

About 20%. Yeah. Above, ballpark, above 20% less square footage in this building than the one that was approved. Still the same hotel rooms, it's the same number of units that were this, the schooner and the Beachside suites and the units across the street were before. So whatever was there we're just putting back.

Right? So the same density that was there we're just putting back condensed on that one property and obviously going higher on that. So we've been through the approval processes already and this is just the last step to, once we have it shrunk down now to make sure you guys see what we're doing, because we want to be good neighbors.

I live here in made. Kevin's here all the time. Another business owner, Madera Beach, we're gonna drive by. My kids are in the back of the room and so we're not some New York company coming in to bang something in and out. We're here to, to really contributing to the neighborhood. So we just wanna make sure you guys know what we're doing and see the next rendition and answer any questions and kind of show you kind of how we are, uh, proceeding with that.

So what we have here, in fact, uh, since we're going on Zoom, I'll just pick these up, Steve, probably. Yep. Yeah. You can show him them the pictures. Sure. And then so. Those online and um, Scott, I think we met before from Air Dam Next Door, and you guys as, as a reminder, we've really worked hard to be good neighbors on this thing.

We could've come in with a big old rectangle interest, bang it out if we were somebody from out of town. But we worked really hard with the neighbors, especially with you guys, our neighbors, to make it an L-shaped building rather than one big rectangle, which we're allowed to just in recognition. We really want to be good neighbors.

If you that view corridor over there. And just kind of upgrade that. So we'll start with this view here, which shows it from the beach side. And so you have the first floor, which is obviously parking. We know why now, right? Everything needs to be raised up. And there's my dad, Jim, or grandpa, as my kids will call him back there.

So first floor is gonna be parking and a really nice entry that you kind of pull in. We're gonna be valet only, right? So that the guests will have room to, to pull in and stack. I'll show you that in just a second. And so that's really gonna be a great arrival area. Then up on the second floor, we actually have a great.

Probably a three mill restaurant, but there would be three mill restaurant. Yeah. Really nice. And the views will be spectacular. It's gonna be a really nice place. And then we have guest rooms on 3, 4, 5, and six. And then that one. And then on the rooftop we have a lot of enclosed area, and that's gonna be another, um, kind of a banquet area, kind of like what you're sitting in here, a little bigger than this.

It'll also have a bar and it'll have, um, when there's not an event, we can have the bar open. Everyone can come open and it's gonna be open. So you guys can kind of walk over and have drinks and enjoy it and actually be something, everyone proud, proud to be part of the community. So that's kind of the updated version in the, on the south side, looking at the chests holding, there is an outside patio, uh, that's open air.

Um, if people want to go watch the sunset outside, we found that Cambria outside a lot of days just doesn't work either it's too hot, it's too cold, or it rains. So you'll be able to watch the sunset out those windows on the roof. Yeah. Um, but if it's the right night, you can go out. There'll be a, a place to go outside.

There's three months easier. I also Yeah. You never know right? You never know what day it is gonna happen. Yeah. Um, you also have, um, um, you know, a function room towards the back of that area. There'll be some weddings that we'll do there. Uh, but in general, we want to be a good neighbor in. Neighbors end.

Um, so we hope it becomes a place off and go to. That's right. So that's, um, that's what we're gonna look like. Obviously we have full cabanas back there and it'd be a really nice amenity level on the first floor for the hotel. You'll see on that picture when Jet shows it to you on the, on the, on the back side of that building.

Underneath the building is, is a bunch of cabanas that like kind of line, the pool, uh, that are kind of on the beach. The pool's on the ground. There's a little concession down there that's right where someone wants to get a hamburger or something. Yeah. So yeah, so that's what the, the rear looks like, which is obviously the, the showplace is the back area and the front.

It's got a nice little coastal look to it and a nice, nothing overpowering, just kind of nicely blends in there. It's not super tall, it's not super big, and I think it's got a great coastal look to it from there. So that's what the front is. You actually pull in and pull underneath the building in the circular pattern.

