

ST. PETERSBURG MARINA

ADDENDA TO CONCEPT PLAN

ST. PETE
MARINA, LLC



moffatt & nichol

Kimley»Horn



2021.07.19

SUMMARY OF CHANGES

After St. Pete Marina, LLC (SPM) submitted the initial concept plan, there were many meetings held with community stakeholders. It has been the goal of SPM to ensure that the community had a chance to provide input on the initial plan so that positive adjustments could be made to get to a marina plan that many people could support. Because of this community input, SPM has made significant changes to our concept plan. The following slides and narrative summary below describe the primary changes that have occurred because of that input.

Page 3: Representation of architectural style to be more consistent with Downtown St. Pete. Exteriors of buildings to be simplified, scaled back, and made more reflective of existing downtown St. Pete architecture. All touristy and superfluous type elements have been removed. All references to the "what if" design elements for Demen's Landing, as shown in original concept plan just to indicate what might be possible have been removed. The only remaining design elements are those which are essential to the operation of the marina as a stand-alone entity dedicated to supporting slip holders and visitors.

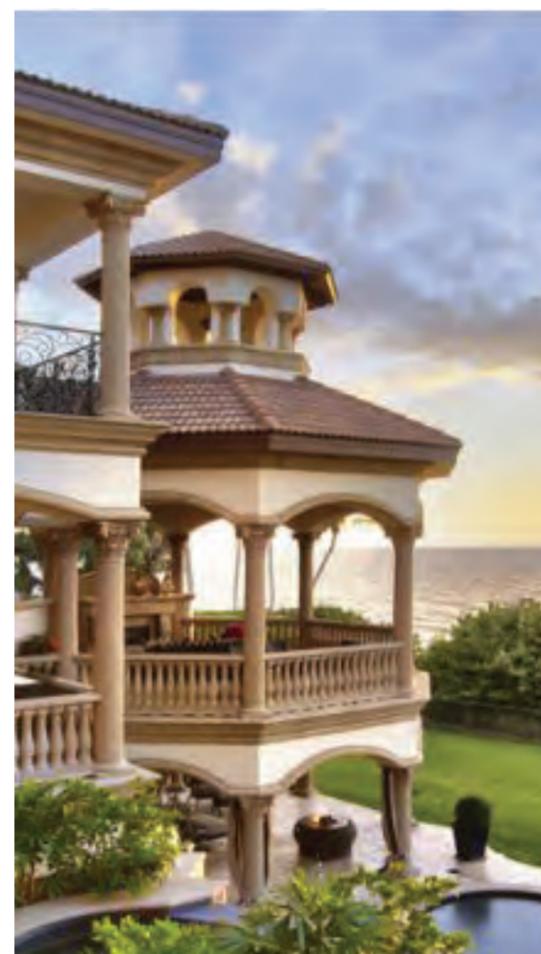
Page 4: Changes to the Central Basin docks to keep 25 of the existing smaller boat slips on the western quay wall. No rehab work to those slips; retain existing conditions. Increase fairway width on the west side of the new piers/slips to provide a 1.5x fairway factor for St. Pete Yacht Club's slips on east side of their dock (max 80' boat slips there). Adjust fairway widths for SPM docks east of SPYC to accommodate same.

