

The background of the slide is a collage. The top left shows a mural of a desert landscape with cacti and a wooden fence. The top right is an aerial view of an industrial park with a river, parking lots, and buildings. The bottom left features a mural of blue flowers and green foliage. The bottom right shows a mural of a large blue flower and a stone wall. A large, light purple diamond with a teal and white border is centered on the slide.

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# **JOE'S CREEK INDUSTRIAL PARK MASTER PLAN**

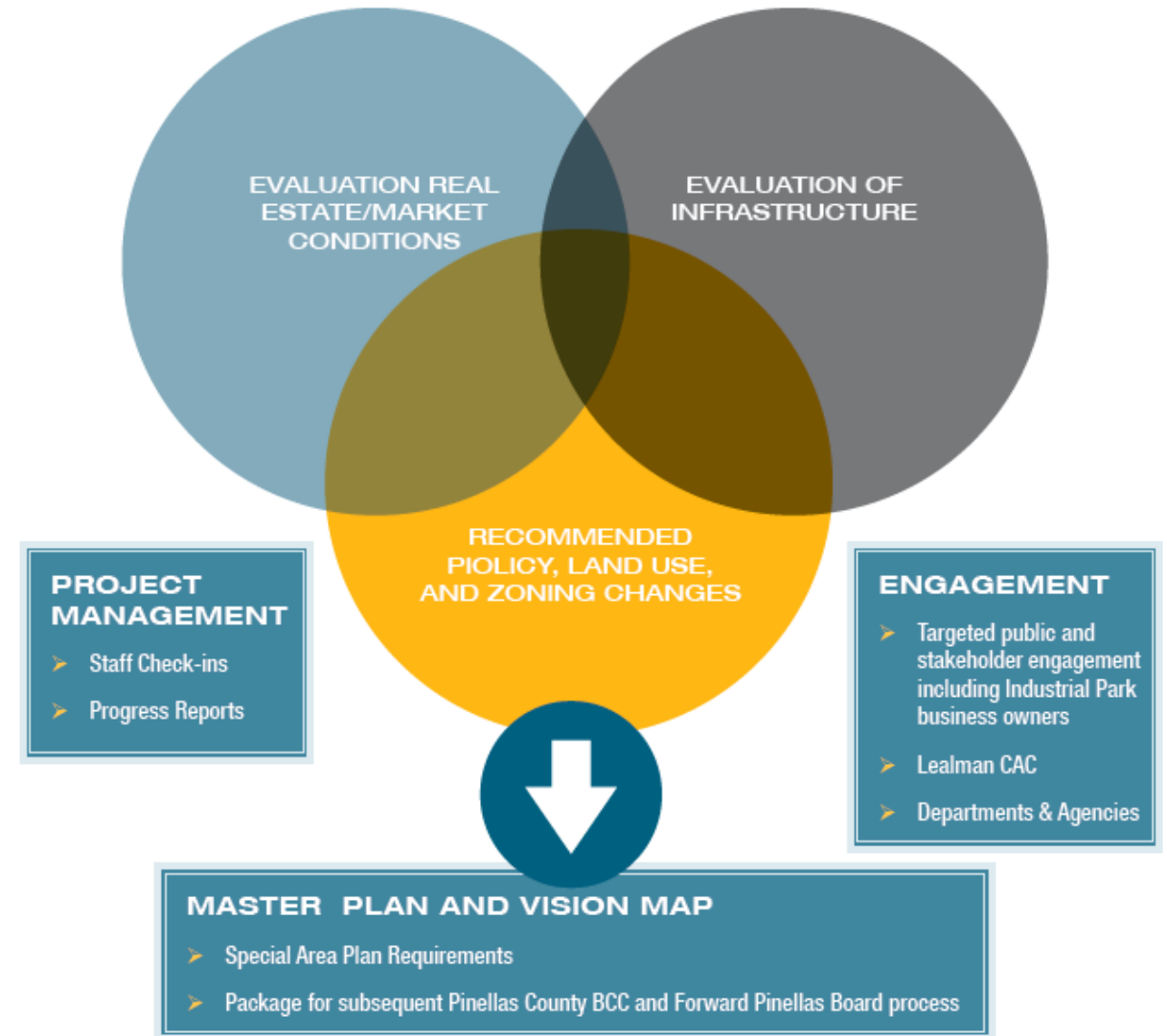
**BCC Work Session  
July 17, 2025**

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## Overview

1. Background and Objectives
2. Stakeholder Engagement
3. Real Estate Market and Land Use
4. Infrastructure Analysis
5. Next Steps