I'll show you on that in a second. So the guests will come in and they'll stack cars. There's plenty of stacking in there so they can get up and go up to their room. And reduce the traffic impact is important to us. And then it's gonna be valet only, so we're not gonna have guests running back and forth and driving back and forth.

And so when appropriate, the valets will go put 'em in the parking garage. There's a three level parking garage. Um, they won't look like a parking garage. We have really nice wrapping, so it looks like it's a great retail. There's about 3000 square foot of retail, which will lease out to whoever when the time's appropriate for that ice cream shops or something like that will be.

So when you drop by, you know, it doesn't look like a parking garage. It's really nice. So there's ground level, second floor. Then the rooftop parked cars as well. Is that, so it'll look like a two story building, but we're also talking about the roof. Yeah. That, that's hidden a little bit. So we, it ends up we have a parking, more than a parking to handle a hotel.

Yeah. 56 unit hotel. And we end up with 130 parking spaces or so. We're only, we only need to have one parking space per room. And enough for the employees, but we have way more than that over there. Just wanna make it convenient for you guys to come over and bring some friends over. Go have a drink, watch some sunsets as well.

It be a nice spot. We know what parking is on the beach. Yes. You'll probably take it off guard. Anyway, is there any questions on, on this, the front, front or rear bottom line? Any questions? Yeah, you do. You have something that shows the alignment of your building with the alignment of our, as far as where yours is in proximity to the beach, where ours is in proximity to the beach, like planned view right here is the corner of your building.

Can you see where my finger's pointing right now? Yeah, that's the corner of Air Dam right there. So it's kind of lined up with the backside of your pool, correct? Yeah, it's backed up. It's lined up with the backside of our building. We just cut ours back to make sure that those units on that corner, um, could still keep their view corridor going down towards, um, for DeSoto and all Southwest.

That that was a big, a big fear of, of those guys on those, no doubt. And yeah, we spent a lot of time with that board, with the, with the meeting, with the residents. There is a big chunk out of our building. It could, it could have been, yeah. We could have filled that all the way, but, but we do want you guys to be happy.

Yeah, yeah. Yeah. We appreciate that. I think you'll have a and a different clientele as neighbors too in this one. Going forward maybe, maybe, maybe a little kind of at back. And we've heard some story, quite a few stories about things being involved in the pools and I'll, we'll just leave that there. But we, we will be, take care of that.

So any other questions on the exterior? Then I'll kind of walk you through how the building looks on the, can I just, yes. I don't know if this has anything it, if I'm asking this at the right place, but there's a lot of sand erosion right there. Where you're gonna end. Are they? Will they come and put more sand there and try where the sea wall is?

Yeah. And now the, the, what are those things called? Groins? The groins are showing and all of that? Well, that's I all Andrew, do you have any intel on that or are we gonna be bringing more sand in? Andrew, the city. We need some sand. Andrew. We need sand. I have to ask maybe from public works that you see the status on that because I thought, I thought the beach growing.

They've been holding sand base, but I know during, after the hurricane, live standing watch. Yeah. You couldn't even see them. And now they're That's right. Above we, we like more sand too. So we, it is, um, it is all about the state as well. Department of the Environment, army Corps D Well, like I'm going in them right now.

I'm trying to get a public walkway for the Miramar. I have some big news. Gotcha. I've got all those people involved, so I think to move sand around. You need to city's permission. We're with you on that. We, so we want the sand look like that. You can see right now, next storm. Yep. It just coming straight into our place, which would be you and you guys too.

We used to have the, uh, what do they call it? The great Yeah. The sea oats barrier. And then now it's gone. So the next one is gonna be

bring the up. And, and then you'll have problems like we do where we had sand in our pool area all the time. Every time there's a super tide. And that doesn't help either. So that's true. There's a balance. You know, maybe we should work together to see if you can get them up to allow us. I mean, you don't want you doing to be too big, but Yeah, you should definitely.

Cos and, and make. We used to have dunes in front of schooner there after the, they were nice dunes. Yeah. They weren't too tall. Like Miramar, get 20 feet tall dunes. That's, that be problematic. We're, we're with you. We're definitely aligned. We'll protect. Any other questions, questions, comments? Anything? No.

Well that's extra. I'll put these back.

