



**PUBLIC MEETING - PARKING
GARAGE - 2ND MEETING AGENDA**
Wednesday, August 21, 2024 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. PARKING GARAGE

A. Parking Garage

One or more Elected or Appointed Officials may be in attendance.



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

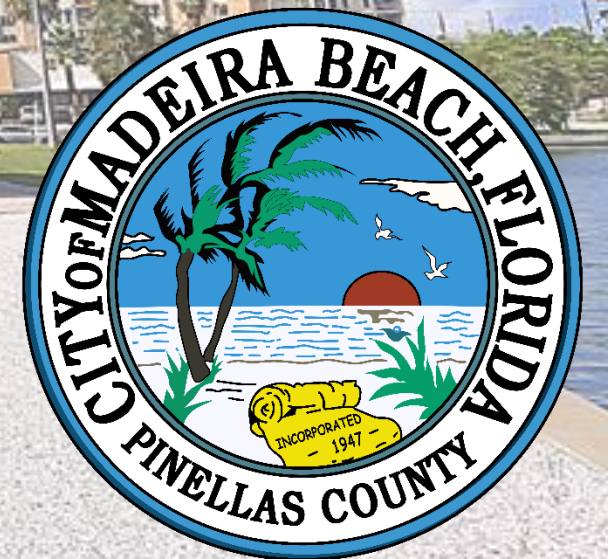
Financial Impact:

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

CITY OF MADEIRA BEACH

PROPOSED PARKING GARAGE

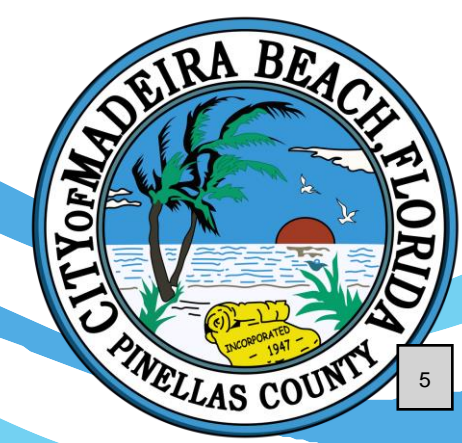
www.madeirabeachfl.gov



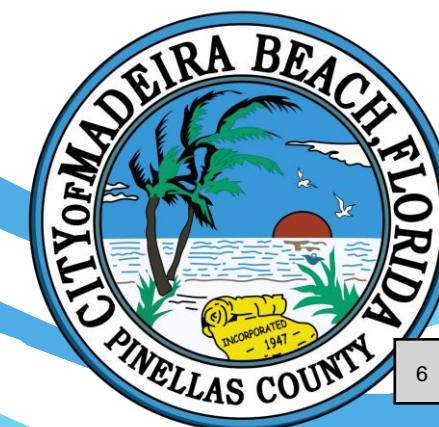
AGENDA

- 1. Capital project since at least 2021***
- 2. Location(s) ? 130th surface lot, JPV, or ?***
- 3. Needed ?***
- 4. Details***
- 5. PPP***