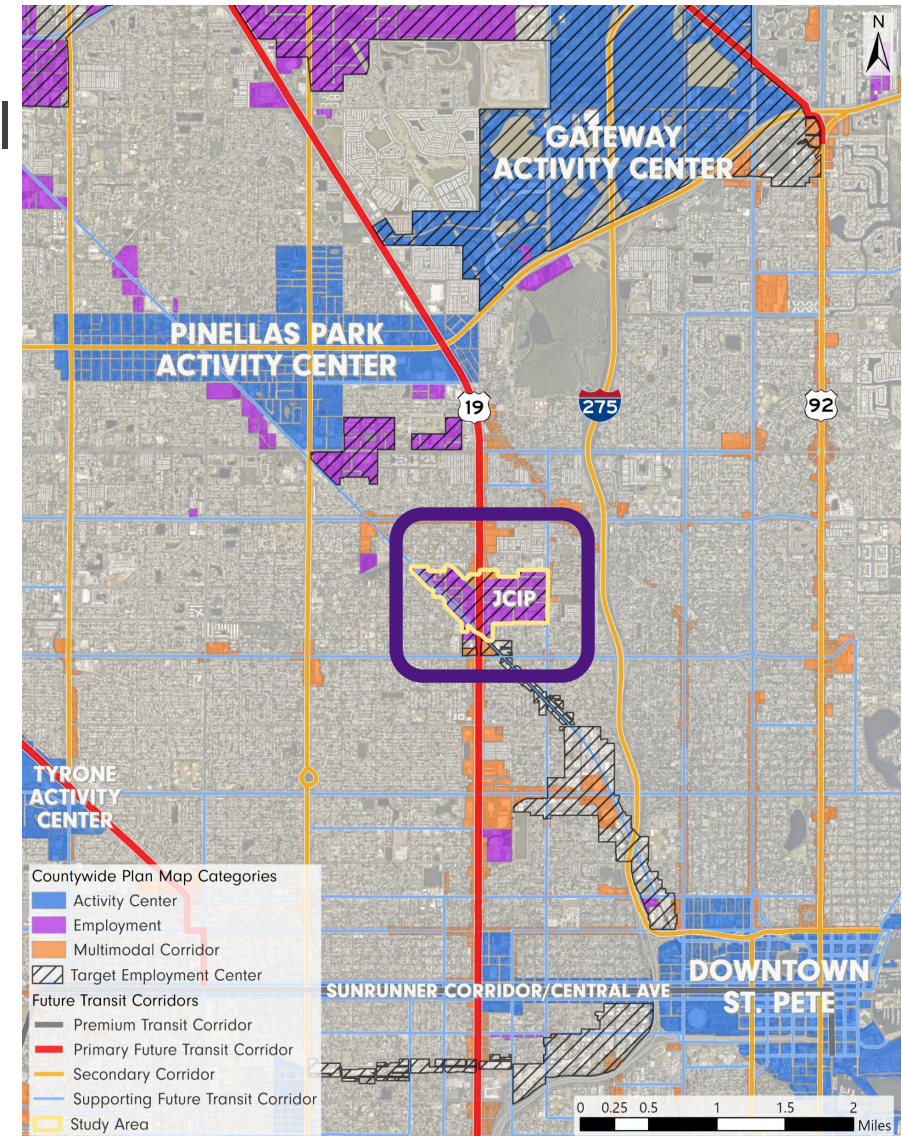




# 1 Background: TEILS and Supporting Future Needs



- TEILS **outlined opportunity** to have greater local control to expand uses and businesses in TECs
- An **adopted plan** is required for changes
- **Support existing businesses**, attract **reinvestment**, and adapt to **evolving future**



# 1 Background: Master Plan Elements



**Evaluate Public Infrastructure Needs** for improvements to utilities, stormwater management systems, transportation



**Review Economic Development Strategies** to support the retention/expansion of existing businesses and attract new industries



**Recommend Changes to Land Use and Development Standards** to promote new development and redevelopment of underutilized lots



**Identify Funding Mechanisms** to implement improvement projects and programs

## 2 Summary of Engagement



### Engagement:

- Lealman CAC meetings
- Agency Meetings
- Stakeholder Open House and Business Interviews
- Door to door engagement to take Survey
- Online Survey

### Key Findings:

- Flooding concerns
- Transportation improvements for freight
- Varying ideas on future level of development with desire for reinvestment in the area
- Workforce housing and supporting services desired
- Flexible site plan standards





