by a lack of uniformity in design, a gridded street system, and a variety of housing types and styles.



- *Research how this might be accomplished under the current legal, regulatory, and market constraints, as well as the level of community acceptance.*
 - *New housing should be a mix of single family homes, town houses, and apartments, with any multi-family units being directed to designated areas. Areas that are single family now, will remain so.*
 - *Any larger areas where older, non-viable housing is to be redeveloped, will be considered as potential sites for development of new, higher density housing that will include adequate community green space nearby.*
6. **Pride in the Lealman community will be evidenced by well-maintained properties and yards.**
- *Institute a local community awards program in which homeowners and businesses are recognized for superior efforts in maintaining their buildings and properties.*



- *The Lealman Community Association will identify and assist those in the community who for economic or physical reasons has difficulty maintaining their property.*
- *Develop an educational campaign that informs property owners of problems, and identifies resources for learning about home and property maintenance.*
- *The Community Association will arrange for regular presentations on these issues through such entities as the County Extension, various landscape suppliers, and landscape architects.*
- *The Community Association will develop a program to connect local property owners with local property maintenance companies to develop mutually beneficial relationships that provide maintenance at reduced costs and help support local businesses.*

7. Many activities of daily living and essential services will be accessible by bike, foot, bus, or other means of public transportation.
 - *Research the adequacy of public transit serving Lealman and recommend ways that this service could better serve the community.*
 - *Evaluate the location and availability of vacant or underutilized commercial and institutional property as potential locations in the community for these activities and services.*
 - *Commercial redevelopment should be encouraged to include mixed uses that combine residential units with neighborhood-serving commercial uses.*

8. The abundance of mature shade trees throughout the community is a natural asset that will be protected and supplemented.
 - *Complete an assessment of tree cover throughout the community and identify opportunities to protect and enhance the mature tree canopy. Consider various funding options (e.g. grants) for purchasing, planting, and establishing additional trees for Lealman.*
 - *Establish a cooperative arrangement among County departments to ensure that redevelopment does not jeopardize protection and survival of mature trees.*



- *Through the efforts of local community groups, have community residents participate in tree planting and landscaping of public spaces.*

9. Joe's Creek, the major natural feature within Lealman, will be preserved and/or enhanced as an integral part of the community.

- *The County will evaluate the feasibility of using the Joe's Creek corridor and associated retention system as a linear greenway that would be accessible to the public for passive recreational use. If determined to be feasible, a concept plan would be developed.*



- *Direct resources to clean up the creek.*
- *Where feasible, the drainage requirements for new development should be addressed by area wide retention facilities, and they should be developed as attractive water and green space amenities.*

10. Revitalization of 54th Avenue North will look at opportunities to create an attractive corridor in which retail/service businesses can effectively mix with townhouses or multi-family development.

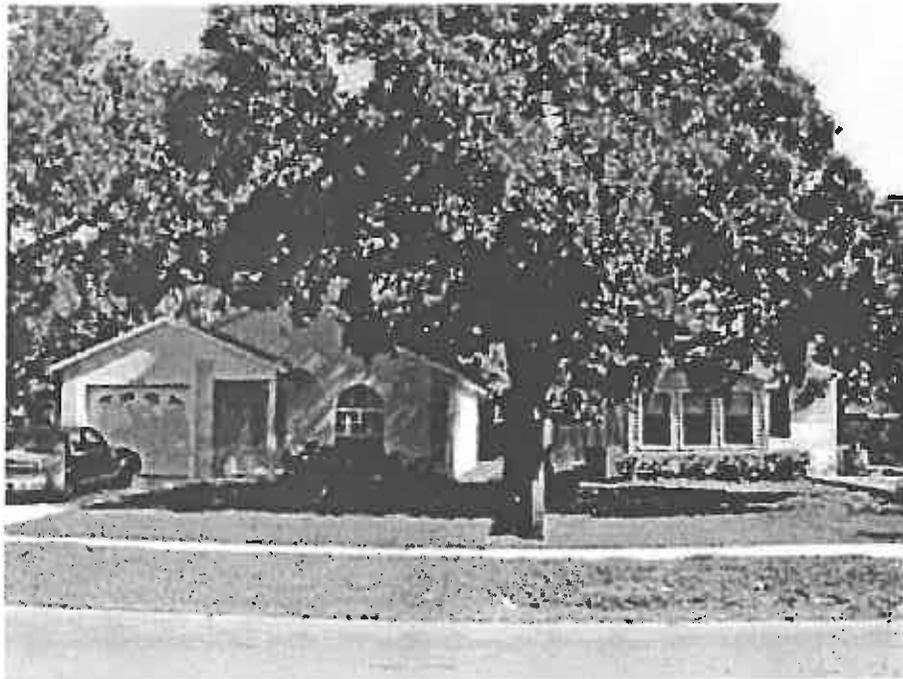
- *Develop a more detailed corridor plan for 54th Avenue N. from 49th Street to I-275.*

