



## MEMORANDUM

**Date:** July 24, 2024  
**To:** Board of Commissioners  
**From:** Robin I. Gomez, City Manager  
**Subject:** PARKING GARAGE

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### **Background**

The City of Madeira Beach has planned a capital project to build a 300-500 space parking garage to add to its 535 space parking inventory (surface lots and Village Blvd). The originally proposed location is at the City-owned surface lot at 130<sup>th</sup> Ave W, across from the entrance to John's Pass Village. Discussions with numerous residents, businesses, and many visitors have provided an alternate location inside John's Pass Village.

### **Discussion:**

The purpose of this discussion is to review proposed location(s) to provide some guidance/direction to begin the project.

A proposed alternate location to the 130<sup>th</sup> Ave W surface lot in John's Pass Village is the triangular section bounded by 129<sup>th</sup> Ave E to the South, Village Blvd to the East, and Gulf Blvd to the West. Currently the area comprises the following seven (7) parcels (details in enclosed document):

1. City of Madeira Beach (3 parcels) – John's Pass Village surface lot (entrance of 129<sup>th</sup> Ave E)
2. Luper Real Estate and 13001 Gulf Blvd LLC (3 parcels) –
  - a. Surfstyle on corner of Gulf Blvd and 129<sup>th</sup> Ave E
  - b. House of Sweets (entrance of Village Blvd)
  - c. Lazy Lizard (near corner of Village Blvd and 130<sup>th</sup> Ave E)
3. Veterans of Foreign Wars Holiday Isles Post 4256- VFW Cantina, meeting room, and parking areas

To proceed with the proposed location in the Village, we will need to proceed with at least the following:

1. Location confirmation
2. Number of proposed spaces on top and adjacent to 1<sup>st</sup> floor retail

3. Location of existing businesses within new building
4. Finance Pro-Forma among the three parties
5. Public Private Partnership – negotiate with the other two private property owners to determine future usage, ownership, and much more
6. Luper Real Estate has tentatively offered to provide project management, developer, general contractor to essentially manage the project.
7. Projected costs per parking space: \$25,000 to \$30,000
8. Future usage of top floor
9. Construction specifics – height, design, color-schemes, etc

**Financial Impact:**

Negotiate costs, \$7.5M to 15M, depending on number of parking spaces