# 3 Land Use Analysis



169 Total Parcels

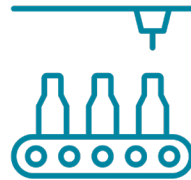
160.7 Acres



16,800 SF on average

55 years old on average

Many in need of reinvestment

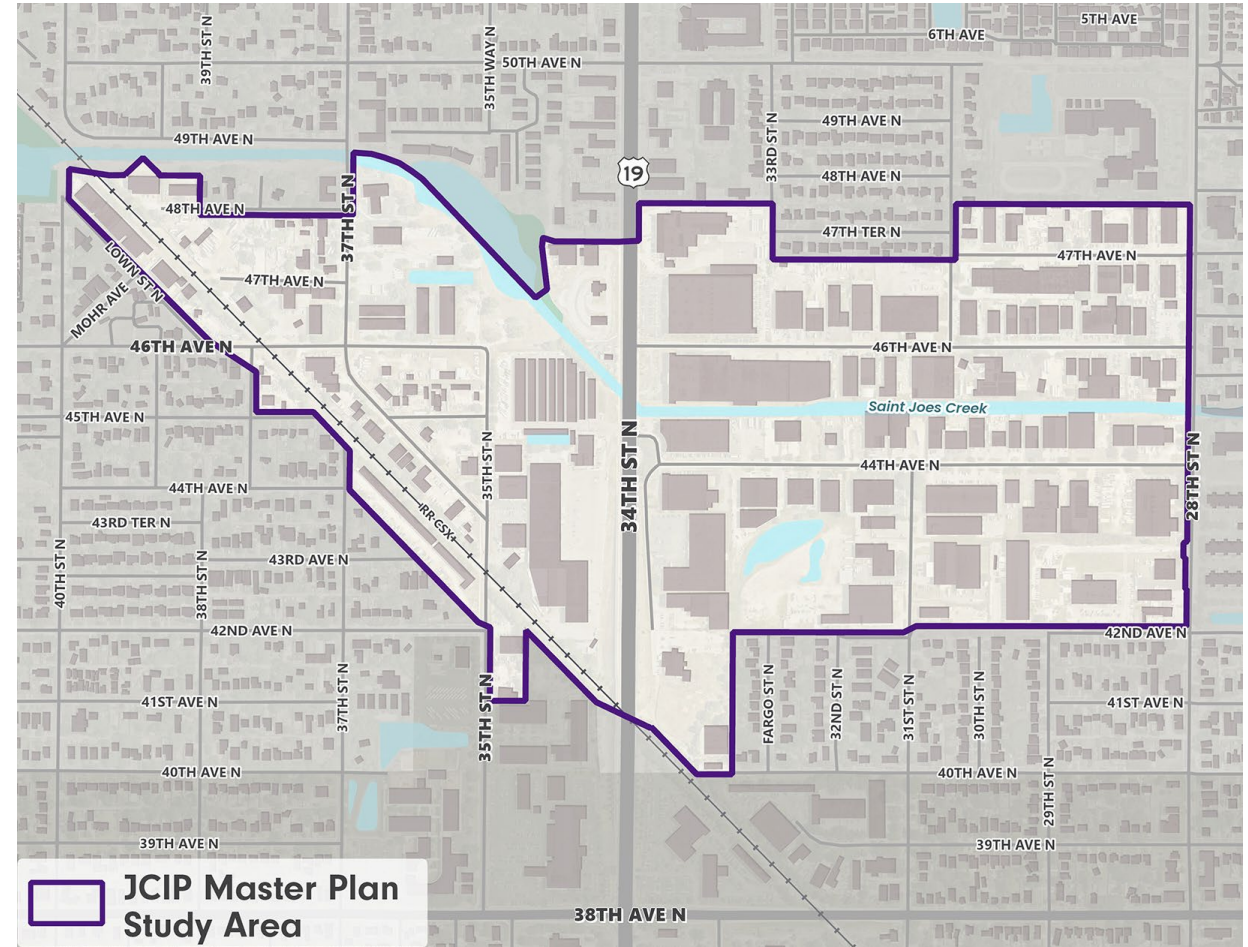


129+ businesses

50%+ industrial users



1,400 employees



## Key Findings: Moderate-to-strong for industrial, limited for office

### INDUSTRIAL MARKET: MODERATE-TO-STRONG POTENTIAL



#### STRONG NICHE MARKET

Limited available inventory and lower vacancy rate relative to the County **indicates a demand for existing industrial space** in the Lealman Industrial TEC.



#### LOCAL MANUFACTURING AND WAREHOUSING HUB

Lealman Industrial TEC offers an **opportunity for small, niche warehousing and manufacturing users** to establish themselves and grow.



#### LOCATIONAL ADVANTAGES

The Lealman Industrial TEC is highly accessible to regional transportation networks. **Roadway improvements are required** to further enhance accessibility and improve internal circulation.



#### LAND AVAILABILITY

**Few parcels are large enough to accommodate modern industrial development** requirements without significant land assemblage.

### OFFICE MARKET: LIMITED TO NO POTENTIAL



#### SUPPLY AND PERFORMANCE

Limited available inventory and low rents relative to county averages indicate **limited demand for office space** in the Lealman Industrial TEC.



#### FLIGHT TO QUALITY

Modern office trends indicate **employers desire Class A office space**, which is limited in the Lealman Industrial TEC.



#### LOCATION

The Lealman Industrial TEC **does not match office target industries and corporate users' preferences** to locate in more urban and mixed-use environments.



#### LAND AVAILABILITY

**Limited land is available to accommodate large office development** in the Lealman Industrial TEC. Any potential development in the near term would likely only support smaller-scale professional operations.

# 3 Real Estate Market Analysis, Continued



**Key Findings:** Limited in near-term for multifamily, targeted opportunities for retail

## MARKET-RATE MULTIFAMILY MARKET: LIMITED POTENTIAL IN NEAR-TERM



### LIMITED NEW CONSTRUCTION

Limited new construction in the submarket indicates **limited demand for market-rate multifamily** in the Lealman Industrial TEC.



### RENTS

The Lealman Industrial TEC is **unlikely to achieve market-rate multifamily rents to support new construction** in the near-term.



### LOCATION

**Newer market-rate multifamily development tends to locate in amenitized mixed-use areas.** The Lealman Industrial TEC is an auto-oriented, industrial area with little retail options or services nearby.



### LAND AVAILABILITY

Newer garden-style development requires a minimum of almost 8 acres on average. **Few parcels are large enough to accommodate this type of development without significant land assemblage.** However, smaller parcels may be able to accommodate "missing middle" typologies.

## RETAIL MARKET: OPPORTUNITIES IN TARGETED AREAS



### PERFORMANCE

The Lealman Industrial TEC achieves **lower rents relative to newer development** in the county.



### LIMITED NEW CONSTRUCTION

**Limited retail development has occurred in recent years** in the Lealman Industrial TEC and submarket area.



### LOCATION

The Lealman Industrial TEC **does not match retailers' site selection preferences to locate in mixed-use environments**, near other major retail nodes, or in highly accessible and visible areas.