www.madeirabeachfl.gov



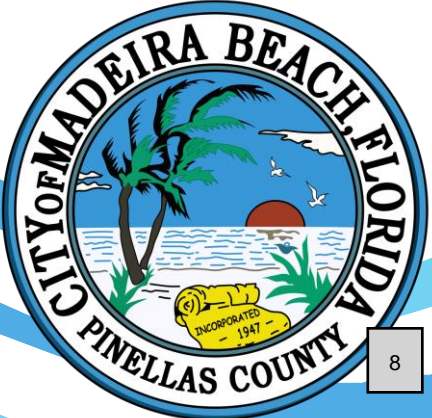
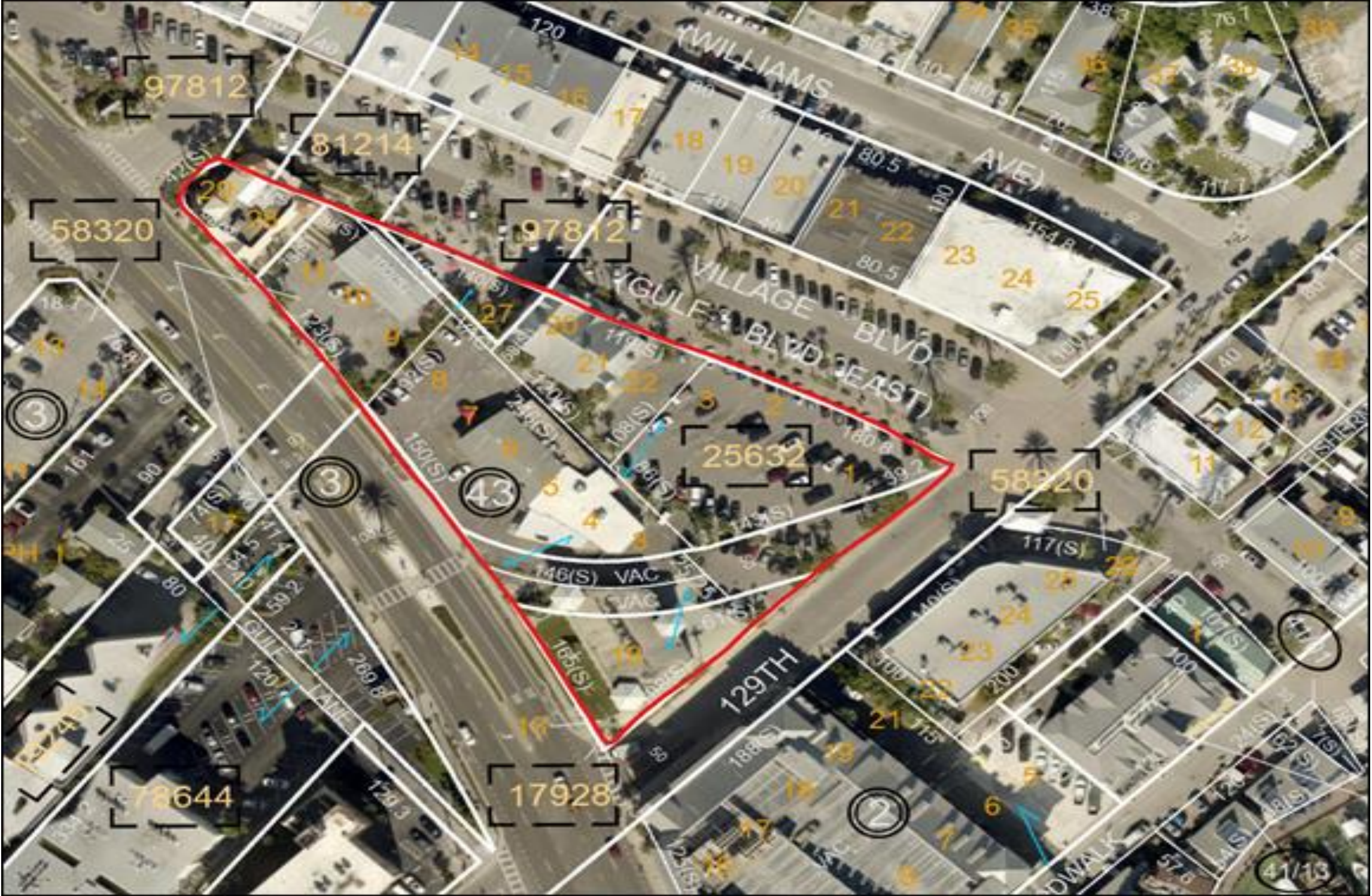
- 1. JPV&B Character***
- 2. Size, height***
- 3. Design, JPV, touristy, etc,***
- 4. Cost, financing***



