



Memorandum

Meeting Details: May 8, 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 # 2024-03 for Sip & Scoop located at 13015 Suite C, Village Blvd, Madeira Beach, FL 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2024-03 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 the existing Sip & Scoop café located at 13015 Suite C, Village Blvd, Madeira Beach, FL 33708. This establishment is located in the C-1, Tourist Commercial Zoning District. The future land use designation for the property is Activity Center.

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 before 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 Sip & Scoop in Johns Pass Village to add beer and wine to the menu for consumption on premises would not adversely affect the character of the existing

neighborhood. The existing neighborhood is mostly commercial uses. Additionally, various other businesses in the same area already serve alcohol. Bamboo Beach Bar next door currently serves liquor. Sip & Soop is requesting a license that would just be for beer and wine.

(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.

The addition of alcohol to the menu will not affect congestion, traffic generated, or present a safety hazard. Sip & Scoop is located in a walkable part of the city. Sip & Scoop has agreed to install a bike rack on the premises with at least three stalls and has already purchased an applicable rack. Their bike rack would add three additional parking spot credits to their total parking count. The layout and number of seats at Sip & Scoop are not being changed from when it was built out in 2021 and with the addition of a bike rack, the total number of parking spots will increase from what is existing before permitting alcohol to be served on premises.

(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. Sip & Scoop already serves more than just ice cream on the menu. Beer and wine would complement their existing food and beverage options.

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

Public safety should not be adversely affected by Sip & Scoop serving beer and wine for consumption on the premises. The cafe 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. There are businesses nearby that already sell alcohol.

(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 2024-03 with the condition that a bike rack with at least 3 stalls be added on the premises.

Attachments:

Local Application

Existing Site Plan

Public Notice Mailing and Posting



CITY OF MADEIRA BEACH
PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255
planning@madeirabeachfl.gov



ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant: Name and Address Marcos Diaz
Village Cafe at John's Pass LLC
13015-C Village Blvd
Madeira Beach, FL 33708
Property Owner: Name and Address
Nissan Neil Hamuy
Shoppes of John's Pass
PO Box 880367
Boca Raton, FL 33488

Telephone: (813) 793 5644
Email: yaiterui2@sipnscoop.com
Telephone: (561) 306 7739
Email: hamuy3@yahoo.com

Type of Ownership: Individual Partnership Corporation LLC
Name of Business: Sip & Scoop Business Phone: 8137935644
Parcel Identification: Lot 1 Block 1 Village Courtyard
Legal Description: Plat Book 122 Pages 56-57

Number of Seats: Inside: 5 Outside: 32
Number of Employees: 6
Zoning District: C-1
Future Land Use: Activity Center

- Classification:
Package store, beer & wine
Retail Store, beer, wine
Package store, beer, wine, liquor
Restaurants
Bar
Club
Charter Boats

Number of Parking Spaces: HC Parking Spaces: Bike Racks:
Employees: 4
Customers: John's Pass Public Parking

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

Hours of Operation:

Monday: 9 AM - 10 PM
Tuesday: 9 AM - 10 PM
Wednesday: 9 AM - 10 PM
Thursday: 9 AM - 10 PM
Friday: 9 AM - 11 PM
Saturday: 9 AM - 11 PM
Sunday: 9 AM - 10 PM

General Description of Business: Ice Cream, Breakfast Cafe'

Supporting Materials Required:

- Property Owner's Written Approval
- Property Survey
- Site Plan No Site Plan or Modifications

Package Store Requisition: On a separate attached page, please answer the following questions:

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.
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.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
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 owned by the applicant to the City under any section of the code.

Q and A

- 1- None. Not at all. Will keep the same safety to the public and neighbors.
- 2- None. It is in John's Pass, Madeira Beach on Village Cafe. Will be the same traffic and seasonal vibe.
- 3- Yes. Will be a commodity for the parents for the families who enjoy the ice cream and asking for floaters and extra service for them. Will be served as a compliment.
4. Not at all. It is not a company mission and values to make any actions that can adversely put at risk the safety of employees, neighbors and visitors. We keep in the highest standards of quality of customer services and public safety our culture as the ice cream neighbors, for families. We are family oriented not a bar.
5. Not applicable.

ABP #: _____

Affidavit of Applicant:

I understand that this Alcoholic Beverage Permit Application, with its attachments, becomes a permanent record for the City of Madeira Beach and hereby certify that all statements made herein together with any attachments, are true to the best of my knowledge.

Signature of Applicant:  Date: 03|02|24

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

I have received a copy of the Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Applicant's Signature: 

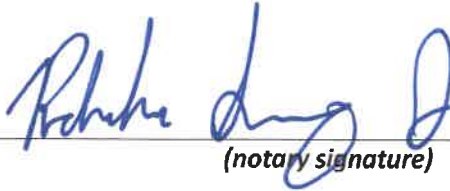
Date: 03/07/24

STATE OF _____
COUNTY OF _____

Before me, this 7th day of March, 2024, appeared in person

Marcos Diaz who, being sworn, deposes and says that the forgoing
(name of applicant)

is true and correct certification and who is _____ personally know to me or has produced FL Driver license as identification.