Community Design and Appearance

Neighborhoods are the lifeblood of Pinellas County. Strong and vital communities are important in creating places where people want to stay and invest their lives. Lealman will become an attractive community of well-maintained homes, properties, and businesses, which will be an unmistakable sign that people care about their community.

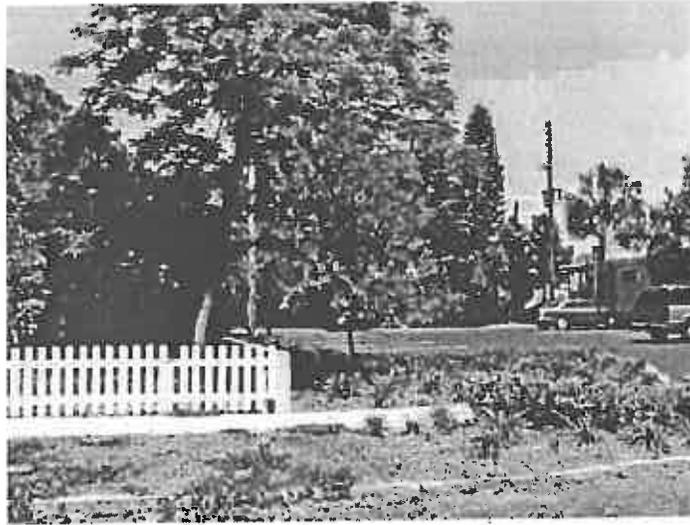
Objectives:

1. New development and redevelopment will harmonize with the variety of building styles in homes and businesses found throughout Lealman.



2. Consistent code enforcement will be an important part of improving Lealman's appearance, but the community will be an active participant in developing the solutions to the code issues in Lealman.
 - *Pinellas County will establish a Team from various County departments to more effectively work, in coordination with the community, on developing solutions to code enforcement and other community issues.*
3. Trash collection service will be responsive, reasonable in cost and representative of the community's desire for services.
 - *If there is sufficient interest in the community, the Lealman Community Association will work on behalf of the community to contract for solid waste collection services to obtain a better rate and better service. The Association could request technical assistance from the County in developing a contract.*
 - *The Lealman Community Association will organize a neighborhood clean up on an annual basis such as the Lealman Extreme Cleanup Day, which was a joint effort with "Keep Pinellas Beautiful" Inc. and the County.*

4. Redevelopment will look at opportunities to adequately buffer commercial and industrial uses and their associated activities from adjacent residential neighborhoods.



5. When appropriate, both new development and redevelopment will be designed in a way that supports those community characteristics such as the variety of housing types and styles, a gridded street system, mature trees, and a lack of uniformity in design that Lealman residents want to protect and encourage.
6. Where appropriate, the community will introduce or include design elements into the community that support an overall theme relevant to Lealman (e.g. the presence of the railroad throughout the decades).



7. Alleyways will continue to be used for access based on individual neighborhood conditions and desires.

Sense of Community

Residents and businesses will take pride in being a part of the Lealman community and will work together and with the County, the Sheriff's Office, the Fire Department and other agencies to make Lealman a better place to live and work. Lealman will be known as a community that cares about, and helps one another.

