

Compressed - Schooner Hotel Neighborhood Meeting - 01.06.2021

[00:45:13]

Kevin Bowden: Welcome, everybody. This is kind of a neighborhood meeting update. We had a neighborhood meeting with Jeff maybe six months, ago a year ago maybe. My name is Kevin Bowden. My partners are Jim and Jeff Beggins, and Jack is the architect. To give you a little background, we built an opened the Cambria back in June. Jack was the architect on this project as well. I'll let Jack go through the details of the project. But Schooner is, as you all know, is a little two-story hotel, with apartments across the street, really has lived its useful life at this point. We tried to design a project that was financially feasible and would not really hurt the views of our neighbor to the north. We originally had the building L shaped the other way. We changed it to try to preserve those views. We're just here kind of to update everybody on it and to answer any questions you have, or to hear any feedback you have. I'll turn it over to Jeff to say hi really quick or Jim, and then Jack can go through the project for you. But thank you all for coming.

Jeff: One thing I would say before we turn it over to Jack is we all live in Madeira Beach, been doing business here for a long time. And this is kind of, for my dad and myself and for Kevin, really important to us because this is something we're going to own and have forever and for generations and really want to do something right. So in the design, and we spent a lot of time with Jack as the architect, the majorly the affected parties are our neighbors immediately to north Arie building right here. So we took a lot of time and energy, the building before this was more rectangle, which actually was obstructing a lot of views because it was higher than their building anyway and it blocked everything. So we went back to the drawing board a couple different times with Jack and figured how do we L shape this to make sure that their views really aren't obstructed. And in order to do that, we had to do a couple of things with design, but we really are looking to be the best neighbors we can be. And then you guys know that from us being here for as long as we can.

Audience: Is the low building Beach Suites, is that where you're proposing?

Jeff: No, Beach Suites, this is both Schooner, Schooner and Beach Suites is all this is, 150 feet of beach we have. So there's three buildings there now. All those are gone and this sits on top of it. That's a great perspective there. That's Arie Dam our neighbors across the way. And we kicked this back as far as we could up towards the streets so we didn't obstruct any of their views. There's nothing across from us except for our lots so it works out well. So by kicking this back and making it an L shape, and do some nice landscape, which we're going to very nicely with the board next door to make sure we screen and landscape beautifully in between so everyone's happy. So that's one of the major considerations we were having.

Correct, yeah, 145. There's the parking lot. There's the old DeanO's Pizza in Bula is right here and your Dockside Dave's right here. And then I'll turn it over to Jack for another presentation and a Q&A.

Jack: Yeah, hi, I'm Jack Bosiak, I'm an architect. Sometimes, I think, unfortunately been working here since '68, which kind of ages me a little bit. Over the period of years, we've done a number of projects up and down the beach. And we feel like very often you have to compromise on things to try and make something work. In this case, our original plan had units across the street and in a two-story -- well, actually three-story configuration, and we had a few less units on the Gulf side. But we also wound up with, as you know, the height was a little bit different and the way it turned actually blocked some of the views at Arie Dam. So in the reconsideration of this project, we came back in and moved everything over to the Gulf side and we went to a little bit higher building but we turned the L so as not to obstruct, as much as possible, the view from the Arie Dam project.

The project's a 56-unit building that has 7 stories above entertainment and parking. We have nothing across the street now, but at the present time a one level parking lot. We considered the ability to maybe put an extra level of parking over there if it helped with the neighborhood with pulling the parking off the street, and if it gave us some strip center effect on the ground floor. But that is not in the proposal we're putting in right now. The city had asked us to consider that as an option down the road potentially, it is not something under consideration right now.

The present zoning on the property is a combination of our R3 and C3. And we're going in for this submittal as a planned development, a PD. A PD allows you flexibility that you don't have under the normal zoning codes or your applicable codes. One of the things on this, it's a redevelopment site so you have to adhere to the rear yard setbacks and the front yard setbacks. Your side yard setbacks are allowed to be a little bit closer as they are on the south side of the building because you are tearing down something that was there that was an existing building. It preserves your number of units and it helps fit the thing on the site. We went to the additional height on this to try to open up the View Carter. And as Jeff has said, I think it came to a much more attractive fruition into the final building plan.

