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TRANSCRIPTION OF JOHN'S PASS VILLAGE  
PROPOSED PLANNED DEVELOPMENT NEIGHBORHOOD MEETING  
NOVEMBER 13, 2025

1 P-R-O-C-E-E-D-I-N-G-S

2 MR. KARNS: My name is Bill Karns. I think I  
3 know just about everybody in the room. I  
4 appreciate you coming out for our neighborhood  
5 meeting, as part of the plan development process  
6 here in Madeira Beach. It's being videotaped so  
7 they have it on the record. I wanted to introduce  
8 my partner in the development, Marcus Winters. I  
9 don't know if you know Marcus, Marcus owns Caddy's.  
10 And I've got my future partner to be in this one,  
11 Jeff Beggins sitting in the front here. So I'm  
12 trying to twist his arm to jump in the pool here  
13 with us.

14 We've got the Beach Maker going on across the  
15 street here, should be starting right around the  
16 first of the year. I want to introduce Tim  
17 Clemmons with Place Architecture, and Greg Glenn,  
18 Glenn Greg?

19 MR. GLENN: No, Greg Glenn.

20 MR. KARNS: Greg Glenn, I got it right. You  
21 never trust a guy with two first names.

22 So this is our architectural team that the two  
23 Gentlemen headed it up, they did a beautiful job  
24 designing this resort. We've been working on it  
25 for -- jeez, I think we purchased the property

1 almost four-and-a-half years ago. So it's been a  
2 process getting to where we're at today, getting  
3 the activity center approved, and now we're going  
4 through the PD process. So I'll let Tim and Greg  
5 kind of explain what the boards are, and then feel  
6 free to look around, ask any questions that you  
7 have. Thank you.

8 MR. CLEMMONS: Good evening, everyone. As  
9 Bill said, Greg and I have been -- we first looked  
10 at some concepts for Bill about four years ago when  
11 we first bought it, but first things first. The  
12 city needed to go through the activity center  
13 process, which basically, in simple terms, is kind  
14 of a rezoning for the Johns Pass Village. And so  
15 once that was done, early this year, we started in  
16 earnest on the project, and the goal has always  
17 been the same though, is to create a high quality,  
18 family oriented hotel for Johns Pass Village.

19 It's something that really is kind of the  
20 location of the block. I assume you're all  
21 familiar with it. It's a surface parking lot for  
22 most of the block. There are four other properties  
23 on the block, with businesses in them, but the  
24 block is really right in the heart of the village,  
25 and we hope that this is really sort of seen as

1 the, kind of almost the center and the gathering  
2 spot for Johns Pass Village.

3 In terms of just some of the numbers, the  
4 property's one-and-a-half acres. We've got 87  
5 hotel rooms. As I said, it's intended to be very  
6 family oriented, so there are really more suites.  
7 There's some studios, which would really be kind of  
8 more conventional hotel rooms. I don't know if it  
9 really matters to you all, but there's 20 something  
10 of those. We've got one bedroom suites, and we've  
11 got two bedrooms. We actually even have three,  
12 three bedroom suites. So the goal is really being  
13 able to accommodate families to come and enjoy  
14 Johns Pass Village, and be right in the heart of  
15 things.

16 We've got about 8,200 square feet of retail  
17 space on the ground floor to supplement the other  
18 four businesses that are on the block already. And  
19 we've also got 8,200 square feet of restaurant  
20 space. One restaurant's slated to be on the first  
21 floor, you know, on Boardwalk Place. And one  
22 restaurant's slated to be on the top of the  
23 building, the top floor of the building. The hotel  
24 is going to be proposed to be six stories tall, and  
25 for the street, the idea is that it really just

1 appears to be five stories tall, but then the sixth  
2 floor is all set back.

3 It's all recessed around the perimeter of the  
4 building, which does two or three things. One, is  
5 it helps reduce the scale of the building a little  
6 bit, from the sidewalk and from pedestrians walking  
7 around the building. And, two, it creates a really  
8 bunch of really nice terraces on the top floor.

9 And we're doing something a little unusual, so the  
10 ground level is the retail space, the hotel lobby,  
11 one restaurant, there's a couple other things we'll  
12 talk about in just a second. And then we've got  
13 four floors of hotel rooms, and the hotel rooms  
14 sort of wrap around the parking garage. So one of  
15 the things we wanted to do is hide that parking  
16 garage as much as possible, and really create a  
17 very pedestrian-oriented and kind of human-scale,  
18 almost traditional townscape, if you will, on the  
19 perimeter of the building. And then the sixth  
20 floor is the fun zone. So all of the swimming  
21 pool, the restaurant, the fitness room, the  
22 ballroom, and the outdoor terrace, all of that's on  
23 the roof of the building. So it's, I don't know  
24 that I've ever been to a hotel quite like that  
25 myself, but I'm very excited about the concept,

1 because I just think it'll make it really, really  
2 special, basically the --

3 So in fact, if you stay at the hotel, you  
4 would come into a ground floor lobby, but then you  
5 would actually come up to the top floor, and then,  
6 the first time you come in, and then you would  
7 filter down to your hotel room on the third or  
8 fourth floor, wherever your hotel room is.

9 We've been working closely with the City of  
10 Madeira Beach Planning Department. We've got Marcy  
11 and Andrew here tonight, and all the good ideas are  
12 theirs. All the things you don't like, you can  
13 blame me, and I'll blame Bill, my client made me do  
14 it. But, no, actually the city, we presented a  
15 scheme -- maybe Bill doesn't want me to talk about  
16 this too much. But we actually submitted a scheme  
17 about five months ago to the city, and they came  
18 back with some really persuasive suggestions for  
19 us, and in my mind, they've all made the project  
20 better.

21 And just to run through those, the city  
22 basically asked for four main things, I think.  
23 There are several others, but the ones that really  
24 matter is they wanted us -- and I think most of you  
25 got a chance to come up and look at the board, but

1 Pelican Lane currently dead ends in this block, as  
2 you come south on Pelican Lane. So they asked us  
3 to extend Pelican Lane through the block, and  
4 that's for, as I understood it, I think that's at  
5 least for two reasons. One is to just better  
6 distribute traffic through the district, including  
7 pedestrian traffic, not just cars, but especially  
8 in such a walkable area that right now, people  
9 coming from the shopping village, perhaps going  
10 down to the boardwalk, kind of, you know, if you're  
11 coming down Pelican Lane, you have to jog around.  
12 Not that it's that far away, but could we make that  
13 a little bit more gracious.

14 And then another reason for it is it actually  
15 gets the loading and the entrance into the parking  
16 garage for the hotel, and that's stacking up of  
17 cars that happens at hotels off of the city  
18 streets. It's not on 129th, it's not on Boardwalk,  
19 it's not on East End. So, basically, so Pelican  
20 Lane has been extended through. It will remain  
21 under private ownership, so that Bill still has to  
22 maintain it, and Bill and Marcus, maybe Jeff, still  
23 have to -- still have to maintain the road, but it  
24 will have an easement on it. So it'll be open for  
25 public access to drive and walk through.

1           And in fact, what we're doing, what we  
2           propose, is on the east side, we've got a 12 foot  
3           wide by 15 foot high arcade, like you see in a lot  
4           of Caribbean cities. So that as you're walking  
5           from 129th down to Boardwalk, you could actually be  
6           in the shade, out of the rain, out of the sun, and  
7           we hope that that's actually -- obviously, it's  
8           beneficial to people staying and coming to the  
9           hotel, but we actually hope that that's a public  
10          benefit as well.