Objectives:

1. Create community festivals and events that highlight and celebrate Lealman.
 - *The Health & Safety Carnival that was organized by the Lealman Family Center in the summer of 2000, with volunteers from the Lealman Fire & Rescue, will be coordinated to include a senior component for Lealman residents. This intergenerational event would enhance the current carnival by involving another segment of the Lealman Community and would provide various information and services that relate to the senior population. The event could be held annually during the month of April in order to attract various sponsors and to allow Lealman's winter residents the opportunity to gather with the rest of the community.*
 - *A Lealman Fourth of July barbecue could be considered as a local alternative to holiday events in other communities.*
2. Promote a variety of activities and programs for youth and children in the community.



- *The Lealman Family Center, funded by the Juvenile Welfare Board, will continue to sponsor an annual Back-to-School event in the month of August. School supplies for students, various games, information for the community, and food are all part of this local event held at Lealman Park. The Family Center will engage local organizations such as the Lealman Community Association, Lealman Fire and Rescue, the Sheriff's Department, and other agencies to participate in this event.*
 - *An annual Easter Egg Hunt, held in Lealman Park and sponsored by the Downtown St. Petersburg Optimist Club, could be enhanced by including other activities for children during this seasonal event. The community should immediately contact the event coordinator about plans for next year's event, and consider inclusion of other organizations such as the Scouts, Color Me Human, and Girls Inc. to sponsor additional activities.*
3. Those in need, who cannot assist themselves, will get a helping hand.
- *The Lealman Community Association will identify and assist those in the community who for economic or physical reasons have difficulty maintaining their property. This assistance could include checking on needy residents to make sure they are ok. St. Petersburg's Paint St. Pete Proud program is an example of what Lealman neighbors can achieve in their community on an annual basis.*
 - *Explore transportation opportunities for elderly and/or disabled residents to get to and from necessary appointments and weekly shopping trips with local social service agencies.*
4. Promote increased involvement in community organizations and activities that allow residents to have a greater voice in, and greater say-so over, decisions that affect the community.
- *The Lealman Community Association provides a forum for residents and business owners to develop a strong unified voice on matters of community interest.*

Economic Opportunity and Business Development

Lealman is part of a larger urban area that provides a wide variety of employment opportunities. Within the community, itself, there are heavy commercial and industrial uses, retail commercial uses situated along the major north-south travel corridors, and limited local service and retail facilities on 54th Avenue North. Lealman wants to ensure that the community benefits from local and regional economic growth, and that municipal annexation does not erode and compromise Lealman's future as a distinct community.

Objectives:

1. Commercial and industrial activity along 54th Avenue N., 34th and 49th Streets, and 62nd Avenue N. should be protected from annexation and supported as they are a significant part of the community's tax base.
 - *The community will approach the County to consider moving the Pinellas Park Planning Area boundary north to 62nd Avenue N. and the existing municipal boundary.*
2. Lealman will capitalize on its assets (e.g. its proximity to major transportation facilities, its southcentral county location, its relatively high elevation) to attract investment and new businesses to the area.
 - *Lealman will consider creation of a local merchants association or other appropriate organized approach to encourage business development in the area.*
3. Job creation within Lealman will provide opportunities for all levels of employment. Attracting clean businesses to the area is desirable, but not all business and employment opportunities should be professional or high-tech.
4. The 54th Avenue N. corridor should become an attractive focal point for business and residential revitalization in Lealman, and this corridor should be easily accessible to the surrounding community.
 - *Develop a more detailed corridor plan for 54th Avenue N. from 49th Street to I-275.*
5. Revitalization of the community must look at ways to reduce the existing impacts of commercial/business and industrial uses on residential areas.
 - *More fully document these land use conflicts in order to develop an effective response.*



Community Recreation and Greenspace

A community's recreational and greenspace opportunities are an important measure of the residents' quality of life. Lealman will actively pursue creative approaches and partnerships to create new park and recreation spaces and programs in the community.