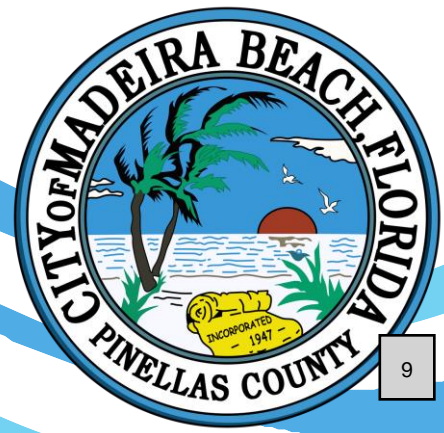
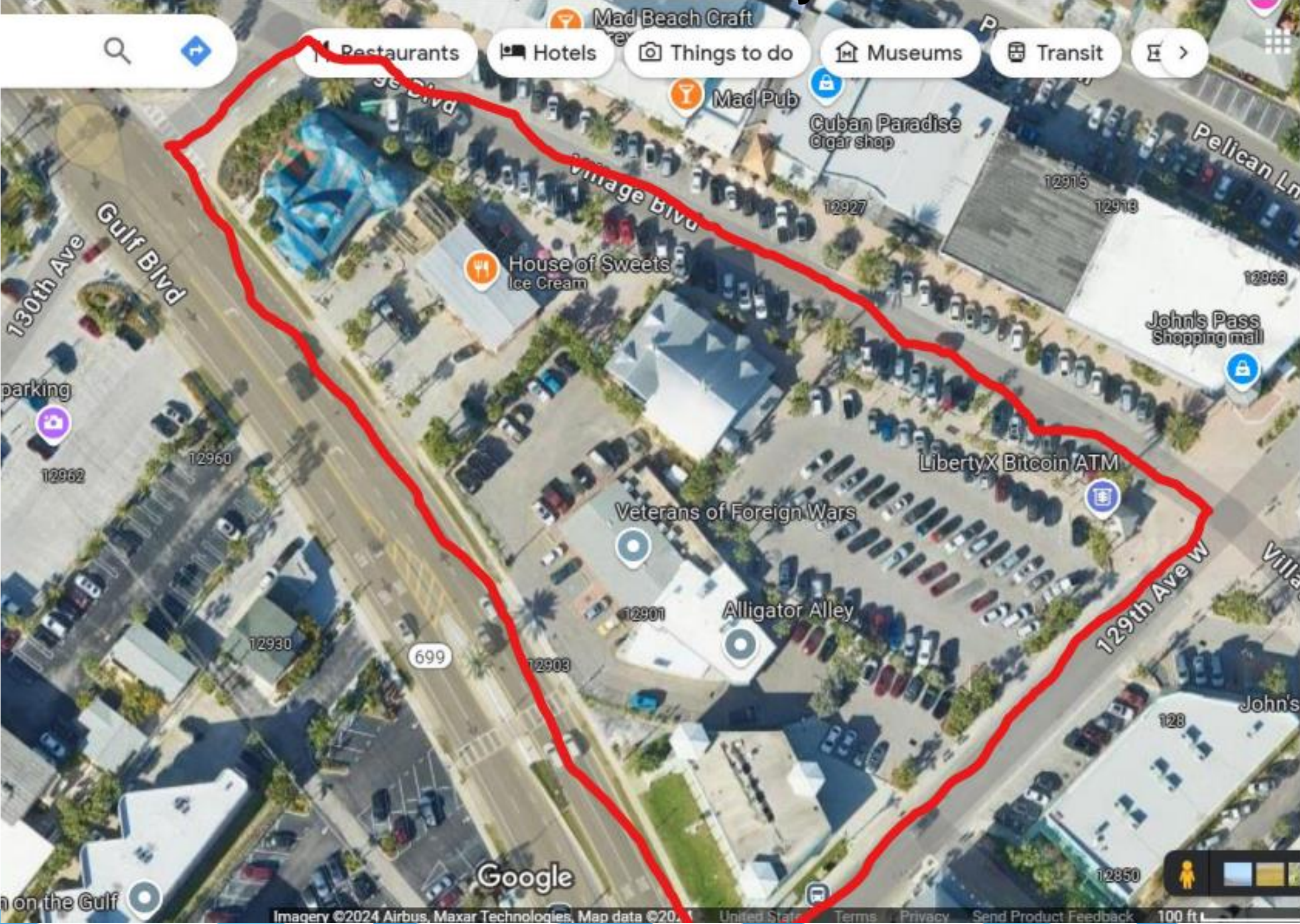
130th Ave W – 0.35 acres