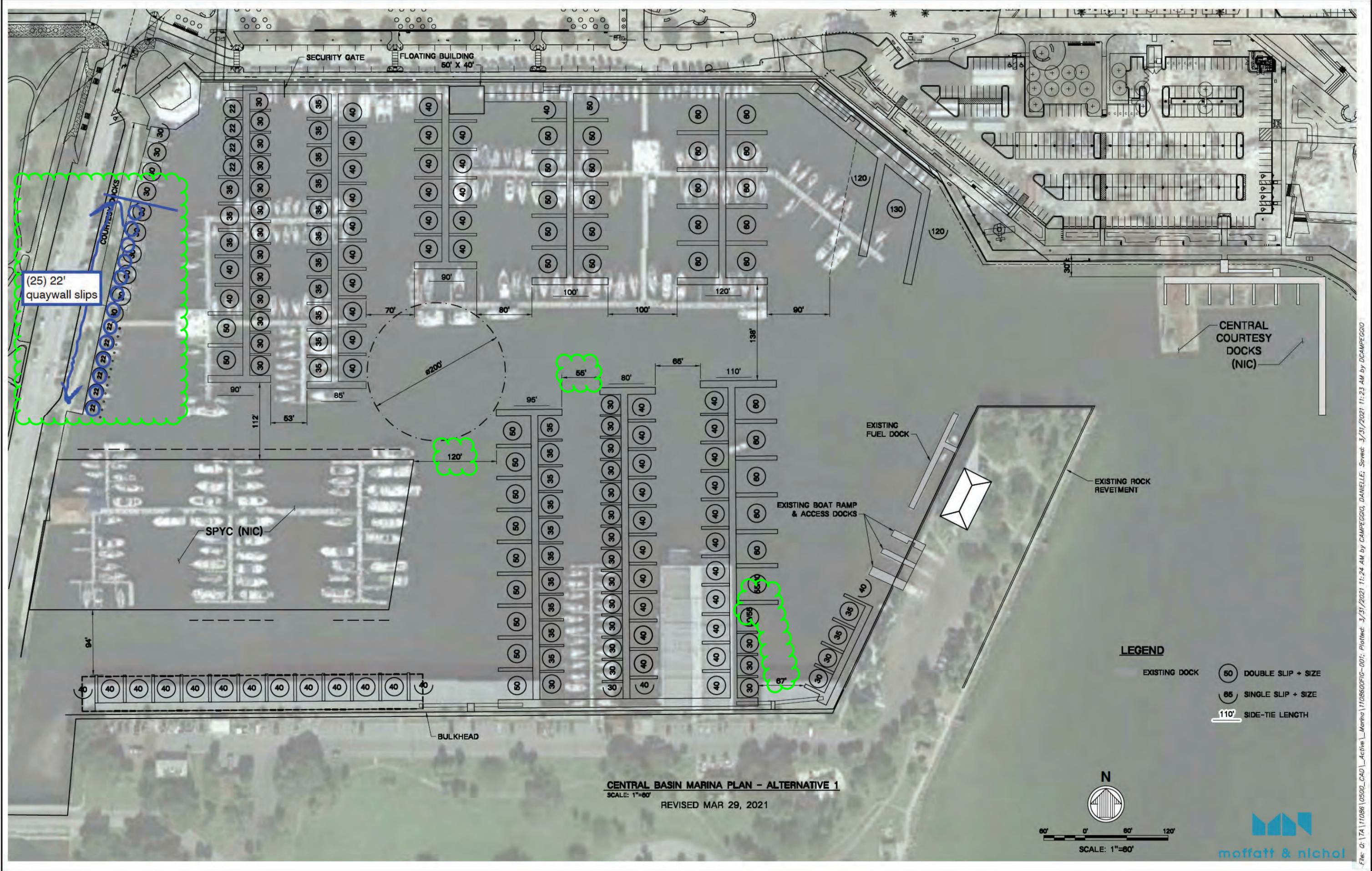
Page 5: Changes to the South Basin docks to retain up to 20 smaller slips for small boats, based on market demand from existing small boat customers. No rehab or improvements to those existing docks indicated.

Page 6: Concept Plan D shows changes to the parking on the north side of Demens Landing reverting back to the original drive layout. This results in fewer added parking spaces for marina customers and less intrusion to the green space on the north. Existing circular turn-about to be eliminated and paving/parking to be modified by the City per this drawing (independent of the SPM lease).

Page 7: Additional contiguous green space is achieved by the Plan D Concept drawing. All work required for the Plan D Concept design is by the City (independent of SPM).

Pages 8 & 9: Letters of support from community stakeholders.