Objectives:

1. Foster partnerships with recreational service providers to provide affordable recreational opportunities, including organized sports, for youth in the community.
 - *The community (e.g., through Community Association meetings, Lealman Family Center meetings, or specially-held meetings), will interview potential recreational service providers and obtain information on possible service arrangements, fees, etc, in order to be able to select those options that are the most desirable and the most realistic financially for the community.*
 - *Investigate the feasibility of using the now-vacant property adjacent to the Department of Children and Families site on 49th Street for a playground facility.*
 - *Investigate whether there is a way to support or provide for more affordable access by unincorporated Lealman residents to St. Petersburg's recreation and community services.*
 - *As recreational and community services become more available in Lealman consider ways to provide transportation to and from activities.*
 - *Don't forget about the elderly when planning recreation and community activities.*

2. Lealman Park will become a heavily used asset in the community through the installation and maintenance of landscaping and playground facilities.
 - *Determine who will be responsible for long-term maintenance and security at the Park.*
 - *Research grant and other funding opportunities for renovating the Park.*



- *The community, in partnership with appropriate area agencies, will evaluate the feasibility of a system where local youth/juvenile offenders are required to participate in maintenance of the park or some other type of community service within the neighborhood.*
 - *The new fire station will be located on the east end of the Park so as to protect the trees.*
3. The community will work with the County to explore ways to use the land along Joe's Creek and the former Frontier Recycling property for trails, paths and greenspaces.



- *Determine if there are options for rehabilitating the Frontier property to the point where it is safe for public access/recreation.*
 - *Make sure Joe's Creek gets priority in the County's urban stream maintenance program.*
 - *Come up with some computer-aided designs/renderings of how to best incorporate trails, paths, open spaces, etc, along Joe's Creek; include a community pavilion in the rendering.*
 - *Consider a canoe outpost/launch from County property adjacent to Creek.*
 - *Do not allow motorized boats/jet skis, etc. in Joe's Creek.*
4. Creative solutions will be pursued for providing much-needed recreational opportunities and open spaces throughout the community. These open spaces will provide attractive destinations for people.
- *Evaluate where small unimproved or underutilized open spaces could be reclaimed and transformed into neighborhood greenspace.*



- *Locate dilapidated properties in Lealman where taxes are due to obtain, and even assemble, locations for additional parks and greenspaces.*
- *Try to locate active recreation closer to the types of residential areas where families with children live.*
- *Investigate vacant commercial properties in the Lealman area (e.g., the old Franks' nursery) to determine their feasibility for the location of a recreation or community center.*

- *In all cases where parks and park equipment are being provided by the County, and particularly where there are partnerships involved, the County will need to clearly work out the liability and maintenance responsibilities so that the Park remains continually and appropriately maintained.*
- *Once it is vacated, use the fire station (then to be the location of the Lealman Family Center) for community activities, classes, etc (like dance classes, crafts, etc.)*
- *Find a location, or locations, for a community garden.*
- *Actively look for money to plant, and maintain, trees along medians, rights-of-ways, etc.*
- *Explore grant opportunities from the Southwest Florida Water Management District, the Pinellas Environmental Foundation, Juvenile Welfare Board, etc. to accomplish things like community plantings.*
- *Determine if there is an area in Lealman where recreational off-road vehicles would be possible/appropriate.*

Community Services

1. Neighborhood support services such as a grocery store, the post office, walk-in clinics, etc. shall be within easy access of the Lealman residents and businesses.



Evaluate the location and availability of vacant or underutilized commercial and institutional property as potential locations in the community for these activities and services.

2. Locate social service agencies and public assistance providers (e.g. a social security office, neighborly senior services, medical clinic, housing offices, Lealman Family Center, etc.) in the community.



- *When a new fire station is constructed, evaluate reuse of the existing facility as local offices for at least some of these service providers.*



- *Evaluate the suitability of using the former Frank's Nursery site or properties along 54th Avenue N. as a potential location for these service providers.*



3. Through partnership with the County, PTECH, and other service providers, make low cost medical and dental care accessible in the community.
 - *The Community, with the aid of the Lealman Family Center, will contact the County about having the Mobile Dental and Health Units make regular calls in the Lealman area.*

Community Infrastructure

Public improvements will improve the quality of life for the residents of Lealman.

Objectives:

1. Flooding and drainage concerns will be addressed comprehensively and in a manner that contributes positively to the appearance of the Lealman community.
 - *Pinellas County will complete a comprehensive watershed assessment of Central Lealman and direct funding toward implementation of projects identified through this process.*
 - *Pinellas County will look at local street flooding issues in the comprehensive drainage assessment.*
2. Sidewalks, trails, bike lanes, and even a connection to the Pinellas Trail network will make Lealman a safer and more enjoyable place for walking, biking, commuting, and outdoor recreation.

