

Census Tract 246.02 (12103024602) – East Lealman (Unincorporated)

| Area (Acres) | Total Population | Housing Units | Median Year Structure Built | % Single family | % Multifamily | Households | Average Household Size | Median Household Income |
|--------------|------------------|---------------|-----------------------------|-----------------|---------------|------------|------------------------|-------------------------|
| 678 | 6,189 | 3,084 | 1973 | 34.9% | 65.1% | 2,359 | 2.6 | \$28,060 |

Description

The East Lealman Tract is 678 acres of land in an unincorporated area of Pinellas County, adjacent to Interstate-275 just north of St. Petersburg. It extends from 62nd Avenue on the north to 40th Avenue on the south and from U.S. Highway 19 to I-275 on the east.

Land Use/Zoning

The Future Land Use is a mix of Residential Low and Medium, with Retail & Services along 34th Street and Haines Road. There are over 100 acres of Employment Center uses in the southwest corner.

Designations

The entire tract is within the Lealman Community Redevelopment Area (CRA) where Pinellas County is making strategic investments through use of tax increment financing to redevelop the area. It is also entirely located within the Lealman Brownfield Area, a Targeted Employment Area (EB-5 Visa) and NMTC Higher Distress Area.

A Target Employment Center overlay covering over 100 acres provides a 100% density bonus for manufacturing, office, and research and development uses.

General

The East Lealman tract has a desirable mid-county location and easy access from I-275. The area is predominantly residential, with commercial use along the primary corridors. Adjacent to 34th Street/US-19, in the southeast portion of the area, there are approximately 162 acres of limited industrial use. In 2018, Pinellas County invested over \$11M to repurpose the former Windsor School into the Lealman Exchange. At nearly 77,000 sq. ft., the community campus aims to take a collaborative, citizen-centric approach to delivering services and programs aimed at increasing citizen engagement, building broader social networks, developing pathways to employment, improving school readiness and success and creating a sense of place for all citizens.

Opportunities

The best opportunities are for redevelopment, mixing of uses and densification of commercial properties along 34th St., 54th Ave. and Haines Rd.

Contact

Pinellas County Planning Development: Chris Moore, (727) 464-8219, cdmoore@pinellascounty.org

