



MEMORANDUM

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **December 10, 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 Quota (4COP) alcoholic beverage license for the sale of beer, wine, and liquor for consumption on premises at Dockside Dave's Restaurant located at 14701 Gulf Blvd and 14703 Gulf Blvd Madeira Beach, Florida 33708. This establishment is located in the C-3, Retail Commercial Zoning District and the Residential/Office/Retail (R/O/R) Future Land Use Category.

QUOTA (4COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-06

Applicant(s): Dockside Dave's Restaurant

Property Owner(s): Dockside Daves Real Estate LLC

Business Location: 14701 Gulf Blvd and 14703 Gulf Blvd Madeira Beach, Fl 33708

Business: Dockside Dave's Restaurant

Application Request: Quota (4COP) Alcoholic Beverage License pursuant to Sec. 110-534. - Change of alcoholic beverage zoning

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-06, is seeking a Quota (4COP) alcoholic beverage license for the sale of beer, wine, and liquor for consumption on premises at Dockside Dave's Restaurant located at 14701 Gulf Blvd and 14703 Gulf Blvd Madeira Beach, Fl 33708. This application is being made pursuant to Sec. 110-534. - Change of alcoholic beverage zoning, because of the applicant's request to change from a Special Food Service Establishment (4COP) alcoholic beverage license to a Quota (4COP) alcoholic beverage license. Sec. 110-534. - Change of alcoholic beverage zoning requires the approval of the Board of Commissioners to change to an alcoholic beverage license of greater intensity and includes consideration of all requirements under Section 110-534. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Residential/Office/Retail (R/O/R).

Note:

Section 110-534 of the Madeira Beach Code of Ordinances requires the approval by the Board of Commissioners to change to an alcoholic beverage license of greater intensity. The new



application would be reviewed for all factors located under Section 110-534. 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 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

Posted: November 24, 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 Rowan no later than 48 hours prior to the meeting: (727) 391-9951 or send a written request to planning@madeirabeachfl.gov.





NOTICE OF INTENT TO BE AN AFFECTED PARTY

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 a notice of intent to be a party with the City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: _____

Applicant's Name: _____

Signature of Affected Person

Date



AFFIDAVIT OF MAILING

Date: 11/24/2025

Mailings for Case # ABP-2025-06

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

Lisa Sealeman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 25th day of November, 2025.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public

11/25/25
Date

*Copy of public notice is attached.

JJB PROPERTY HOLDINGS LLC 5294 62ND AVE S ST PETERSBURG, FL 33715-2403	ADAMS, DAVID C TRE 340 CRESTRIDGE LN LONGMONT, CO 80501-4731	ABELKIS, RICHARD RIMAS 5579 LA SALLE CT NEW PORT RICHEY, FL 34652-3726
VALENZUELA, LENKA 10355 TEMPLE WAY SEMINOLE, FL 33772-7418	KADELCO LLC 11009 RIDGEDALE RD TEMPLE TERRACE, FL 33617-3025	GRAVES, KELLY TRUST 705 PELICAN LN PEOTONE, IL 60468-8702
COPP, MARISSA MARY 120 146TH AVE E UNIT 2 MADEIRA BEACH, FL 33708-2199	FERNANDES, ANN F 14980 WOODCREST RD BROOKSVILLE, FL 34604-0624	EASTMAN, MATTHEW ELLIOTT 1744 10TH ST APT 1 SANTA MONICA, CA 90404-4369
MELVIN, ANTHONY 106 146TH AVE E MADEIRA BEACH, FL 33708-2120	HUBER, GRACE 78 146TH AVE E MADEIRA BEACH, FL 33708-2118	KINGDOM REALTY LLP 4921 71ST AVE N PINELLAS PARK, FL 33781-4428
NAVARRO, JOHN 11501 47TH AVE N ST PETERSBURG, FL 33708-2705	ONEILL HOLDINGS LLC 16512 BRIGADOON DR TAMPA, FL 33618-1051	MORALES, ROBERT RAMON 105 147TH AVE MADEIRA BEACH, FL 33708-2125
BANNO, JEFFREY B 5111 102TH WAY N ST PETERSBURG, FL 33708-3458	RODRIGUES, LINDA 63 SCHOOL ST STOUGHTON, MA 02072-2358	JP BRENNAN & COMPANY INC 37852 STATE ROAD 54 ZEPHYRHILLS, FL 33542-6920
J J & M R PROPERTIES INC 3203 E YUKON ST TAMPA, FL 33604-2325	The ADVANTA IRA SERVICES LLC Family 125 147TH AVE E MADEIRA BEACH, FL 33708-2125	VENUTI, PAUL 10253 COASTAL SHORES DR PARRISH, FL 34219-1313
HELTON, DOUGLAS E 12375 4TH ST E TREASURE ISLAND, FL 33706-4428	FOSTER, ROBERT L 138 147TH AVE E MADEIRA BEACH, FL 33708-2126	LUMIA, FRANCO 118 13TH AVE INDIAN ROCKS BEACH, FL 33785-3728
LEE, YIHSYONG 3 FORT HILL LN SCARSDALE, NY 10583-2406	WASIELEWSKI, JOSEPH S 304 CEDAR FALLS DR APOLLO BEACH, FL 33572-3117	DEL BENE, CHRISTOPHER 70 147TH AVE E MADEIRA BEACH, FL 33708-2124
DOCKSIDE DAVES REAL ESTATE LLC 14701 GULF BLVD MADEIRA BEACH, FL 33708-2151	GILLELAND, CHARLES R 6960 RIVERDALE DR HORACE, ND 58047-5711	KD BEACH PROPERTIES LLC 20336 OLD HIGHWAY 6 ADEL, IA 50003-5615