- *Evaluate the County's plans for installing pedestrian crossings, sidewalks, trails and bike lanes within the community to see if modifications are needed to make Lealman a pedestrian-friendly community. In particular, look at connections to local schools and recreation facilities.*
 - *Coordinate with the Pinellas County Metropolitan Organization to evaluate the feasibility of tying in the Joe's Creek corridor with the larger Pinellas Trail network; prioritize a Lealman connector to the Pinellas Trail*
 - *Study effectiveness and feasibility of installing pedestrian overpasses over major streets.*
3. Placing utilities underground will be explored to determine its reasonableness for areas of new development or significant redevelopment.
- *As underground utilities are expensive, they should only be considered when there are large areas of redevelopment planned.*

Community Safety

Lealman will be a safe place to live and raise a family, and to operate a business.

Objectives:

1. The Lealman community will make it clear that criminal activity is not tolerated, and such means as neighborhood crime watch, community police officers, and promotion of social intervention programs and services will be used to achieve this objective.
 - *Approach the Sheriff's Office to propose locating a Sheriff's Substation in Lealman.*
 - *The Lealman Community Association will work with the Community Police Officers to strengthen the local crime watch program.*

2. Roadways and intersections that are determined to be unsafe for drivers and pedestrians will be addressed to provide safe travel through Lealman.
 - *Evaluate the need for, and the benefits of, installing traffic calming measures on residential streets in Lealman to slow down traffic and make the streets safer for pedestrians and bicyclists.*
 - *Evaluate traffic accident data to determine whether changes to specific intersections, pedestrian crossings, or roadways are needed to improve safety.*
 - *Address the issue of obstructions in the right-of-way that obstruct the view of motorists.*

3. Adequate fire protection will continue to be provided to the community.
 - *Support construction of a new fire station in the community to replace the existing facility on 40th Street N.*
 - *Determine the number and location of fire hydrants required to provide adequate fire protection and at the same time meet the minimum standards established by insurance companies for providing coverage. Work with the County and the City of St. Petersburg to decide on the best approach to providing the required hydrants.*
4. Streetlights will be integrated into the Lealman community, when they are supported by individual neighborhoods.
 - *The Lealman Community Association will continue its efforts to complete streetlighting petitions in Central Lealman.*

Community Relationships and Partnerships Necessary to Achieve the Revitalization Goals

Revitalization of a community takes committed effort over a long time. It is a step-by-step advance toward the community Vision that Lealman has identified as its future. This progress requires cooperation among the residents and business owners, and partnerships with those who can help and who share the community's Vision for their future.

Objectives:

1. Visible and ongoing evidence of the County's commitment to the long-term improvement of Lealman is required; Pinellas County must be a visible partner in progress and solutions.
 - *Pinellas County will establish a Team from various County departments to more effectively work, in coordination with the community, on developing solutions to local problems.*
2. Lealman will become a strong and united community that is able to grab the attention of the County and have a real impact on decisions and planning that affects Lealman's future.
 - *The Lealman Community Association provides a forum for residents and business owners to develop a strong unified voice on matters of community interest.*

3. Working towards a more effective – and mutually beneficial – alliance, or partnership, between the community and the Sheriff's Office will be a very important part of achieving the revitalization objectives in Lealman.
4. Building, and maintaining, active and ongoing relationships among the various agencies and social service providers in the community, as well as with the private and public schools in Lealman, will benefit residents and help to build a strong and caring community.

IMPLEMENTING THE VISION FOR CENTRAL LEALMAN - PERFORMANCE BENCHMARKS

Through the implementation of the Vision for Central Lealman, both short and long range results can be expected. Short-range results may include such things as certain small-scale physical improvements and programs, while long range, social issues are less tangible and remain more difficult to address and measure.

The benchmarks below are derived from the Vision and are designed to provide measurement of progress towards desirable community improvements, as well as a general timeframe for measurement.