JOHN'S PASS VILLAGE – 129th Ave City Surface Lot + private lots-2.2 acres



JOHN'S PASS VILLAGE – 129th Ave City Surface Lot



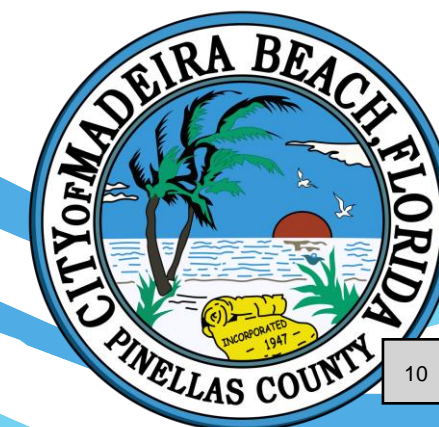
PARCELS

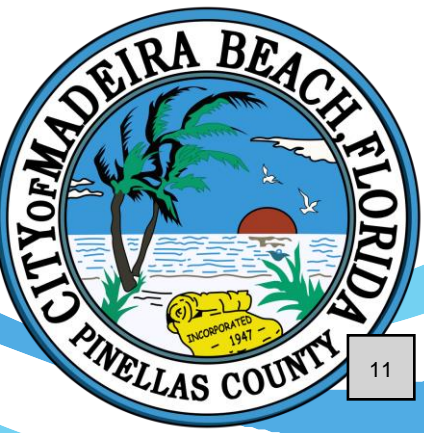
1. City of Madeira Beach (3 parcels) – John's Pass Village surface lot (entr of 129th Ave E)

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

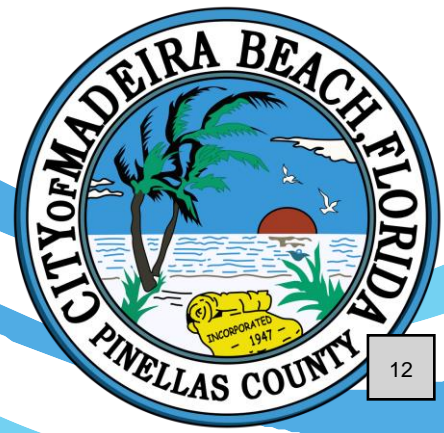
www.madeirabeachfl.gov





1. 15-31-15-97812-000-0280

Owner Name	13001 GULF BLVD LLC		
Property Use	1120 Single Building Store		
Site Address	13001 GULF BLVD MADEIRA BEACH, FL 33708		
Mailing Address	4100 N 28TH TER HOLLYWOOD, FL 33020-1116		
Legal Description	WILLIAM'S, BILL MADEIRA HARBOR SUB LOTS 28 & 29 LESS RD R/W		
Current Tax District	MADEIRA BEACH (MB)		
Year Built	1980		
Heated SF	Gross SF	Living Units	Buildings
2,887	3,498	0	1



2. 15-31-15-58320-043-0090

Owner Name
13001 GULF BLVD LLC

Property Use
1121 Strip Store - (2 or more stores)

Site Address
12930 VILLAGE BLVD
MADEIRA BEACH, FL 33708

Mailing Address
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116

Legal Description
MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD &
SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

Current Tax District
MADEIRA BEACH (MB)

