



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



## ALCOHOLIC BEVERAGE PERMIT APPLICATION

**Applicant:** Name and Address

Beach Bar LLC  
 Beach Builders 101 150th Ave  
 Madeira Beach FL 33708

**Property Owner:** Name and Address

Huntington Hotel Group Corp  
 643 De Soto Drive Tierra Verde FL 33715

**Telephone:** 727-367-3000

**Email:** [lmiller@karnsenterprises.com](mailto:lmiller@karnsenterprises.com)  
[wkarns@karneterprises.com](mailto:wkarns@karneterprises.com)

**Telephone:** 727-687-9270

**Email:** [gwavedbs@aol.com](mailto:gwavedbs@aol.com)

Type of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC

Name of Business: Beach Bar LLC Business Phone: 727-367-3000

Parcel Identification: 09-31-15-54180-000-0021

Legal Description: MADEIRA BEACH COMMERCIAL CENTER W 178FT OF TRACT B

Number of Seats: Inside: 119 Outside: 60

Number of Employees: 45 total

Zoning District: Retail commerical

Future Land Use: no change

Classification:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Package store, beer & wine        | <input type="checkbox"/> Retail Store, beer, wine | <input checked="" type="checkbox"/> Bar   |
| <input type="checkbox"/> Package store, beer, wine, liquor | <input checked="" type="checkbox"/> Restaurant    | <input type="checkbox"/> Hotel Restaurant |
| <input type="checkbox"/> Club                              | <input type="checkbox"/> Charter Boat/Party Boat  | <input type="checkbox"/> Hotel            |

Alcoholic Beverage License Type: 4COP - SFS

Number of Parking Spaces: 57 Handicap Parking Spaces: 3 Bike Racks: 1

Motorcycle Parking Spaces: NA Total Amount of Parking Spaces: 57

**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:	<u>11am-3am</u>
Tuesday:	<u>11am-3am</u>
Wednesday:	<u>11am-3am</u>
Thursday:	<u>11am-3am</u>
Friday:	<u>11am-3am</u>
Saturday:	<u>11am-3am</u>
Sunday:	<u>11am-3am</u>

General Description of Business: Restaurnt service restaurant with beer and liquor serve

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## Supporting Materials Required:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Property Owner's Written Approval | <input checked="" type="checkbox"/> Property Survey (With Total Parking Count) |
| <input checked="" type="checkbox"/> Site Plan                         | <input checked="" type="checkbox"/> State Application and Floor Plan           |

Consideration of alcoholic beverage application: **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.

ABP #: 2025-05

**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: \_\_\_\_\_

10/10/2025

**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.

ABP #: 2025-05

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

**Fee:** \$1,000.00    ☒ Check # 2502    ☐ Cash    ☐ Receipt # \_\_\_\_\_  
**Date Received:** 10/14/25    **Received by:** *Lisa Selverstone*  
**ABP# Assigned:** \_\_\_\_\_  
**BOC Hearing Date:** \_\_\_\_\_    ☐ Approved    ☐ Denied

\_\_\_\_\_  
Community Development Director    **Date:** \_\_\_\_\_

\_\_\_\_\_  
City Manager    **Date:** \_\_\_\_\_

**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: 10/10/2025

STATE OF Florida

COUNTY OF Pinellas

Before me, this 10th day of October, 2025, appeared in person

who, being sworn, deposes and says that the forgoing

William Karns  
(name of applicant)

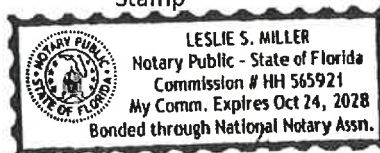
is true and correct certification and who is ☒ personally know to me or has produced \_\_\_\_\_ as identification.

Leslie S. Miller  
(notary signature)

Commission Expires:

10/24/2028

Stamp



**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*

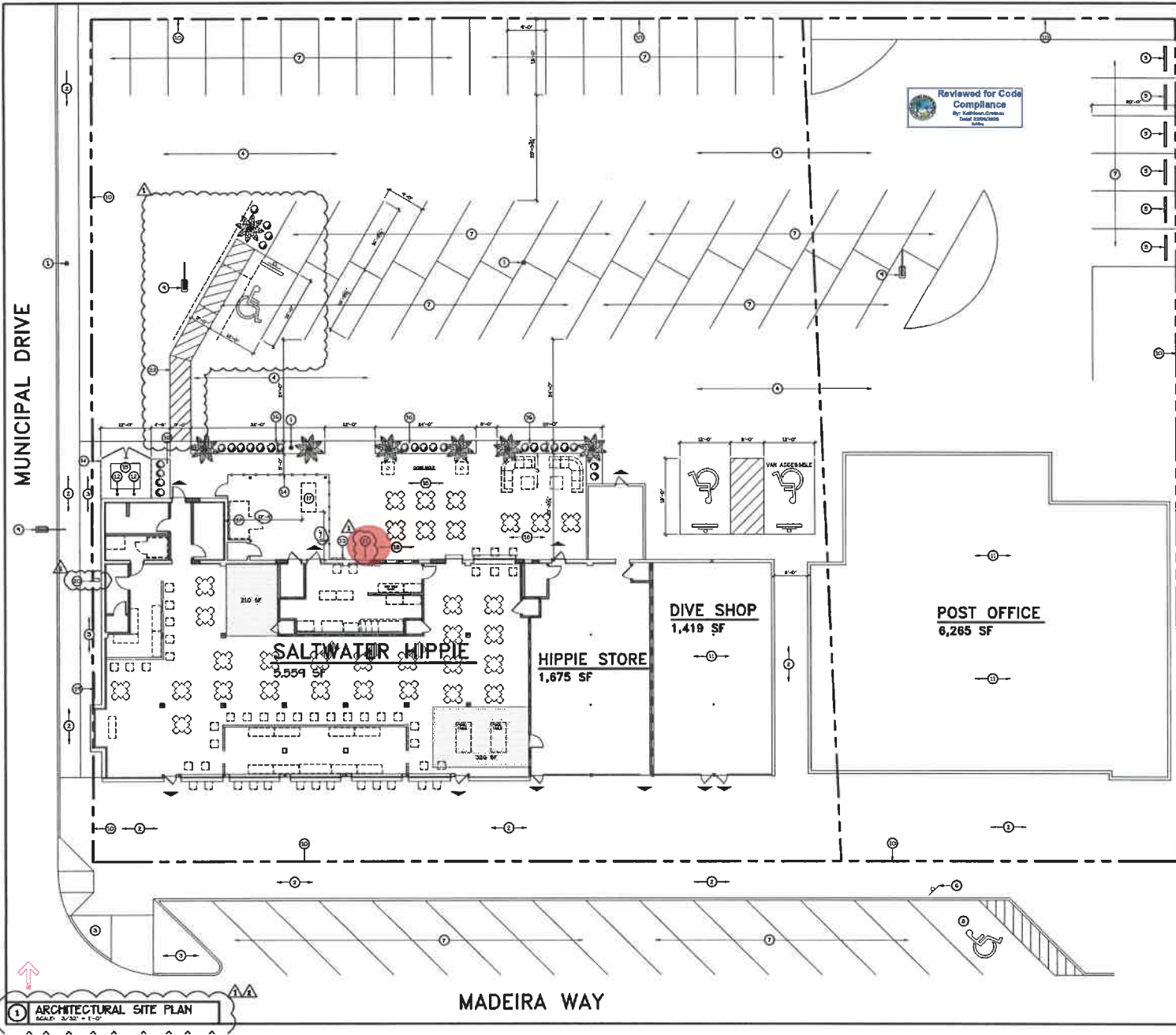
**Response to Alcoholic Beverage Permit Application-**

RE: Beach Bar LLC- DBA - Saltwater Hippie Beach Bar

15045 Madeira Way Madeira Beach FL, 33708

- 1) There will be no adverse affect on the characteristic of the existing neighborhood.  
The area in which this property is located is already a retail commercial area with bars, restaurants and similar retail spaces as what we are proposing.
- 2) There is no increase in generated traffic as the existing Saltwater Hippie location will not be in business at the opening of the proposed new location across the street.  
The traffic stays the same and parking exceed the necessary requirements.
- 3) This proposed use of the location is compatible with the surrounding businesses,
- 4) Public safety will not be adversely affected.
- 5) All fees have been paid by the applicant for this application to be considered.





1 ARCHITECTURAL SITE PLAN  
SCALE: 3/32" = 1'-0"

### SITE - KEYED NOTES

- 1 EXISTING POWER POLE
- 2 EXISTING CONCRETE WALK
- 3 EXISTING LANDSCAPE AREA
- 4 EXISTING ASPHALT DRIVE/PARKING
- 5 EXISTING CONCRETE WHEELSTOP
- 6 EXISTING HANDICAPPED SIGN
- 7 EXISTING STANDARD PARKING SPACE
- 8 EXISTING HANDICAP PARKING SPACE
- 9 EXISTING LIGHT POLE
- 10 EXISTING PROPERTY LINE
- 11 EXISTING ADJACENT TENANT - NO WORK THIS AREA
- 12 NEW CONCRETE FULLED BOLLARD
- 13 ELECTRICAL SERVICE - SEE ELECTRICAL DRAWINGS
- 14 NEW 6 FT TALL FENCE - FENCE PERMIT TO BE PULLED SEPARATELY
- 15 NEW LANDSCAPE AREA CUT OUT OF EXISTING ASPHALT DRIVE - PROVIDE NEW EDGE OF ASPHALT DRIVE AROUND NEW LANDSCAPE AREA
- 16 EQUIPMENT
- 17 NEW SEATING AREA ON EXISTING ASPHALT
- 18 DECK/PAVING - 3 SPACES
- 19 NEW 10' X 10' X 10' TALL LIGHT GUARD AT SAME LOCATION OF EXISTING LIGHT GUARD FOR INFORMATION, INTERFERE TO PERFORM WORK
- 20 NEW 10' X 10' X 10' TALL LIGHT GUARD FOR ADDITIONAL INFORMATION, INTERFERE TO PERFORM WORK
- 21 2'-0" WIDE STRIPED ACCESS MOLE FROM HANDICAP PARKING TO ACCESSIBLE REAR ENTRANCE

