

OMB Granicus Review

Granicus Title	Resolution adopting the Joe's Creek Industrial Park Master Plan.				
Granicus ID#	25-0977A	Reference #	N/A	Date	23-JUL-2025

Mark all Applicable Boxes:

Type of Review									
CIP		Grant		Other		Revenue		Project	X

Fiscal Information:

New Contract (Y/N)	Y	Original Amount	\$	56,000.00
Fund(s)	1087	Amount of Change (+/-)	\$	0.00
Cost Center(s)	691159	Total Amount	\$	56,000.00
Program(s)	7147	Amount Available (FY25)	\$	56,000.00
Account(s)	5310001	Included in Applicable Budget? (Y/N)	Y	
Fiscal Year(s)	FY26			

Description & Comments
(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

Housing and Community Development is seeking approval to conduct a public hearing and approve a resolution adopting the Joe's Creek Industrial Park Master Plan (JCIPMP). Based upon evidence and findings contained in the staff report and attachments, this item is recommended for approval by the Board of County Commissioners.

This proposed resolution will enact the following changes:

- Adopt a Master Plan that can serve as a Special Area Plan, as described and required in the Pinellas Countywide Rules by Forward Pinellas, to allow the County to make future modifications to the Lealman area Target Employment Center (TEC).
- Establish findings and recommendations to guide future redevelopment and investment decision making in the subject TEC and greater Joe's Creek Industrial Park.
- Establish data, analysis, findings and recommendations to identify and guide future infrastructure improvements to advance the overall subject area.
- Adopt a Land Use Vision Map to help guide future potential Comprehensive Plan land use policy decisions and unincorporated Pinellas County Land Development Code regulation updates to facilitate redevelopment and business investment in the subject TEC.
- The proposed JCIPMP is a result of significant study and analysis along with stakeholder input and consultation with the Lealman Community Redevelopment Agency Citizen Advisory Committee (CAC).
- The Lealman CAC recommends approval.

Funding for the implementation of the Joe's Creek Industrial Master Plan is \$56,000 and included in the Fiscal Year 2026 (FY26) Proposed Budget for staff augmentation of the master plan through amendments to the Comprehensive Plan and cost changes within the Lealman Community Redevelopment Agency.

Analyst: Katherine Bleakly

Ok to Sign: ☒