(25) 22' quaywall slips

SPYC (NIC)

CENTRAL COURTYARD DOCKS (NIC)

EXISTING FUEL DOCK

EXISTING ROCK REVETMENT

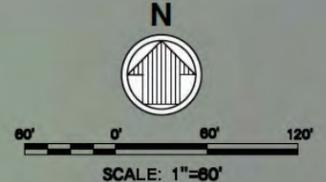
EXISTING BOAT RAMP & ACCESS DOCKS

BULKHEAD

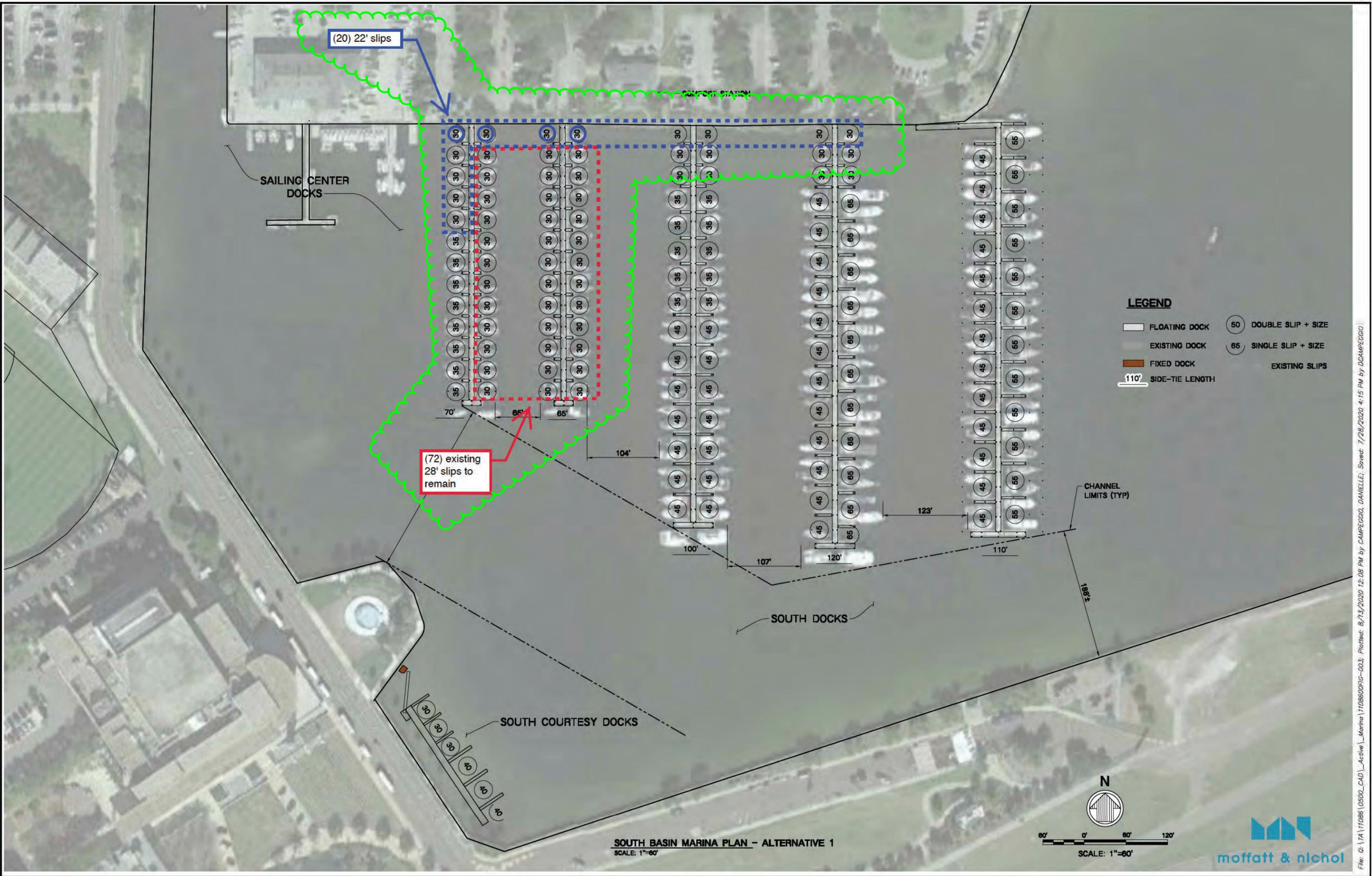
LEGEND

- EXISTING DOCK
- 50 DOUBLE SLIP + SIZE
- 85 SINGLE SLIP + SIZE
- 110' SIDE-TIE LENGTH

CENTRAL BASIN MARINA PLAN - ALTERNATIVE 1
SCALE: 1"=80'
REVISED MAR 29, 2021



File: G:\TA\11086\0500_CAD\Active_Memo\1108600FIG-001_Plotter: 3/31/2021 11:24 AM by CAMPEGGIO, DANIELLE; Saved: 3/31/2021 11:23 AM by DCAMPEGGIO



(20) 22' slips

SAILING CENTER DOCKS

COMPOST STATION

(72) existing 28' slips to remain

LEGEND

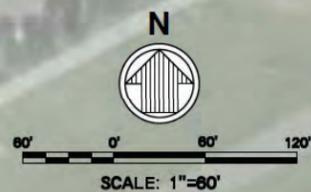
- FLOATING DOCK
- EXISTING DOCK
- FIXED DOCK
- 110' SIDE-TIE LENGTH
- 50 DOUBLE SLIP + SIZE
- 65 SINGLE SLIP + SIZE
- EXISTING SLIP EXISTING SLIPS

CHANNEL LIMITS (TYP)

SOUTH DOCKS

SOUTH COURTESY DOCKS

SOUTH BASIN MARINA PLAN - ALTERNATIVE 1
SCALE: 1"=80'





Concept D

Parking	
North Demen's	138
South Demen's	167
Total	305

Parking Breakdown	Proposed	Existing
1 Hour	9	9
2 Hour	45	40
2 Hr/Marina Permit	19	19
Marina Permit	234	212
Total	307	280



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Site Open Space	Proposed	Existing
Total Open Space	371,200 sf	328,542 sf

■ New Contiguous Greenspace 33,415 sf

Areas checked to align contiguous park land

Greenspace Calculation Supplement



June 8, 2021

City Council
City of St. Petersburg

Dear Chair, Vice Chair, and Council Members,

The St. Petersburg Downtown Partnership supports efforts to redevelop the St. Petersburg Municipal Marina. There is broad consensus about the need to reinvest and redevelop this signature feature of our downtown and we know this process has been in the works since 2017.

