



Memorandum

Meeting Details: June 11, 2025 – BOC Regular Meeting

Prepared For: Mayor Brooks and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for (2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-03 for Belleair Market Johns Pass located at 111 Boardwalk Place West Suite 103, Madeira Beach, Florida 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-03, is seeking a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises and by sealed container for consumption off premises at Belleair Market Johns Pass located at 111 Boardwalk Place West Suite 103, Madeira Beach, Florida 33708. This establishment is in the C-1, John's Pass Village Activity Center Zoning District and the Commercial Core Character 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.**

John's Pass Village is mostly commercial uses with a focus on tourism. There are not any single-family residential areas adjacent to the property of the proposed alcohol use. A small market serving sandwiches and selling beer and wine would be a compatible use for the location. The proposed alcohol use would not 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.

The location of the Belleair Market John's Pass has previously had commercial tenants including a convenience store with a (2APS) alcoholic beverage license. It is not foreseen that any additional traffic would be generated since this location has previously had similar commercial tenants. There is parking located under and behind the structure and across the street in the John's Pass Plaza Parking Garage. John's Pass Village is a walkable commercial area where customers can walk between their shopping and eating destinations. The proposed alcohol use would not create additional congestion or present a safety hazard.

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

A small market would be a compatible use in this location since it is a commercial use and would be surrounded by other commercial uses. Many of the nearby tenants have several types of alcohol licenses. The structure that the establishment is in has previously had other commercial tenants including a convenience store. The proposed use is compatible with the location.

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

Public safety should not be adversely affected by Belleair Market 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.

(4) 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): City Staff recommends the approval of ABP 2025-03.

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

George Scott
10218 Thurston Groves Blvd
Seminole, FL 33778

Property Owner: Name and Address

111 Boardwalk, LLC
PO Box 171
Largo, Florida 33779

Telephone: (727) 459-0397

Email: belleairmarket@aol.com

Telephone: 727433-2671

Email: Benmallah@equitymp.com

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

Name of Business: Belleair Market Johns Pass, LLC Business Phone: 7274590397

Parcel Identification: Attached on Site Plan

Legal Description: Attached

Number of Seats: Inside: 6 Outside: 2

Number of Employees: 3

Zoning District: C-1

Future Land Use: Activity Center

Classification:

- | | | |
|--|--|---|
| <input type="checkbox"/> Package store, beer & wine | <input checked="" type="checkbox"/> Retail Store, beer, wine | <input 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 |

Number of Parking Spaces: 18 + Handicap Parking Spaces: 2 Bike Racks: 1

Motorcycle Parking Spaces: _____ **+Parking Garage**

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 119.073 are subject to public record requests.

Hours of Operation:

Monday: 8am-8pm

Tuesday: 8am-8pm

Wednesday: 8am-8pm

Thursday: 8am-8pm

Friday: 8am-8pm

Saturday: 8am-8pm

Sunday: 8am-8pm

General Description of Business: _____

Small Market/Sandwich Cafe featuring Cuban Sandwiches, Beer, Wine, Drinks

Supporting Materials Required:

- ☒ Property Owner's Written Approval ☒ Property Survey (With Total Parking Count)
- ☒ Site Plan ☒ 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 #: _____

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: May 16, 2025

ABP #: _____

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

Fee: \$800.00

☒ Check # 9620

☐ Cash

☐ Receipt # _____

Date Received: 5-16-25

Received by: _____

ABP# Assigned: 2025-03

BOC Hearing Date: _____

☐ Approved

☐ Denied

Community Development Director

Date: _____

City Manager

Date: _____

ABP #: _____

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*

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: 5-16-25STATE OF FloridaCOUNTY OF Pinellas

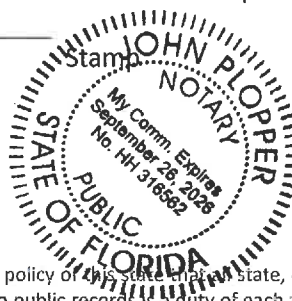
Before me, this 16th day of May, 2025, appeared in person

George Scott
(name of applicant)

who, being sworn, deposes and says that the forgoing

is true and correct certification and who is _____ personally know to me or has produced FL DL # S300-303-68 as identification. 463-0

Jh
(notary signature)

Commission Expires: 9-26-26



10225 Ulmerton Rd Suite 12A
Largo FL 33771
Tel: 727-517-2395 Fax: 727-517-2396

May 15, 2025

City of Madeira Beach

RE: Application for Alcohol (Beer and Wine), Belleair Market Johns Pass

To Whom It May Concern:

I am writing on behalf of 111 Boardwalk LLC, the owner of the property located at 111 Boardwalk Place West, Madeira Beach, Florida. We have entered into a lease agreement with George Scott and Julie Champion, principals of Belleair Market Johns Pass LLC.