Year Built
1988

Heated SF	Gross SF	Living Units	Buildings
1,920	1,920	0	1



3. 15-31-15-17928-000-0190

Owner Name
LUPER REAL ESTATE INC

Property Use
1120 Single Building Store

Site Address
12900 GULF BLVD
MADEIRA BEACH, FL 33708

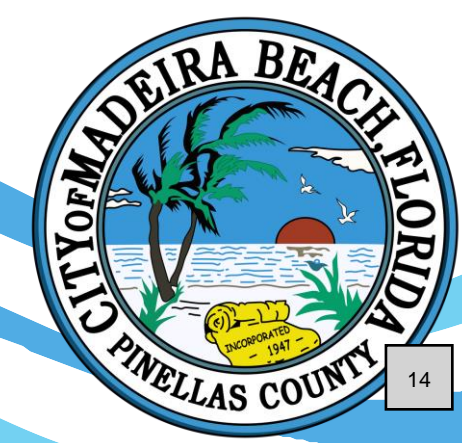
Mailing Address
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202

Legal Description
COOPERATIVE REPLAT LOT 19 & PT LOT 13 LYING E OF GULF BLVD
& 1/2 VAC R/W ADJ ON NW PT OF LOT 19

Current Tax District
MADEIRA BEACH (MB)

Year Built
1992

Heated SF	Gross SF	Living Units	Buildings
4,627	4,897	0	1



4. 15-31-15-58320-043-0030

Owner Name

VETERANS OF FOREIGN WARS HOLIDAY ISLES POST 4256

Property Use

7753 Club, Lodge, Union Hall, Civic Club, Health Spa

Site Address

12901 GULF BLVD
MADEIRA BEACH, FL 33708

Mailing Address

12901 GULF BLVD
MADEIRA BEACH, FL 33708-2636

Legal Description

MITCHELL'S BEACH REVISED BLK 43, LOTS 3,4,5,6,7 & 8 LESS RD
R/W ON W & 1/2 OF VAC RD ON S & 1/2 OF VAC ALLEY ON NE

Current Tax District

MADEIRA BEACH (MB)

Year Built

1954

Heated SF	Gross SF	Living Units	Buildings
6,692	6,692	0	1



5. 15-31-15-97812-000-0270

Owner Name
MADEIRA BEACH, CITY OF

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
**VILLAGE BLVD
MADEIRA BEACH, FL 33708**

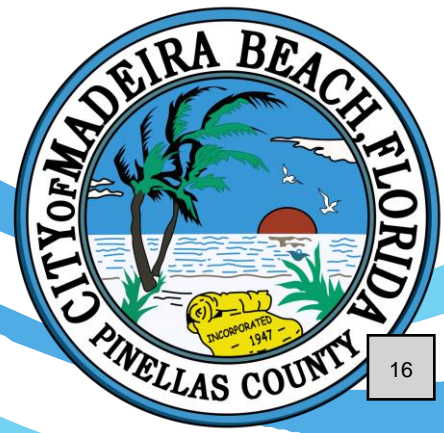
Mailing Address
**300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916**

Legal Description
**WILLIAM'S, BILL MADEIRA HARBOR SUB LOT 27 & 1/2 OF VAC
ALLEY ON SW**

Current Tax District
MADEIRA BEACH (MB)

Year Built
n/a

Heated SF n/a	Gross SF n/a	Living Units n/a	Buildings 0
-------------------------	------------------------	----------------------------	-----------------------



6. 15-31-15-58320-043-020

Owner Name

MADEIRA BEACH, CITY OF

Property Use

1120 Single Building Store

Site Address

**12928 VILLAGE BLVD
MADEIRA BEACH, FL 33708**

Mailing Address

**300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916**

Legal Description

**MITCHELL'S BEACH REVISED BLK 43, LOTS 20, 21 & 22 & 1/2 OF
VAC ALLEY ON SW (LEASE W/FANTASY PLANET BEACH CO TILL
10/04)**

Current Tax District

MADEIRA BEACH (MB)

Year Built

1977

Heated SF	Gross SF	Living Units	Buildings
5,938	6,458	0	1



7. 15-31-15-25632-000-0010

Owner Name

MADEIRA BEACH, CITY OF

Property Use

8913 City Gov't - Non-residential (commercial) only

Site Address

VILLAGE BLVD

MADEIRA BEACH, FL 33708

Mailing Address

300 MUNICIPAL DR

MADEIRA BEACH, FL 33708-1916

Legal Description

ELLEN SUB LOTS 1,2 & 3 & 1/2 OF VAC ALLEY ON SW

Current Tax District

MADEIRA BEACH (MB)