(notary signature)



Commission Expires: August 10, 2026

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based

ABP #: _____

ABP #: _____

****For City of Madeira Beach Use Only****

Fee: \$800.00 Check # 1142 Cash Receipt # _____

Date Received: _____ Received by: _____

ABP# Assigned: _____

BOC Hearing Date: _____ Approved Denied

Community Development Director Date: _____

City Manager Date: _____

The Shoppes of Johns Pass

PO BOX 880367

Boca Raton, FL 33488

(561) 306-7739

February 27, 2024

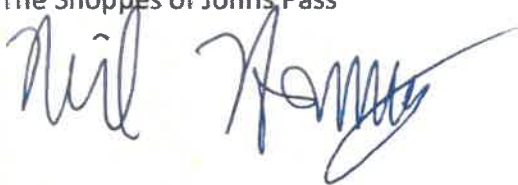
To whom it may concern;

The Shoppes of Johns Pass understands and agrees that its tenant, Sip & Scoop, located at 13015-C Village Blvd, Madeira Beach, FL 33708, applies and implements, as an additional amenity to its Ice Cream and Café items, an alcoholic beverage permit at the location, including the outdoor courtyard. This letter constitutes the authorization to proceed with implementing the bar classification to prepare, sell, and serve alcoholic drinks.

Sincerely,

Nissan Neil Hamuy. President

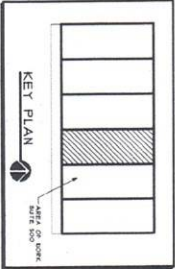
The Shoppes of Johns Pass

A handwritten signature in blue ink, appearing to read "Neil Hamuy", written over the printed name and title.

SYMBOL REFERENCES

- FROTTED CLEAR FLOOR AREAS
- SEE ROOM
- SHAPE NUMBER - SEE DRAWING A-1
- FLOOR NUMBER - SEE DRAWING A-1
- WINDOW TYPES - SEE DRAWING A-1 FOR DETAILS
- LOOSE TYPE
- EXTENDED ELEVATION -
- EXTENDED ELEVATION -
- EXTENDED ELEVATION -
- EXTENDED ELEVATION -
- REMAIN MADE TO THIS SHEET
- FINE ARCHITECTURE CABINET

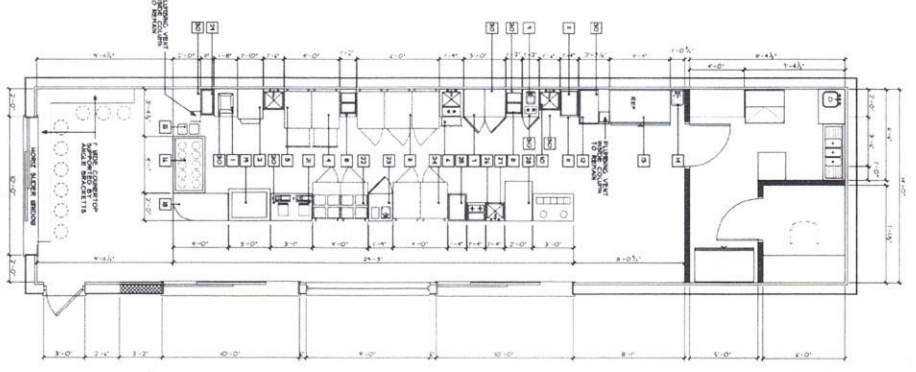
- GENERAL NOTES:**
1. FLOOR FINISH SHALL BE IDENTICAL TO THAT SHOWN ON THE GENERAL CONTRACT DRAWINGS UNLESS OTHERWISE NOTED.
 2. ALL FINISHES SHALL BE IDENTICAL TO THAT SHOWN ON THE GENERAL CONTRACT DRAWINGS UNLESS OTHERWISE NOTED.
 3. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 4. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 5. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 6. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 7. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 8. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 9. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
 10. CONCRETE SHALL BE 3000 PSI COMpressive STRENGTH.
- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE CHANGES IN ELEVATION SHALL BE IDENTICAL TO THAT SHOWN ON THE GENERAL CONTRACT DRAWINGS UNLESS OTHERWISE NOTED.
 2. SLOPES SHALL NOT EXCEED 1/4" PER FOOT UNLESS OTHERWISE NOTED.
 3. CROWN SLOPES SHALL NOT EXCEED 1/4" PER FOOT UNLESS OTHERWISE NOTED.



EQUIPMENT SCHEDULE

NO.	QTY	DESCRIPTION	MANUFACTURER	MODEL
1	1	ELECTRIC CONDENSATE PUMP		
2	1	POT SERVICE CO. COFFEE MACHINE		
3	1	SLIT BENS CO. CABINET		
4	1	CONDENSATE REMOVAL		
5	1	WATER HEATER		
6	1	CHEST FREEZER		
7	1	ICE STORAGE		
8	1	ICE STORAGE		
9	1	ICE STORAGE		
10	1	ICE STORAGE		
11	1	ICE STORAGE		
12	1	ICE STORAGE		
13	1	ICE STORAGE		
14	1	ICE STORAGE		
15	1	ICE STORAGE		
16	1	ICE STORAGE		
17	1	ICE STORAGE		
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26	1	ICE STORAGE		
27	1	ICE STORAGE		
28	1	ICE STORAGE		
29	1	ICE STORAGE		
30	1	ICE STORAGE		

IMPORTANT: THIS UNANNOTATED EQUIPMENT SCHEDULE IS FOR IDENTIFYING PURPOSES ONLY!