11          The second thing the city asked us to do is at  
12          the southwest corner of the property, and the  
13          property consists of lots on the north half of the  
14          block and lots on the south half of the block that  
15          are a little bit staggered, they're kind of offset  
16          because of those four other properties that I've  
17          talked about on the block. And so there was this  
18          little leg that stuck out from our property at the  
19          southwest corner, and what the city's asked us to  
20          do, once we brought Pelican Lane through, it  
21          created this little part of the property here, is  
22          to make that a park, is to make that a green space  
23          for the community. And so we've got about a fifth  
24          of an acre there that will be improved, and there's  
25          a board here that shows the concept, it's pretty

1 preliminary at this point. But the concept is to  
2 have a space that will -- and I forget what it's  
3 called, is it the Fourth Friday or the?

4 FEMALE SPEAKER: Village Friday.

5 MR. CLEMMONS: Village Friday, so maybe this  
6 is, some of the activities and things that happen  
7 there could be -- we don't want to take away from  
8 anybody else, but maybe it could be supplemented or  
9 additional activities could be here. So what we  
10 have is a lawn around it with generous sidewalks.  
11 At the north end off of the Fisherman's Alley, we  
12 have an improved dumpster, because that's where  
13 some of the restaurants we currently have are on  
14 boardwalk. Really don't have dumpster space on the  
15 water, so they use that for trash pickup. So we're  
16 enlarging and improving that. And then at the  
17 south end off of boardwalk, another little  
18 pavilion, there'll be public restrooms. And then  
19 in the middle is kind of a trellis, a shaded area  
20 with outdoor seating. But also then a little bit  
21 of a low-key, but a little bit of a stage area.  
22 So, again, on Village Fridays and other activities.  
23 And we envisioned the hotel, you know, it'll get  
24 used by the hotel as well for weddings or  
25 activities, but we also have got, like I said, a

1 nice public space. That was the second thing the  
2 city asked for.

3 The third is they didn't -- they wanted us to  
4 design a building in a way that minimized the  
5 exposure of the parking garage. So I've already  
6 mentioned that. It is kind of the donut, if you  
7 will, the building's kind of organized as a donut.  
8 In the garage, actually, it goes up five levels  
9 because it's relatively small on each floor, but  
10 what we've done is the hotel rooms just wrap around  
11 the garage. So the only place where the garage,  
12 you can see any of it at all, is on the east end,  
13 and that's that kind of beige area here. That's  
14 part of the parking garage, but you can see we're  
15 putting openings that are the same proportion and  
16 similar in pattern to the hotel rooms on the  
17 remainder of the building.

18 And then the fourth main thing that the city  
19 asked us to do was to -- because it's a relatively  
20 large building compared to others at Johns Pass  
21 Village, is to design it in a way that broke it  
22 down and made it feel like multiple buildings and  
23 not just one collective building. So we really  
24 leaned into that, and so basically from each side  
25 of the block as you walk around, the idea is to

1 appear like it looks like either three or four  
2 buildings. So it's really sort of subdivided the  
3 facade, the perimeter, into like 12 buildings as  
4 you walk around the block. They stepped in a foot  
5 or two, they stepped up and down a floor, some are  
6 four stories tall, some are five stories tall, in  
7 terms of as you wrap around, change of materials,  
8 change of color. We try to -- this is, from an  
9 architectural point of view, this is really tricky,  
10 because if you go -- I don't know, I've seen this  
11 done before well, and I've seen it done poorly. If  
12 you go too far, it just looks business-fied. You  
13 know, it's easy to make it look really fake.

14 Actually, Disney does it quite well, to be honest.  
15 They have good people, so it's not fair when we say  
16 sometimes that kind of thing about -- this kind of  
17 thing, Disney does that about as well as anybody.

18 But if you go and look at traditional sort of  
19 town centers, and in this case, again, we were  
20 looking sort of at, you know, Florida, beach towns,  
21 some of the Caribbean beach towns, John's Pass  
22 Village itself, of course, there's usually a fairly  
23 narrow range in any given location. You know, if  
24 you're in Boston, it's going to be different than  
25 San Francisco, it's going to be different than

1           Madeira Beach. But there's usually, at least in  
2           the traditional buildings, a fairly narrow range of  
3           window types and window sizes. There's usually a  
4           fairly narrow range of, you know, what you see here  
5           in John's Pass Village are the pastel colors and  
6           the lighter colors, and a fairly narrow range of  
7           materials. So, you know, the goal here is to give  
8           some variety and life to it, but also make it feel  
9           like it, you know, that they play well together.

10           So, I mean, Marcy, I mean, those are, in my  
11           mind, the really main, major things that the city  
12           really asked us to take into consideration with  
13           developing the design.

14           As I mentioned, as you walk around -- now, in  
15           exchange for that -- okay, so what we're asking the  
16           city to do, and what we're asking the community to  
17           approve, in approving this hotel is we're building  
18           the hotel one floor taller than the zoning allows.  
19           Right now, the zoning under the activity center  
20           allows for four floors over ground-level retail.  
21           We're asking for five floors over ground-level  
22           retail, but we did recess the top floor back so  
23           that it's not as prominent for the pedestrian  
24           walking around the village. And what the current  
25           zoning code calls for is, as you go up above the

1 second floor, you're supposed to step back 10 feet.  
2 Because what we showed them is, to do all the  
3 things they wanted us to do by giving up the  
4 property for the park, by giving up the property  
5 for Pelican Lane, and especially by hiding the  
6 parking garage and, wrapping the building around it  
7 and making the parking garage so small on each  
8 floor, to make the parking garage work, it had to  
9 go up five stories.

10 If we had just built the parking garage on the  
11 second and third floor of the building, from the  
12 end of the block, to the end of the block, to the  
13 end of the block, we could have done it in a  
14 two-story parking garage. So, actually, it's a  
15 somewhat more inefficient parking garage for us,  
16 but we love the way it makes it look because you  
17 really kind of hide the parking garage. But that  
18 meant that we needed to go up five stories instead  
19 of three stories before we stepped back the  
20 building to 10 feet. So we are asking for one  
21 additional floor, and we are asking for some  
22 setback relief. And in exchange, kind of, for  
23 bringing Pelican Lane through, then the city -- or  
24 we're asking the city and the citizens to accept  
25 closing Fisherman's Alley from the middle of the

1 block out to the east end. So once we -- so  
2 Fisherman's Alley does remain open at the west end  
3 of the block so that the existing businesses still  
4 have access to the alley for services, and garbage  
5 trucks. And there's the existing alley at the east  
6 end of the block behind Walts's will also stay  
7 open.

8 So, again, for the same reasons, that they  
9 would have access to services and garbage trucks  
10 that they currently have. But, basically, from  
11 here to Pelican Lane, we're asking for permission  
12 to vacate that portion of the alley because we  
13 have, like I said, half our property is on the  
14 north side of the alley and half our property is on  
15 the south side.

16 We did show one image, try to give you a sense  
17 of how it fits into the context. You know, like I  
18 said earlier, it is bigger than most of the other  
19 buildings in the area, although you can see a few  
20 others that are similar in size. But the way we're  
21 trying to deal with -- that is with the setbacks at  
22 the top floor, and then, like I said, breaking up  
23 the mass and then breaking up the architecture  
24 around the perimeter.

25 I think those are the main things I wanted to

1 talk about. I know that a lot of you had a chance  
2 to come up and look at these, and I'm happy to  
3 answer questions now. I'm also happy to stay a  
4 little bit longer and talk to you individually  
5 one-on-one if you've got some questions about the  
6 board.

7 Does anybody have any questions?

8 MR. KARNS: I have one.

9 MR. CLEMMONS: Yeah.

10 MR. KARNS: You may not know the answer, but  
11 I'd like you to share. With the new design of the  
12 parking garage being in the interior, you have 200  
13 and ...