The zoning is resort facilities medium, and under that section of the code, as I said, the side setbacks and the front and rear setbacks have to meet exactly 25 feet in the front, and the CCL separation in the back. As I said, it's a 56-unit, 7 levels above entertainment and parking, and essentially, it meets all the things like the ISR, the impervious ratio survey.

Pardon me? I'm sorry, what? Oh, yeah, impervious. Well, that's right, impervious surface ratio, ISR. ISR is the impervious surface ratio, and that's the combined area covered either by building or by hardscape, like parking and all that. We're allowed to have an ISR of 70% overall, ours is at 68%. The Gulf side is in AE 12 and a VE 14 BFE, as far as the NAVD, as far as FEMA, the flood elevation. Across the road, that parcel is an 11 and a 12 AE, which is not a velocity zone, as you know, being in the Arie Dam. On the other side of the road, it's a much lower impact. It doesn't have a velocity of wave action against it, it's primarily rising water more than anything else. So the ISR, the impervious surface ratio, the FAR is 1.2 allowable, ours is below 40, which is a little bit thrown off in the calculation because we have such a large parcel across the street that's nothing but parking. So our floor area ratio compared to the land area looks exceptionally low. That's because we have no floor area on the other side of the road.

Overall, the building is 54 feet above the base flood elevation plus 2. The new calculation for base flood elevation is if you're in a -- let's say you're in a 12 zone, the new flood elevations include what's called freeboard, which some of you may not have run into yet. But essentially, they created freeboard to allow structure. In the old days, if you had a slab at, say, 12, your structure fell below that slab. Well, that's the way it was supposed to work out. Then they came up with -- they don't want the structure to be below base flood elevation, anything that can be wiped out structurally so they gave you two more feet of what they call freeboard that allowed you to move your slab up and get your structure out of, say, the VE 12, the velocity zone. So that's when you hear people talk about the VE plus 2 or plus freeboard. That's what it is. It's an additional two feet that you begin your height elevation from there. So that's how freeboard works out. You'll hear more about that because when the new FEMA code comes out in the middle of this month, that's a part that's really taken a major role in the in the FEMA codes, the new FEMA codes coming out.

Essentially The project has 76 regular parking spaces, 3 ADA spaces, 8 bicycle and 4 motorcycle. The required parking is 56. We are well in excess of that with that consideration.

That's not across the street, no. Excuse me, no, that is on both lots. I wasn't paying attention where you're pointing at. Jacob, go to the next slide.

You can see in the front setback, we tried to leave nothing but landscaping. Oh, sorry. You can see in the front, we've mainly just provided landscaping within the front yard setback. Go to the next slide, Jake. Once again, that's another shot at it. The view from the poolside that you saw earlier really gives you a little better idea of how the building sits back. This portion of the building sits back from the Gulf as it does. This is not the correct height on the Arie Dam, the Arie Dam is much higher. Perspective companies use, sometimes they're not aware, they don't really worry about the next door sites to properly reflect how high they are. But the Arie Dam is much higher.

Kevin: Here is the parking lot in relationship to the hotel.

Jack: Yeah, this is the parking lot across the street. Yeah.

Audience: So there's hardly any at the hotel?

Jack: Parking, there's very little parking in the hotel, yeah. I believe there are, at the hotel, I think, 20 roughly spaces underneath the building. There are the ADA spaces which have close proximity to the elevator, and basically valet will be ferrying the cars across the street.

Audience: And it's one layer of parking underneath the building?