Year Built

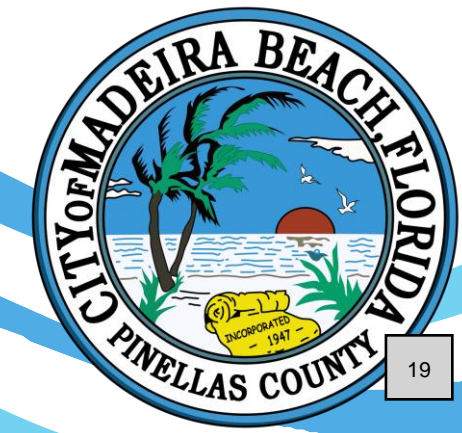
2010

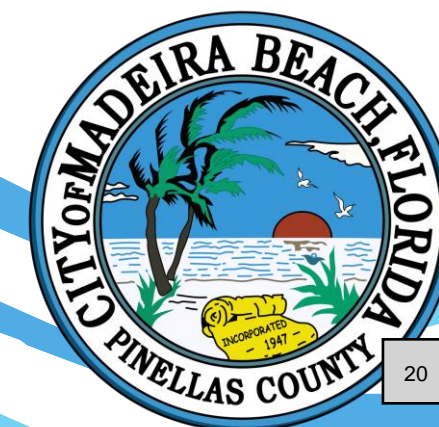
Heated SF	Gross SF	Living Units	Buildings
110	496	0	1

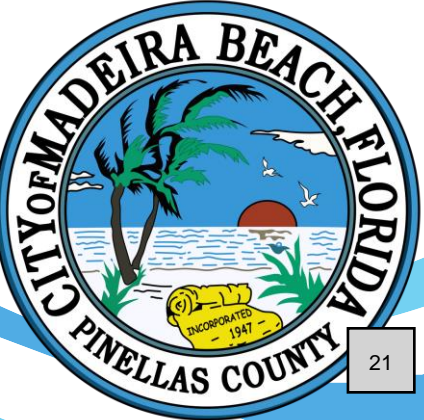


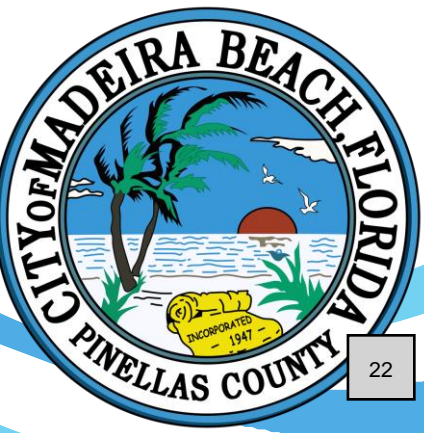
Parking Fund

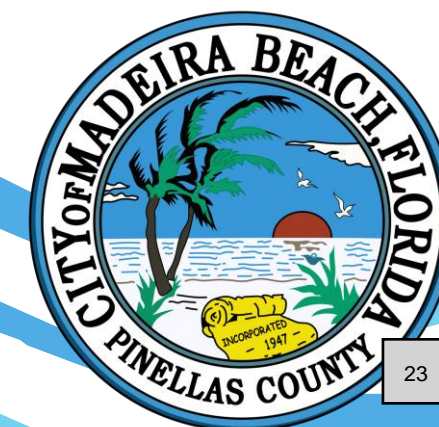
- 1. Additional \$0.50, Dec 2021**
- 2. Current balance: \$1,271,906**
- 3. FYE 24, additional \$1.8M**