Walk you through here. This is a super pretty building pictures, but you'll get an idea about how it's laid out. So this is called Boulevard right here. So as we're showing that one picture, you pull in underneath the building right here and you can see there's, there's plenty of room over here to stack cars up and our other cars will be able to go through.

So if you come to check in, it's, it's evidence designed to keep traffic off. I'll pull over and keep. And then when appropriate about it, there's a little port she that sticks out over the front that covers that they can stop and get in and get out. It be really nice. And then when appropriate, they'll run it over to the parking garage across the street there.

And then on this level, there's just kind of some storage and some, um, area for us for kind of hangout areas downstairs, which is obviously downstairs. You can't do anything too crazy because of what we all just went through. And then there's a couple bathrooms for the pool bathrooms, and then there's, um, a pool.

Some lounge, some tables. We have some cabanas. And the pool is interesting because inspired by me, Mr. White man. Right. I like to have some shade when I'm in the pool too. So we have some pool in, some pool outside, so it's kind of a nice little plate plate area there. And that's a little concession area there.

Just what Kevin was saying, hamburgers. And that's really what we have. It's only 50 feet, so it's not huge. Um, but it's gonna be really nice. We thought it out very well. And then the beach. So that's how we are. And then I would, Andrew, the city, make sure that the, the trash or the downstairs are hitting for public works coming.

So all that stuff's already been done, and after this we're gonna submit the final plans to, um, the city, the final version of what you guys are seeing. And if you guys have any input, that's what we're here for. Kind of get some comments if you guys, anything we haven't thought about or any ideas. And then when back goes in, then we'll go forward.

You'll see a planning board meeting come up where scooter's looking for final site plan, which is that plan. And then we have the neighborhood meeting first, and that's the last step. Before we permit, I'd like to say we'll be in the ground by October how it goes. Gonna take a bit, unless we'll get you the program next week.

And it says, I'm Switzerland. So over here, this is all Boulevard again. And this is level two, right? So we just showed you the ground level and so you pulling, we have a great

restaurant, the private dining room set up here. That's actually level, that's actually the roof. Oh, that's the rooftop. Okay. That's the roof we'll show you.

So the rooftop that's all the way up, like Kevin was talking about this, it's all enclosed because it's just such a great view and it's, we could use it three five. On there. So it's gonna be great. If somebody wants a private party, we can look it out. We have another little party we here. If somebody wants to have a birthday party or a corporate event or something, we have enough for nothing.

Still have a hotel. But enough for that. We deck here that you can get some drinks and come sit down here and watch Sunset and you guys how? All the way down to Pete Beach all.

So no questions on that small hotel. We're actually putting three elevators in it, a freight elevator that moved the food from the second kitchen down and up. And uh, also a couple of guest elevators, so won't Nice. I think. Um, my general manager, Steve, wants a dumb. Have seven staff up and down. I thought you wanted some smarter wait, that's really expensive.

Back to the future. Send. So today later. And the other, I'll just tell you with these plans and the CN, that roof, no noise issues with that sunset music and the things like on my roof's, open air. Yeah. And so we're always cognizant. It's been in the media, all the St. Pete beach, so, so this, you cohabitate next door and whatever's going on in that property isn't bleeding over into to you, which I can tell you, I actually promised the city that we would get that, that open air part of it closed by, by sunset in words, quiet at sunset.

We won't leave those doors open. Yeah, gotcha. Whatever we're doing will be inside because the city was very. Concerned about noise. We don't, we want to be a good neighbor. We don't wanna bother people to live. Right. And, and reality, you can't be noisy, rush you disturb your guests and they don't want stay there too.

This won't be like a kids, this won't be like a kid. You said 56 units. What's the average square footage? Probably 400 square feet. Not a huge guest room, but not a small guest room either. Yeah. Like the Moxie Open downtown with probably 250 square foot rooms. Ours are much bigger than that. And kind of what you are here?

Yeah, we are coming Nice. Except more consistent here. We have bigger rooms and smaller rooms here. Uh, these are all obvious. They all have a nice 15 foot. Oh, nice. Wonderful. So, um, yeah, 15 foot long and probably. Eight feet, seven feet. The market is, uh, this property is designed for that upscale, um, don't want to be where, uh, clear water's running.