### LEGEND

- ▲ BUILDING ENTRANCE / EXIT - ALL EXISTING LANDSCAPE TO NOT HAVE GREATER SLOPE THAN 2 PERCENT. TOP OF INTERIOR SEAS SHALL BE FLUSH OR LESS THAN 1/4" ABOVE LANDING AT EACH EXIT.

### GENERAL NOTES

1. GENERAL CONTRACTOR TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES IN WRITING UPON DISCOVERY BEFORE COMMENCING WITH ANY WORK.
2. NO EXISTING WORK SHALL BE DONE TO CHANGE EXISTING SURFACES.
3. NO EXISTING WORK SHALL BE DONE TO CHANGE EXISTING SURFACES.

### PARKING INFO

- PARKING CODE (EXCLUDING SIDE REDUCTIONS)
- ST. DOWN RESTAURANT, BAR, LOUNGE, NIGHT-CLUB 1.0 PER 8 SEATS, PLUS 1.0 SPACE FOR CASH & EMPLOYEES, OTHER ENTERTAINMENT SPACE 1.0 SPACE PER 120 SQUARE FEET.
- RETAIL AND SERVICES 1.0 PER 600 SQUARE FEET OF A INCLUDING OUTDOOR AREA LINES
- SALTWATER HIPPIE BAR/RESTAURANT
- INTERIOR SEATS = 111 SEATS  
OUTDOOR SEATS = 40 SEATS  
TOTAL = 151 SEATS = 151 SPACES
- ENTERTAINMENT SPACE = 0.36 OF EXIST. HATCHED AREA = 13 SPACES  
NUMBER OF EMPLOYEES PER SHIFT = 8 EMPLOYEES = 12 SPACES  
(30 PARKING SPACES REQUIRED)
- SALTWATER HIPPIE RETAIL STORE
- 1,675 SF = 1 PER 600 SF = 3 PARKING SPACES REQUIRED
- DIVE SHOP
- 1,419 SF = 1 PER 600 SF = 3 PARKING SPACES REQUIRED
- POST OFFICE
- 6,265 SF = 1 PER 600 SF = 11 PARKING SPACES REQUIRED

- TOTAL REQUIRED PARKING SPACES = 47 PARKING SPACES
- TOTAL NUMBER SPACES ON BOTH PROPERTIES = 57 SPACES
- NUMBER OF PARKING SPACES ON NORTH PROPERTY/POST OFFICE = 11 SPACES
- NUMBER OF PARKING SPACES ON SOUTH PROPERTY = 46 SPACES
- NUMBER OF SPACES ALONG MADEIRA WAY = 15 SPACES
- ALL PARKING SPACES ARE EXISTING EXCEPT FOR 3 NEW HANDICAP PARKING SPACES. 3 EXISTING PARKING SPACES WERE REMOVED TO MAKE 3 NEW HANDICAP PARKING SPACES.
- 3 HANDICAP SPACES ARE REQUIRED FOR PARKING LOTS WITH 21-75 SPACES. ONE OF WHICH SHALL BE SERVED BY AN ACCESSIBLE 96 INCHES WIDE 180 INCH AND SHALL BE DESIGNATED "VAN ACCESSIBLE" (SEC. 110-107)