Jack: Underneath the building, yeah. It's one layer of parking and it's one level across the street. As I mentioned, the city had discussed with us the potential of if we wanted to put commercial space, retail space across the street, that they would want us to maybe go with a second level of parking. But at this time, we didn't really have any interest in pursuing that. So at this time, we're going for approval for what you see today. We're not going for retail space or additional level of parking at this time.

Basically to walk through the site plan with you, this is the parcel across the street. And you can see that we've got valet spaces over in here. This is the retention pond that's in the back. The entrance comes off of 146th and there's an entrance and exit off of 145th. We have a pedestrian walkway, we're going to try and have that pedestrian walkway moved if we can with the guard light that goes on the flashing light, but that has not presently been approved. We can get a walkway across here because of the fact that it is on 146th.

Basically, this is the pool area. The parking that's under the building, as you can see, is very limited. We do have the ADA spaces in close proximity to the elevators, with a walkway across. We have ADA walkway that continues out and across the street, connecting all the way for pedestrian traffic that comes on to the property, not by automobile but pedestrian-wise.

The exiting is through two stair towers at these corners, as far as emergency exiting going. You basically have to have two means of egress for a building like this, and they're supposed to be diagonal to each other. So that's why in most buildings, you'll see the spread of the two stair towers being a diagonal approach. The pool area, as I say, is right here and most of the green space that surrounds this, you can see on there, which is the checkered pattern.

Yeah, this is the lobby, the pedestrian lobby and the elevators, the two elevators in the center here. Go ahead, Jacob, go to the next.

What's that, this one? Well, this is where we're proposing it. And typically, they're going to give us a crosswalk there, but would they consider putting a lighted crosswalk with the pedestrian lights going on? We do not have that approved. That's a separate--yeah.

Well, down here, right about here, there's the one that goes to the public parking lot. And that has the yellow lights on it that the pedestrians can initiate with pushing the buttons on either.

Yeah, the one on Park Street. I live down there too so I'm right around the corner.

Jacob, next. This is basically the landscape. Go ahead, I didn't finish that one. Landscaping plan, pretty heavily landscaped, trying to create the buffer zones that create a pretty decent ground level view of the building.

Next. Once again, this is just a repeat. This is where they had talked about us putting a second level of parking and doing retail here. I just put that in because that was something the city had discussed with us but we did not go ahead with that. That was just a thought that they had after the fact.

This is a blow up of the parking under the building. You can see it's just a one way in -- not one way, it's a one in, one out, one exit is basically what I'm saying, one egress to Gulf Boulevard. Basically, the S and FDOT control street. So this really is the limit of what you're really practically speaking allowed to do on a site of this size.

Next. This is just another shot of across the street. The double parking you see here, the tandem parking is valet parking, and that's valet controlled. The only time that probably would not be used as tandem naturally by valet is in the slow parts of the season, slow parts of the year.

And once again, this is the plan that we're not going ahead with, to show the retail space. I just wanted to show that because some of the earlier plans, in fact, the earliest plan that we had approved did show a small retail connection here and over here of about 1,500 feet each side, it was about 3,000 feet. So if you recall, a couple years ago, we got a year and a half, two years ago was it, we had that really elaborate building approved that had the two parcels of retail on these corners. And we're not going ahead with that at this time. If we did decide to try that, it would naturally have to come back for another approval process.

It just didn't seem like it was a viable time to do that, while we try and figure out--

Kevin: Just to be able to build a hotel in this environment will be kind of a challenge. Hospitality around the country is off by 35-40% for the year. Going to take banks a while to warm up to it. I think retail, kind of everything's off so we'd like to get the hotel built. We feel a full service boutique will do well. But doing more than that right now causes us a little bit of a pause at this point.