14 MR. CLEMMONS: 80.

15 MR. KARNS: 280 parking spots.

16 MR. CLEMMONS: I think. Let me look. Let me  
17 look. I brought a cheat sheet.

18 MR. KARNS: Good.

19 MR. CLEMMONS: I shouldn't guess like that.

20 MR. KARNS: Because I think there's about 150  
21 parking spaces on the surface lot now. That's been  
22 run by Florida Parking. It was a lease that, when  
23 Marcus and I purchased the property, we inherited  
24 that lease. Have no control over how much people  
25 charge for the parking there. We plan on charging

1 rates that are similar to what the city charges now  
2 for parking. So we have about 100.

3 MR. CLEMMONS: We've got 100 -- so, I mean,  
4 the city zoning code, we're required, with  
5 everything that we have, to have 148 parking  
6 spaces. We have 266. So we have 118 more spaces  
7 than we're required to have. And those -- Bill,  
8 those are the ones you intend to rent out, right?

9 MR. KARNS: Correct.

10 MALE SPEAKER: Yes. So, of those parking  
11 spaces that you're going to have that are more than  
12 what are currently there, many of those parking  
13 spaces are going to go to people that actually are  
14 in the hotel, and then people that work in the  
15 hotel, and maybe, you know, whether that's hotel  
16 employees, retail managers, and obviously tenants  
17 of the hotel. Yes?

18 MR. CLEMMONS: Yeah, so, I mean, well, we're  
19 required to have 148 parking spaces, and those are  
20 for the guests, and those are for the employees.

21 MALE SPEAKER: So how many hotel rooms are  
22 there?

23 MR. CLEMMONS: 87.

24 MALE SPEAKER: So if everybody was, if the  
25 hotel was at max capacity, would every person that

1 had a hotel there have a parking space? So 87 of  
2 those spots could automatically go to those people.

3 MR. KARNS: Right, but no one -- even like  
4 this hotel that we're in now, you know, it's 125  
5 rooms.

6 MR. CLEMMONS: In today's world --

7 MR. KARNS: And I can tell you, the garage is  
8 half empty. More people are Ubering. They're  
9 getting other forms of transportation. They're  
10 using Uber from the airport. They're not driving,  
11 they're not coming to Johns's Pass to get in their  
12 car and drive to Disney World.

13 MR. CLEMMONS: We are required to have one  
14 parking space per hotel room. But, well, in  
15 practice, what we find in today's world is that  
16 depending on the location, and depending on the  
17 type of hotel, it's somewhere between 0.5 to 0.8  
18 parking spaces. Hotels are rarely full, but in  
19 season, those will be pretty full, we hope. So  
20 let's say it's 95% full, so there's 82 rooms. But  
21 then, what we would expect is more like 60, there  
22 might be 60 cars here.

23 MALE SPEAKER: There's an infrastructure in  
24 place there that would be supportive of those  
25 spots.

1 MR. CLEMMONS: So A, you're coming to John's  
2 Pass Village because there's so much to do in  
3 John's Pass Village. And B, they're coming to the  
4 beach. And we're going to have shuttles, and we're  
5 going to do things to make it easy for people to  
6 come here, and spend five days or six days and  
7 really not need a car, except if they want to go on  
8 an adventure and go down to downtown St. Pete, but  
9 then they Uber for that day, or rent a car for that  
10 day. What we see is, on the beach hotels, people  
11 do come and stay.

12 But you're right, so a lot of the hotel -- I  
13 mean, a lot of those parking spaces will be used by  
14 the hotel, and the restaurant, and on a Saturday  
15 night when both restaurants are hopping and there's  
16 a wedding in the ballroom, yeah, I mean, there's  
17 going to be competition for those parking spaces.  
18 No question about it. But a lot of time, that's on  
19 a Thursday evening like tonight and I guess  
20 we're -- are we already in peak season, or is it?

21 MR. KARNs: Yes.

22 MR. CLEMMONS: No, after Christmas is peak  
23 season. But we're moving towards it, right? We're  
24 getting, you know, getting.

25 FEMALE SPEAKER: And I'll just say, when the

1 city calculates the required parking, we look at  
2 the number of rooms, we look at the number of  
3 employees that are going to be staffing that during  
4 any given trip. We take into account the  
5 restaurant and the businesses there, and then we  
6 come up with our calculations. So we've tried to  
7 account for the rooms, whatever businesses are  
8 going to be there, and that's where the 150.

9 MR. CLEMMONS: 148.

10 FEMALE SPEAKER: 148 number comes from. It's  
11 based on the calculations that we run based on how  
12 that building is going to be occupied.

13 MR. CLEMMONS: But it was important to Bill  
14 and his team, they knew that they would be taking  
15 parking away from the district. And so it was  
16 important to put back as many of those parking  
17 spaces, those surface parking spaces. And what,  
18 you know, the commitment Bill just made, and he  
19 said it before, is that currently when they bought  
20 the property, they didn't control the floor  
21 parking. Once this is built, they will, and  
22 they'll be able to sort of provide more  
23 user-friendly rates for it.

24 MR. KARNS: It's important, you know, we own  
25 the Scully's and the Caddy's building that's there

1 too, that's --

2 MR. CLEMMONS: So they have a vested interest  
3 in it.

4 MR. KARNS: We have a vested interest in  
5 parking there, that's the only parking for those,  
6 but for a lot of the businesses along there.

7 MALE SPEAKER: The floor parking has a blank  
8 lease, you know, they can stay as long as they  
9 want. We have no control of floor parking at all.

10 MR. KARNS: We have one opportunity. Once we  
11 break ground on this, then Floor Parking's gone.

12 MALE SPEAKER: Yes, again, it doesn't mean  
13 that.

14 MR. KARNS: No, I wish I could, but I don't  
15 want to get a big lawsuit for the heavy backing of  
16 that one.

17 MR. CLEMMONS: Okay, ma'am?

18 FEMALE SPEAKER: Once Pelican Lane crosses  
19 129, does it become a one-way?

20 MR. CLEMMONS: Yes, good question. I should  
21 have explained that a little bit better. So, you  
22 know, Boardwalk, there's an area -- if you get a  
23 chance, maybe come back, there's some arrows  
24 scattered around the board, and they help give an  
25 indication of direction of travel. But Boardwalk,

1           you know, as you know, is already one-way. East  
2           End is one-way north, right?

3           MR. KARNS: Yeah.

4           MR. CLEMMONS: Supposed to be.

5           FEMALE SPEAKER: Heads to the east. People go  
6           the wrong way every day, every day.

7           MR. CLEMMONS: Yeah.

8           MALE SPEAKER: Every 20 minutes.

9           MR. CLEMMONS: Pelican Lane will be one-way  
10          north to south. So that basically it's sort of  
11          creating this loop around the block, if you will.

12          MR. KARNS: We're trying to come up with  
13          better signage for that one-way, too.

14          FEMALE SPEAKER: Two lanes or one lane?

15          MR. CLEMMONS: One lane.

16          FEMALE SPEAKER: Because it looks like it  
17          pulls into the lobby, right?

18          MR. CLEMMONS: Well, we have drop-off. Okay.  
19          So, it's an oversized lane.

20          FEMALE SPEAKER: Okay.

21          MR. CLEMMONS: Two cars can probably squeeze  
22          down there. But, and then we've also got an  
23          addition room for five vehicles. It's 14 -- it's a  
24          14-foot lane.