REVISIONS	DATE	BY	DESCRIPTION
1	11/13/23	GP	CONCEPTS
2	11/13/23	GP	CONCEPTS
3	11/13/23	GP	CONCEPTS

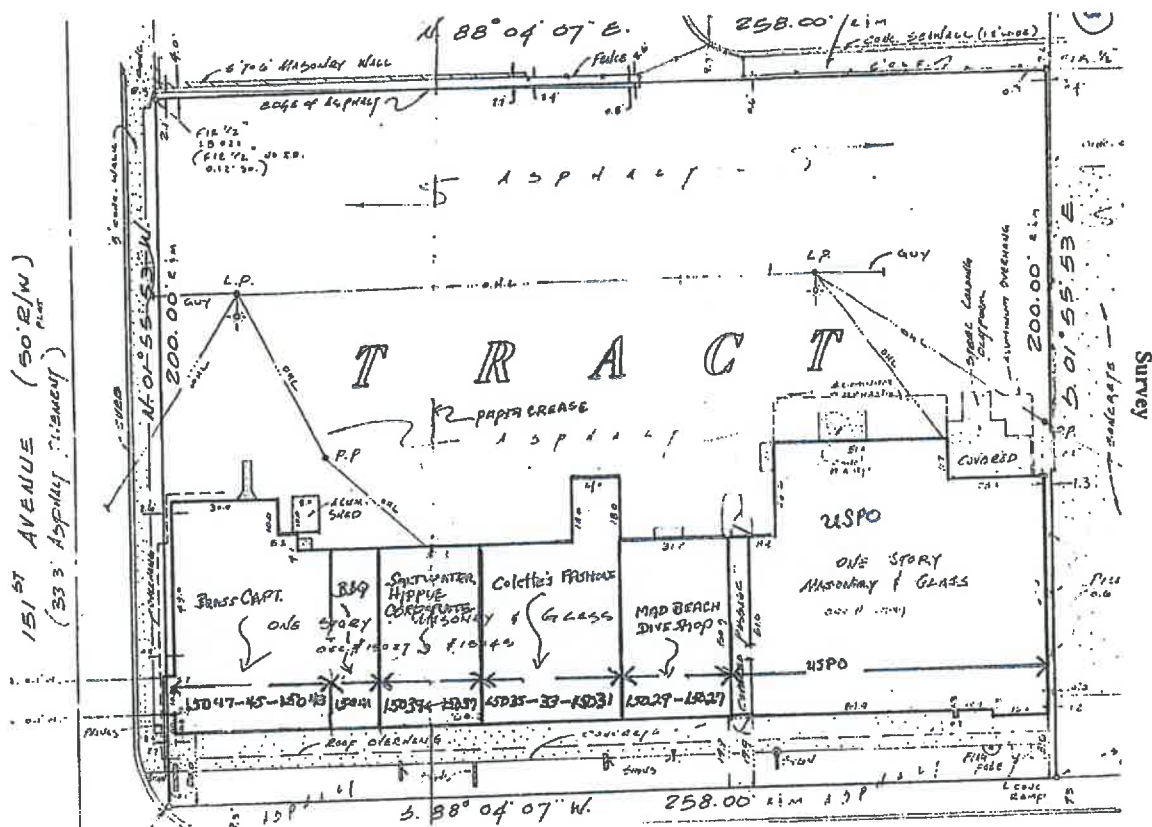


**PAVALIS ARCHITECTURE**  
477 South Palm Beach  
Palm Beach, Florida 33480  
www.pavalis.com

Partial Architectural Site Plan  
PROJECT  
Saltwater Hippie  
15045 Madeira Way  
Madeira Beach, Florida 33708

Author: E. Pavalis  
Date: 11/13/23  
Checked by: ALP  
Drawn: MAM  
Job: 23-001  
Sheet: AS001





10.9.25

Derwin B. Smith II  
President – Huntington Hotel Corporation  
643 DeSoto Drive, Tierra Verde, FL 33715  
(727)687-9270

RE: Saltwater Hippie Beach Bar Alcoholic Beverage Permit Application

To Whom It May Concern:

I, Derwin B. Smith, II, express my approval for the existing Brass Captain Barbecue to expand to become the new Saltwater Hippie Beach Bar. They have been tenants for over 4 years and we look forward to them growing and becoming the new Saltwater Hippie Beach Bar location. Please accept this letter as my written approval as the President of the Huntington Hotel Corporation, the property owner at 15045 Madeira Way, Madeira Beach, Florida.

Print Name: DERWIN B. SMITH II  
Derwin B. Smith, II – President, Huntington Hotel Corporation

Signature: Derwin B. Smith II  
Derwin B. Smith, II, President, Huntington Hotel Corporation