- ◆ Physical markers/signage are in place to depict the boundaries of Lealman (short-term)
- ◆ There is a measurable increase in the median value of single family homes (long-term/monitored annually)
- ◆ There is a measurable increase in single family home ownership (long-term/monitored annually)
- ◆ Lealman Park is a desirable community destination, with a well-maintained landscape and playground equipment, and is the location for at least three successful community events during the year (mid-term)
- ◆ There is an increase in the number of building permits issued for improvements to residential properties and, a corresponding increase in the total value of these permits (long-term/monitored annually)
- ◆ There is an increase in number of recreational facilities and programs for youth and children, at reasonable cost, year round (long-term)
- ◆ There is an increase in the amount of overall green space accessible to the public (long-term)

- ◆ There is an increase in the amount of Lealman covered by a neighborhood crime watch (mid-term/monitored annually)
- ◆ There is an increase in the number of new sidewalks (long-term)
- ◆ Development and continuation of a community newsletter (short-term/ongoing)
- ◆ All area property owners will have the opportunity to sign a petition for the installation of street lights (short-term)

PRIORITIES AND FUNDING FOR IMPLEMENTATION

Following approval of the Revitalization Plan by the Board of County Commissioners, the next step will be for County staff to work with the community on identifying priorities for implementation, and to determine realistic schedules and funding sources. Funding is anticipated to come from several sources. Once project priorities are determined, appropriate grants will be investigated as a funding source for certain activities, or to use as matching dollars for the application of County funds in the Lealman planning area. Importantly, once the Revitalization Plan is approved by the U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) monies will be able to be targeted for Lealman. CDBG funds are federal dollars made available by the federal government for community improvements to qualifying revitalization areas. Once the priorities for the community are defined, the County will begin coordinating those resources and services among the different County departments that can be applied towards the effort, and scheduling needed projects, as appropriate, in the County's capital improvements program. Clearly, everything cannot be accomplished at once. In fact, in some cases achieving a desired goal may take several years. But by identifying the community's priorities, and meshing those priorities with the County's capabilities, more immediate progress will be able to be made on certain actions and strategies.

As projects and activities begin to move forward in Central Lealman, the County will begin work to develop the community base necessary to initiate the planning effort for business/commercial corridor revitalization as well as planning for East Lealman. In fact, planning for 54th Avenue North - a primary link between Central and East Lealman - may be a means of getting an initial start at building a cadre of citizens interested in being a part of the long range planning for East Lealman.

BUILDING A FRAMEWORK FOR PUBLIC AND PRIVATE INVESTMENT- ECONOMIC OPPORTUNITY AND EMPOWERMENT

Based upon input from those residents and business owners involved to date in the revitalization planning process, it is apparent that the community does wish to position itself to be able to promote its assets to attract economic investment and re-investment, both from a business development standpoint, as well as from a neighborhood perspective. Lealman enjoys a desirable mid-County location with easy access to the regional roadway network. Central Lealman offers a significant opportunity for neighborhood revitalization, with East Lealman poised to be an area of industrial and commercial employment development and redevelopment. In fact, the industrial parks, and surrounding industrial uses, in both Central and East Lealman represent a sizable amount of the existing industrial land uses in this part of the County, with the Joe's Creek Industrial Park east of 34th Street, and another industrial park on the west side of 34th Street (see Figures 4 and 5).

The County's adopted Comprehensive Plan recognizes the value and contribution of existing industrial parks, and encourages their operation in a manner that serves to "diversify the County's economy and provide a broad range of employment opportunities to County residents." It is expected that as revitalization and redevelopment efforts progress in both Central and East Lealman, as well as along the commercial corridors, the County will work to facilitate connections between area residents and the new employment opportunities being created nearby. This will happen in a number of ways, and will include promotion of the GED classes, computer training, etc., already being offered locally. Additionally, The County will continue to explore transportation options to ensure that area residents have access to local employment. In addition to new employment opportunities, it is important to bring needed support services closer to the working community (e.g., social service agencies and services, grocery stores, etc.).

Overall, the economic revitalization and redevelopment opportunities in Lealman are significant, but will take time to accomplish through the incremental implementation of a comprehensive Revitalization Plan. In particular, the redevelopment opportunities in East Lealman will require the more detailed analysis that will come with the County's next phase of planning. However, it is clear that Lealman as a whole has the economic potential to make it a true contender in the area economy.