



MEMORANDUM

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

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 130th 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 130th Ave W surface lot in John's Pass Village is the triangular section bounded by 129th 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 129th Ave E)
2. Luper Real Estate and 13001 Gulf Blvd LLC (3 parcels) –
 - a. Surfstyle on corner of Gulf Blvd and 129th Ave E
 - b. House of Sweets (entrance of Village Blvd)
 - c. Lazy Lizard (near corner of Village Blvd and 130th 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 1st 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