### POTENTIAL CONSUMER BASE

The low-density, residential neighborhoods of Lealman provide "built-in" market demand for retail, food and beverage, and consumer services. However, consistent with national trends, **the market is likely too over-supplied to necessitate development of a new retail node** without significant additional population growth.



# 3 Land Analysis



**Preservation**

**Hybrid**

**Conversion**

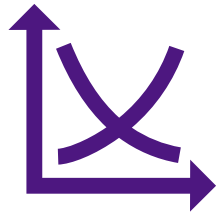


**Option 1:  
Maintain Existing  
Employment Center**

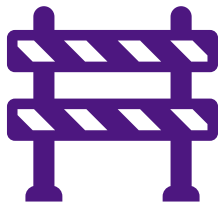
**Option 2:  
Enhance Employment  
Resilience**

**Option 3:  
Hybrid Approach**

**Option 4:  
Mixed-Use Activity  
Center**



**Market Potential**



**Infrastructure  
Needs**



**Extent of Land  
Use/Zoning Changes**



**Timing**



**Economic Impact**

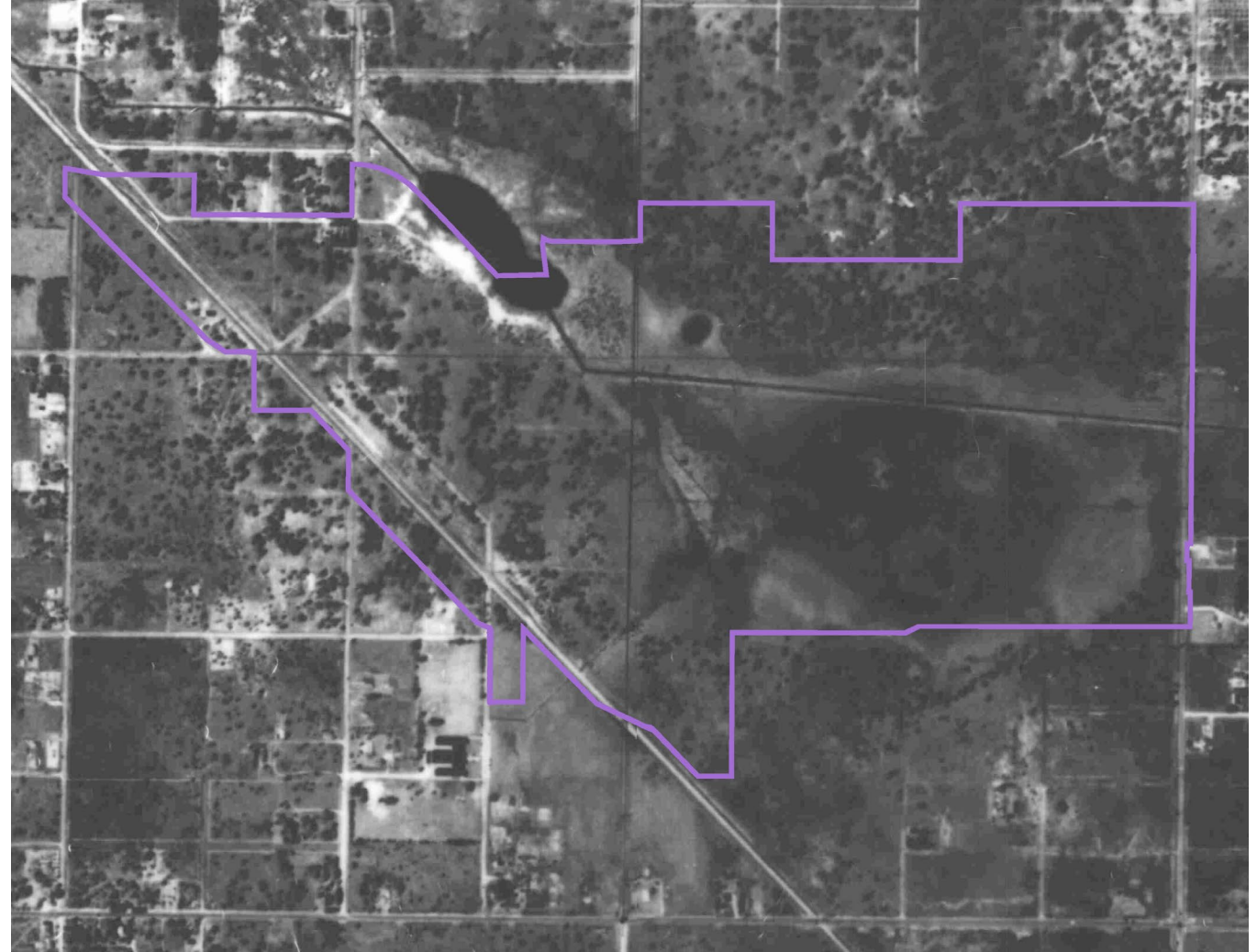


**Community Impact**

# 3 Land Use Analysis



- **1942 Image: The area was a wetland and 34<sup>th</sup> St did not connect**
- The area remained largely undeveloped until the late 1950s

