



Memorandum

Meeting Details: June 14, 2023 - BOC Regular Meeting
Prepared For: Mayor and Board of Commissioners
Staff Contact: Andrew Morris, Long Range Planner, Community Development Department
Subject: 4COP ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2023-05 for John's Pass Grille located at 111 Boardwalk Place West #203 and #201, Madeira Beach, Florida 33708

Background

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2023-05, is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (4COP) alcoholic beverage license with stated intent to sell beer, wine, and liquor for consumption on premise at John's Pass Grille. John's Pass Grille is in the C-1, Tourist Commercial Zoning District. This application enlarges the area where alcoholic beverages are sold. Section 110-535. - Expansion of alcoholic beverage zoning of the Madeira Beach Code of Ordinances requires approval of the Board of Commissioners to enlarge the area for the sale of alcoholic beverages, including consideration of all requirements under Section 110-532 (detailed in the discussion section of this memo).

Discussion

(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.

John's Pass Grille currently has an active Special Food Service Establishment (4COP) alcoholic beverage license. The applicant's alcoholic beverage license use would expand to an adjacent commercial unit. This proposed expansion adds 27 new seats inside and 16 new seats outside. Previously a mortgage office was in the adjacent commercial unit. John's Pass Grille is in the C-1, Tourist Commercial Zoning District. This zoning district's purpose is to recognize the unique commercial, marine, tourist, and historic value of John's Pass Village. Other nearby businesses in John's Pass Village have alcoholic beverage licenses that allow for the sale of beer, wine, and liquor. The proposed expansion in alcoholic beverage license use fits within the existing character of the 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.

John's Pass Grille is an existing restaurant that currently has an active Special Food Service Establishment (4COP) alcoholic beverage license. The proposed expansion would replace a mortgage office in the adjacent commercial unit. The Madeira Beach Code of Ordinances, Section 110-954. Special parking areas reduces the parking requirements by 50% for properties within the C-1 Tourist Commercial, Zoning District. The property owner of this structure owns the nearby John's Pass Plaza garage. The proposed expansion of the alcoholic beverage use would not create congestion or present a safety hazard.

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

John's Pass Grille is not located within 300 feet of a church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center. Other nearby businesses in John's Pass Village sell alcohol, including liquor. Expanding the existing restaurant is compatible with the location. John's Pass Grille is in the C-1, Tourist Commercial Zoning District. This zoning district is primarily a commercial district focused on serving both tourists and residents.

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

John's Pass Grille would continue to be a restaurant with the proposed expansion of alcoholic beverage license. The expansion would add additional seating in the adjacent commercial unit and the outdoor patio area. Other nearby restaurants have similar seating arrangements. The proposed expansion in alcoholic beverage license use would not adversely affect public safety since they already have an approved alcohol license.

(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 does not have any outstanding charges, fees, interest, fines, or penalties owed to the city.

Fiscal Impact

N/A

Recommendation(s)

Staff recommends the approval of the Special Food Service Establishment (4COP) alcoholic beverage license with stated intent to sell beer, wine, and liquor for consumption on premise at John's Pass Grille located at 111 Boardwalk Place West #203 and #201, Madeira Beach, Florida 33708.

Attachments/Corresponding Documents

- Application
- Public Notice Mailing and Posting