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September 22, 2025

St. Petersburg Development Review Commission
175 5th Street N
St. Petersburg, FL 33701

Dear Members of the Development Review Commission,

On behalf of the St. Petersburg Area Chamber of Commerce and our business community, we respectfully submit this letter in support of Greenleaf Capital's Tierra Verde Marina project.

The Chamber recognizes the importance of projects that both respect our city's character and advance its economic vitality. Greenleaf Capital has demonstrated a commitment to doing just that through the careful design and planning of this marina. We note and appreciate that the proposed facility is not simply a racking structure but one that has been thoughtfully and decoratively enhanced. The façade has been designed to complement the surrounding architecture, ensuring that the project contributes positively to the community's appearance and sense of place.

Importantly, Greenleaf has incorporated feedback from city staff and the community into its revised plans. This responsiveness reflects a willingness to collaborate and to prioritize the broader interests of our city. At the same time, we believe in supporting the fundamental property rights of landowners who pursue projects with both economic and community benefit.

By building the new marina at the site where the current marina and boat storage facilities are located, the project maintains consistency with the existing land and water use of the area. The proposed marina will benefit resident and visiting boaters by continuing to provide direct access to the Gulf and local waterways, while expanding the capacity and services currently offered. The increased capacity may provide additional opportunities to support the local community during storm preparation, such as additional haul-out and fuel availability as well. Furthermore, Greenleaf has signaled its willingness to provide emergency fuel access to vehicles during an evacuation—a critical contribution to the resiliency of our community.

For these reasons, the Chamber supports approval of the Tierra Verde Marina project. We believe it represents a thoughtful balance of private investment, community design, environmental consideration, and emergency preparedness. Thank you for your consideration of this project and for your continued service to our city.

Sincerely,

Chris Steinocher
President and CEO

The St. Petersburg Area Chamber of Commerce shall be the preeminent leader of business in order to ensure the economic growth and vitality for all in our community.