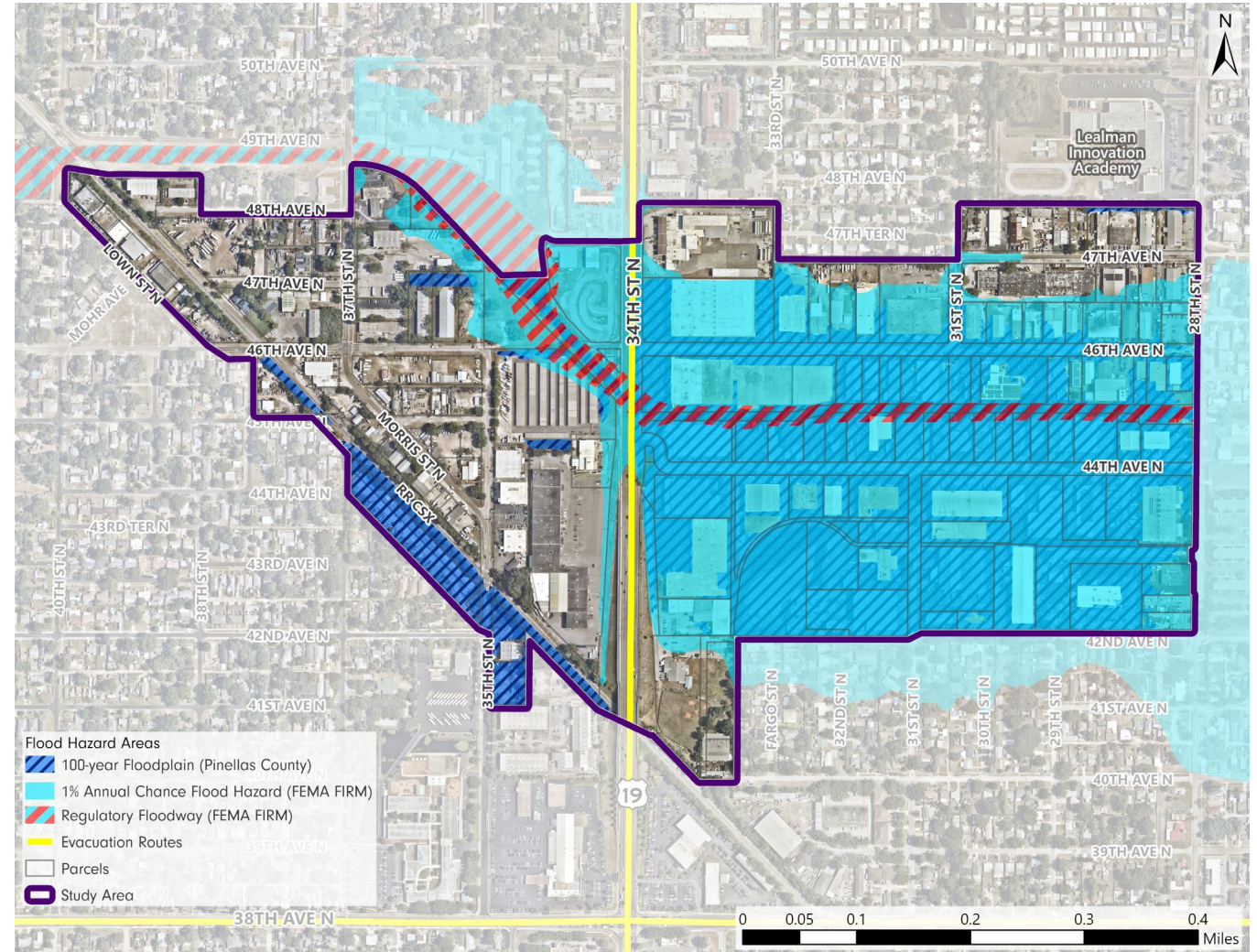




# 3 Land Use Analysis

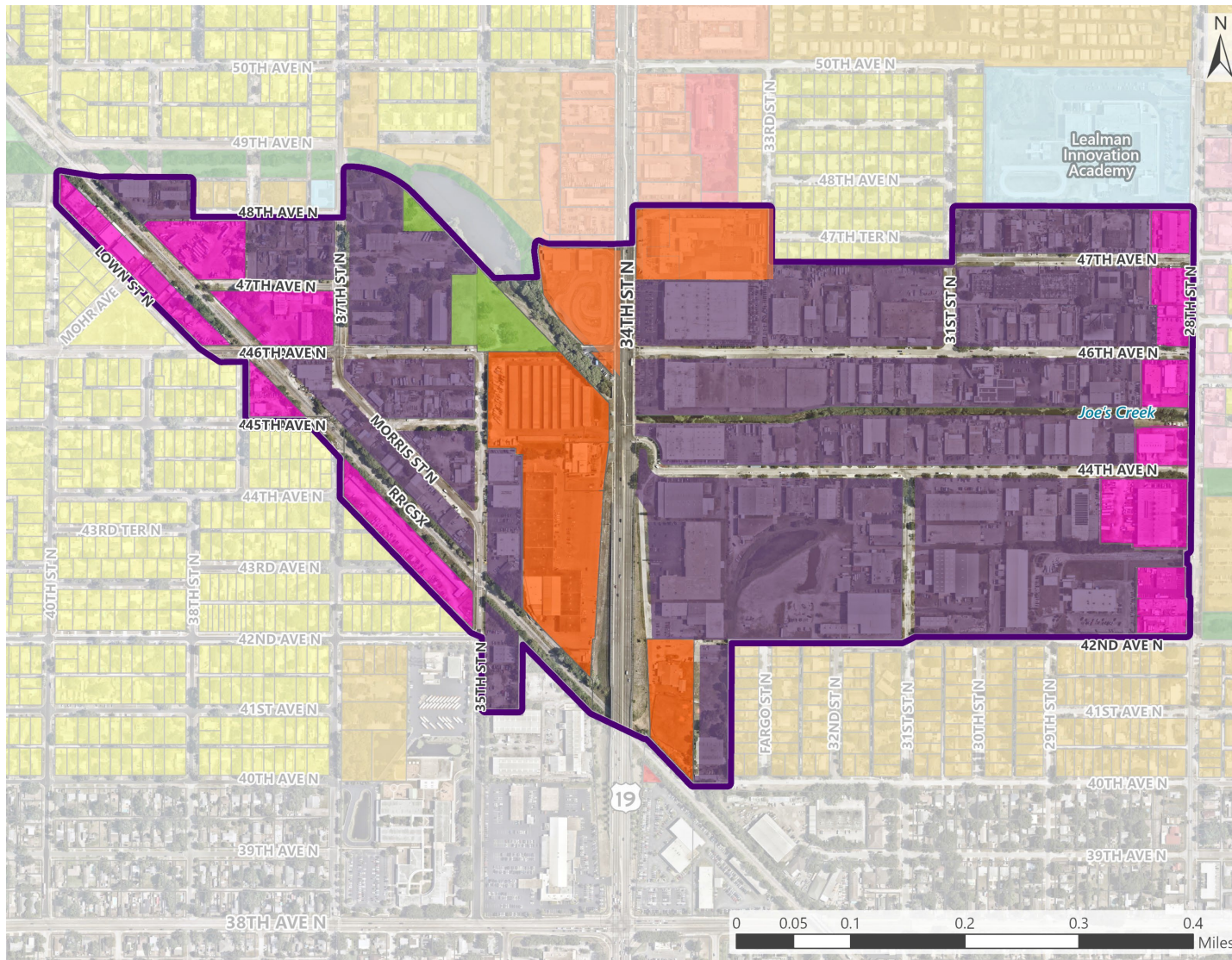


- Two-thirds of properties are in a flood hazard area
- Hurricane Milton was a 150-year storm event
- Redevelopment **must meet County standards**





# 3 Potential Land Use Vision



## Recommendations:

Allow flexibility with Overlay with bonuses providing a menu of options

### Primary Mixed-Use Corridor

- Mid-size mixed use residential

### Supporting Mixed-Use Corridor

- Neighborhood uses - housing, retail & restaurants, light industrial workshops

### Employment

- Provide expanded employment uses