It has come to my attention that they intend to apply for a 2COP Alcohol License for the leased premises. Please be advised that I fully approve of their intended use of the property and fully support their application for the license.

Should you require any additional information, please feel free to contact me directly.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ben Mallah", is written over a horizontal line.

Benjamin Mallah

Managing Member

Benmallah@equitymp.com

Consideration of alcoholic beverage application:

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

Thank you for considering our application to become a part of Johns Pass Village and an integral partner in the City of Madeira Beach. We are bringing over 11 years of experience and cooperation with the City of Belleair Bluffs and the surrounding neighborhoods. We have built a reputation of being intricately involved with the residents, workers, tourists, businesses and municipalities. We believe that our Neighborhood is better as a result of having Belleair Market. We hope to bring the same energy and sense of community to Madeira Beach.

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.

The proposed alcoholic beverage license will not adversely impact the character of the neighborhood. Alternatively, providing a family, community oriented business to shop for these items will be a positive for the area. We will run a clean, safe, conscientious beer and wine business that will serve as an example of positive customer relations to the neighboring community and businesses.

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.

We do not expect our alcoholic beverage business to create a substantial increase in congestion in Johns Pass. We will represent a convenient, close location which will be frequented by tourists, neighbors and Johns Pass employees. Most of our business will be based on foot traffic, and patrons already visiting the area.

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

The location we are using is very compatible with our proposed use. The square footage, sidewalk entrance, rear door access and facilities make it a perfect location for what we are doing. We have 11 years of experience in our current location, which gives us first-hand knowledge as to what we need in this new location. The size, layout, location, neighborhood, parking and close vicinity to the water make it a perfect location.

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

There will be no adverse affect on public safety. We run a clean, safe business. We do not sell to minors or intoxicated patrons. We work very closely with law enforcement and the local municipalities to provide a safe, memorable overall experience for our customers, as well as for our neighbors. We do not take lightly our responsibility as partners and citizens to care for our property and provide an environment which encourages people to continue to visit Madeira Beach and Johns Pass.

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.

The application Fee is being paid by check to the City of Madeira Beach on May 16, 2025.

**SECTION 4 – DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

- | | | | |
|----|------------------------------|--|--|
| 1. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the proposed premises movable or able to be moved? |
| 2. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the business located within a Specialty Center? If yes, check the applicable statute:
<input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S. |
| 4. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there any mobile vehicles used to sell or serve alcoholic beverages? |
| 5. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there more than 3 separate rooms or enclosures with permanent bars or counters? |

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.

