



Memorandum

Meeting Details: February 14, 2024 – BOC Regular Meeting

Prepared For: Hon. Mayor Rostek and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for (2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2024-01 for Osaka Japanese and Thai Restaurant of Madeira Beach located at 696 150th Ave, Madeira Beach, Florida 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2024-01 is requesting authorization from the Board of Commissioners for the approval of a (2COP) alcoholic beverage license for the sale of beer and wine for consumption on premises at Osaka Japanese and Thai Restaurant of Madeira Beach located at 696 150th Avenue Madeira Beach, Florida 33708. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Commercial General.

Pursuant to Section 110-539, the Notice of Public Hearing has been properly sent to all property owners within 300 feet of the subject property 15 days prior to the scheduled consideration by the Board of Commission. Such notice has also been posted on the subject property, at the Gulf Beaches Public Library, City Hall, and the City of Madeira Beach website.

Discussion:

When considering the alcoholic beverage license application, the Board of Commissioners shall consider the following factors:

- (1) The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.**

Permitting Osaka Japanese and Thai Restaurant of Madeira Beach to serve beer and wine for consumption on premises would not adversely affect the character of the existing

neighborhood. The existing neighborhood is mostly commercial uses. Within the past five years, there was previously a sushi restaurant (Hinata Japanese Steakhouse & Seafood) at this location that was approved for the same type of (2COP) alcoholic beverage license in 2016 (ASP#2016-02).

(2) The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.

Previously a restaurant with a (2COP) alcoholic beverage license was located at this location. The minimum parking requirements of this property exceed the requirements of (sec. 110-971). Additional traffic and congestion should not be created by the proposed alcohol use. The proposed alcohol use does not present a safety hazard.

(3) Whether or not the proposed use is compatible with the particular location for which it is proposed.

This proposed alcohol use is compatible with the location. Other businesses in this shopping center also serve alcohol such as Slyce Madeira Beach, another restaurant within the same shopping center.

(4) Whether or not the proposed use will adversely affect the public safety.

Public safety should not be adversely affected by Osaka Japanese and Thai Restaurant of Madeira Beach serving beer and wine for consumption on the premises. The restaurant is more than 300 feet away from any established church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center. This 300-foot requirement is the minimum distance required for bars and clubs located in the C-3, Zoning District (sec. 110-530) and does not need to be met for restaurants.

(5) No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the city under any section of the Code.

The applicant has no outstanding fines or penalties owed to the City under any section of the Code.

Fiscal Impact: N/A

Recommendation(s): Staff recommends the approval of ABP 2024-01.

Attachments:

Local Application

State Application

Floor Plan

Public Notice Mailing and Posting