25          FEMALE SPEAKER: Okay.

1           MR. CLEMMONS: And then there's room for five  
2 vehicles to queue up in front of the lobby. They  
3 pull into the parking garage. I didn't explain  
4 coming out of the parking garage, when you -- and  
5 we anticipate that most hotel guests, and actually,  
6 either whether they're staying there, or they're  
7 just coming to dinner, or coming to an event like  
8 tonight, that most would probably use valet, but I  
9 don't know if you can find it. That's an  
10 operational thing there. But, it works really  
11 quite nicely, because people come in for the --  
12 again, for the hotel, and we talked about public  
13 and hotel. When you come in, you can pull in one  
14 of these five spaces. You can drop off. Obviously,  
15 the first time you arrive at the hotel, you use  
16 that. And then, the valet would take your car and  
17 park it, and you can just go up the elevators.

18           Or, let's say now, you do have a car, and  
19 this is your third day and you wanted to go  
20 somewhere in a car, then, presumably -- and, again,  
21 this is an operations thing, that we just haven't  
22 gotten there. It depends on who we wind up working  
23 with as the operator of the hotel. But, if you  
24 self-park, and you pull in and go up to the third  
25 floor and park, because of your hotel.

1           One of the cool things about this building is  
2           that the parking garage floor is aligned with the  
3           hotel room floors. So, presumably, we can set it up  
4           where if you're staying on the third floor,  
5           there's a good chance that your parking space could  
6           be on the third floor. Then, you can just walk from  
7           the parking garage sort of into your floor.

8           But, anyway, you can self-park and do that,  
9           and then when you leave, you come down, you  
10          actually come out directly under 129. That way,  
11          half the traffic is not coming onto Pelican, or  
12          Boardwalk, or East End. We're trying to keep those  
13          more pedestrian-oriented. So, we're really  
14          allowing the public to come through the block. You  
15          aren't having anything to do with the hotel. You're  
16          going to Walts's, you know.

17          But, the hotel traffic, the parking garage  
18          traffic, comes in off of 129th and Pelican Lane,  
19          and it goes back out to 129th, and again, it stays  
20          off of Boardwalk, and it stays off of East End, and  
21          off of Village Boulevard, for that matter. So,  
22          129th is, you know --

23          MR. KARNS: Everyone knows that Village Lane,  
24          and the 129th, that intersection there is pretty  
25          crowded, you know. Cars coming and going, so

1 that'll alleviate a lot of the traffic.

2 MR. CLEMMONS: Trying to disperse it, but also  
3 trying to keep it away from the waterfront. You  
4 know, keeping the traffic as much as possible off  
5 the waterfront. We really want to see Boardwalk  
6 Place. The city's also requiring us to build and  
7 resurface Boardwalk place, and we have to have  
8 minimum 10-foot wide sidewalks all around the  
9 center of the building.

10 Yes, sir.

11 MALE SPEAKER: The concept of the hotels look  
12 very good to me. The building looks impressive,  
13 but I have a couple concerns.

14 MR. CLEMMONS: Okay.

15 MALE SPEAKER: Because we live on East End  
16 land, and we have two ways to access to our home.  
17 It's the Boardwalk Lane, or the Fisherman's.

18 MR. CLEMMONS: House?

19 MALE SPEAKER: Yeah. And now, the way I  
20 understand now, it looks like it's blocked. No  
21 through traffic. It's just, right?

22 MR. KARNS: Fisherman's is blocked.

23 MALE SPEAKER: Yeah, so it means that with our  
24 access to our houses, Boardwalk Lane. We cannot use  
25 129 before East End Lane, sir.

1 MR. CLEMMONS: I understand, yeah. So, that's  
2 true, we are proposing to block off Fisherman's  
3 Lane, we are improving Boardwalk, and we are  
4 creating a cut through, or by extending Pelican  
5 Lane through.

6 MALE SPEAKER: We think we still have to use  
7 Boardwalk Lane. Now we cannot use a Fisherman's  
8 Lane.

9 MR. KARNS: You have to use Boardwalk Lane.

10 MALE SPEAKER: The reason I say, even now,  
11 sometimes the people, they do the truck delivery,  
12 or the trailer service for.

13 (Talking simultaneously.)

14 MALE SPEAKER: Service for jet ski, whatever,  
15 and usually, they block that lane, and I have to  
16 use Fisherman.

17 MR. CLEMMONS: Yeah, so --

18 MALE SPEAKER: Or they have the event, you  
19 know, do them some music, whatever, I use  
20 Fisherman, go back to our house.

21 MR. CLEMMONS: Something very important that I  
22 left out. So, the other thing that we worked with  
23 the city on is, currently there's three parallel  
24 parking spaces on Village Boulevard, right here.  
25 Those are going to go away as regular parking

1 spaces. And that's going to become a truck-loading  
2 space. Because right now, we know that the trucks  
3 just park in Boardwalk to service the restaurants.  
4 So that, the city's very aware of the issue, Bill's  
5 aware of the issue, Marcus is, because he owns a  
6 restaurant there.

7 So this is going to become the area where the  
8 trucks servicing the restaurants and the other  
9 businesses along Boardwalk Park, and in exchange,  
10 we're providing two parallel parking spaces here.  
11 So we're losing three here, we're gaining back two  
12 here. So there is a net loss of one parking space.  
13 But we're getting -- the city's getting a  
14 designated, very accessible, very easy to navigate,  
15 and out of the way parking, truck parking space.

16 I mean, it's long enough for one of those big  
17 Cisco trucks that's the length of this room, or two  
18 of the -- what are they called, the panel trucks or  
19 the box trucks.

20 MALE SPEAKER: Yeah, but I think that the  
21 traffic still makes it difficult for our property,  
22 access to our property, because with the 200  
23 parking lots over there, look at the traffic of the  
24 cars, and with the Pelican Land, go to the  
25 Boardwalk, you don't create a loop, it means more

1 cost, more cost going out to the East End Land.

2 MR. KARNS: Question for you, Marcy. How wide  
3 is East End?

4 MARCY: (Inaudible) I'm not -- I have to look  
5 at it.

6 MALE SPEAKER: It's very narrow, it's like  
7 Boardwalk Lane.

8 MR. CLEMMONS: No, no, the paving is, but  
9 the --

10 MR. KARNS: Right of way is wider.

11 MARCY: Yeah, the right of way is wider.

12 MR. KARNS: You know what I'm getting at, Tim.  
13 I understand exactly what he's saying, is --

14 Marcy, if you look, it's actually, here's the  
15 property line right here, look how much -- now, the  
16 problem is, I don't know if there is -- yeah, there  
17 was, because that property line, there's 15 feet  
18 between the property line and the current curve.

19 MR. KARNS: Yeah, what do you think?

20 MARCY: I think we have to look at it.

21 MR. CLEMMONS: I think it's --

22 MR. KARNS: It's something worth looking at,  
23 because I understand what he's saying, a solution.

24 MR. CLEMMONS: It is a wide one-way right now,  
25 but it's not wide enough two, but it's like 16 feet

1 wide. So actually, there's four to six more feet.

2 MR. KARNS: Maybe we, maybe we could --

3 MALE SPEAKER: Can we use a 129 for a week?

4 MR. KARNS: That's what I'm thinking. Yeah,  
5 you come down, come down 129, and come down.

6 MALE SPEAKER: Yeah, yeah. So that way, we're  
7 happy.

8 MR. KARNS: We might be able to widen that  
9 road enough.

10 MR. CLEMMONS: Just for you.

11 MR. KARNS: It'd be two lanes.

12 MR. CLEMMONS: One house.

13 FEMALE SPEAKER: No, for us.

14 (Talking simultaneously.)

15 FEMALE SPEAKER: No, no, it's Waltz for  
16 Shucks, so our parking spaces -- so it is an issue.  
17 And realistically, in the ideal world, every day,  
18 there's 10 trucks. You know, there's Amazon,  
19 there's, you know, UPS, there's -- realistic, on  
20 certain days, there's not just two trucks. And so,  
21 we access --

22 MR. KARNS: There's more than two at a time,  
23 exactly.

24 FEMALE SPEAKER: We access our properties 10  
25 times a day, you know, during the day.

1           MALE SPEAKER: I do, I use Fisherman's Alley  
2 nonstop.

3           FEMALE SPEAKER: So we use Fisherman's Alley  
4 nonstop, and so do our customers for 21 years. So  
5 when there's a roadblock in John's Pass or  
6 something going on, all our customers go through  
7 that.