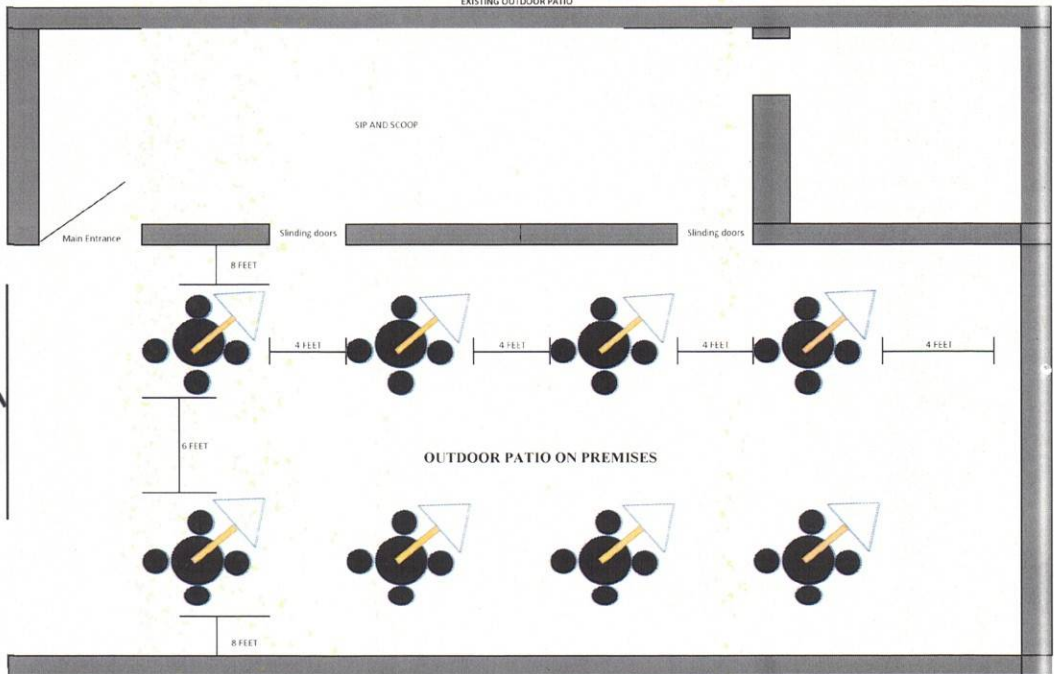
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
XXX SF

<p>Innovative DESIGN STUDIOS, INC. AAR6003402 WWW.IDSFLOORING.COM TEL: 727-452-1155 FAX: 866-654-5303 P.O. BOX 48452 ST. PETERSBURG, FLORIDA 33743</p>	<p>RONALD E. ZARON ARCHITECTS REGISTERED ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION PROGRESS DATE: 2/2/2020</p>	<p>SIP & SCOOP A NEW COFFEE & ICE CREAM STORE 1701 W. ALBANY ROAD, SUITE 200 PETERSBURG, FLORIDA 33707</p>	<p>CLIENT</p>	<p>REVISIONS</p>	<p>REVISED TASKS: OWNER RECEIVED ITS CONTRACTS AND OTHER PROPERTY ITEMS IN THIS DRAWING AND HAS REVIEWED THE DRAWING AND APPROVES THE DRAWING. THE DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.</p>
				<p>NO DATE DESCRIPTION</p>	