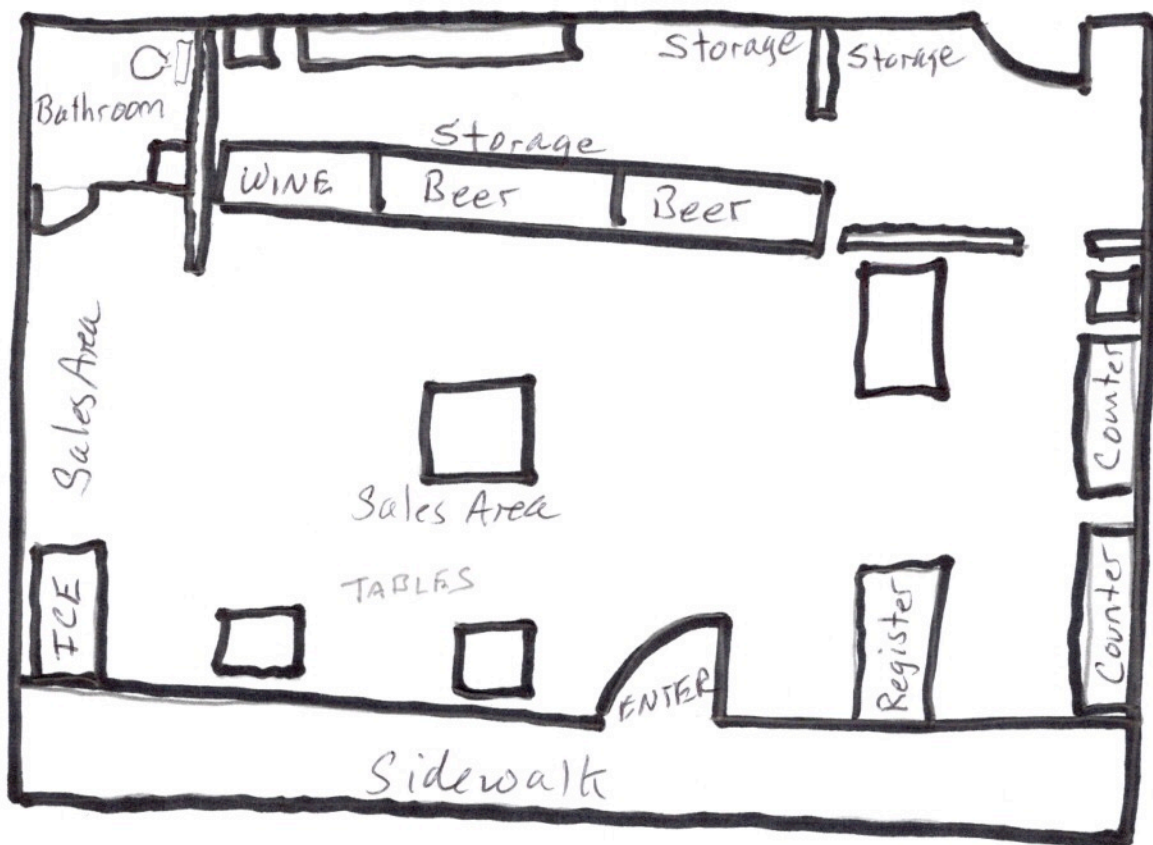


EXHIBIT "A"

ADDRESS AND LEGAL DESCRIPTION OF PROPERTY

Site Address:

111 Boardwalk Pl W Ste 103, Madeira Beach, FL 33708

Legal Description:

Unit 103, MENNA'S LANDING A CONDOMINIUMD
according to the Declaration of condominium there of
recorded in Official Records Book 16442, Page 72, as
amended by instrument recorded in official Records
Book 16455, Page 1924, and the plat thereof as recorded
in Condominium Plat Book 155, pages 17 through 21,
inclusive, all of the public records of Pinellas County,
Florida, and any amendments thereto, together with an
undivided interest in the common elements appurtenant
thereto.

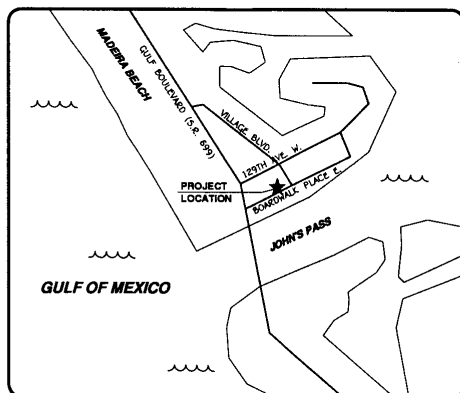
Please Initial
Tenant
Tenant

Initial
GCS
Initial
MC

EXHIBIT "B"
PLOT PLAN AND FLOOR PLAN

MENNA'S LANDING - A CONDOMINIUM

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE

Description of Units:

(A) DESCRIPTION.

EACH UNIT INCLUDES THAT PART OF THE BUILDING, CONTAINING THE UNIT THAT LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES ARE AS FOLLOWS:

(i) UPPER AND LOWER BOUNDARIES.

THE UPPER AND LOWER BOUNDARIES OF THE UNIT ARE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

(1) UPPER BOUNDARIES.

THE IMAGINARY PLANES ALONG AND COINCIDENT TO THE INTERIOR UNFINISHED LOWER SURFACE(S) OF THE CEILING OF THE UNIT.

(2) LOWER BOUNDARIES.

THE IMAGINARY HORIZONTAL PLANE ALONG AND COINCIDENT TO THE LOWEST POINT OF THE INTERIOR UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.

(ii) PERIMETER BOUNDARIES.

THE PERIMETER BOUNDARIES OF THE UNIT ARE THE IMAGINARY VERTICAL PLANES ALONG AND COINCIDENT TO THE INTERIOR UNFINISHED SURFACES OF PERIMETER WALLS, EXTERIOR DOORS, AND WINDOWS.