MUNICIPAL DRIVE

1 ARCHITECTURAL SITE PLAN  
SCALE: 3/32" = 1'-0"

MADEIRA WAY



## SITE - KEYED NOTES

- 1 EXISTING POWER POLE
- 2 EXISTING CONCRETE WALK
- 3 EXISTING LANDSCAPE AREA
- 4 EXISTING ASPHALT DRIVE/PARKING
- 5 EXISTING CONCRETE WHEELSTOP
- 6 EXISTING HANDICAPPED SIGN
- 7 EXISTING STANDARD PARKING SPACE
- 8 EXISTING HANDICAP PARKING SPACE
- 9 EXISTING LIGHT POLE
- 10 EXISTING PROPERTY LINE
- 11 EXISTING ADJACENT TENANT - NO WORK THIS AREA
- 12 NEW CONCRETE FILLED BOLLARD
- 13 ELECTRICAL SERVICE - SEE ELECTRICAL DRAWINGS
- 14 NEW 6 FT TALL FENCE - FENCE PERMIT TO BE FILLED SEPARATELY
- 15 DUMPSTER
- 16 NEW LANDSCAPE AREA CUT OUT OF EXISTING ASPHALT DRIVE - PROVIDE NEW EDGE OF ASPHALT DRIVE AROUND NEW LANDSCAPE AREA
- 17 EQUIPMENT
- 18 NEW SEATING AREA ON EXISTING ASPHALT
- 19 BICYCLE RACK - 3 SPACES
- 20 NEW 2' X 4' SIGN - SEE ELECTRICAL COMPANY AT SAME LOCATION OF EXISTING SIGN - SEE PLUMBING DRAWINGS FOR A SEPARATE PERMIT
- 21 NEW 6" - SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION - GAS COMPANY TO DETERMINE ROUTING OF NEW LINE TO BUILDING UNDER SEPARATE PERMIT. SCOPE OF WORK FOR THIS PROJECT IS FOR ALL WORK FROM NEW METER INTO BUILDING
- 22 5'-0" WIDE STRIPPED ACCESSIBLE FROM HANDICAP PARKING TO ACCESSIBLE NEAR ENTRANCE

## LEGEND

- ▲ BUILDING ENTRANCE / EXIT - ALL EXTERIOR LANDINGS TO NOT HAVE GREATER SLOPE THAN 1 PERCENT. TOP OF INTERIOR SLAB GRADE TO BE FLUSH OR LESS THAN 1/4" ABOVE LANDING AT EACH EXIT.

## GENERAL NOTES

1. GENERAL CONTRACTOR TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES IN WRITING UPON DISCOVERY BEFORE COMMENCING WITH ANY WORK.
2. NO EXTERIOR WORK BEING DONE TO CHANGE PREVIOUS SURFACES.
3. NO CHANGE TO ANY EXISTING PARKING ON-SITE.

## PARKING INFO

PARKING CODE (INCLUDING DOG REDUCTION):  
51 DOWN RESTAURANT, BAR, LOUNGE, NIGHT-CLUB 1.0 PER 8 SEATS, PLUS 1.0 SPACE FOR EACH 4 EMPLOYEES, OPEN ENTERTAINMENT SPACE IS 1.0 SPACE PER 120 SQUARE FEET.  
RETAIL AND SERVICES 1.0 PER 600 SQUARE FEET GFA, INCLUDING OUTDOOR AREA USED

### SALTWATER HIPPIE BAR/RESTAURANT

INTERIOR SEATS = 124 SEATS  
EXTERIOR SEATS = 60 SEATS  
TOTAL = 184 SEATS = 23 SPACES  
ENTERTAINMENT SPACE = 936 SF (SEE HATCHED AREA) = (5 SPACES)  
NUMBER OF EMPLOYEES PER SHIFT = 8 EMPLOYEES = (2 SPACES)  
(50 PARKING SPACES REQUIRED)

### SALTWATER HIPPIE RETAIL STORE

1675 SF ÷ 1 PER 600 SF = [3] PARKING SPACES REQUIRED

### DIVE SHOP

1419 SF ÷ 1 PER 600 SF = [3] PARKING SPACES REQUIRED

### POST OFFICE

6265 SF ÷ 1 PER 600 SF = [11] PARKING SPACES REQUIRED

TOTAL REQUIRED PARKING SPACES = 47 PARKING SPACES

TOTAL NUMBER SPACES ON BOTH PROPERTIES = 57 SPACES  
NUMBER OF PARKING SPACES ON SOUTH PROPERTY (POST OFFICE) = 11 SPACES  
NUMBER OF PARKING SPACES ON NORTH PROPERTY = 46 SPACES

NUMBER OF SPACES ALONG MADEIRA WAY = 15 SPACES

ALL PARKING SPACES ARE EXISTING EXCEPT FOR 3 NEW HANDICAP PARKING SPACES. 3 EXISTING PARKING SPACES WERE REMOVED TO HANDLE 3 NEW HANDICAP PARKING SPACES.

3 HANDICAP SPACES ARE REQUIRED FOR PARKING LOTS WITH 51-79 SPACES. ONE OF WHICH SHALL BE SERVED BY AN ACCESSIBLE 96" MINIMUM WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE" (CEG, 150-175)

2/1

REV	DATE	DESCRIPTION
1	02/09/2025	NO KLEIN CITY COMMENTS
2	02/09/2025	NO KLEIN CITY COMMENTS

PAVALIS	ARCHITECT
417 South Phoenician Avenue, Suite 300	Fortis 3408
Orlando, FL 32801	