FRONT PARKING SPACE



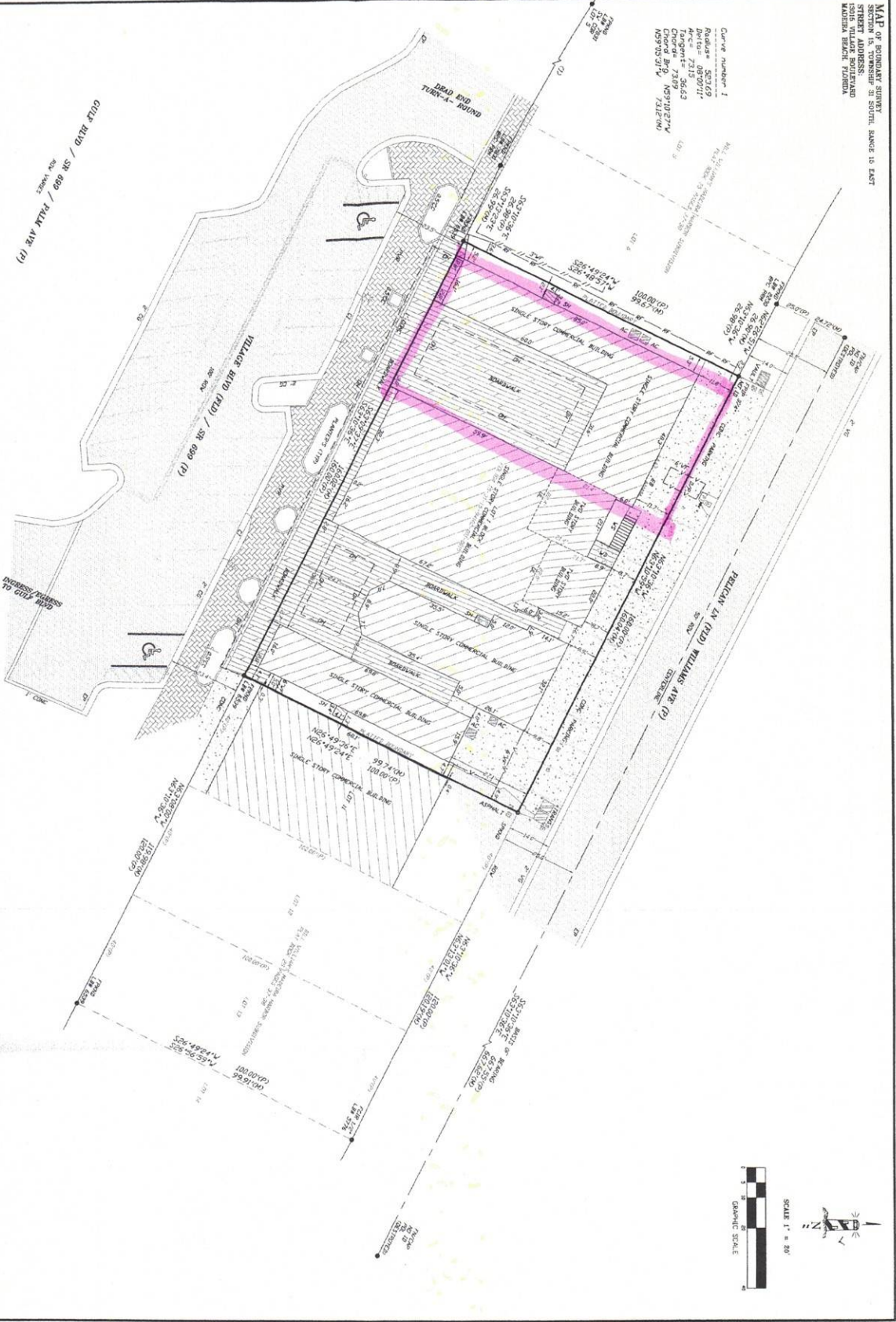
FRONT SIDEWALK





MAP OF BOUNDARY SURVEY
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 16 EAST
MAYNARD
MAYNARD BEACH, FLORIDA

Curve Number 1
Radius = 503.69
Delta = 082°07'11"
Tangent = 38.63
Chord = 73.89
Area = 1821.27
NS20D21W
NS20D21W



DEED & STIPULATIONS

FOR THE BENEFIT OF THE SHIPPERS OF JOHN'S PASS, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, VILLAGE COURT AND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 128, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.

PLAT ZONE: "A" (72)

DATE: 09-04-2009
BY: [Signature]
TITLE: [Signature]

AYERS SHIPPING, INC. D/B/A TRIPS 1, AYNON
PROFESSIONAL SURVEYORS & ADDRESS FOR AYNON
16794 11TH STREET NORTH UNIT 105
MAYNARD BEACH, FLORIDA 33158, FAX 727-558-9038
E-MAIL: AYNON@AYERSHIP.COM

CERTIFICATIONS:

I, HERBERT CENTER, HAVING BEEN DULY SWORN, DEPOSE AND SAY THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR WHO HAS PREPARED THE FOREGOING SURVEY AND THAT I HAVE ADOPTED THE UNIFORM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS OF THE STATE OF FLORIDA, AS ADOPTED IN CHAPTER 55-1250, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