So busy and downtown busy. And that's, that's the best thing to have as a neighbors. These people are gonna be not, um, adjoining for four queen beds and running a bunch of group stuff. Yeah, it's not different animal either, right? So people will be different. Animal price point in season is probably 600, 700 a day out of season.

It's probably two 50 day double, triple what used to be sooner

a month. So that. Yeah. A month. Yeah, he uses a month. Um, Mr. Rogers had asked that, is there a way he can get the renderings, um, sent to him? And I said that online or we'll follow up and get, get those sent to Yeah, sure. If he wants to give you his information in his email. But Steven, you just get it to Jeff and I We'll, we'll get him all rendering.

And my cell number's in the chat too. You can text me or email, however you guys wanna do it to us. And, um, so Mr. Rogers, can you still hear us? Uh, he wants to know how, why don't you speak a little bit about when you expect the construction to start and how will you protect the owners and guests of Airy Dam during construction?

It's up there. And how will you protect the pool and dust and debris during construction? Good question. Start one by one. We don't have the final plans done yet, right? So that takes a while to get construction drawings done. Before we can even submit for the permit. So I think you're gonna see end of the year best case, probably Q1.

Realistically, somewhere in that world for, to get this thing to start. Realistically, February would be optimistic, I think to right around, that's the whole, that would be optimistic. It's then a 14 month build, so that means we're opening in April or May of the following year and we'll have the self fence.

We'll do everything we can to be good neighbors during construction. And, um, make sure we keep out whatever they have. The wet fence, silk fence to kind of keep Okay. Stuff flowing into your new hole. You guys did a great job, by the way, getting all that looking braid. Thanks. Yeah. How, how high would that go with that fence to keep the dozen stuff out?

You know, I don't know what we're allowed to do. We have to check with the, the general contractors on that one. We'll figure that out. But we know the concern, right? We just a little They'll probably be netting your side. Yeah. So no debris in fall there. So it'll probably be, but it won't be all fence.

Right? They could put the used to have blue. Now we have black. Um, are you getting lot sand in it now? Excuse me? Are you getting a lot of sand in the pool now? Um, not right now. Not right now. Shouldn't be any worse than that. 'cause now it's just sand right there. And then we'll have a stabilizing construction.

Yeah. And we're now, I mean, I know Scott knows we finally got locks in the damn doors with these. Push bar been late for months, but, um, we kind of finished most of our stuff in the storm, which, you know, a year later. Yes. Um, you know, we have a new fence, which we had that temporary one there for a while, but now we're to a point where we could definitely put that mesh up and help us.

Yeah. You know, or, or the construction guy. So when the general contractor built our hotel, he was cognizant to not let debris go into Marina. Similarly, in the technology they have when they do your ethos. And when they do things that are going on, they have, on the building itself, they have protective catchers that they had to put on.

And that's, that's a big part of a GC who knows what's going on in a community when they're doing the stucco and all that. That's, that, that's not for sure. So yeah, we'll be using a, an experienced hotel builder that, that, that built these type of properties before. Uh, currently we're using Ello Sarasota to do our property in St.

Pete. Be one of bigger on this project as well. Um, there's several, uh, companies that builds for a living, so they kind take, take we on that. They know they have to, they know they have to protect their neighbors. And, uh, the is to, and the post tension goes pretty quick once they. The worst part for the neighbors is the, is the bagging the around, depending on what the soils show.

Yeah. The posts might have to go down 30 to 45 feet and you know, that makes a racket for for sure some days. Right. But once you're past that, the post tension goes pretty quick. They can. And then once the buildings up, then windows go in, then you're not gonna, mostly inside. So, yeah. And then also I see up there too that if you guys want, I'm happy.

And Kevin happy. If you guys want to set up an owner's zoom, I'm happy to join in and share. Go through this again. People couldn't come in. Okay. If they wanna do, because like Kevin said, we're gonna be the neighbor you guys keep in touch with when we're gonna start, how things are gonna, we'll have a little inconvenience, I'm sure along the way, but we'll work through it.