- Update development code standards to support flexibility

### Potential Stormwater Management

- With possibility of trail extension (coordination needed)

## Key Findings:

- The **potable water** and **wastewater plant capacities** are **much greater** than the **potential demand from growth** / potential redevelopment

## Recommendations:

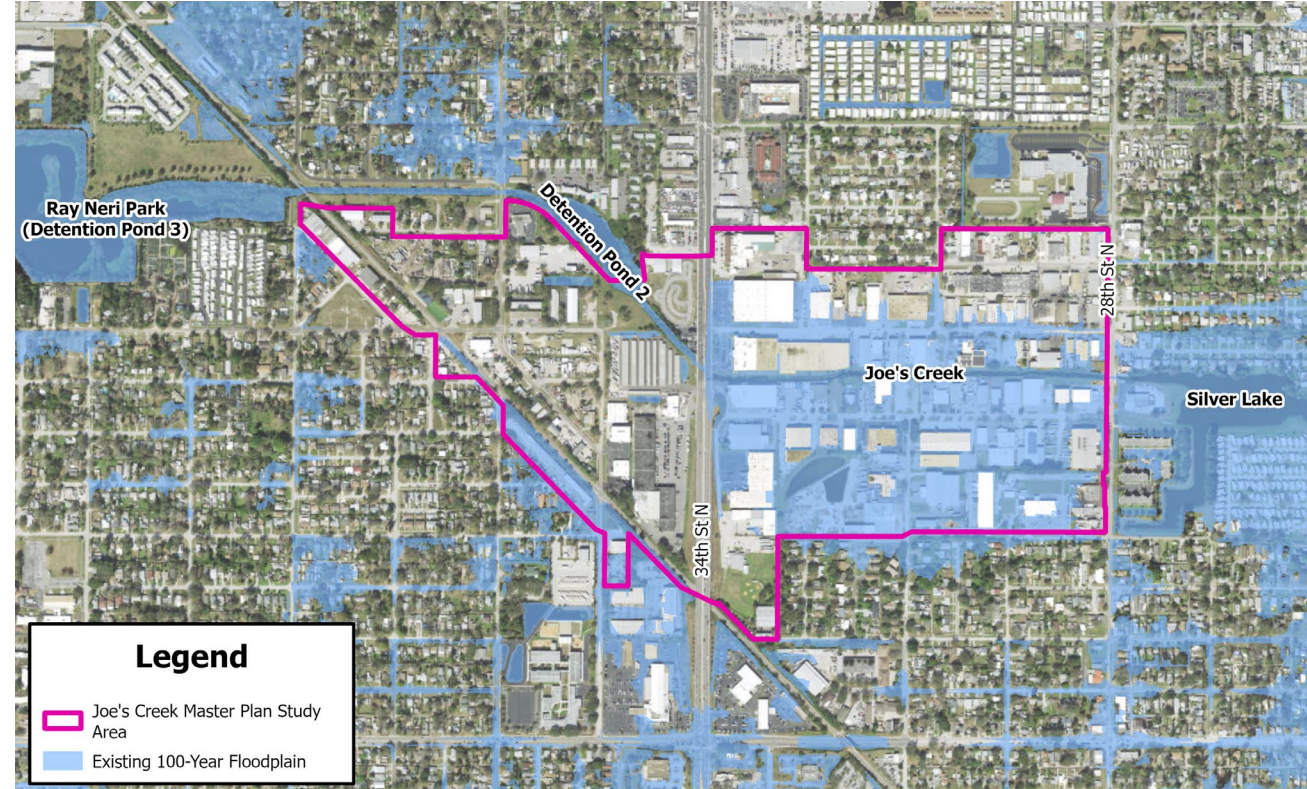
- Perform **follow-up modeling** to **determine if pipelines have capacity**
- **Additional projects potentially needed** for upsizing lift stations, forcemains, water pipelines, and wastewater pipelines (regardless of growth)