MAD CAR G LLC 3419 ROSEMAN LN DEKALB, IL 60115	SEAVIEW 502 LLC 1622 CHIPPEWA CT GROVE CITY, OH 43123-9717	GREENFIELD PROPERTIES OF MINNESOTA LLC 7120 71ST AVE LORETTO, MN 55357-9653
GCBFLORIDAPROPERTIES LLC 399 WHITE TAIL CIR SHEPHERDSVILLE, KY 40165-7413	HATT, RUTH M 2821 18TH AVE NW ROCHESTER, MN 55901-7653	ESTES, LARRY L 16365 REDINGTON DR REDINGTON BEACH, FL 33708-1547
NADENIK, JACALYN R REVOCABLE TRUST 2345 WHITE OAK DR NORTHBROOK, IL 60062-6347	CELEBRE, RAFFAELE 197 RUSSELL SNIDER DR NOBLETON ON LOG 1N0, CANADA	COWEN, TIMOTHY A 8268 66TH WAY N PINELLAS PARK, FL 33781-2062
BASHAM, GREGORY C TRE 667 SULKY CT HEBRON, KY 41048-8484	MAD BEACH 303 LLC 7120 71ST AVE N LORETTO, MN 55357-9653	WEISER, JAMES 1420 SOPHIA CT COLUMBIA, IL 62236-1021
DONITA INVESTMENTS INC RR 1 SITE 3 BOX 12 THORSBY ALBERTA T0C 2P0, CANADA	KRIVOPISHCHENKO, GENNADIY 2906 WINDING TRAIL DR VALRICO, FL 33596-7918	HILL REVOCABLE FAMILY TRUST 234 WHISPERING LAKE DR PALOS PARK, IL 60464-2532
LAND O'FROST INC 16850 CHICAGO AVE LANSING, IL 60438-1121	SEAVIEW 202 LLC 190 CEYLON AVE TAMPA, FL 33606-3330	VITELLAS, MICHAEL X TRE 250 W 93RD ST APT 15B NEW YORK, NY 10025-7395
CURRAN, IAN 2350 SIERRA CREEK RD AGOURA HILLS, CA 91301-6244	MADEIRA BEACH PROPERTY LLC 460 BURNSIDE DR TIPP CITY, OH 45371-3713	COASTAL LLC 8835 NE HUBBELL RD BONDURANT, IA 50035-1252
MAD BEACH LLC 7120 71ST AVE LORETTO, MN 55357-9653	KRAMER, LEROY J 27685 BUTLER CENTER RD CLARKSVILLE, IA 50619-9253	SEAVIEW CONDOMINIUM ASSN INC 5901 SUN BLVD STE 103 ST PETERSBURG, FL 33715-1160
FORTIS FAMILIA LLC 11580 SHELLY CIR SEMINOLE, FL 33772-6142	SEABREEZE AT MADEIRA CONDO ASSN INC C/O ARIZONA FUNDS LLC 8830 BAYWOOD PARK DR SEMINOLE, FL 33777-4605	GUARDIAN LIMITED PARTNERSHIP 8660 PINETREE DR W SEMINOLE, FL 33772-3339
MINIET, VICENTE EDUARDO TRE 2813 LINTHICUM PL TAMPA, FL 33618-4010	G BALL 19 LLC 10907 N 63RD ST TEMPLE TERRACE, FL 33617-3110	PALM OF MADEIRA RESORT CONDO ASSN INC 11600 4TH ST E TREASURE ISLAND, FL 33706-4403