8           MR. KARNS: They know that's a secret way.

9           FEMALE SPEAKER: Yes, and so.

10          MALE SPEAKER: So that's just a one-way.

11          FEMALE SPEAKER: If the Fisherman's Alley is  
12 one way, and now it's going to be a six-foot wall.

13          MR. KARNS: I'm not saying, no one can exit  
14 out of Fisherman's.

15          MR. CLEMMONS: They have to go back up to 129.

16          MR. KARNS: They have to go back east end of  
17 the property --

18          MR. CLEMMONS: But that's how they can get to,  
19 you're saying --

20          MR. KARNS: -- to exit the property.

21          MR. CLEMMONS: Yes, in other words, they can  
22 come in off of Fisherman's, but they have to leave  
23 up at 129, still. Currently, now.

24          MALE SPEAKER: And to his point, when we have  
25 the Seafood Festival, granted it's only one day a

1 year, there's a giant stage at the end of Boardwalk  
2 that would completely prevent them from getting to  
3 his house, because it stops at the end of  
4 Boardwalk, and there would actually be no place  
5 to --

6 FEMALE SPEAKER: And more for any of our  
7 customers to access the restaurant.

8 MALE SPEAKER: I mean, you could just stop at  
9 the stage there, of course, but that's --

10 (Talking simultaneously.)

11 MALE SPEAKER: Sometimes they have the stage  
12 back at John's Pass, and it's always efficient once  
13 you get back to the restaurant.

14 (Talking simultaneously.)

15 MR. KARNS: When there's a problem, they don't  
16 want you to be worried about a problem that they're  
17 solving.

18 MALE SPEAKER: Yeah, but I mean, it's like a  
19 giant barrier right there.

20 MR. CLEMMONS: I get the point --

21 MR. KARNS: It would also solve the issue  
22 during Seafood Fest.

23 FEMALE SPEAKER: We need it from an emergency  
24 standpoint.

25 (Talking simultaneously.)

1 MR. KARNS: So that blocks up Boardwalk's  
2 place to get down there. He's got a stage out  
3 front, right?

4 FEMALE SPEAKER: Right.

5 MR. KARNS: Cars can't get down there. So if  
6 there's a way, I'd really like to see.

7 MR. CLEMMONS: I think we should talk to Sean  
8 tomorrow.

9 MR. KARNS: Yeah, I'd like to see what we can  
10 do about this.

11 MALE SPEAKER: Not even all the way, just so  
12 there's enough to get to see who's parking, you  
13 know?

14 MR. KARNS: And the people out, you know? I  
15 think that's a viable solution, if Sean can come up  
16 with the -- I know it's a little wider there. I  
17 don't believe it's wide enough, though, for two  
18 lanes, if I have to --

19 MR. CLEMMONS: The (inaudible) is four feet.  
20 You can see it, how much. Right there is  
21 right-of-way there. We were going to rebuild that  
22 sidewalk anyway.

23 MR. KARNS: Right.

24 MR. CLEMMONS: So, obviously, the city would  
25 have to approve this, but.

1           MALE SPEAKER: Just so you know, a lot of the  
2 beer trucks and stuff park on East End, nonstop,  
3 and then they come back and deliver to Sculley's,  
4 deliver because other trucks are already blocked,  
5 so they'll back down.

6           MR. KARNS: They won't have to do that with  
7 the new loading and unloading zone that's been  
8 created on the other side.

9           FEMALE SPEAKER: It's a lot of people, of  
10 having J.J. Taylor, Great Bay, UPS, to time, you  
11 know, 200 businesses with the Shell truck and  
12 things like that. I mean, it's not realistic that  
13 only two places for trucks. That's all I'm saying.  
14 There is going to be traffic issues still on  
15 certain delivery days.

16          MR. CLEMMONS: No, I agree. I mean, the point  
17 is, right now, there's not any dedicated truck  
18 parking.

19          FEMALE SPEAKER: There isn't, you're right. I  
20 think it's a great solution.

21          MR. CLEMMONS: By creating two, or one giant  
22 one or two regular sites.

23          FEMALE SPEAKER: We're saying positive about  
24 it.

25          MR. CLEMMONS: Yeah, we hope that that'll take

1 a good share of the -- yeah, we know that there's  
2 peak time. You said you had two.

3 MALE SPEAKER: Yeah, I had two. And this is  
4 for whatever decision, and this is one of the  
5 things scaring me because I live so close to the  
6 big building, and in case of fire, okay, and a lot  
7 of people live inside the hotel, panic going out,  
8 and we live very close, and maybe we have to  
9 evacuate too, because that's a big building. And  
10 only two access, 129, go to John Pass or the  
11 Pelican Lane. So I wonder how the city have any  
12 plan for evacuation if something like that happens.  
13 Fire truck coming in, ambulance coming in, police  
14 coming in, people here panic trying to get out.  
15 You know, and 129, I think, why we live in there,  
16 it's the land.

17 FEMALE SPEAKER: And the apartments.

18 MALE SPEAKER: Yeah, we can go back to the  
19 129, but 129 is just a dead end. So this is really  
20 scary. I wonder how the city have any plan.

21 MR. CLEMMONS: We have met with the fire  
22 department.

23 MR. KARNS: Where exactly, if you could show  
24 me, there is your house located?

25 FEMALE SPEAKER: Right next to Walt's Shak.

1 MALE SPEAKER: It's really scaring me. To the  
2 right. To the right.

3 FEMALE SPEAKER: East End, that house. So he  
4 has apartments, he's got a main house.

5 MR. KARNS: Yeah, right here?

6 MALE SPEAKER: Yeah, it's right there. Right  
7 there.

8 MR. KARNS: So if you look at it, you can see  
9 a blue line. Right there?

10 FEMALE SPEAKER: Yes. He's got apartments, a  
11 mother-in-law suite, and he'll have four places.

12 MR. CLEMMONS: So we have met with the fire  
13 department --

14 MR. KARNS: So today, when they have Seafood  
15 Fest, and they have the --

16 FEMALE SPEAKER: Village Fridays.

17 MR. KARNS: -- village Fridays --

18 MALE SPEAKER: They block everything they use.

19 MR. KARNS: This is closed here, right?

20 MALE SPEAKER: Yeah.

21 MR. KARNS: So you can't get there that way.

22 MALE SPEAKER: I can't do that.

23 MR. KARNS: Right? You can't get here?

24 MALE SPEAKER: Yeah, they block it.

25 MR. KARNS: You can't get here on Village Lane

1 now, right?

2 FEMALE SPEAKER: Fisherman's Alley.

3 Fisherman's Alley, yes. They open it for us. They  
4 open it. They actually block --

5 MR. KARNS: Oh, they block it.

6 FEMALE SPEAKER: So that people can't go.

7 MR. KARNS: Through.

8 FEMALE SPEAKER: So they block it like  
9 Delosa's down.

10 MR. KARNS: And then you go out that way.

11 MR. CLEMMONS: They charge you 25 bucks, of  
12 course.

13 FEMALE SPEAKER: No. It's free parking at  
14 Walt's Fish Shak, and it's free parking at his  
15 house.

16 MR. CLEMMONS: So we have met with the fire  
17 Department. So the building, because it's a  
18 six-story building, has to be built out of  
19 concrete, has to be built out of non-combustible  
20 materials. I'm not saying it can't have a fire,  
21 you know.