# 4 Infrastructure: Stormwater



## Existing 100-Year Floodplain





# 4 Infrastructure: Stormwater



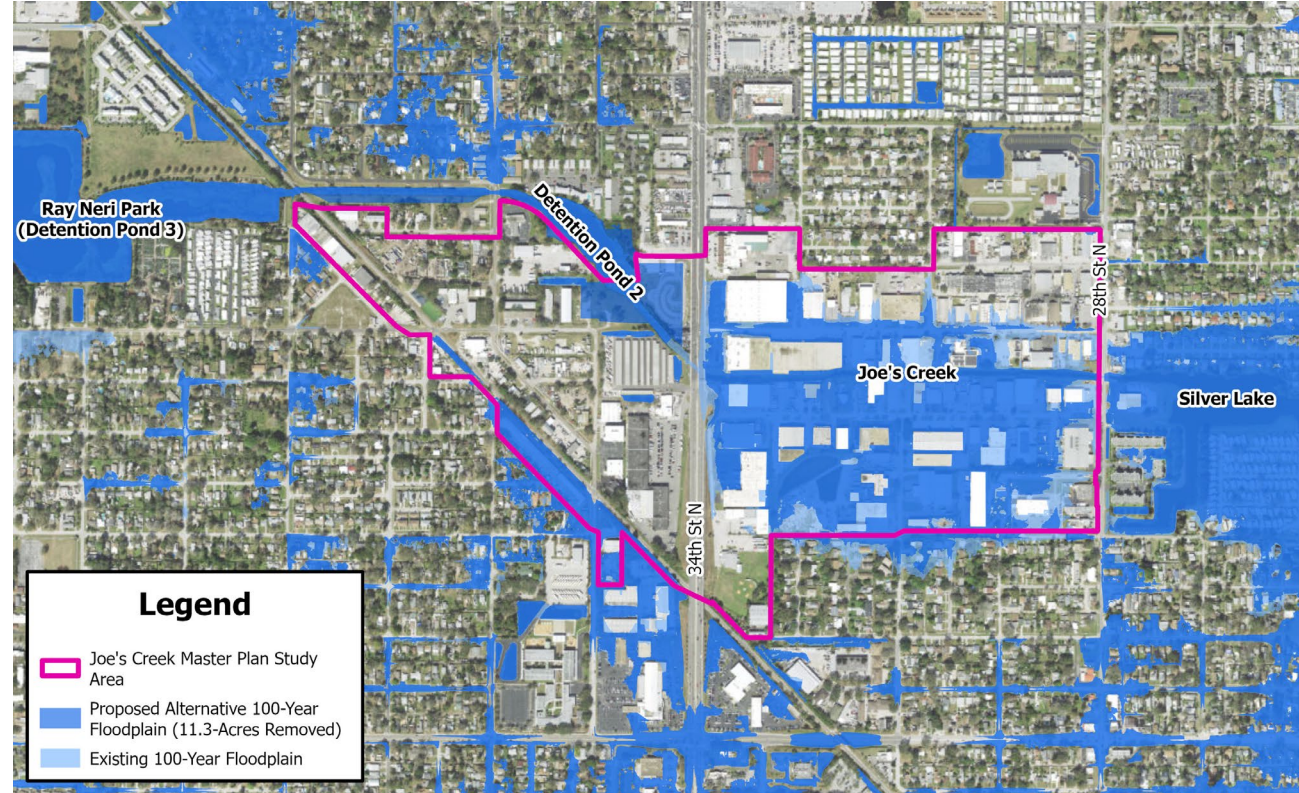
## Recommendations:

### Interim solutions

- Incremental stormwater improvements with new development

### Initial Improvements Proposed

- Implement County CIPs (Joe's Creek Restoration and Greenway Trail)





