

City of Madeira Beach Marina Master Plan

Revenue:

The largest single source of revenue is fuel. The marina currently has two pumps. One for diesel fuel and the other for non-ethanol gasoline. The largest demand is for gasoline. The estimated annual revenue is roughly 1.2 million dollars.

Improvement – Short Term:

Install one additional gasoline pump and additional short-term boat docking area for fueling. The goal is to increase annual revenue to \$1.8 million – \$2.0 million.

Improvement – Long Term:

Install one additional fuel tank if demand requires it.

Charter Captains:

“6-pack” charter captains are NOT currently allowed to pick up daily guests at the City Marina due to parking limitations. They are forced to either have their guests meet them at their home or meet them at a dock with adequate parking. In either case, the charter captain is less likely to purchase fuel, bait, food, drinks, or tackle from the City Marina.

Improvement - Short term:

Additional floating short-term docks that allow captains to dock their boats when they do not need fuel. There is room along the seawall on the opposite side of the building and parallel with the fueling dock.

Improvement – Long Term:

Increase daily parking by building an elevated parking garage. This investment would require coordination with the Public Works Department. Perhaps an area of the parking garage at grade could be dedicated to Public Works. Perhaps some of the Public Works equipment storage needs could be located closer to the beach, or perhaps there is another building lot within Madeira Beach that we haven't found yet.

Meeting Space / Restaurant:

The existing building was designed so that a second floor could be built. If built, this space could be used as rentable meeting space, or restaurant space. A second building along the seawall could be built with covered outdoor space and/or a restaurant. Guests could get breakfast before meeting their captain and meet family members for a meal and drinks after a long day at sea. Guests could enjoy the space while the fish is filleted, and the coolers are filled with the fresh catch of the day. The restaurant may even be able to cook and serve the fresh fish back to the patrons that caught it.

A dedicated area of seawall could be used for cleaning fish and for youth fishing classes.

Security:

In lieu of a tall fence to keep guests away during closed hours of operation, perhaps the dry dock boats can be secured individually to permanent “anchors”. Remove the fence and create open space with grass and shell parking / drive areas. Upgrade security cameras throughout the property.

Vision:

A more active, vibrant marina used by residents, fishing enthusiasts and tourists.

Deed Restrictions:

The marina deeds are currently restricted for “municipal marina purposes only”.

Definition:

A municipal marina refers to a facility that includes piers, wharves, and other mooring spaces. These marinas are situated on riparian property owned by a municipality and are open to the general public. The primary purpose of these facilities is to provide boats or boat slips either for rental or free use.

Common features of a **municipal marina** include:

1. **Piers and Wharves:** These structures extend into the water and provide docking space for boats.
2. **Mooring Spaces:** Designated areas where boats can be securely tied up or anchored.
3. **Boat Slips:** Individual spaces within the marina where boats can be docked.
4. **Rental Services:** Some municipal marinas offer boat rentals to the public.
5. **Public Access:** Municipal marinas are open to the general public, allowing anyone to use the facilities.
6. **Amenities:** Depending on the marina, amenities may include restrooms, showers, fuel stations, and picnic areas.
7. **Maintenance Facilities:** Marinas often have workshops or services for boat repairs and maintenance.
8. **Security Measures:** Lighting, surveillance, and security personnel ensure safety for boats and visitors.

Remember that specific features can vary based on the location and size of the municipal marina.

Courtesy of Microsoft Bing Copilot