22 MALE SPEAKER: No, I mean, just emergency.

23 MR. CLEMMONS: Oh, emergency.

24 MALE SPEAKER: You know, I just imagine the  
25 people panic.

1 MR. CLEMMONS: Fires are very, very rare in  
2 modern buildings.

3 MALE SPEAKER: And ambulances come in, and  
4 trucks.

5 MR. CLEMMONS: Right.

6 MALE SPEAKER: And how, you know, and we live  
7 so close to them.

8 MR. CLEMMONS: In a real emergency, people  
9 aren't driving, going to get their cars, and drive  
10 down to a three-story parking garage.

11 MALE SPEAKER: You don't want to tell me the  
12 people get in the car and try to drive out.

13 MR. CLEMMONS: I'm saying in the middle of a  
14 fire. In the middle of a fire.

15 MR. KARNS: Tim, here's another potential  
16 solution.

17 MR. CLEMMONS: Yep.

18 MR. KARNS: So, what if they came through  
19 here, and came right out there?

20 MR. CLEMMONS: Yeah, if I drop our green space  
21 at 14.9%, but.

22 FEMALE SPEAKER: We can round.

23 MR. KARNS: That might be a solution, because  
24 then you can still --

25 MR. CLEMMONS: We actually might be able to

1 design it where somebody can drive through the  
2 parking lot.

3 (Talking simultaneously.)

4 MR. KARNS: And then come out on Fisher --

5 FEMALE SPEAKER: That's what he would like.

6 MR. KARNS: And then have it come out on the  
7 Fisher. So, it'd be just like what you have now.

8 (Talking simultaneously.)

9 MR. KARNS: That might be a good solution for  
10 everybody.

11 MALE SPEAKER: Thank you, Bill.

12 MR. CLEMMONS: Now, wouldn't it be normal.  
13 So, that'd be like the same thing now. On the  
14 village Fridays.

15 MALE SPEAKER: Yeah, you know, at least we  
16 have some --

17 MR. CLEMMONS: Bill, that might be useful for  
18 your garage, anyway.

19 MR. KARNS: Yeah, I mean, it could provide  
20 another means to get out servicing.

21 (Talking simultaneously.)

22 FEMALE SPEAKER: All the deliveries of that  
23 hotel go through that door.

24 MR. KARNS: There's this house.

25 FEMALE SPEAKER: Yes, and apartments.

1 (Talking simultaneously.)

2 MR. KARNS: Oh, this comes off the one. Is  
3 that your idea?

4 FEMALE SPEAKER: Yeah, the other.

5 FEMALE SPEAKER: If it works, yes. If it's  
6 successful, then yes.

7 MR. CLEMMONS: I've had so far, all your ideas  
8 have been good ones. All of -- all the bad ones  
9 are mine.

10 MR. KARNS: I mean, this is the exact reason  
11 why -- we have.

12 MALE SPEAKER: Can we do the one-ten-and-nine  
13 again? Because I prefer to do one-ten-and-nine.

14 FEMALE SPEAKER: So, what we can do is we can  
15 go back.

16 MR. KARNS: One-ten-and-nine to what?

17 FEMALE SPEAKER: He likes the first one.

18 MR. KARNS: You like the first one? Yeah, the  
19 first one.

20 MALE SPEAKER: -- promise me.

21 MR. CLEMMONS: We can't promise it tonight.

22 MR. KARNS: I can't promise it, but I can  
23 promise you that we'll do everything that we can.  
24 We have the neighbor in the back hiding back there  
25 so we can put a lot of pressure on him.

1 (Talking simultaneously.)

2 MR. KARNS: One of the things that we wanted  
3 to do with this hotel is activate that side of  
4 John's Pass because a lot of the activities that  
5 we're doing --

6 (Talking simultaneously.)

7 MR. KARNS: -- john's Pass.

8 MR. CLEMMONS: So, there's the trash room,  
9 there's the loading dock, and there's a service  
10 elevator.

11 MALE SPEAKER: Okay. Got it.

12 MR. KARNS: So, deliveries to the hotel come  
13 down 129, just come right, and it shows up right  
14 here. So, this is 129. There's a car coming out  
15 of the garage. That's the trash room door, that's  
16 the loading dock door.

17 FEMALE SPEAKER: Got it.

18 MR. KARNS: So all sorts of deliveries are  
19 inside the building. Garbage truck doesn't drive  
20 inside the building. On trash day, that door's  
21 out, and then they pull it out to the front, and  
22 then they (inaudible). But the service trucks,  
23 yeah.

24 MR. KARNS: The other thing we were trying to  
25 do here is there's a blown out ice cream store

1 here. There's a spice and tea here. And that's all  
2 the retail that's really there. By having the cafe  
3 and the lobby of the hotel and then the retail,  
4 we're trying to activate that area for pedestrians  
5 to walk around. They can go all the way around the  
6 whole block.

7 MR. CLEMMONS: Not on the west side, because  
8 there's houses, there's single-family houses. On  
9 the east side, because it's residential. But  
10 there's -- so yeah, I didn't mention that. The  
11 hotel lobby's right here, right by where the  
12 drop-off is, but there'll be a cafe incorporated  
13 into the lobby, which will be open to the public,  
14 and then there's retail space along here, here.  
15 This is where we envision the restaurant --

16 Actually, Bill, you can talk if you'd like to.

17 MR. KARNS: Yeah, we don't know. Whatever the  
18 tenant would want.

19 MR. CLEMMONS: Yeah, so, but we do want to --  
20 parking lots are kind of dead zones in terms of  
21 great for -- it's great to have places for people  
22 to park, but it's also great to have continuity of  
23 retail and restaurants to encourage people to walk.  
24 So we think the parking lot would be better because  
25 you still get the parking, but then you get that

1 retail and restaurants on the ground level.

2 FEMALE SPEAKER: Marcy, are you -- they  
3 mentioned earlier about the trash receptacle being  
4 kind of where Fisherman's Alley is. Now, are we  
5 thinking that all of Boardwalk Place East are now  
6 going to be located there? I think it's kind of  
7 hodgepodge right now, where some of them are over  
8 in the Florida Parking Company, and some of them  
9 are against the building, and some of them are on  
10 the side of the building.

11 So just from a raw --

12 MR. KARNS: I thought down here was just the  
13 one that's used, not a location now.

14 MARCY: That's where we're under the  
15 impression of is the ones that were coming using  
16 that location and would just continue to use that  
17 location, but are you saying that there's --

18 FEMALE SPEAKER: Yeah, because even Jeff's  
19 building now has theirs as a Florida Parking  
20 Company because Don Stock was throwing fish into  
21 that -- into that receptacle, and that might kind  
22 of help with even the garbage going up, the truck  
23 going up and down. And maybe if we made it a  
24 common area, I don't know how that would, billing  
25 and operationally that would work, but that might

1 aesthetically look a lot better.

2 MARCY: So when we get down to that,  
3 collectively look at the structure of that, I think  
4 it would make that (inaudible).

5 FEMALE SPEAKER: Jeff was saying, it would be  
6 a lot better, of not losing those folks.

7 (Talking simultaneously.)

8 MARCY: We'll go down there and kind of walk  
9 through everybody's situation and figure out  
10 what --

11 FEMALE SPEAKER: Yeah, because there's not  
12 really any consistency down there as far as where  
13 everyone keeps theirs.

14 MARCY: Okay.

15 FEMALE SPEAKER: It's kind of where everyone  
16 is.

17 MARCY: That's a great point.

18 MR. CLEMMONS: Other questions or comments?

19 FEMALE SPEAKER: And then we were talking  
20 about it earlier, but all of our water lines on  
21 Boardwalk Place East are underneath Florida  
22 Parking, so.