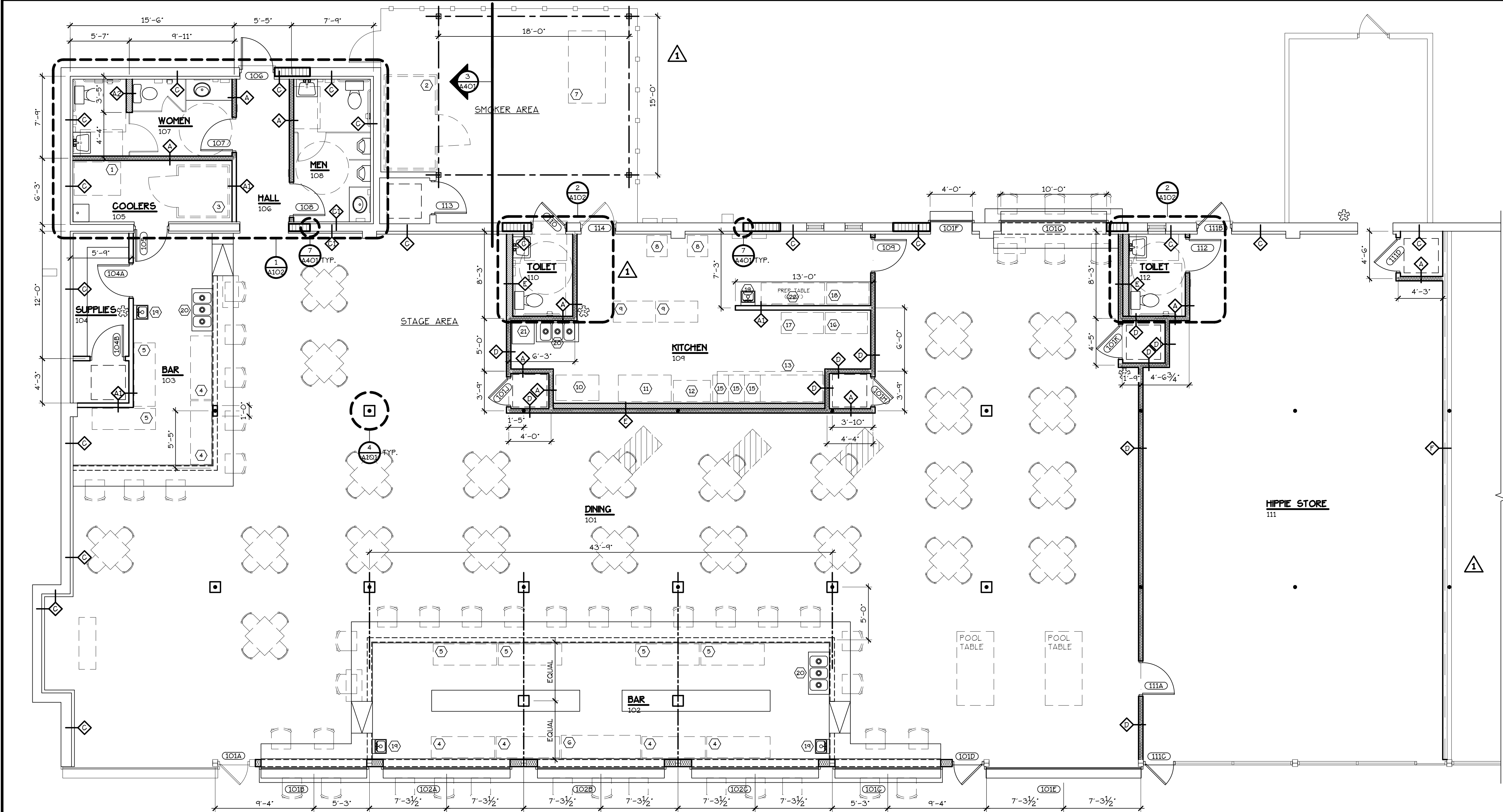
PAVALIS	ARCHITECT
417 South Phoenician Avenue, Suite 300	Fortis 3408
Orlando, FL 32801	

PARTIAL ARCHITECTURAL SITE PLAN
PROJECT:
Saltwater Hippie
15045 Madeira Way
Madiera Beach, Florida 33708

Author:	Andrew Z. Pavalis
Date:	03/07/25
Checked by:	AZP
Drawn by:	M.M.H.
Job:	25-001
Sheet:	