As you know, the downtown waterfront is one of the main assets that makes our City special. The Marina is a significant part of this urban amenity. Redevelopment of the Marina will complement the efforts that have been made with the St. Pete Pier, Beach Drive, and the Waterfront Parks over many years.

After conversations between our Executive Committee and the City's Development Administration Team we understand the potential benefits of preserving bonding capacity through private financing. We also believe this developer-operator has the necessary skills to successfully manage this project. We acknowledge that this strategy means that the City may forgo potential future revenues and recognize that you must weigh this consideration into your decision. We believe, overall, that a public-private management strategy is the right approach.

We strongly encourage the City to maintain full control of this project through a transparent approval process to ensure public interests are prioritized. We also encourage a robust public process as the project is designed and managed, including a potential future referendum. We sincerely appreciate the City's efforts to find a creative solution to renovating our Municipal Marina.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Mathis".

Jason Mathis
CEO



April 7, 2021

Dear Mr. Campbell:

The St. Petersburg Yacht Club appreciates the cooperation and accommodations it has received from SHD in our planning discussions and in the signing of the Memorandum of Understanding. In further consideration, the Club supports the awarding of the lease by the City of St. Petersburg to SHD, LLC. We look forward to the cooperative operation of our marinas.

Regards,

Marc Reydams, General Manager
St. Petersburg Yacht Club