DATE: 09-04-2009



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 18 Apr 2024

Subject Parcel: 15-31-15-94102-001-0010

Radius: 300 feet

Parcel Count: 168

Total pages: 7

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

MULLADY, MICHAEL
MULLADY, PATRICK
29 TOWER HTS
ALBANY, NY 12211-1531

MONTESI, GABRIEL MARK
MONTESI, SUSAN M
31 HACKNEY CRT
ANCASTER ON L9K 1M3,
CANADA

MORGAN, THERESE MARIE
MORGAN, DAVID ERIC
1917 NE TRILEIN DR
ANKENY, IA 50021-4604

MCGIVERON, JEFFREY
MCGIVERON, MARYANN
2100 PHELPS RD
BASOM, NY 14013-9775

BALINT, DANIELLE K
BLAIR, SHERRELL A
2802 JOHNSON CIR
BRIDGEWATER, NJ 08807-5538

MANGHAM, YVONNE
325 RIDGE ROAD EAST
GRIMSBY ON L3M 0K5,
CANADA

COLLINS, BRENDA E
22 ADLER PL
BAY ROBERTS NL A0A 1G0,
CANADA

MARQUIS, MARTHA
21 BIRCHBANK LN
TORONTO ON M3B 2Y2,
CANADA

WOZNIAK, CHRISTOPHER L
WOZNIAK, STACEY M WESTENDORF
2040 MEADOWSIDE LN
CENTERVILLE, OH 45458-2816

GOUCH INVESTMENTS
C/O GOUCH, JOHN & BETTY
3616 MICHIGAN AVE
CHARLOTTE, NC 28215-2928

MELBER, MARK JOSEPH
MELBER, MARY BETH
82 SUSAN LN
CHEEKTOWAGA, NY 14225-2149

NOFFSINGER, PAUL EDWARD JR
ROCK-NOFFSINGER, TINA MARIE
3539 S MORGAN ST
CHICAGO, IL 60609-1525

HARAF, ROSA M
HARAF, STEVE J
4343 N CLARENDON AVE UNIT 415
CHICAGO, IL 60613

MOORE, JOHN ROBERT
MOORE, DEANNA REGAN
361 PALM IS SE
CLEARWATER, FL 33767-1937

CAPORALE, GLENN
CAPORALE, LORI
11150 LAKE KATHERINE CIR
CLERMONT, FL 34711-5001

POMILIA, ROBERT J
POMILIA, SUSAN
43605 BAYFIELD DR
CLINTON TOWNSHIP, MI 48038-5526

WESTENDORF, KENNETH
WESTENDORF, KAREN
3882 WIMBLEDON CIR
DAYTON, OH 45420-1057

WESTENDORF, DOUGLAS B TRE
WESTENDORF, BARBARA L TRE
5161 DURWOOD ST
DAYTON, OH 45429-5664

WETZEL, TODD A
WETZEL, JODI C
3048 BARLOW CRES
DUNROBIN ON K0A 1T0,
CANADA

BOCKSTAHLER, PETER L JR TRUST NO 08E4
BOCKSTAHER, PETER L JR TRE
71 GORDON ST
ELK GROVE VLG, IL 60007-1117

WHEELER, ERIC
SHUMAKER, BUFORD
9215 CENTER RD
FENTON, MI 48430-9388

NEBOLSKY, WILLIAM
NEBOLSKY, BRIDGET
15 BRITTANY LN
FORT THOMAS, KY 41075-1214

TOBIN, RICHARD T JR
TOBIN, PATRICIA A
20454 S GREEN MEADOW LN
FRANKFORT, IL 60423-8728

CHANDLEE, WILLIAM J
CHANDLEE, SUSAN E
158 W MATTHEW WOOD WAY
GLEN MILLS, PA 19342-2206

BELANGER, TERRI TRE
BELANGER, PAUL TRE
10503 FIFTH LINE
HALTON HILLS ON L7G 4S6,
CANADA

POLITO, DAVID R
POLITO, BEVERLY
PO BOX 925
HELEN, GA 30545-0925

MCKINNEY, LINDA TRUST
HERRMANN, MARY M TRE
1389 TORPIN HILL CT
KENNESAW, GA 30152-8275

ROBINSON, BERNARD
ROBINSON, IRENE
3791 PRINCESS ST
KINGSTON ON K7P 0K6,
CANADA

KORN, GEORGE
KORN, JOYCE
102 MAIN ST
KINGSTON, NH 03848-3212

DECICCO, FRANK P
DECICCO, DONNA L
21 DEER RIDGE CRES
KITCHENER ON N2P 2L3,
CANADA

SMITH, PETER R
SMITH, JOY I
18 BELLA VISTA AVE
LAKE WORTH, FL 33460-6664

MILES, RICKY C
MILES, REBA J
11020 HOTCHKISS VALLEY RD E
LENOIR CITY, TN 37771-8450

DALLETEZZE, DANTE
DALLETEZZE, KAREN
PO BOX 554
LIGONIER, PA 15658-0554

GIBB, JOHN K LIVING TRUST