(iii) EXTERIOR DOORS AND WINDOWS.

EACH EXTERIOR DOOR AND WINDOW IS A LIMITED COMMON ELEMENT OF THE UNIT IN WHICH IT IS PHYSICALLY LOCATED.

Legal Description

LOTS 2, 3, AND 4, BLOCK 2, MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Surveyor's Notes:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. ALL IMPROVEMENTS SHOWN HEREON ARE COMPLETE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST RIGHT OF WAY LINE OF BOARDWALK PLACE, SAID LINES BEARS S45°00'00"W.
4. BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12103C0191 G, DATED SEPTEMBER 3, 2003, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "AE" (EL 12)
5. THE CONDOMINIUM IS CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM FOR MENNA'S LANDING, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
6. VARIOUS EASEMENTS HAVE BEEN GRANTED AND RETAINED IN ARTICLE _____ OF THE DECLARATION OF CONDOMINIUM. THE DEVELOPER HAS RESERVED THE RIGHT TO GRANT OTHER EASEMENTS OVER THE CONDOMINIUM PROPERTY FROM TIME TO TIME.
7. SEE THE DECLARATION OF CONDOMINIUM FOR THE DEFINITION AND/OR DESCRIPTION OF "UNIT", "COMMON ELEMENT", "LIMITED COMMON ELEMENT", AND OTHER TERMS.
8. ANY DESIGNATION OF SPECIFIC USES OR PURPOSES, OTHER THAN DESIGNATIONS OF UNITS, ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AND DO NOT ALONE RESTRICT USES OF SUCH AREAS.
9. ANY OF THE AREAS ON THIS CONDOMINIUM MAP NOT LABELED OTHERWISE SHALL BE COMMON ELEMENTS.

Surveyor's Certificate:

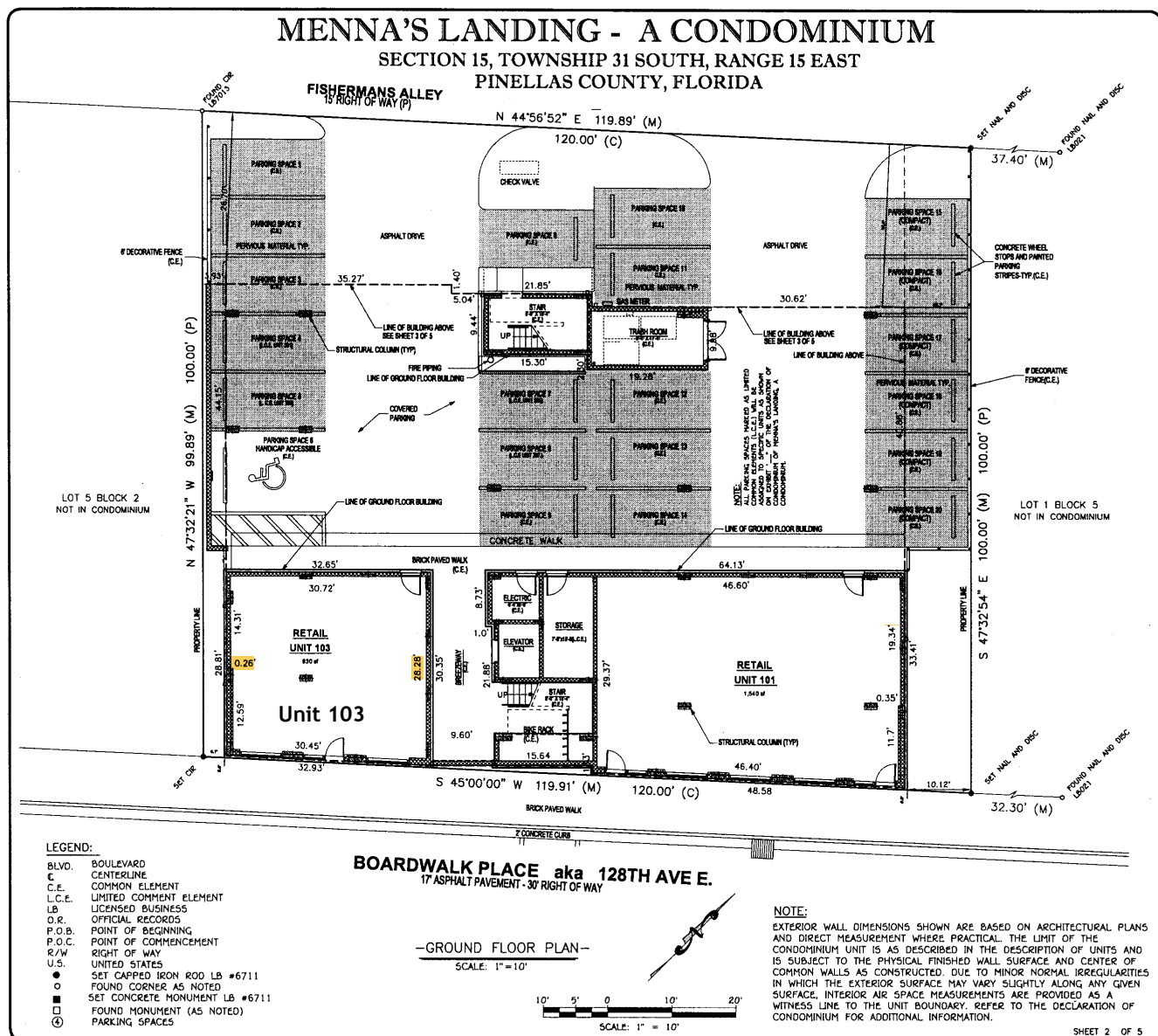
I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT CONSISTING OF FIVE (5) SHEETS IS AN ACCURATE REPRESENTATION OF A SURVEY OF THE LAND AND THE LOCATION AND DIVISIONS OF THE IMPROVEMENTS DESCRIBED AND SHOWN HEREON AS CONSTRUCTED, THAT THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON ELEMENTS AND EACH UNIT AND THEIR RELATIVE LOCATIONS AND APPROXIMATE DIMENSIONS AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