Well, very similar to the Cambria that we opened here. The question was, is it a weekly rental kind of place, extended stay? I think that here always in season. Our plan is to run it as a boutique hotel. We'll have a bar on the roof. We'll have a restaurant and bar on the second floor. Probably see a lot of weddings on the beach, that kind of thing. Guests will stay anywhere from, generally speaking, a day or two to a week or a month. Currently, Schooner is 31 units with 11 apartments across street. So I mean we're not increasing the size much. We currently have 42 units, we're going up to 56. But what will change is the quality of clients. This will be a \$200 to \$400 a night place to stay that will feel very exclusive. There's not much on the beach that's new. You have the Treasure Island Resort that got built a couple years ago on the beach. The Cambria is new, but otherwise between here and in St. Pete, just product has gotten very old, right? So it'll be a front desk man, 24 hours a day, people will be able to call up or walk in to buy a room. And we feel like the size that it is with 56 units will do really well.

Jack: Basically, as Kevin mentioned, there were additional units across the street that had gotten torn down when it was made into office space by Jim Holden, originally, when he had the property across the street and a number of the other properties around Madeira Beach. Basically, that said, I think, as I said, the previous approved building was a lot more elaborate, a little bit different layout. I think this accommodates a little better, consideration and the neighbors. It's a little higher but it's basically very, very well positioned on the site. So it's not be lower and fill the entire site from one end to the other. With that, I mean, I'm open to answer any questions you may have.

Kevin: Let me just clarify one issue, Jack. I think with the project across the street, I believe what we're doing here, Linda isn't here to answer that, but I believe we're showing it on the plan so that we can get it approved as part of the PD so we can build it later, if we choose to without having to go back to get a new -- yeah, I'm talking about the retail. So what would happen there, at this point, we're going to make a nice looking parking lot and landscape it across the street. With the PD approved, at some point, we're

up reserving the right to build was it 9,500 square feet of retail, with a parking garage on top. I think it'll just be a two-story building.

Well, we're not sure if we're going to do that one for sure. We just kind of wanted -- I think if we go across the street, there is those two side streets that kind of bought our property on both sides. So I think if we construct something there, it's going to be much more simple. I mean, we'll be using that lot across the street. We'll tear down all the buildings, and we'll be using that for lay down area to build the place on the beach. So that would get built last anyways because you're going to need it for lay down area, staging.

Generally speaking, I think 12 to 14 months. We haven't even architected yet, but I'm going to guess that a little parking garages what, six months, yeah.

Audience: How long did it take for this building, this building that we're in.

Kevin: Well, we could have had it done in 14 months. And then we were going to open right in the middle of COVID. So we slowed it down a little bit, we had a little trouble. That was back in March and April right when it got really bad. So we had trouble getting some finished product in, everyone was shut down. So we opened in June. But I think if the virus didn't hit us, we probably would have opened in March, which would have been about 15 months.

I mean, the hope would be to start this fall. Like I said, Schooner has seen -- so yeah, the goal would be to start in August and finish it up by October or so. Hope so. Yeah, thank you. Thank you.

Audience: In that one slide, everything is like dummy whited out, all the surrounding buildings but the yellow DeanO's, why is that highlighted? Are you guys trying to occupy that or do anything special with that or is that just a random--

Jack: That's just random. It wasn't meant to be anything particular. I think that just to identify that it stopped, it wasn't part of ours. Very often, when you when you do these renderings, the young fellow I have, he's a Vietnamese kid and sometimes our translation is not the greatest on some of this stuff. But generally speaking, the architecture is correct. Sometimes the colorings get a little bit off on stuff.

Basically, I think that, as Kevin has mentioned, typically the timing on something like this is 12 to 14 months. And especially depending on the tightness of the site and everything else involved, and on this site it was exceptionally tight, this one at least does have the staging area across the street, which is going to make the ability to put it together run much smoother, because it's not a site next door that has other construction going on or other buildings on. So it does help quite a bit with staging and operating a project.

At this point, usually, depending on the concrete trucks you have, we wouldn't put mixing with -- the latest trucks they have are those big ones that basically mix as they get there. They don't come to the site with a premix very often anymore. Because too often they've gotten hung up on the site, the trucks line up. When we were working on this one, I mean, Kevin, we were pouring in the middle of the night here sometimes.