GIBB, JOHN K TRE
506 1200 COMMISSINERS RD W
LONDON ON N6K 0J7,
CANADA

ANDREWS, ROBERT P
ANDREWS, MARTHA J
9104 HOGARTH CT
LOUISVILLE, KY 40222-5763

ZAITA, ALAIN RUIZ
RUIZ, ADRIANA
5707 CLOUDS PEAK DR
LUTZ, FL 33558-4975

GOODMAN, KENNETH J TRE
GOODMAN, KENNETH J LIV TRUST
13019 PELICAN LN
MADEIRA BEACH, FL 33708-1876

HAYDON, CYNTHIA CHEESMAN
HAYDON, JACK HENRY
497 CRYSTAL DR
MADEIRA BEACH, FL 33708-2326

PATTISHALL, CHERYL ANNE LIVING TRUST
PATTISHALL, CHERYL ANNE TRE
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

KULP, PAULETTE KLASS
KULP, JAMES H
118 131ST AVE E UNIT C
MADEIRA BEACH, FL 33708-2628

ZALESKI, TERESA
ZALESKI, CHESTER
118 131ST AVE E UNIT E
MADEIRA BEACH, FL 33708-2628

NEW, DAVID R
NEW, SANDRA L
13000 GULF BLVD UNIT 115
MADEIRA BEACH, FL 33708-2694

JOSHUA, PAULINE A
MCBAINE, CHRISTOPHER J
13000 GULF BLVD UNIT 410
MADEIRA BEACH, FL 33708-4603

WILFONG, TERRI LIVING TRUST
WILFONG, TERRI TRE
13000 GULF BLVD APT 502
MADEIRA BEACH, FL 33708-4604

OWENS, TIMOTHY J REVOCABLE TRUST
OWENS, TIMOTHY J TRE
PO BOX 8872
MADEIRA BEACH, FL 33738-8872

O'CONNELL, WILLIAM P III
O'CONNELL, ALYSON
28 STAFFORD DR
MADISON, NJ 07940-2013

MENARD, ANN FRANCES
RIVERS, BRUCE MICHAEL
12265 70TH AVE N
MAPLE GROVE, MN 55369-5423

KIVLIN, ALFRED B JR
KIVLIN, EILEEN P
32 MISTY MEADOW WAY
MECHANICVILLE, NY 12118-3651

REJOYCE INVESTMENTS LLC
RYAN, PATRICIA
1301 ST ANDREWS CIR
MILFORD, OH 45150-2972

STOWE, DAVID
ALLEN, LESLEY ANN
151 HARVEST DR
MILTON ON L9T 4T2,
CANADA

RIVERS, BRUCE MICHAEL
RIVERS, SUZANNE MARIE THOMPSON
134 W DIAMOND LAKE RD
MINNEAPOLIS, MN 55419-1836

HUTCHISON, DOUGLAS B
HUTCHISON, ELAINE
RR 1
MOUNT PLEASANT ON N0E 1K0,
CANADA

CHIDO, GLORIA
CARDAMONE, VINCENT
7358 WINBERT DR
N TONAWANDA, NY 14120-1491

STEWART, LINDA M
DAVIS, KEVIN W
41 BIRCHBANK LN
NORTH YORK ON M3B 2Y2,
CANADA

PEREIRA, STEVEN H
PEREIRA, PAUL M
248 HICKORY CIR
OAKVILLE ON L6H 4V2,
CANADA

SUAREZ-SOLAR, MERCEDES
SUAREZ-SOLAR, EDUARDO
15720 BERE A DR
ODESSA, FL 33556-3038

TRUST NO 12949
LAND TRUST SERVICE CORP TRE
PO BOX 547945
ORLANDO, FL 32854-7945

CRONK, RICHARD D
CRONK, NANCY L
91 LAKEVIEW DR
OXFORD, MI 48370-3031

TRUSTEE COMPANY TRE
PELICAN LAND TRUST
30725 US HIGHWAY 19 N STE 353
PALM HARBOR, FL 34684-4400

CRAIG, BRANDON E
CRAIG, SVETLA
8265 BRITTANY PL
PITTSBURGH, PA 15237-6308

STILL, MARION J
STILL, TEAIRA D
4161 SAN JUAN AVE
PROSPER, TX 75078-9763

COLE, STANLEY K
COLE, SUSAN P
3219 COUNTY ROAD 1700 E
RANTOUL, IL 61866-9761

LITVIN, DANIEL
LITVIN, RACHALLE
6494 CHATHAM CIR
ROCHESTER HILLS, MI 48306-4382

ANDRIS LIVING TRUST
ANDRIS, ROBERT L TRE
1472 SCHOOLHOUSE WAY
SAN MARCOS, CA 92078-1015

JKABKS LIVING TRUST
C/O ROBERT J AND KATHERINE S DUCEY TRE
9140 N 86TH WAY
SCOTTSDALE, AZ 85258-1928

11932 99TH AVE
SEMINOLE, FL 33772-2124

11932 99TH AVE N
SEMINOLE, FL 33772-2124

TONTHAT, VUHUY
TONTHAT, HIEP THI
13760 88TH AVE
SEMINOLE, FL 33776-2211