HYDE, ASA A TRE
510 MARLYN WAY
MADEIRA BEACH, FL 33708-2342

FUSICK, GARY
101 148TH AVE E
MADEIRA BEACH, FL 33708-2129

BELTRANO, FABIOLA
111 148TH AVE E
MADEIRA BEACH, FL 33708-2129

SPEAKMAN, WAYNETTE
121 148TH AVE E
MADEIRA BEACH, FL 33708-2129

GALLIMORE, CHRISTOPHER M
131 148TH AVE E
MADEIRA BEACH, FL 33708-2129

VALEMIL LLC
3 BAYBERRY DR
SADDLE RIVER, NJ 07458-2609

BLAZEJEWSKI, ARTHUR R
404 FEDERAL CITY RD
PENNINGTON, NJ 08534-4207

SCHWAB, KATHERINE J
150 148TH AVE E
MADEIRA BEACH, FL 33708-2130

SCHOLL, JEANINE A
140 148TH AVE E
MADEIRA BEACH, FL 33708-2130

BURDA, LAURA DENISE TRE
130 148TH AVE E
MADEIRA BEACH, FL 33708-2130

SWECKER, NICOLE MARIE
11770 5TH ST E
ST PETERSBURG, FL 33706-2930

SALT + SHORE COASTAL PROPERTIES LLC
1202 NEBRASKA AVE
PALM HARBOR, FL 34683-4033

KREITZ, RHONDA L
14914 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2144

MOORES, LORI ANN TRE
14912 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2144

MOUGHAN, YANA A
14910 N BAYSHORE DR
ST PETERSBURG, FL 33708-4100

PUGH, AARON W TRE
17507 CANAL SHORES DR
ODESSA, FL 33556-2004

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

M & C MADLAND LLC
14705 GULF BLVD
MADEIRA BEACH, FL 33708-2151

HOUSEOFGOLD INC
14711 GULF BLVD
MADEIRA BEACH, FL 33708-2151

PECCIA, MARIO
223 BRIDGELAND AVE
TORONTO ON M6A 1Y7, CANADA

HINES, LINDA E REVOCABLE TRUST
11 FAIRFIELD DR
CATONSVILLE, MD 21228-5026

TAWAKUL506 LLC
2182 CARRINGTON CHASE
ROCKFORD, IL 61114-8413

GEORGE FAMILY TRUST
30 GARDEN DR
WABASH, IN 46992-7111

SAFAVI-NAINI, MOHAMMAD M
14710 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-2288