Kevin: Pretty much, most times we're pouring at like 4 AM on the day before, so you get your columns up and then they pour one slab, and then you put the columns on that and then you put another slab. This was done post tension, that's going to be post tension.

Jack: This is post tension also, yeah. Post tension, if you're not aware of it, that's really what you see on the beach nowadays. Post the old days when everybody was doing precast or they were doing post and beam construction, you'd run a column up and you would run beams across and either put slabs across they were precast, or you would pour slabs across that were essentially what they would call one-way slabs. And a one-way slab means it's spanning from here to there. Well, about 15-20 years ago, somebody came up with the idea that if you can design a slab to span this way, and you can design a slab then to span this way, what you have is a lot of steel close, it shallows up in a very little steel in the middle, it gets tight again as it goes to the edge. Well, they come up with the idea that if you can design it this way and that way, you don't need the beams in there. The problem then goes from a problem of carrying the load to a problem of the columns punching through. So what they do is they flare a ton of steel and a grid right around where the column hits. So if you look at our garage here or at the garage in Madeira Bay or Barefoot Beach or any of these, you'll notice when you drive in, it's a smooth ceiling all the way. You don't see all these beams coming across. And it allows you--

Yeah, yeah. Well what's nice about it is, when you drive in through any of those parking garages including this one, you'll see that you don't see all these beams running all over the place that really kind of disrupt the whole construction and traffic pattern of running pipes and running all of your driveways through, getting clear driveways. So that's pretty much it and we can answer any questions you may have at this time.

Ray Alvarez: Yeah, I have some comments. Is that something I could do on the record?

Jack: Yeah, sure, sure.

Ray Alvarez: I have some really positive things to say about the project. Arie Dam is directly across the street. My name is Ray Alvarez, I'm in Arie Dam 201, so I am on the north side of Arie Dam, which is directly overlooking this area, which will be the hotel and the parking garage. I'm here with Bill Haney who is in 501, who's also directly overlooking it, and Wally Baton is in unit number 204. I've been a resident of Arie Dam now since last July. And it's a great change from Washington D.C., I'll tell you that. I want to commend these gentlemen on the great job that they did in reaching out to us. I mean, months ago, Kevin and Jeff invited Wally and I over to talk about this and our concerns, very cordial and there's a lot of attention paid to making us happy at Arie Dam. And we came to a kind of an understanding with these gentlemen with regard to the situation of the building. So, definitely, I think I could say, for all of us here that are from Arie Dam that we support the project, contingent on the plan that they presented the situation of the building. The previous project was more obtrusive, but as long as this building stays the same way, that is going to be great.

These gentlemen have also discussed and been very cordial, and I'll go and say that they're going to do our pool area, which is right there where you see green space to the left of the building. That's a pool. And of course, as they mentioned, that building is going to move closer to Arie Dam, which is okay with

us because these gentlemen have said that we can do some good landscaping there, and that they would work with us, and perhaps maybe even Jack would work with us in what the parking garage facade would look like, since that is going to be directly in front of the pool area. And so with these understandings -- and our president couldn't be here this morning, but you gentlemen met with her this morning, I think a few hours before the meeting. And you also reached out to her and explained everything, and so I just wanted to voice our support for the project, subject to what we talked about. And we think it's going to be great for Arie Dam, and I think it's going to be great for Madeira. So thank you so much for working with us.

Dr. Wally Baton: I got in contact with almost everybody that owns in Arie Dam, told them about the changes you made to try to accommodate is, not one negative comment. And a lot of thank yous and looking forward to it, in particular getting rid of some of the problems that we've had with the property and the people that are there. I'm sure it'll be a much different crowd. But again, thank you very much, there is not a negative. And I think that also really helped with us being able to tell the other people what was going on, what you were thinking, and asking us, "Are there any problems? Are there any concerns?" And then to do this, impressive, thank you very much and best of luck to you. I'm Dr. Wally Baton, I live in Arie Dam number 204.