BAUDER, KANDY TRE
KRATOCHVIL, JERRY E & SHONNIE K FAMILY
TRUST
4401 S TOWNPARK PL
SIOUX FALLS, SD 57105-7118

BAUDER, TERRY J
BAUDER, KANDY E
4401 S TOWNPARK PL
SIOUX FALLS, SD 57105-7118

DUFF, RONALD W
DUFF, SUZANNE S
13 WILDWOOD RD
SPRINGFIELD, IL 62704-4359

CHENERY, JULIE A TRE
CHENERY, MARK TRE
116 131ST AVE E UNIT F
ST PETERSBURG, FL 33708-2641

KEIDEL, GEORGE W & FRANCES C REVOCABLE LIV
TRUST
KEIDEL, GEORGE W TRE
4725 COVE CIR APT 611
ST PETERSBURG, FL 33708-2899

PATTON, ROBERT L
PATTON, JEANNIE
9860 62ND TER N UNIT 1013
ST PETERSBURG, FL 33708-3518

TOLLIVER, LARRY S & MARYANN REV LIV TRUST
TOLLIVER, LARRY S TRE
8219 33RD AVE N
ST PETERSBURG, FL 33710-2217

REYES, PAMELA
BUERKI, MICHAEL F
1110 119TH TER N
ST PETERSBURG, FL 33716-1513

SURF SONG RESORT CONDO ASSN INC
C/O ASSOCIA GULF COAST
9887 4TH ST N STE 104
ST. PETERSBURG, FL 33702-2521

RHEINLANDER, ED
RHEINLANDER, CATHY
73-515 NORTH SERVICE RD
STONE CREEK ON L8E 5X8,
CANADA

DOW, TIMOTHY A & ANNE MARIE REV TRUST
DOW, TIMOTHY A TRE
3398 WISE WAY
THE VILLAGES, FL 32163-0167

STEWART, HEATHER
DAVIS, KEVIN
276 ST GERMAIN AVE
TORONTO ON M5M 1W3,
CANADA

HOFSCHULTE, DAREN M REV TRUST
HOFSCHULTE, DAREN M TRE
67868 COUNTY RD 76
WABASHA, MN 55981-7568

PEREZ, FELIPE
PEREZ, MICHELLE LEIGH
28748 FALLING LEAVES WAY
WESLEY CHAPEL, FL 33543-5755

CLINK, WILLIAM T
CLINK, PEGGY A
9170 GALE RD
WHITE LAKE, MI 48386-1413

WILHELMY, BRUCE TRE
WILHELMY, BRUCE R TRUST
21 ADAMS ST
WORCESTER, MA 01604-1633

WORRELL FAMILY TRUST
WORRELL, JOSEPH D TRE
5335 BERNADETTE DR
ZEPHYRHILLS, FL 33541-9100

J N C C BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

MADEIRA NORTE UNIT 304 LLC
415 LYSLE BLVD
MCKEESPORT, PA 15132-2612

MUCHA, SHARON A
13000 GULF BLVD APT 204
MADEIRA BEACH, FL 33708-2687

VAN DOREN, BARBARA R TRE
4749 S PLEASANTVIEW RD UNIT 152
HARBOR SPRINGS, MI 49740-9371

MADEIRA NORTE CONDO ASSN INC
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

SCRIBNER, ELENA K
2747 HIBISCUS DR W
BELLEAIR BEACH, FL 33786-3527

BONISLAWSKI, MICHAEL MATTHEW
809 DEER WOODS RD
KISSIMMEE, FL 34747-4261

NGUYEN, GIANG TRUONG
38082 PEPPER RIDGE RUN
NORTH RIDGEVILLE, OH 44039

WILLIS, ROSEMARIE
PO BOX 638
INDIAN ROCKS BEACH, FL 33785

JOHNS PASS ENTERPRISES LLC
12939 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2656

RAFTERY, BRIAN J
116 131ST AVE E UNIT D
MADEIRA BEACH, FL 33708-2641

ZORRO BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

LIBERTY REAL ESTATES ENTERPRISES
1031 META DR
CINCINNATI, OH 45237-5007

THOMPSON, SUZANNE M
134 W DIAMOND LAKE RD
MINNEAPOLIS, MN 55419-1836

UNITED PARK SERVICES PROPERTY
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

SURFSONG RESORT CONDO ASSN
12960 GULF BLVD
MADEIRA BEACH, FL 33708-2637

JOHNS PASS RETREAT LLC
1511 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-2751

JOHNS PASS RETREAT LLC
1511 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-2751

