



St. Armand's Circle Luxury Mixed Use Project

Developers



Beau Ciel Condos



The Phoenix Condos



The "Q" Townhomes

For nearly 50 years, JEBCO Ventures has developed a range of high-rise residential projects, in-field housing, condos, townhomes, mixed-use developments, shopping centers, and single tenant build-to-suit properties. JEBCO specializes in hospitality development. The Embassy Suites Hotel in Sarasota was recently completed by Jebco Ventures, Inc..

Other developments in the Sarasota marketplace include: The Phoenix condominium, Vista Bay Point Condominiums on Golden Gate Point, The "Q" Townhome Project on Ringling Boulevard, Palazzi Al Mare – a Luxury Duplex on Lido Beach, and The Strand Condos – a 147-unit project slated for completion in Q4, 2021.

One of the partners was also part of the ownership group of The Hyatt Regency Sarasota & renovated the 297-room property, added an 11,000 square foot ballroom and then sold it to Blackstone in 2007. While owning the Hyatt, they developed the 44- unit luxury condominium, Beau Ciel on Sarasota bay.



Embassy Suites Hotel



The Strand Sarasota

Developers



111 West 57th St. NYC



Waldorf Astoria Miami



Sage Longboat Key



95th on the Ocean, FL

Property Markets Group (PMG) is a national real estate development firm with offices in Miami and Manhattan, specializing in exceptional new construction commercial and residential projects. For nearly 30 years, PMG has led the acquisition, financing, development, construction, and marketing for 85 residential buildings and over 150 real estate projects.

Known for meticulous design and construction, notable completed PMG projects include Walker Tower, Stella Tower, The Belnord, The Briarcliffe, The Kingsley, Mei Miami Beach, 10 Sullivan, Queens Plaza South, Echo Aventura, Echo Brickell, X Miami, and Muse Sunny Isles. PMG is developing or has developed over 5 million square feet of residential properties, including Queens Plaza Park, 111 Leroy Street, 111 W 57th Street in New York, the Waldorf Astoria in Miami and numerous others throughout New York City and South Florida.

Project Overview

The project incorporates both retail and residences and will provide benefits for all constituencies.

Resident Benefits

The residents of the project will enjoy the opportunity to become a part of the surrounding St. Armand's neighborhood while having access to new, upscale retail shops.

Neighborhood Benefits

We believe a program containing mostly residences is most appropriate for the neighborhood because the project abuts single family homes on Adams Drive and Monroe Drive. Residents in the surrounding neighborhood will enjoy improved aesthetics and increasing property values. The project will beautify the area. Not only will the project include lush landscaping facing the homes on Adams Drive and Monroe Drive but the developer will also bury overhead power lines and landscape the project along the alleyways behind the St. Armand's shops to make them more visually appealing.

St. Armand's Circle Merchant Benefits

Merchants will benefit from having year-round residents living "on the circle" who will shop at their stores. The project will also provide high-end retail space which will attract more people to St. Armand's circle to shop and dine.

Benefits for the City of Sarasota and it's Residents:

The city will generate revenue from 90 +/- ground-floor parking spaces while obtaining a premium for the sale of the land. The project will create new jobs in the retail and services sector while respecting the residents of St. Armand's and Lido.

Project Overview

Location: The Fillmore Parking Lot – St. Armand's Circle, Sarasota, FL

115,000 + / - Net Square Feet

259,000 + / - Gross Square Feet

JEBCO / PMG aspire to create a well executed upscale, luxury mixed use condominium and retail project.

Residential Units: 47 +/- (three floors of residential units)

Residential Unit Sizes: Approximate 2,600 +/- sq. feet.

Parking: 80 +/- parking spaces for Residents

Public Parking: 90 +/- parking spaces

Building Height: The building height will be consistent with other buildings on St. Armand's Circle

Commercial/Retail Space: Approximately 12,500 +/- square feet of commercial spaces which could incorporate tenants which are appropriate for St. Armand's Circle. Various uses could include a high-end retailers and a market such as Dean and Deluca's, Eli's, or Morton's Market.