Kurt Miller: So what is needed? I mean, the purpose of this meeting today, I also received -- I'm Kurt Miller, owner of Michelle Miller design, which is 14603 Gulf, so basically across the street. So what is going -- now we're all in agreement. This is great. We're happy. Everybody's happy. So does Madeira Beach need to read to vote to rezone for PD, or is that what's going?

Jeff: So the question of what happens next, right? So the steps are neighborhood meeting, to get everybody who was affected party is within 300 feet. We already served that, I think 458 people were noticed, invited today. And then once we do the neighborhood meeting, then it goes to the planning and zoning commission, which we have to provide a video of this meeting, the audio recording of this meeting, and the signings of this meeting, and then it goes to the planning and zoning board. They hear it and they vote yes or no towards the rezoning, their indication towards the rezoning. Then it goes to the commission, and the city commission hears it, and then they vote yes or no. And then it goes to two readings to the commission. So planning and zoning, and then commission meeting one, commission meeting two, and that allows for the rezoning of the property to a PD, which then at the same time allows this project to go through. So that's the project that we're in, so we're hoping we've got a -- the process should start this month, the planning and zoning.

We were hoping to get in by the 11th, which maybe are not happening. So then February, March, and then April. So February planning and zoning, March commission one, and then April commission two, most likely.

Kevin: And then just to give you a little bit of an idea what happens next. So let's say that planning board approves it, commission one approves it, so that would be February, probably March and April. Well, once we're completely approved, then we'll turn this into real plans, a complete architectural, structural, MEPs and all that. That probably takes four months, five months to do that, so June, July,

August, now you're in September, and then we can go pull the building permit and begin at that point. You always want to get your full approvals on the plan before you engage in that next step of architectural.

Audience: Over the years, the vegetation grows, of course, the first floor is not important to your tenants but that will then block the view of the beach. Palm Trees are fantastic. They're up high and wonderful but your foliage down there is immediately I'd say within 18 months is going to block that view completely.

Kevin: We can look at that. I mean, we can adjust that.

Audience: My hobby is plants and that's--

Jack: Actually in the actual landscaping plan, it is adjusted. When we did this, we had made a few modifications, and we didn't really get into showing it 100% the way it is. Yeah, we have a natural landscaping plan.

Kevin: Currently, on the left side of the building is all those big bushes--for all of you that live close by right now, it's a very hazardous situation going on. The guests, our guests mostly park across the street, there's like, what, seven parking spots in front and everyone's across the street. And there is that lighted crosswalk just south of us. And people don't walk down to it, they walk out there in the middle of road. And FDOT has been very nice to work with. We just redid 150th Street, redid Madeira Way and connected it to 150th. So I've had a lot of contact with FDOT. I think FDOT will -- we can't promise but I think they're going to see the light, as far as having that light moved down the street a bit, because there's not a lot of people crossing through that parking lot. It's just a better place to cross would be between our parking lot and our building.

Audience: I think the red light is the best instead of a yellow, the caution. Caution, this means ignore me.

Kevin: I don't know if FDOT have certain rules for that, but we'll certainly meet with them.

Audience: Yeah, the one I saw on Park Boulevard, I haven't been this way in a long time, and I was impressed with that, very impressed.

Kurt Miller: I was at the city meetings for the old iteration of this building complex. And there's a lot of people that lived somewhere in the neighborhood, and there was just a lot of kind of petty negativity about this blocking views. What's the biggest concern that you guys have as a group or that we can all support? I mean, again, I support this project. So do you guys see that being an issue like it was last time? Or what is the strategy to get past just people that really don't have a vested interest in this development kind of coming in and just pissing on it?