FISHERMANS COVE AND COTTAGES LLC
12124 LILLIAN AVE
SEMINOLE, FL 33778-3505

BONTRAGER, ANDREA
118 131ST AVE E UNIT D
MADEIRA BEACH, FL 33708-2628

CROWE, CAROLYN
116 131ST AVE E UNIT A
MADEIRA BEACH, FL 33708-2641

OWENS, TIMOTHY J
PO BOX 8872
MADEIRA BEACH, FL 33738-8872

FAMILY FLYERS LLC
1341 ASHTON CT
CHANHASSEN, MN 55317-7529

SIPKAY, BORBALA TRE
14140 THORNWOOD ST
RIVERVIEW, MI 48193-7824

YETTA, DARLENE C
4604 W MCELROY AVE
TAMPA, FL 33611-3318

D J M PROPERTIES FUND II
100 1ST AVE N UNIT 3704
ST PETERSBURG, FL 33701-3558

VISUTHISAKDI, WIMOL
13037 GULF BLVD STE 1A
ST PETERSBURG, FL 33708-4607

GENTILE, BROOKE
4312 THONOTOSASSA RD
PLANT CITY, FL 33565-5922

PAULY, SUSAN
285 107TH AVE UNIT 402
TREASURE ISLAND, FL 33706-4743

FOREST HILL PROPERTY LLC
1303 FOREST HILL RD
PERRY, GA 31069-3518

BRADDOCK, MARTHA F
13054 GULF LN
MADEIRA BEACH, FL 33708-2796

ZORRO BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH, FL 33708-2626

PARRES, MARY JO BURKE
692 BROCKMOOR LN
BLOOMFIELD HILLS, MI 48304-1414

FOBURG, KEITH
581 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

VISUTHISAKDI, WIMOL
13037 GULF BLVD
MADEIRA BEACH, FL 33708-4607

TOLLIVER, TRACY ANN & TIMOTHY STEELE LIV
REV TRUST
8425 143RD LN
SEMINOLE, FL 33776-2814

BATULUKING LLC
6219 GRAY WOLF TRL
DALLAS, TX 75252-2616

DYER, DAVID MARTIN
PO BOX 663
BRISTOL, NH 03222-0663

CSI ENTERPRISES LLC
2131 N COLLINS ST STE 433-544
ARLINGTON, TX 76011-2849

J N C C BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

LABRECQUE, BRIAN P
13000 GULF BLVD UNIT 510
MADEIRA BEACH, FL 33708-4605

FOWLER, DONALD L
571 CRYSTAL DR
ST PETERSBURG, FL 33708-2364

HUZIOR PROPERTIES INC
536 RIVIERA BAY DR NE
ST PETERSBURG, FL 33702-2708

KOPP, SHARON K
PO BOX 67218
ST PETE BEACH, FL 33736-7218

COHORST, MEGHAN M
566 64TH ST S
ST PETERSBURG, FL 33707-2348

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

SURFSONG RESORT CONDO ASSN
12960 GULF BLVD
MADEIRA BEACH, FL 33708-2637

13003 VILLAGE LLC
13003 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2658

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

FISHERMANS COVE AND COTTAGES LLC
12124 LILLIAN AVE
SEMINOLE, FL 33778-3505

WILSON, JONATHAN MARCUS LESTER
2446 WORTHINGTON DR
AURORA, IL 60506-6422

MICHAEL S WEGRZYN & REBECCA L WEGRZYN
TRUST LLC
14321 WALSHINGHAM RD
LARGO, FL 33774-3330

FOBURG, KEITH
581 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

MADEIRA NORTE 101 LLC
3203 ALDEN DELL
LOUISVILLE, KY 40207-3615

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116

SHOPS ON THE PASS CONDO ASSN INC
12951 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2656

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

RICE, WILLIAM ROBERT
143 131ST AVE E
ST PETERSBURG, FL 33708-2621

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH, FL 33708-2626

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708-2686

MADEIRA NORTE 308 LLC
13000 GULF BLVD UNIT 308
MADEIRA BEACH, FL 33708-2691

ANGERMEIER, KIMBERLY D
6203 W TIMBERLANE CT
HENDERSON, KY 42420-9130

PERERA, ARLEEN M
PO BOX 130151
TAMPA, FL 33681-0151

ARLINGTON COMMONS LLC
4560 45TH ST S
ST PETERSBURG, FL 33711-4438

SYDNEY & FRIENDS LLC
256 BALMORAL DR
KETTERING, OH 45429-1712

WESTENDORF, MARILYN M
2018 TRILLIUM WAY
TIPP CITY, OH 45371-8023

POLITO, DAVID R
13021 PELICAN LN UNIT B
MADEIRA BEACH, FL 33708-2789

JOHNS PASS RETREAT LLC
1511 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-2751

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

VETERANS OF FOREIGN WARS HOLIDAY ISLES
POST 4256
12901 GULF BLVD
MADEIRA BEACH, FL 33708-2636

MADEIRA BAY TOWNHOMES CONDO ASSN INC
5200 CENTRAL AVE
ST PETERSBURG, FL 33707-1834

KARAHALIS, MARIA
118 131ST AVE E UNIT 7
MADEIRA BEACH, FL 33708-2634

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

MADEIRA 509 LLC
760 S OAK AVE
BARTOW, FL 33830-5747

MINA, MANUEL
13000 GULF BLVD APT 504
MADEIRA BEACH, FL 33708-4605

LIVING MAKAI LLC
1100 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706-2544

SURFSONG RESORT CONDO ASSN
12960 GULF BLVD
MADEIRA BEACH, FL 33708-2637

R N J MADEIRA BEACH INC
1017 GRAND CT
HIGHLAND BEACH, FL 33487-5306



MEMORANDUM

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **May 8, 2024, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shontz Commission Chambers at 300 Municipal Drive, Madeira Beach, Florida 33708 to review an application for the approval by the Board of Commissioners of a (2COP) alcoholic beverage license for the sale of beer and wine for consumption on premises at Sip & Scoop located at 13015 Suite C, Village Blvd, Madeira Beach, FL 33708. This establishment is located in the C-1, Tourist Commercial Zoning District. The future land use designation for the property is Activity Center.

(2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2024-03

Applicant(s): Village Café at John's Pass LLC

Business Location: 13015 Suite C, Village Blvd, Madeira Beach, FL 33708

Business: Sip & Scoop

Application Request: 2COP Alcoholic Beverage License pursuant to Section 110-532 of the Madeira Beach Code of Ordinances

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2024-03, is seeking a (2COP) alcoholic beverage license for the sale of beer and wine for consumption on premises at Sip & Scoop located at 13015 Suite C, Village Blvd, Madeira Beach, FL 33708. This establishment is located in the C-1, Tourist Commercial Zoning District. The future land use designation for the property is Activity Center.

Note:

Section 110-532 of the Madeira Beach Code of Ordinances requires the approval by the Board of Commissioners for the consideration of an alcoholic beverage application. You have received this notice, pursuant to City Code Section 110-539, because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application.

A copy of the application is available for inspection in the Community Development Department between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding the application, please contact Joe Petraglia, Planning Tech at 727-391-9951, ext. 283 or jpetraglia@madeirabeachfl.gov.



Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. The completed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Joseph Petraglia, Planning Tech
jpetraglia@madeirabeachfl.gov
727-391-9951, ext. 283

Posted:

April 22, 2024 @ Property Site, Gulf Beaches Public Library, City Hall, City of Madeira Beach, and Website Posting Locations.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Jenny Rowan no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 255 or 244 or send a written request to planning@madeirabeachfl.gov.





NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF MAILING

Date: 4/22/2024

Mailings for Case # ABP 2024-03

Before me this day Lisa Shekerman, personally appeared. He/she has mailed public notices to property owners within a 350 foot radius of the subject property.

Lisa Shekerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 22nd day of April, 20 24.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/22/24
Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 4/22/2024
Postings for: ABP 2024-03

Before me this day Lisa Selvarman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Selvarman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 22nd day of April, 2024.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/22/24
Date

*Copy of public notice is attached.