W.C. Ward 11-29-03
WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA
650 PINELLAS BAYWAY, SUITE 2101
TIERRA VERDE, FL. 33715



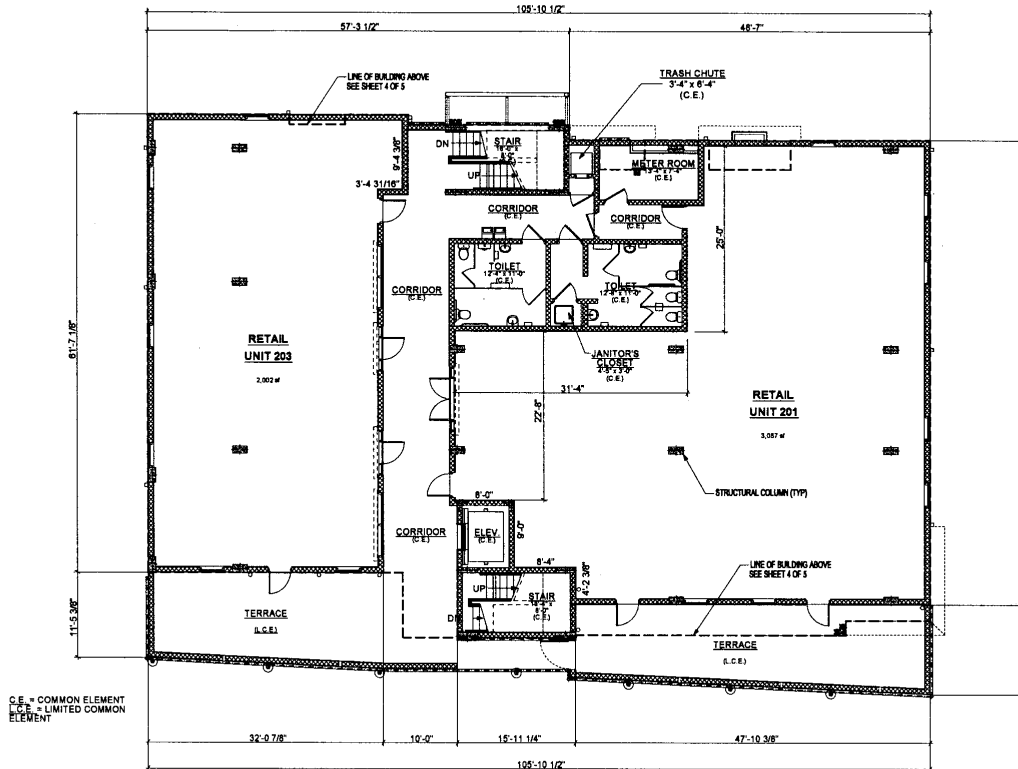
MENNA'S LANDING - A CONDOMINIUM

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



MENNA'S LANDING - A CONDOMINIUM

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

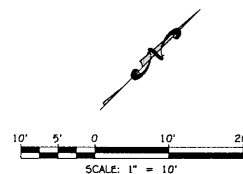


C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

—FIRST FLOOR PLAN—

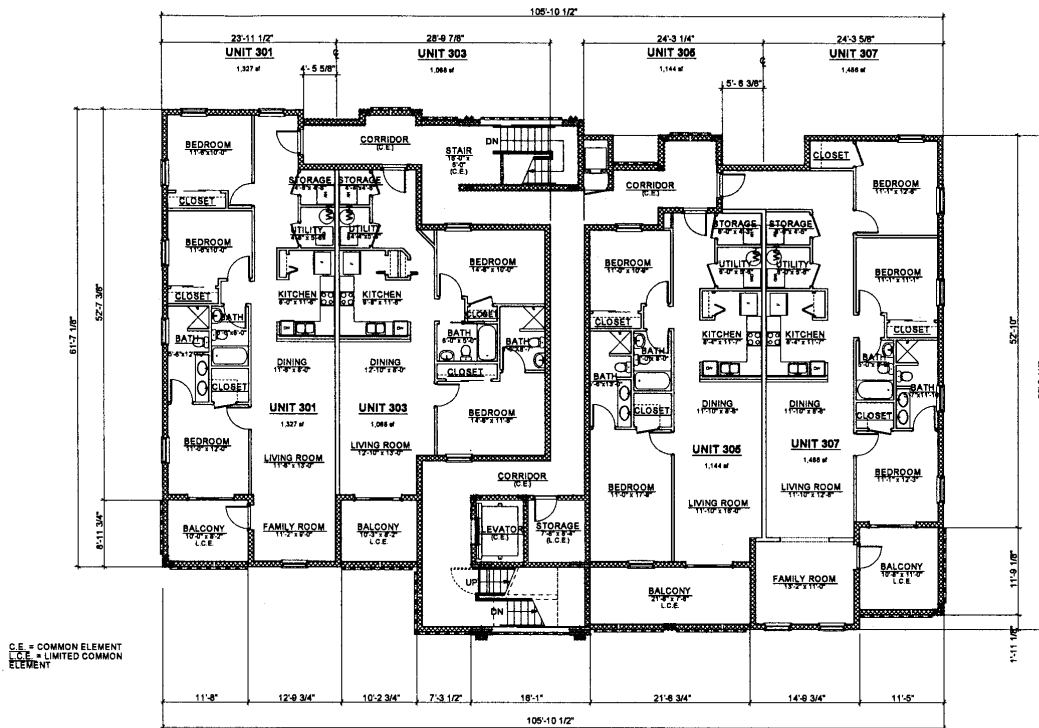
SCALE: 1" = 10'

NOTE:
EXTERIOR WALL DIMENSIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS AND DIRECT MEASUREMENT WHERE PRACTICAL. THE LIMIT OF THE CONDOMINIUM UNIT IS AS DESCRIBED IN THE DESCRIPTION OF UNITS AND IS SUBJECT TO THE PHYSICAL FINISHED WALL SURFACE AND CENTER OF COMMON WALLS AS CONSTRUCTED. DUE TO MINOR NORMAL IRREGULARITIES IN WHICH THE EXTERIOR SURFACE MAY VARY SLIGHTLY ALONG ANY GIVEN SURFACE, INTERIOR AIR SPACE MEASUREMENTS ARE PROVIDED AS A WITNESS LINE TO THE UNIT BOUNDARY. REFER TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL INFORMATION.



