

Seaboard Master Plan Technical Working Group

January 8, 2026, 2 p.m., Fire Station #51 Community Room

Meeting Minutes

Agenda

1. Welcome & Introductions
2. Scope, Schedule, & Major Milestones
3. Phase 1-3 Recap
4. Plan Development – Progress Update
5. Questions & Feedback
6. Next Steps

Attendees: Josh Frank, Bob Mudge, Reverend James Mitchell, Don Greenwood, Phil Ellis, Brian Milford, Kathy Lehner, Omar Torres, (Kara Morgan absent)

Roger opened the meeting at 2:01 for introductions.

Josh introduced himself and his background and connection to John Nolen. He provided a recap of what has been done thus far for the Seaboard Master Plan. He displayed the before and after images created during the Master plan process. He pointed out that these plans are just ideas, but not all, if any, need to be implemented. He homed in on the phase 1 area as an ideal starting place, which will be the focus of this technical working group. Phase 1 would include stormwater, utilities, street design/ROW, public spaces. The overall area could move fast, or it may take 60-80 years to develop out the Seaboard Master Plan.

Kathy asked about marina ownership currently. Josh said he will point out ownership in a future slide.

Josh explained the idea that the design/architecture in Seaboard does not have to be a twin of the island. It could have a different feel, more creative, “industrial design”, etc., and have compatible industrial uses. He pointed out that Seaboard Avenue is a perfect example of being a perfect bike street because there are no 4-way intersections and because of its connection to the trail.

Josh presented the scope and timeline and what the future meetings will look like.

Josh explained what a technical/schematic/concept plan’s purpose is and what the final deliverables will be for this project.

Josh presented some other projects he’s worked on- one in Estero for Lee Health (no developer), one in Chattanooga (with a developer) for the town, a street in West Palm Beach that the city actually implemented. He explained that as we’re writing the standards we need to be careful on how specific we are for standards because the stricter the standards, the slower the development may occur.

Josh presented the beginnings of their drawings for the new street in CAD for this project. He mentioned that this plan could work with just the publicly owned land but also the City could collaborate with owners/developers to accomplish some of the visions in this plan.

Kathy asked for clarification on the CAD drawing and the ownership of the parcels and the location of the new street.

Josh talked about the importance of good street design and different methods of street design. He discussed the idea of reusing warehouses and wrapping them in new buildings and how useful to the economy that can be. Redevelopment, not demolishing.

Phil expressed concern about acquiring the land for the marina from the army corps. He explained that the forest will help clean the stormwater to prevent algae blooms. He wanted to make sure they could help transition animals safely. Josh said they will be looking at bio swales, green streets, soil structure, etc.

Kathy wanted to know how we would work with owners of buildings through redevelopment.

Josh explained that investing in the public areas will make the market favorable so that people will eventually want to be involved in the redevelopment, or the next owners or those who inherit property will be interested. But also on the flip side, we do not want to force people out because their properties become unaffordable.

Roger explained that our first and foremost concern is working with the property owners, and a lot of the changes will depend on the market, and people buying/selling. Different than a “scrape and rebuild” project, where property values might go down if parcels end up remaining vacant, this will increase property values.

Phil mentioned the Riverwalk in Tampa, the Tropicana Field area in St. Pete (Pinellas Trail), and Green Bench brewery, and their success at this type of development.

Roger told everyone about how fleet and solid waste is moving or may have already moved most everything out since they have a new location with an existing building, so the first phase (creating the street/park/using the public property) could happen very soon.

Meeting ended at 3:10 p.m.