

Town Hall- 555 150th Ave
2-3-2026

- About 40 people in attendance- many new faces
- 6 staff members, 2 from Kimley Horn
- Agenda:
 - Intro
 - Zoning- and timeline of c-4 change
 - Ask question on each topic and go round robin

Consensus:

The following are items that are continually brought up in all meetings. Staff recommends we focus on these areas:

- Parking (garage, surface, shuttle)
- Boat Docks (hourly/overnight)
- Open space (something like Coachman Park)
- Nice Restaurant (Salt Rock caliber)

Notes:

- Zoning:
 - Went over current permitted uses & unpermitted uses
 - Went over the schedule for the zoning changes
 - why are you doing the zoning now and now waiting until you know what the property is going to be?
 - It will move the process along
 - Parking- special area plan parking can be reduced to 50%, we want to make sure there is plenty of parking for the space.
 - The parking is for the commercial corridor
 - If a park is done it would go under the special assessment
 - Marine Use- do we know details of what swfmd would allow?
 - Within the area we have submerged land and within we have ability to say within the footprint. Anything outside the footprint is going to be tricky.
 - How far out the foot print? Pilings at the end of the dock is the end of the submerged land
 - When Holton owned property it was zoned for hotel and restaurants, want to see it utilized for the public and if we can do a high and dry. Dean's dock, does he own the submerged land?
 - Yes he owned from channel between properties right down to the middle. We are looking to get the boats out of there. Are looking at purchasing deans to keep it cohesive.
 - Would recommend we put cover where the marina was

- On the new property we do own 20 ft off the seawall submerged land
 - You can build a covered dock- unique to having a small restaurant and docks
 - Would not want to see a parking lot there, no garage
 - Boaters make more revenue than anything, would like to see more things for boaters.
- What do you want to see day and night in the area?
 - Baby board walk with slips
 - Marinas make money
 - Not everyone is a boater, what are the staff talking about what we want to see in the property?
 - Currently no staff talks, getting input from community before we go to feasibility or ROI.
 - Fishing tournaments, live music
 - Use of space where there is no space, utilize
 - Utilize the parking garage top floor for green space
 - Locals by day attract tourist other locals by night
 - Mobility
 - Boat- no need for cars
 - Traffic- how are we going to deal with left hand turns, and not blocking intersections?
 - Back history, PD was done for last development the intersection and entrance to marina were shifted, it was completed several years ago. All of this was for the development and how the ingress and egress was going to work
 - Not enough vehicular stacking for FDOT requirements
 - Buy Dean's and build an entrance and exit into property
 - Connectivity is important- going under the bridge to connect to park, walking bikes, etc.
 - Can get down to Madeira Way without crossing street
 - Marina seems detached from new property- would like to see a walkway to the marina where it is now from the property.
 - Would need to purchase Dean's Dock for this to be feasible
 - Public works will not go on the new property, will stay at current footprint

- What if we do a sister to John's Pass, would they like to open up another shop? Could have a shuttle bringing from causeway to JPV
- Would not want to come across the bridge and only see docked boats or high and dry
- Transportation- we have the trolley but like the idea of a free shuttle during peak times.
- Focus on what don't have and add it there.
- Public Facility- what facilities do you see the city placing here
 - Fuel for boats, ship store
 - Restrooms
 - Dog Park
 - Parking
- Resilient
 - Tiers to property- start in phases
 - Need revenue stream to keep adding what we want
 - Has to be a long range plan
 - ROI on docks are huge
 - Elevator access
 - Rev- are there environmental concerns with putting docks back. Heard there was soft coral, manatees
 - Need to get a plan established, what our dock footprint. Surveys have changed due to the storms, will have to resurvey. Possibility we can move the items needed.
 - Coral- if we own land underneath we will be ok if not they will no permit the project and make you do other items
 - What percentage is going to be revenue vs nonrevenue?
 - Water park- how much Indian rocks generate during a season? No we are not doing feasibility just taking ideas.
 - Bridge- new bridge should be going up in about 10 years.
 - Staff has not heard anything and has been in contact with FDOT. Not in their work plan.
- Final Thoughts
 - Need a restaurant to keep the area. Need something nicer like salt rock grill
 - Hourly parking for boats, allow weekly, or even monthly
 - High and dry storage, back further from the road
 - There are ways to do a high and dry or parking garage that don't look like facilities.

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- Talk to City of St. Pete about the Pier district
 - How did they get the entertainment, booths, restaurants, etc.
- Not a fan of a museum, most people only go once. Will not be a rev generator.
- Move the Library, use the old space for
 - Public works
 - Rental space
 - Water taxi
 - Kids entertainment