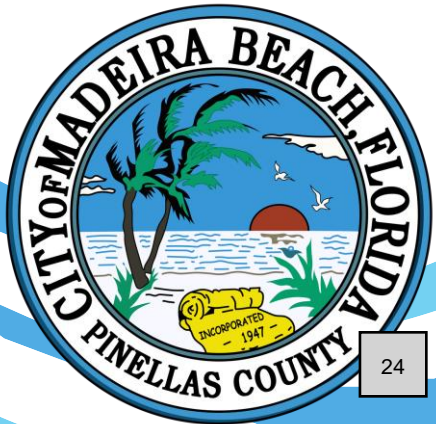


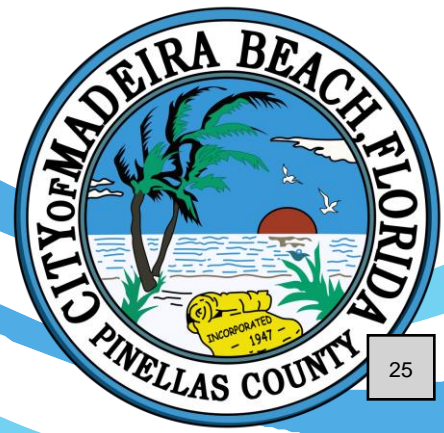


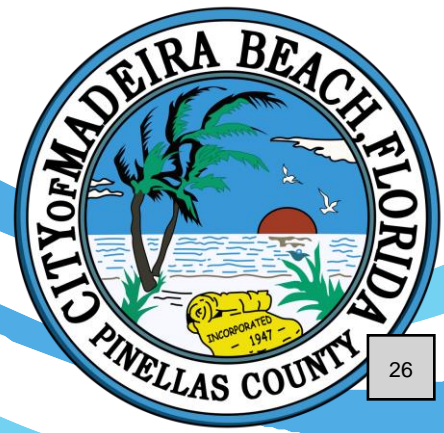












STATE STREET GARAGE IN SARASOTA



Source: <https://media.glassdoor.com/l/bb/ff/6f/8a/state-street-parking-garage-city-of-sarasota.jpg>

STATE STREET GARAGE IN SARASOTA



STATE STREET GARAGE IN SARASOTA



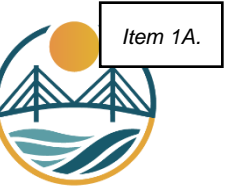
Source: <https://images1.loopnet.com/i2/yGOSZ2kdtN53Ck-vT6pwyOP57LZi-iQwEX6PvQ8W1O4/110/1500-State-St-Sarasota-FL-Primary-Photo-1-Large.jpg>

PARKING GARAGE WITH WRAP-AROUND MIXED USE; BOULDER, CO



Source: <https://www.flickr.com/photos/beyonddc/4285721307>

NORRISTOWN MIXED-USE PARKING GARAGE; NORRISTOWN, PA



Source: <https://www.pennoni.com/projects/norristown-mixed-use-parking-garage/>

BROAD RIPPLE MIXED USE GARAGE (RENDERING); INDIANAPOLIS, IN

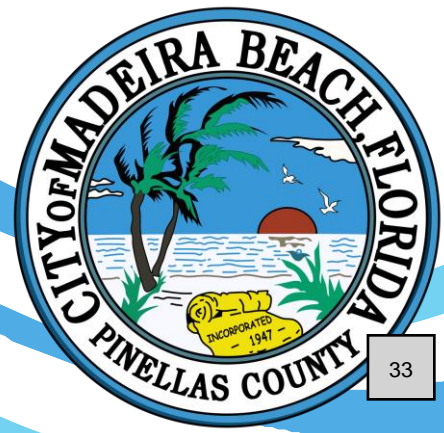
ARCHITECTURE



VIEW LOOKING SOUTH



BROAD RIPPLE VILLAGE MIXED-USE DEVELOPMENT - DESIGN PACKAGE | © RATIO ARCHITECTS, INC., JANUARY 16, 2012



Open Discussion:

Thoughts

Ideas

Suggestions





www.madeirabeachfl.gov



Thank you !!

www.madeirabeachfl.gov