Jeff: I think a lot of times -- the last time, there was a lot of resistance towards our flyover. We thought it was a good idea to put a walk across Gulf Boulevards, people didn't get run over. But a couple of people in the past commission were vehemently against it, which stirred the pot to get a lot of

resistance to show up for that one reason. So we dropped that whole fight. I still think it was a good idea. But I don't know if it was feasible. Some people didn't, and those are the ones that were at that time in power. So that was kind of the reason for the stir. And we're as transparent as you could come. And so we really want to take your input and do what we can do. So I don't think there's anything that we're doing. The only people that really could be mad about anything are these guys. And we went out of our way before we even designed it to take their considerations in because they're the affected parties, so to say.

So as long as they're happy and we're being best neighbors, I mean, we're not going to block your view really. People are still going to get good view for sandwiches. So nothing's really going to affect anything there. So we think we addressed the biggest issues. Anybody else, there's always going to be people that don't want to see anything happen no matter what, but you can't change that. So we're just doing--

Kevin: As you guys know, on the development here, we had plenty of squabbling on everything we're doing with the condo building next door and all that. I think that was a little bit different. There was some condos across 150th that we do impact their view and I think you're going to get that. This is more just a little piece of land on the beach that has a really aging property that it's hard to operate, that needs to come down. And I think this will look beautiful and I think it will give the neighbors a place to go have a drink on the roof and come on over for dinner and all that. So I hope we don't receive--anyone that hasn't seen our rooftop here, before you leave, I'd love to take you up. We have a nice rooftop here that we serve food up there and drinks, and love to show you that.

Jeff: Any other comments, questions, thoughts? The gentleman in the back.

Doc Jon: Hi, everybody, I'm Doc Jon. I'm the photographer for the city and also the administrator for the Madeira Beach Facebook page. I can see a lot of positivity in the room. If you could join the Madeira Beach Facebook page, because I already know with 24,000 people, I'm going to be dealing with a lot of screamers, mostly the people that want to know what color the carpet is going to be, and things that just are ridiculous. So if you being here could say, "Look, it was positive, the residents of Arie Dam," all those kinds of things that when they come up, if you could be a part of that conversation so we can -- I tend to keep it more of a calm "let's have a conversation" and the people start screaming and swearing, I just throw them out. So if you're not a member of the page -- I don't I don't play that game. So Madeira Beach Facebook page, there's two. There's one with 20,000 people, that's mine. Just join it, say you were there, agree to the terms. I'll let you in. And then when that conversation comes up, if I could have your support, because I know they've really worked to make sure you guys were taken care of. One of the first things Jeff said to me, fantastic. I'm excited about this. I'll be on the roof a lot.

Jeff: Doc Jon, he does amazing photography work in the city. Cool. Any other questions, comments, anything at all?

Kurt Miller: So you don't need us at the meeting the 18th or whatever it was this month?

Jeff: That one's been officially postponed. Okay. It was supposed to be on the -- it's noticed for January 11 to be I'm planning and zoning. But apparently, we're going to move that to the next month.

Kevin: --cross every t before we get to planning and commission. And there's some talk that we should have a development agreement negotiated between us and the city prior to the planning board meeting. So I talked to Linda yesterday and it looks like we're going to wait until February. And it'll be out there, what the date is. I'm not sure what that planning date is. But we're excited. We're really happy you came and we really appreciate your support.

Jeff: One last closing thought, Kevin runs a first class operation. This hotel resort is phenomenal. He's a great person. We're proud to have him as a partner, a great addition to the city. And just take a look at this building, it's been great. This will be even at a probably different level, even than this. And so if you haven't yet, pop up to the rooftop, maybe just take a little field trip up there now and just take a look.

And Jack, thank you very much. Any parting thoughts? Do you have anything to say last?

Jack: Nope.

Jeff: Nope, that was it?

Jack: We appreciate your taking the time to come out today and we appreciate your support, and we'd appreciate any support you can lend us in the future as we hit the public hearings, because that's always a great time to have the commissioners hear what everybody, the broadband of people's opinions are at that time. We really appreciate your taking the time. We appreciate your taking the time today. Thank you very much.

Jeff: And we'll notify you the next meetings too. Thank you guys for taking time out.