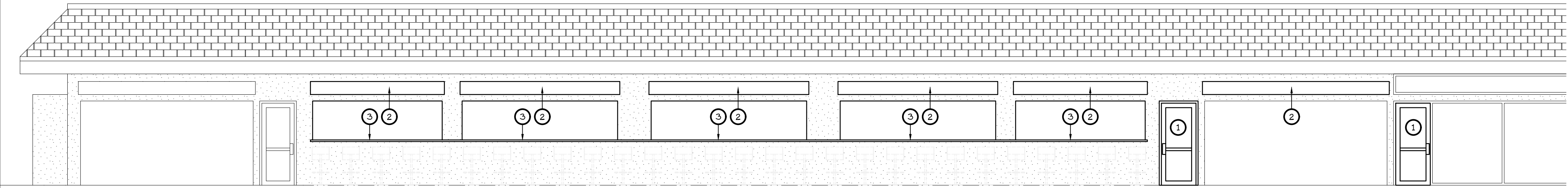
AS001



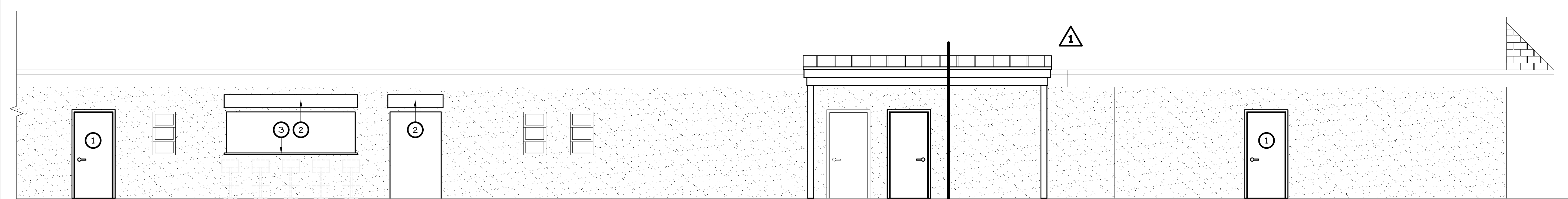


**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

EQUIPMENT LIST		
DESCRIPTION	ELECTRICAL	
1 ICE ROOM	-	
2 COOLER (5'-0" x 9'-0")	-	
3 COOLER (5'-0" x 5'-0")	-	
4 DROP-IN COOLER (72" x 24")	2.5 AMP, 115v, 1-PHASE	
5 GLASS DOOR COOLER (72" x 24")	6 AMP, 115v	
6 KEG COOLER (7'-6" x 2'-2")	6.7 AMP, 115v, 1-PHASE	
7 SMOKER (42" x 82")	14 AMP, 120v	
8 HOLDING CABINET	10 AMP, 120v	
9 WARMING DRAWER (-----)	11.25 AMP	
10 PIZZA MIXER (2'-5" x 4'-1")	10 AMP, 220v, 3-PHASE	
11 PIZZA PREP (60")	2.5 AMP, 115v, 1-PHASE	
12 PIZZA OVEN (42" x 24") SELF VENT		
13 HOT PL HOOD	20 AMP, 120v	
14 GRIDDLE W/ REFRIG. BELOW (72")	15 AMP, 115v	
15 FRYER	-	
16 FULL HEIGHT FREEZER (48")	7.8 AMP, 120v	
17 SANDWICH PREP (48") 1/4 HP	4.3 AMP, 115v/60/1-PHASE	
18 SALAD PREP COOLER (2'x4')	2.5 AMP, 115v	
19 HAND SINK	-	
20 3-COMPARTMENT SINK	-	
21 DISHWASHER (25" x 25")	16 AMP, 115v	
22 WARMING STRIPS (48" WIDE)	8.3 AMP, 120v (60" A.F.F.)	



**2 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



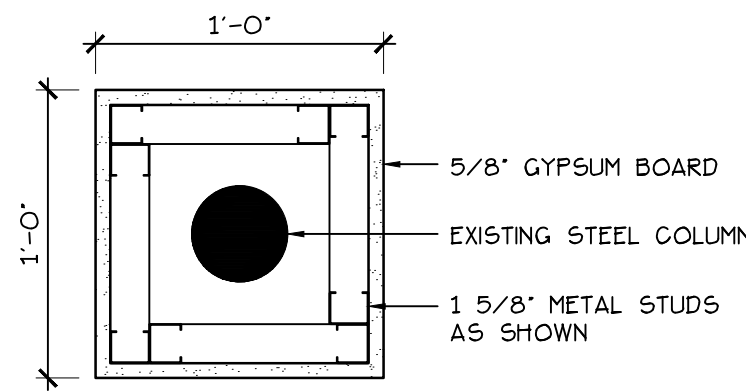
**3 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**WALL LEGEND**

- EXISTING DOOR SYSTEM TO REMAIN
- EXISTING WINDOW SYSTEM TO REMAIN
- EXISTING WALL PARTITION TO REMAIN
- NEW DOOR SYSTEM - REFER TO DOOR SCHEDULE
- NEW 3 5/8" METAL STUDS AT 16" O.C. - FINISH WITH 5/8" G.W.B. EACH SIDE
- NEW 6" METAL STUDS AT 16" O.C. - FINISH WITH 5/8" G.W.B. EACH SIDE
- NEW CMU INFILL

**FLOOR PLAN GENERAL NOTES**

- GENERAL CONTRACTOR TO NOTIFY ARCHITECT AFTER LAYOUT IS COMPLETE AND WALL TRACK IS IN PLACE PRIOR TO FRAMING ANY WALLS
- G.C. TO NOTIFY ARCHITECT IN WRITING WITH ANY DISCREPANCIES UPON DISCOVERY PRIOR TO COMMENCING WITH ANY WORK.
- SEE PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- ALL INTERIOR DOORS ARE TO HAVE A 4" JAMB AT HINGE SIDE OF DOOR, U.O.N.