23 MARCY: Yeah, so part of that will be the  
24 relocation and utilities for the project, yeah.

25 FEMALE SPEAKER: And electrical will be?

1 Because all of our poles are in the parking too.

2 FEMALE SPEAKER: Yeah, what happens, like,  
3 that's a good point. So for our apartments, the  
4 Duke Energy, we pay for that electrical in the  
5 Fisherman's Alley. I mean, that's part of the  
6 lighting for the apartments. And now there will be  
7 a building. Like, the actual parking garage will  
8 be there.

9 MR. CLEMMONS: Duke Energy will have to set a  
10 new transformer.

11 FEMALE SPEAKER: They'll have to move it out.

12 MR. CLEMMONS: Which they'll have to pay for.

13 FEMALE SPEAKER: No, the actual light is, for  
14 the apartments, is technically on.

15 FEMALE SPEAKER: Oh, yeah, yeah.

16 FEMALE SPEAKER: Because you guys walk the  
17 docks, so.

18 MARCY: Like a street light?

19 (Talking simultaneously.)

20 FEMALE SPEAKER: Like street lights all the  
21 way around the right. And then there's street  
22 lights.

23 (Talking simultaneously.)

24 MR. CLEMMONS: -- a lot of detail. I mean,  
25 there would be street lights around it, and to the

1 extent that there's still that 50-foot section of  
2 Fisherman's Alley, is that where it is?

3 FEMALE SPEAKER: Yes.

4 MR. CLEMMONS: Here?

5 FEMALE SPEAKER: There's like four of them, so  
6 that's.

7 MR. CLEMMONS: Yeah, I mean, the ones that are  
8 here would go away, but the ones that were here  
9 would either stay or be replaced with new ones.

10 FEMALE SPEAKER: They'd have to move. Because  
11 right now, ironically, the pole is there.

12 MR. CLEMMONS: Right.

13 MALE SPEAKER: And actually, there's one more  
14 pole that my house will be (inaudible). I see  
15 the -- I go all the way from Fisherman's Alley.

16 FEMALE SPEAKER: So they're all, our electric  
17 is on there.

18 MR. CLEMMONS: And then, right, so that's what  
19 I'm saying. So that's why I thought it was just  
20 the electrical service.

21 FEMALE SPEAKER: They all combine to us, to  
22 our places.

23 MR. CLEMMONS: Right, so there'll be a new  
24 transformer, because obviously with the hotel,  
25 there's going to be more demand for electricity.

1 So they'll have to do the calculations, where  
2 here's how much is currently being used off of your  
3 buildings, and then whatever buildings you're  
4 using, that power coming down that alley. Add the  
5 hotel to that, and then they'll put in place a new  
6 transformer.

7 We've actually left -- we envisioned -- but we  
8 haven't talked to Duke Energy yet. We envisioned  
9 the transformer being here, near the east end of  
10 the block somewhere, where there's some nice,  
11 relatively green space. One thing we did, because  
12 we realized there was residential here, we did set  
13 the building back. We're trying to create a  
14 really, a little bit larger, just green space, with  
15 landscaping, just to sort of soften the building.  
16 But the transformers will be here, so it would be  
17 very convenient to reconnect, reconnect, reconnect  
18 the existing users of electricity on the east end  
19 of the block.

20 MALE SPEAKER: What would be a reasonable time  
21 frame to clear that area, and then put that, and  
22 complete this project?

23 MR. CLEMMONS: Bill?

24 MR. KARNs: Yes, sir.

25 MR. CLEMMONS: I've been asked about the

1 timeline. If you'd like me to say, or would you  
2 like to say?

3 MR. KARNS: Well, I'm 67 now. So, I'd like it  
4 sooner rather than later. Well, I think the  
5 timeline is, you know, having the neighborhood  
6 meeting here. We have to go before planning and  
7 zoning meeting. I think we're trying to schedule  
8 that in December.

9 MALE SPEAKER: You mean this December?

10 MR. KARNS: No, for planning and zoning.  
11 That's another city meeting. And then it'd be  
12 January, February, to go before the Board of  
13 Commission to get the final approvals. So, say  
14 February. Then I turn it over to Tim and his team  
15 to do the construction drawings.

16 MR. CLEMMONS: Yeah, it'll take pretty much  
17 most of the rest of next year.

18 MR. KARNS: Oh, I'm 68.

19 MR. CLEMMONS: No, I'm 66, Bill, so I'm right  
20 behind you.

21 MR. KARNS: Yeah, so you've got to get going.

22 MR. CLEMMONS: Yeah, but if you made me work  
23 twice as fast, I'll be older than you by the time I  
24 finish this job.

25 MALE SPEAKER: We just want Florida parking

1 gone.

2 MR. KARNS: Yeah, so.

3 MR. CLEMMONS: Construction will start in  
4 early '27?

5 MR. KARNS: Probably. Probably.

6 MR. CLEMMONS: Probably pushing.

7 MR. KARNS: So, it's early, and that early is  
8 October.

9 MR. CLEMMONS: So, I'd say September. No.

10 MR. KARNS: So, yeah, it should be in early  
11 '27.

12 (Talking simultaneously.)

13 MR. CLEMMONS: So, say that again.

14 MR. KARNS: Probably groundbreaking sometime  
15 early 2027. That building's going to be about a  
16 20-month construction period, and.

17 MR. CLEMMONS: It's open until the end of the  
18 '28.

19 MR. KARNS: Yeah, end of the 28th. End of the  
20 '28. I'm 73 years old, Tim. Holy shit, I better  
21 get back there.

22 MALE SPEAKER: So, so, so you're, when you say  
23 early '27, you're thinking like, beginning the  
24 project in like a February, March time frame?

25 MR. CLEMMONS: Somewhere around that.

1           MALE SPEAKER: So, when we start, when we  
2 start with something, as opposed to starting at  
3 some time, and we don't have any like a  
4 (inaudible).

5           MR. CLEMMONS: Well, actually, I get your  
6 point.

7           MR. KARNS: The nice thing about that,  
8 construction-wise, it's not going to disrupt  
9 anything, any of the businesses around there,  
10 because the four lots that were given up on the  
11 west end of the property, that's going to be your  
12 construction laid down, that's where your crane's  
13 going to be. So all the construction activities  
14 will be on the west side.

15          MR. CLEMMONS: And from a construction point  
16 of view, we like to start projects in the early  
17 part of the year, because it's drier, and it's  
18 cooler, and we're not in the hurricane season.

19          MALE SPEAKER: And you said, how many do you  
20 think is my favorite?

21          MR. KARNS: Probably 18 to 20 months of  
22 construction time here.

23          FEMALE SPEAKER: So March, really, our only  
24 season, from a business standpoint, is Valentine's  
25 Day to Easter. That's real season. So that's why

1 he's asking, because that's when all the spring  
2 breakers are coming, and so it's really important  
3 for us to have our business right then. Because  
4 those eight weeks are really important to every  
5 business in John's Pass. And that's, you know,  
6 it's really our, what we --

7 MR. KARNs: And we live that, too, with the  
8 businesses that we have in John's Pass, for  
9 instance.

10 MALE SPEAKER: The rest of the year is  
11 break-even.

12 FEMALE SPEAKER: No, not anymore, because of  
13 the hurricanes.

14 (Talking simultaneously.)

15 MR. CLEMMONS: Break-even for 10 months, to  
16 try to make their money, and then they work  
17 separately, you know.

18 FEMALE SPEAKER: And ours is Valentine's Day  
19 to Easter.

20 MR. KARNs: And Easter comes early this year.

21 FEMALE SPEAKER: Yeah.

22 MALE SPEAKER: But you guys are also plan  
23 development, right?

24 MR. KARNs: Correct.

25 MALE SPEAKER: What is the definition of plan

1 development?