MENNA'S LANDING - A CONDOMINIUM

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

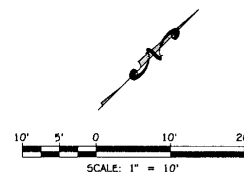


—SECOND FLOOR PLAN—

SCALE: 1" = 10'

NOTE:

EXTERIOR WALL DIMENSIONS SHOWN ARE BASED ON ARCHITECTURAL PLANS AND DIRECT MEASUREMENT WHERE PRACTICAL. THE UNIT OF THE CONDOMINIUM UNIT IS AS DESCRIBED IN THE DESCRIPTION OF UNITS AND IS SUBJECT TO THE PHYSICAL FINISHED WALL SURFACE AND CENTER OF COMMON WALLS AS CONSTRUCTED. DUE TO MINOR NORMAL IRREGULARITIES IN WHICH THE EXTERIOR SURFACE MAY VARY SLIGHTLY ALONG ANY GIVEN SURFACE, INTERIOR AIR SPACE MEASUREMENTS ARE PROVIDED AS A WITNESS LINE TO THE UNIT BOUNDARY. REFER TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL INFORMATION.



MENNA'S LANDING - A CONDOMINIUM

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



—SOUTH BUILDING ELEVATION—
NOT TO SCALE



AFFIDAVIT OF MAILING

Date: 5/22/2025

Mailings for Case # ABV 2025-03

Before me this day Lisa Scheuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 22nd day of May, 2025.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

5/22/25
Date

*Copy of public notice is attached.



MEMORANDUM

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **June 11, 2025, 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 by the drink or in sealed containers for consumption on premises and by sealed container for consumption off premises, at Belleair Market Johns Pass located at 111 Boardwalk Place West Suite 103, Madeira Beach, FL 33708. This establishment is located in the C-1, John's Pass Village Activity Center Zoning District. The future land use designation for the property is Activity Center.

(2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-03

Applicant(s): George Scott

Property Owner(s): 111 Boardwalk, LLC

Business Location: 111 Boardwalk Place West Suite 103, Madeira Beach, FL 33708

Business: Belleair Market Johns Pass, LLC

Application Request: Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-03, is requesting authorization from the Board of Commissioners for the approval of a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises and by sealed container for consumption off premises at Belleair Market Johns Pass located at 111 Boardwalk Place West Suite 103, Madeira Beach, FL 33708. This establishment is in the C-1, John's Pass Village Activity Center Zoning District and the Commercial Core Character District. The future land use designation for the property is Activity Center.

Note: 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 or at <https://madeirabeachfl.gov/plan-review-documents/>. If you would like more information regarding the application, please contact Andrew Morris Long Range Planner at 727-391-9951, ext. 244 or amorris@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

Andrew Morris, Long Range Planner
amorris@madeirabeachfl.gov
727-391-9951, ext. 244

Posted:

May 22, 2025 @ 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 Silver no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 244 or send a written request to planning@madeirabeachfl.gov.





MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 21 May 2025

Subject Parcel: 15-31-15-57275-000-1030

Radius: 300 feet

Parcel Count: 33

Total pages: 3

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.

R N J MADEIRA BEACH INC
C/O IURILLO, CAMILLE
1017 GRAND CT
HIGHLAND BEACH, FL 33487-5306

FL INT IMP FUND TRE
C/O GARDNER PROPERTIES INC
555 SE ST LUCIE BLVD
STUART, FL 34996-1320

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433

JOHN'S PASS PLAZA LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

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

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

J E H INVESTMENTS LLC
4200 4TH ST N STE 3
ST PETERSBURG, FL 33703-4735

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

CRITELLI FAMILY LIVING TRUST
8162 TERRACE GARDEN DR N UNIT 102
ST PETERSBURG, FL 33709-1055

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

PERSHING ENTERPRISES LLC
9226 143RD LN
SEMINOLE, FL 33776-1959

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

MERMAID HOLDINGS LLC
12831 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2654

DE LOSAS PIZZA & RESTAURANT
12800 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2653

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

LUPER REAL ESTATE INC
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202

MENNA'S LANDING OWNER'S ASSN INC
9334 SILVERTHORN RD
SEMINOLE, FL 33777-3163

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

LUPER REAL ESTATE INC
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202

DE LOSAS PIZZA & RESTAURANT
12800 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2653

MERMAID HOLDINGS LLC
12831 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2654

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

JPV RESTAURANT PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

111 BOARDWALK LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

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



AFFIDAVIT OF POSTING

5/22/2025

Date: ABV 2025 03

Postings for: _____

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

Lisa Scheuana
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 22nd day of May, 2025.

Personally known or produced _____ as identification.