**4 ENLARGED PLAN**  
SCALE: 1 1/2" = 1'-0"

**ELEVATION KEYED NOTES**

- RELOCATED DOOR
- NEW ROLL-UP DOOR
- NEW COUNTERTOP

**ELEVATION NOTES**

- PATCH + REPAIR STUCCO TO MATCH EXISTING

REVISIONS		DATE	BY	REVISION
01	8.13.23	JTY	COMMENTS	
02	8.19.23	JTY	COMMENTS	

**PAVALIS ARCHITECTON**  
417 South Pinellas Avenue, Tarpon Springs, Florida 34689  
email: andrew@pavalis.com

Drawing Title: **FLOOR PLAN + ELEVATIONS**

**PROJECT:**  
Saltwater Hippie  
15045 Madeira Way  
Madeira Beach, Florida 33708

Seal	Andrew Z. Pavalis State of Florida
Date:	03.07.25
Checked by:	AZP
Drawn:	MAH
Job:	25-001
Sheet	



Outlook

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**RE: ABP 2025-05 Beach Bar LLC (Saltwater Hippie Beach Bar) App Corrections**

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**From** Leslie Miller <lmiller@karnsenterprises.com>

**Date** Tue 10/21/2025 9:56 AM

**To** Paige Karns <Paige@karnsenterprises.com>; Morris, Andrew <Amorris@madeirabeachfl.gov>

**Cc** Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; William Karns <wkarns@karnsenterprises.com>

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Hi Andrew,

Paige is correct about the new licensing. It will be a new license and not an extension of the current license. We closed that account when we knew that Brass Captain would not be opening again. The Florida DBPR State Alcoholic Beverage License Application can not be submitted until we get the Seating License from the Division of Hotels and Restaurants which can't happen until construction is completed. I hope this all makes sense. Please let me know if you have any further questions.

Thank you,

Leslie Miller  
Controller  
William Karns Enterprises, Inc.  
101 150<sup>th</sup> Avenue  
Madeira Beach, FL 33708  
(727) 367-3000 Phone  
(727) 360-2574 Fax

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**From:** Paige Karns <Paige@karnsenterprises.com>

**Sent:** Tuesday, October 21, 2025 7:29 AM

**To:** Andrew Morris <Amorris@madeirabeachfl.gov>

**Cc:** Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; William Karns <wkarns@karnsenterprises.com>;

Leslie Miller <lmiller@karnsenterprises.com>

**Subject:** Re: ABP 2025-05 Beach Bar LLC (Saltwater Hippie Beach Bar) App Corrections

Good morning Andrew,

I can revise the application for the 60 exterior seats.

Leslie can you please explain the licensing and application concerns? I believe we aren't able to make our application until it's closer to the building being complete. I also believe it will be a new application and not an extension of the existing liquor license. Leslie, any insight would be helpful. Thank you!



**Paige Karns**

Managing Member at Beach Builders

**A** 101 150<sup>th</sup> Ave | Madeira Beach, FL 33708

**P** 727-367-3000 **M** 727.793.8737

**E** [paige@karnsenterprises.com](mailto:paige@karnsenterprises.com)

**W** [www.beach-builders.com](http://www.beach-builders.com)

On Oct 20, 2025, at 9:19 AM, Morris, Andrew <[Amorris@madeirabeachfl.gov](mailto:Amorris@madeirabeachfl.gov)> wrote:

Paige,

When Joe and I were reviewing the alcoholic beverage license application for Saltwater Hippie, we saw the exterior seat count on the alcoholic beverage license was different than on the approved plans. Could you please change the exterior seat count to 60? Also do you have a copy of the Florida DBPR State Alcoholic Beverage License Application? Would this request be considered an extension of licensed premises of the existing license or would it be considered a new license for the property? We are going to be mailing and posting the alcoholic beverage license public notice on Friday, so we would need these requested corrections as soon as possible to review them.

<image.png>

<image.png>

Best Regards,

*Andrew Morris*

Andrew Morris, AICP

Long Range Planner

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

Email: [amorris@madeirabeachfl.gov](mailto:amorris@madeirabeachfl.gov)  
<Outlook-evibiwbw.png>

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.  
<ABP 2025-05 Beach Bar LLC Local App (Corrections Needed).pdf>