2 MALE SPEAKER: Rezoning the property. So  
3 currently, the property is zoned C1, John's Pass  
4 Village Activity Center. So plan development's  
5 then rezoning to a different zone category, that,  
6 where they ask for certain --

7 MALE SPEAKER: They ask for more money.

8 MALE SPEAKER: In exchange for their certain,  
9 their amenities, or other things the city asks for,  
10 and then there's a development agreement alongside  
11 that's adopted.

12 MR. KARNS: It's a negotiation between the  
13 city and the developer. In order to get a little,  
14 you gotta give a lot.

15 MR. CLEMMONS: We're not allowed to build  
16 any --

17 MALE SPEAKER: What is the city getting out of  
18 green space?

19 (Indiscernible.)

20 MR. CLEMMONS: So we don't get any extra hotel  
21 rooms. We don't get any extra retail space. We  
22 can't build a bigger building, but we can maybe,  
23 like you said, we want to make it six stories  
24 instead of five stories. But if we were allowed to  
25 build it bigger, we would just have to spread, you

1 know, it's just like, you want it like this, or a  
2 little bit more spread out, a little bit lower.  
3 The problem with that is that we couldn't hide the  
4 parking lot. So what the city's asked us for is  
5 the green space, the little park, Pelican Lane to  
6 come through the block, to do improvements on  
7 Boardwalk Place.

8 MR. KARNS: And any infrastructure that needs  
9 to be done.

10 MR. CLEMMONS: And the sidewalks, we're going  
11 to do sidewalks around the block.

12 MALE SPEAKER: Parking.

13 MR. CLEMMONS: And originally they had asked  
14 us to provide that truck parking space on our  
15 property. So originally we had proposed that the  
16 truck parking space be here, but we met about a  
17 month ago, and really all of us agreed that that's  
18 an inconvenient location for the trucks because of  
19 these sharp turns. And it's still too far away  
20 from right where Boardwalk is, so it was actually  
21 getting the city's suggestion what if we put that  
22 here, but then you give us back, you know, public  
23 parking, parallel parking spaces.

24 MALE SPEAKER: Which three are you considering  
25 taking out?

1           MALE SPEAKER: The one in front of the park or  
2 in front of my restaurant? The three in front of  
3 my restaurant or across the street.

4           MALE SPEAKER: Across the street.

5           No, I'm sorry, I didn't know where your  
6 restaurant was.

7           (Talking simultaneously.)

8           MR. KARNS: He's on the east side.

9           (Talking simultaneously.)

10          Yeah.

11          MARCY: We could time that too, like between  
12 these times and this, if it works. Like this time,  
13 this time is loading and unloading, the rest of the  
14 time --

15          MALE SPEAKER: It used to be we all -- the  
16 restaurants used to say, you're out here by 11.  
17 That's 11, we don't want to see a truck.

18          (Talking simultaneously.)

19          MALE SPEAKER: It stopped a long time ago.

20          FEMALE SPEAKER: Because the guy moved on.

21          MALE SPEAKER: New restaurants came in, didn't  
22 know the rules.

23          MARCY: That's a good point, Marcy.

24          (Talking simultaneously.)

25          MARCY: We had this guy, but he left. Like

1 Budweiser and J.J. Taylor. We can't play with them.

2 MALE SPEAKER: Nobody gets deliveries at 5  
3 o'clock in the evening.

4 MALE SPEAKER: They do sometimes.

5 FEMALE SPEAKER: It was sweet, 7 to 9:30, and  
6 they were gone. They were firm.

7 (Talking simultaneously.)

8 FEMALE SPEAKER: It's new guys.

9 MALE SPEAKER: We can look at it, because most  
10 of our food guys, they have the key. They put their  
11 own stuff in during the night. So, you know,  
12 things are a bit different, but we can also look at  
13 it at 9:00 p.m.

14 MALE SPEAKER: Yeah, we try to get out of  
15 there. We don't have a really good back entrance,  
16 in my place. That's the front door. They have to  
17 be out of there by 10:30, is what I asked them to  
18 do.

19 (Talking simultaneously.)

20 MALE SPEAKER: When they turned, and they got  
21 into the sidewalk, I saw that, yeah.

22 MR. CLEMMONS: We can work on that, that's not  
23 a problem.

24 MALE SPEAKER: Maybe limit the size of the  
25 delivery truck. It's (inaudible).

1 MR. CLEMMONS: You guys know how all your  
2 businesses work.

3 MALE SPEAKER: It's like, yeah, yeah, form  
4 versus function. Yeah, we need to make those  
5 things happen to make the building a better place.  
6 The trucks and the land, yeah.

7 MALE SPEAKER: I agree with that. The truck  
8 drives as well as our restaurant.

9 MARCY: Yeah, that's probably something we  
10 could do.

11 FEMALE SPEAKER: I mean, the fish trucks, I  
12 mean, it's an issue with the fish trucks. It is.

13 MR. CLEMMONS: No, you're not wrong. It's  
14 really, the hotel helps all the businesses around  
15 there, of course.

16 FEMALE SPEAKER: That's not the issue.

17 (Talking simultaneously.)

18 FEMALE SPEAKER: It's the newer businesses.  
19 Us, that have been in business for 20 years, we do  
20 the same thing all the time. (Inaudible) Brothers.

21 MR. CLEMMONS: Any other questions, comments?

22 FEMALE SPEAKER: So, we're going to stand by  
23 this vote. We're not happy about the closure of  
24 Fisherman's Alley because it affects our properties  
25 100%. So, we have to fix 129th so that we can do

1 something. Otherwise, we're not happy.

2 MALE SPEAKER: It seems like the two options  
3 are either, is it possible to two-way East End Lane  
4 or is it possible to have a garage connection to  
5 Fisherman's Alley through the garage so you can  
6 drive through?

7 MR. CLEMMONS: That's an easy one.

8 FEMALE SPEAKER: Or some combination.

9 MR. KARNS: To open that up.

10 FEMALE SPEAKER: So, we could go through it.

11 (Talking simultaneously.)

12 MR. KARNS: No, I would commit to that.

13 (Talking simultaneously.)

14 FEMALE SPEAKER: Honestly, we would like it to  
15 go to Fisherman's Alley that we could still go  
16 through. That would be better for us because --

17 MR. KARNS: You can still go through, but  
18 you're going to have to make a little jaunt because  
19 of the way the retail is. So, it's not going to be  
20 a straight line.

21 FEMALE SPEAKER: We don't need a straight  
22 line.

23 MR. KARNS: No, on an original plan that we  
24 have --

25 MALE SPEAKER: I like the first one.

1 (Talking simultaneously.)

2 MARCY: We have to figure out how to run  
3 traffic around. That's the problem. It's just dead  
4 end traffic.

5 MR. KARNS: I'm willing to do either one to  
6 make sure that you and Sue have access to your home  
7 and businesses.

8 MALE SPEAKER: I think that's a good idea.

9 FEMALE SPEAKER: Yeah, 12th of opening that  
10 would be great. Yeah, I have to go, too, because I  
11 have to get to another meeting.

12 (Talking simultaneously.)

13 (End of recording.)

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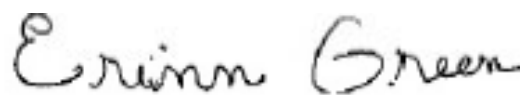
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I, ERINN GREEN, Professional Court Reporter/Transcriptionist, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding, and that the transcript is a true and accurate transcription of my shorthand notes, to the best of my ability, taken while listening to the provided recording.

I further certify that I am not of counsel or attorney for any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

Dated this 3rd day of December, 2025.



ERINN L. GREEN, Court Reporter  
Notary Public, State of Florida  
Expires: January 23, 2028

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