Okay. And we appreciate that for sure. So really that's it. Have seen you guys welcome late coming in here and, um, we're here because that was really just really informal. Just kind of show you the new scaled down version one four lower, about 20% smaller. And um, think it's gonna be a good addition. So any other questions you have, we're happy to answer them.

Probably not start at the same time, finish the same. So we'll use that as a lay area where retail park will be done, exact hotel site, but is about almost the size of the hotel building, right? So they're gonna need lay down across the street of all of the, the stuff they get to build a hotel. The parking garage will be.

A five month build, not a 14 month build. Right. Because it's, you're not finishing the inside, there's no plumbing. Right. It's just, it's just kind of a fire brush. So I'm gonna guess the hotel will proceed it by six or seven months. Once the shell is up on the hotel and, and you know, the, the major construction done, we go across the street.

We have to have the parking ready. It's all before we get our, before we get our. Garage any changes to the, to the plug for the parking garage From what, what it was, um, simple parking. Well, you know what, if you want to give us, you know, we'll, we can send you a picture of what the parking garage, first of all, a layout of the parking.

We can show you the 130, whatever space is, and it, it did go to a. A two story plus a rooftop, but the decoration around the roof top means you won't see the cars up there unless you're up in our hotel or maybe in your building from the ground. You see the cars, the roof of that building. It came out really attractive.

I think really like we enter it from one side, we exited on the other side. I'm pretty sure that when the valet guys leave the hotel. Solid because I don't want 'em to try to cross the street. They'll head solid into the middle lane, turn left down that second street there, and come into the garage from that side.

But when they, and when, when they come out, they come out the same side, come up, get in the middle lane, turn back over into a hotel. Right. So it's, it's pretty well, so you have one 44th here. They'll enter here and they'll pop out one 45th, right? Yeah. I actually think now, Jeff, we have 'em going into the middle lane south and entering from.

Entering from the South street. Yep. Yeah. And when they come out, they also have time to get into the middle of that because we got that middle turn lane. Yeah. So, um, rather than everybody right there spot, we're gonna try to get the F dogs to allow us to put a, a flashing crosswalk there. Um, if we can't, our ballet guys are gonna have to run.

A little bit, a little bit south of us. You know, the public block has that flash of light. Yeah. I we're gonna insist if they use one of those flash lights. So I'm trying to, that's a, that's a negotiation with F complete. Um, we trying to, they tell me there's something planned to put another flash. Dunno who needs it up there, but there's some kind of plan discuss with, haven't come to a successful conclusion yet, but usually,

originally we wanted to do walk over, but that wasn't the food process, not by us. I know you spoke about the retail and everything on the first floor, so obviously that will be the second. Phase. So after parking garage is ready, operational, then everything opens up and that's, that'll probably be at the same time because the tell will be part of the parking structure.

Any suggestions, ideas, or as far as what will go in there? Uh, when we get closer, we'll put for lease signs up and see who wants to open up what down there. Ice. Ice. Ice.

Little ice cream. Ice cream. Maybe for the town. Maybe like a walk clinic work. Well, because there's nothing out that's possible. It's out square feet, so it's not that big. I think it's not a great place for a restaurant down there. No. So, you know, I'm thinking, like you said, an ice cream shop or. Or somebody selling some clothing, a surf style.

They're not one very close. We need a few more of those in time. Well, like Jeff said, so that that space will get much like Cambria TT docs couldn't open until after the hotel opened, but the space was there. Right. So, we'll, the parking, the retail's kind of in the front of the parking garage. Mm-hmm. Yeah.

The windows only in, it'll be. It'll be gray space when we open the parking garage and we'll be showing it to people and whoever leases it, we'll build it out. We will build, you know. But it'd be more than like maybe a couple of places. I think it's set up two spaces right now. Okay. I go to wine bar. A wine bar, a tasting room.

You want open one? You want one? Yeah. Just a nice little place you walk in, you know. We got that rooftop for nice wine up there too, by the way. Make sure wine. Yeah, it won't be house wine, right? No. The best boxes around.