# 4 Infrastructure: Stormwater



## Recommendations:

### Interim solutions

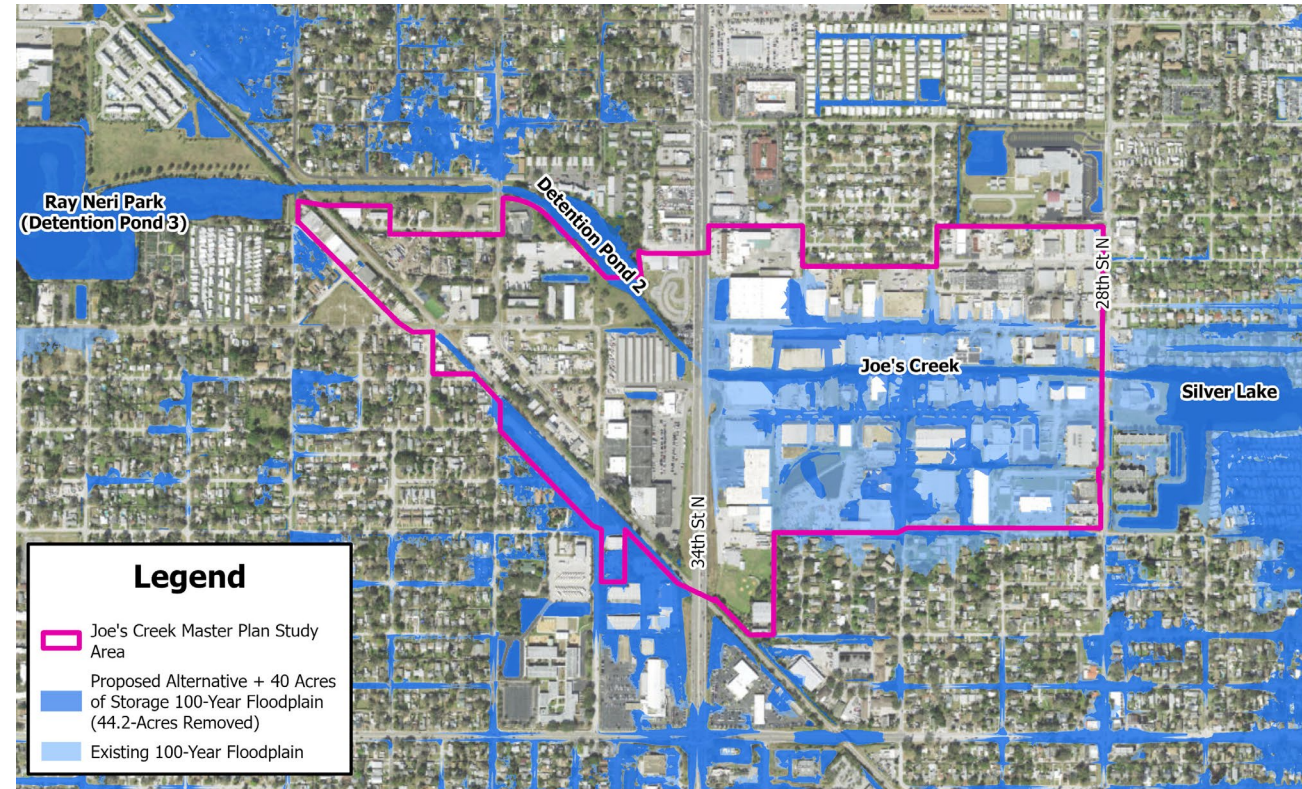
- Incremental stormwater improvements with new development

### Initial Improvements Proposed

- Implement County CIPs (Joe's Creek Restoration and Greenway Trail)

### Overall Capital Improvements

- Upsize culvert under 34<sup>th</sup> Street
- Add floodplain storage
- Regional stormwater facility (quality)



# 4 Infrastructure: Stormwater (Bulkhead/Seawall)



## Key Findings:

- Conducted field visit on readily accessible bulkheads (approximately 22%)
  - Concrete elements were in reasonable condition with isolated areas of degradation
- Privately held with limited access, **land agreements could provide solution**
- **Rehabilitation will be needed**

## Recommendations:

- Additional steps needed prior to dredging:
  - Determine original elevation of creek
  - Determine dimensions and conditions of wall anchors
  - Gain access for inspection of remaining bulkheads





## 5 Next Steps: Next 5 years



### Real Estate Market and Land Use (Incremental Approach)

- **Comprehensive Plan Amendment and Code updates** - TEC Zoning Overlay for additional flexibility of uses (vision map) and standards (support local business): **12 to 14 month process**
- **Countywide Plan Process** to adopt special area plan: **12 to 14 month process**

### Infrastructure

#### **Potable water/wastewater**

- Perform follow-up modeling based on agreed upon land use strategy to determine if pipelines have capacity

#### **Stormwater**

- Perform additional bulkhead evaluation to determine depths for dredging
- Incremental stormwater improvements with new development
- Gain access for inspection of remaining bulkheads

#### **Funding/Other**

- Further discussion needed on funding – grants, special assessments, etc.
- Program transportation improvements to be included in CIP

## 5 Next Steps: 5+ Years to Vision



### Real Estate Market and Land Use

- Reassess real estate market and land analysis as well as needs of stakeholders

### Infrastructure

#### **Potable water/wastewater**

- **Additional projects potentially needed** for upsizing lift stations, forcemains, water pipelines, and wastewater pipelines (regardless of growth)

#### **Stormwater**

- Upsizing of culvert at 34th Street crossing
- Add floodplain storage and regional stormwater facility

#### **Funding/Other**

- Implement funding mechanisms for bulkhead replacement
- Construction of transportation improvements

# Questions

