

**Tampa Bay Watch Position Statement
Greenleaf Capital – Tierra Verde Marina Redevelopment
City of St. Petersburg Approved Development Plan (May 2026)**

Purpose

Tampa Bay Watch's mission is dedicated to fostering a healthy Tampa Bay watershed through community-driven restoration projects, education programs and outreach initiatives. Through this lens, Tampa Bay Watch occasionally reviews significant waterfront development proposals based on their potential impacts to water quality, coastal habitats, environmental resiliency, and public stewardship opportunities.

Tampa Bay Watch does not take a position for or against the Greenleaf Capital marina redevelopment proposal. Rather, we support responsible development that balances long-term environmental protection of Tampa Bay, recreational access, economic investment, and compatibility with existing development patterns.

Project Metrics Approved by the City of St. Petersburg

The Development Review Commission approved a revised Greenleaf Capital redevelopment plan for the Tierra Verde Marina property at 100 Pinellas Bayway South in May 2026. Key approved elements include:

- Redevelopment of the existing seven-acre marina property.
- Retention of the existing 64 wet slips.
- Expansion of dry storage capacity from 314 spaces to 500 spaces.
- Construction of two 72-foot dry storage buildings, reduced from earlier 90-foot proposals.
- Demolition of the existing shopping center and gas station.
- Addition of marina offices, retail space, public dining facilities, and a harbor pavilion.
- Expanded landscaping and stormwater management infrastructure.
- Approximately 70% increase in on-site stormwater retention capacity.
- Operating-hour restrictions and a required noise study with a 60-decibel limitation.

Tampa Bay Watch Considerations

Based on our mission and decades of restoration work throughout the Tampa Bay watershed, Tampa Bay Watch encourages continued focus on:

- **Water Quality Protection** – Ensuring stormwater treatment systems perform as designed and reduce nutrient and pollutant loading to adjacent waters.
- **Habitat Preservation** – Protecting coastal habitats, especially seagrass beds, that support fisheries resources, manatee populations and vital estuarine ecological functions during construction and long-term operations.
- **Resilient Waterfront Design** – Incorporating best practices for coastal resilience including flood mitigation, storm preparedness, and sea-level rise adaptation.
- **Environmental Stewardship** – Promoting responsible boating practices, fueling operations, and marina management standards that support a healthy estuary.
- **Community Engagement** – Maintaining open communication with residents, local governments, and environmental organizations throughout project implementation.
- **Compatible with Existing Community Standards** - Maintain consistency with the established character, scale, density, architectural quality, and community vision of existing Tierra Verde development, preserving the area's unique residential identity and quality of life for current and future residents.

Conclusion

Tampa Bay Watch recognizes that the approved Greenleaf marina redevelopment incorporates several revisions intended to address public concerns, including reduced building height, reduced storage capacity from earlier proposals, expanded stormwater management, and operational limitations.

Consistent with our mission, Tampa Bay Watch supports continued collaboration among the developer, regulatory agencies, Tierra Verde residents, and environmental stakeholders to ensure that implementation of the approved plan prioritizes Tampa Bay's water quality, coastal habitats, and long-term ecological health while supporting responsible waterfront redevelopment.