JEBCO / PMG Offer for the Fillmore Parking Lot

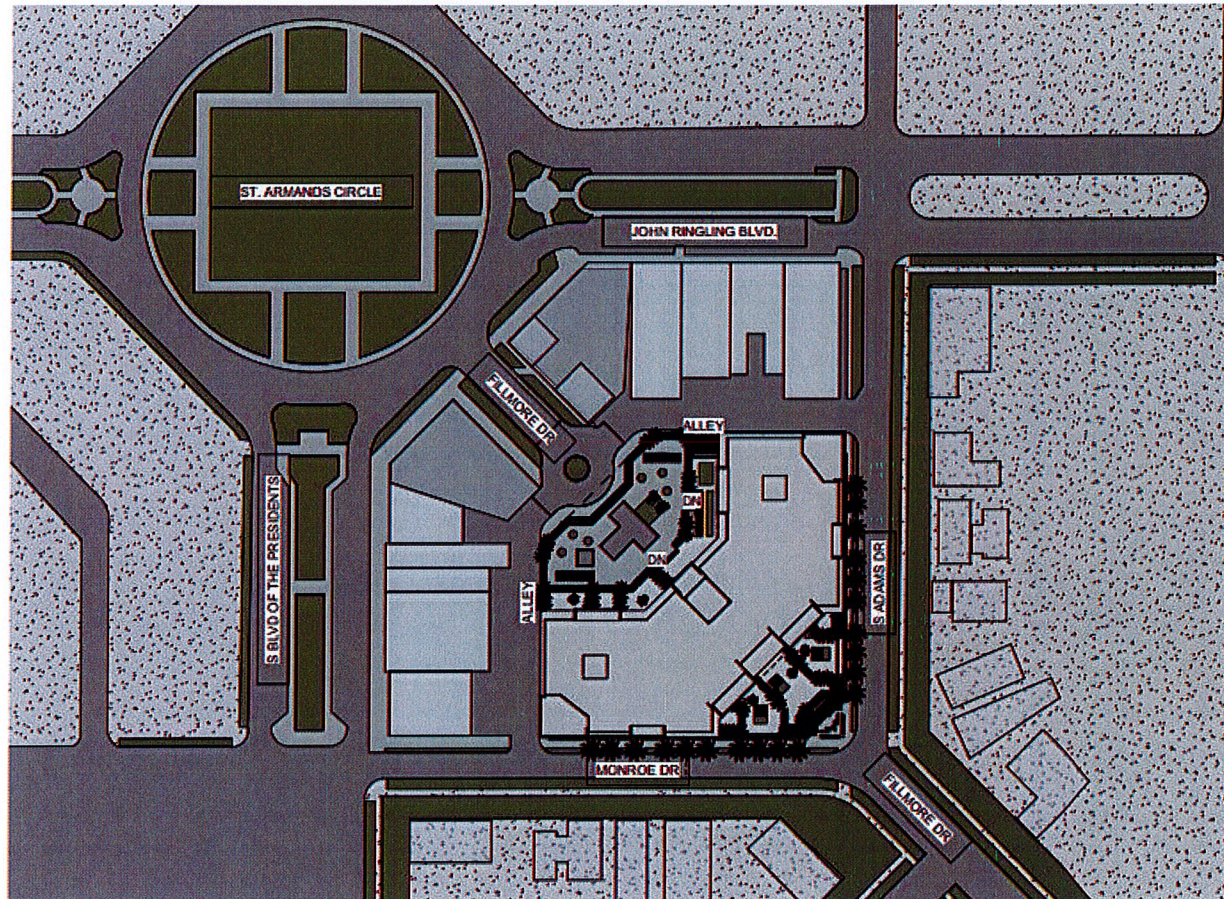
Ownership: Fee Simple

Purchase Price: \$8.5 million

Closing Date: TBD

Project Contact: Kim Githler – 941-955-0323

Fillmore Parking Lot Site





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