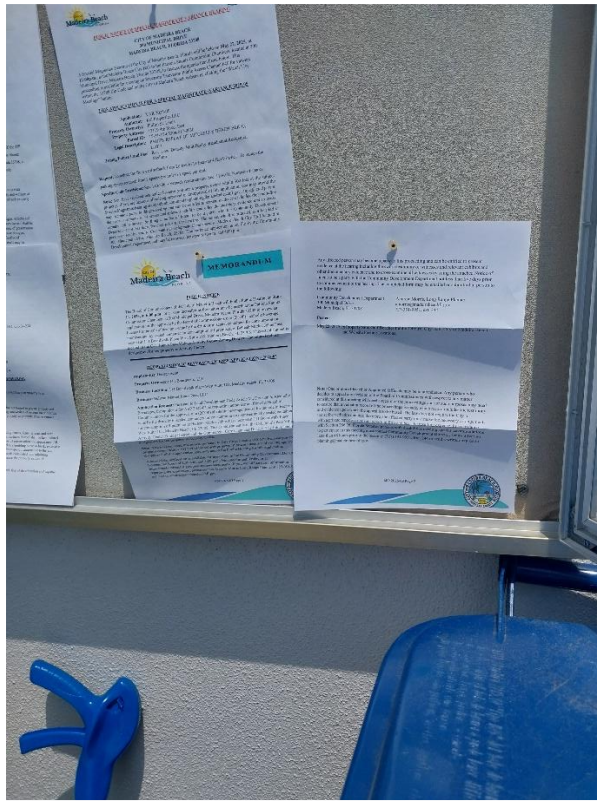


Samantha Arison
Notary Public

5/22/25
Date

*Copy of public notice is attached.

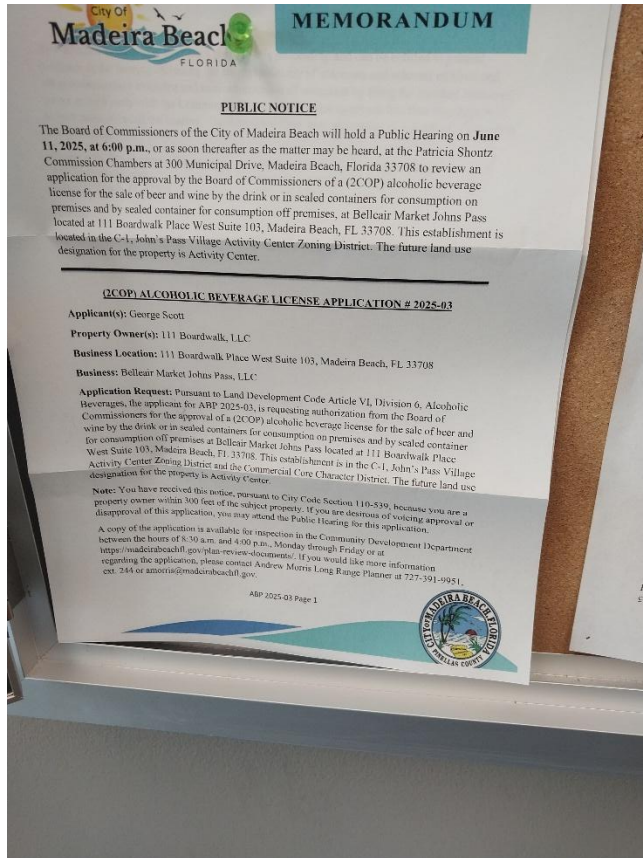
City Hall



Location of Proposed Alcohol Beverage License



Library



City Website

[Services](#) [Events](#) [News](#) [Meetings](#) [Departments](#) [Public Records Requests](#) [Public Records S](#)

[Community Development Department](#) / [Community Development Documents](#) / [Plan Review Documents](#)

[Plan Review Documents](#)

Jenny Silver
Director of Community Development
 (727) 391-9951 x244
 planning@madeirabeachfl.gov
 300 Municipal Drive
 Monday - Friday
8:30 am - 4:00 pm

Plan Review Documents

Alcoholic Beverage License Public Hearings BOC Regular Meeting June 11, 2025

ABP 2025-02 Barefoot Beach Club
[ABP 2025-02 Barefoot Beach Club Application](#)
[ABP 2025-02 Barefoot Beach Club Public Notice](#)

ABP 2025-03 Belleair Market
[ABP 2025-03 Belleair Market Application and Support Materials](#)
[ABP 2025-03 Belleair Market Public Notice](#)

Special Magistrate Variances and Special Exception

<https://madeirabeachfl.gov/plan-review-documents/>