SHELFFO, JANINE
28 LAIGHT ST APT 4E
NEW YORK, NY 10013-2143

BOON, JAMES
117 OUNDLE DR
THRAPSTON NORTHANTS NN4 4PB, UNITED
KINGDOM

SHELFFO, JANNIE M
28 LAIGHT ST APT 4E
NEW YORK, NY 10013-2143

TAVIANINI, JOSEPH A JR
2375 BENDERS DR
BATH, PA 18014-9752

DE ROSE, LUIGI G
C/O PACIFIC HOMES LTD
1-2 HOLLAND DR BOLTON ON L7E 1E1, CANADA

T J OF LAS BRISAS LLC
1910 MCADAM RD
DARIEN, IL 60561-3523

SERDENKOVSKI, VLADO
19042 SHAY CT
LIVONIA, MI 48152-4121

RICARD, LINDA K TRE
8208 SPRINGDALE DR
WHITE LAKE, MI 48386-4544

RATCLIFFE, CATHERINE
6804 GUILFORD CREST DR
APOLLO BEACH, FL 33572-1704

MCELROY, LARRY D TRE
904 BRIARWOOD CRST
NASHVILLE, TN 37221-4351

RISK MANAGEMENT REVIEW LLC
3518 SE 16TH PL
CAPE CORAL, FL 33904-4461

LAS BRISAS 308 LLC
26 STOCKTON ST
BLOOMFIELD, NJ 07003-5016

GIALLOMBARDO, ANTHONY G
176 SHENANDOAH BLVD
TOMS RIVER, NJ 08753-2941

SUSSMAN, STEVEN
992 LIVE OAK TERRACE NE
ST PETERSBURG, FL 33703-3179

GOLDSBERRY, WILLIAM J JR REV TRUST
1003 HEATHROW LN
ROCHESTER, IL 62563-8719

SANSONE, VINCENT TRE
14710 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-2176

HOFMAN, ROSELLEN TRUST
23530 GRACEWOOD CIR
LAND O LAKES, FL 34639-4950

PENPOW LLC
362 CHOWNING CIR
KETTERING, OH 45429-1626

GRINSTEAD, JASON
11904 MANDEVILLA CT
TAMPA, FL 33626-3305

MECCA, DANIEL J
5950 SW 21ST AVENUE RD
OCALA, FL 34471-0145

ABDELHAMEED, MAGDY H TRE
100 WINDRUSH BLVD UNIT 3
INDIAN ROCKS BEACH, FL 33785-2999

HARTMAN, RUSSELL L
8133 GRAND RIVER RD
BRIGHTON, MI 48114-9375

SAUTER, JOSEPH N
578 PEPPER RIDGE RD
CINCINNATI, OH 45244-1247

KUDRNA, PATRICIA B TRE
3810 RAYMOND AVE
BROOKFIELD, IL 60513-1568

BOON, JAMES
NENE VIEW RIVERSIDE CLOSE
OUNDL E NORTHANTS PE8 4DN, UNITED KINGDOM

DEL VISTA LLC
1011 MAJESTIC OAKS WAY
SIMPSONVILLE, KY 40067-5619

CLAROBNIK INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

WALLACE, WALTER
14710 GULF BLVD UNIT 108
MADEIRA BEACH, FL 33708-2176

DALY, BRIAN MICHAEL
28 NELLIDA CRES
HAMILTON ON L9C 7P8, CANADA

DALY, JAMES LEO
43 SAN MARINO CRES
HAMILTON ON L9C 2B6, CANADA

LUSTIG, MARTIN S
4825 WALNUT LAKE RD
WEST BLOOMFIELD, MI 48323-2452

APRILE, RONALD D
17924 CACHET ISLE DR
TAMPA, FL 33647-2702

JSMJ 14710 GULF BOULEVARD LB 103 LLC
3347 SE 22ND PL
CAPE CORAL, FL 33904-4426

DALY, JAMES L
43 SAN MARINO CRES
HAMILTON ON L9C 2B6, CANADA

SUCHTER, JENNIFER N
136 W DARES BEACH RD UNIT 123
PRINCE FREDERICK, MD 20678-3120

PETRUCCI, GIOVANNA
6427 PARSON BROWN DR
ORLANDO, FL 32819-4676

LAS BRISAS OF MADEIRA CONDO ASSN INC 13030 GULF BLVD MADEIRA BEACH, FL 33708-2639	BEACH PLAZA APT MOTEL CONDO ASSN INC 14560 GULF BLVD MADEIRA BEACH, FL 33708-2148	MCCLELLAND, STEPHEN 541 WAGG RD UXBRIDGE ON L9P 1R4, CANADA
GOMBORONE, JAMES 32 CHURCH ST LE ROY, NY 14482-1033	HANEY, WILLIAM R LIVING TRUST 1368 LAUREL OAKS DR STREAMWOOD, IL 60107-3305	NAGLAPURA, SUBRAMANYA 3568 SHORELINE CIR PALM HARBOR, FL 34684-1743
MCNALLEY, GWENDELYN 22219 KENNEDY RD QUEENSVILLE ON L0G 1R0, CANADA	DOYNE, KAREN L 2700 WOODLEY RD NW # 1 WASHINGTON, DC 20008-4145	ROGERS, SCOTT M 7032 AUTONBROUGH DR TOLEDO, OH 43617
DEVER, JOHN E 3105 RED LION DR VALRICO, FL 33596-6094	5027784 ONTARIO LIMITED 3140 18TH SIDERD KING ON L7B 0H4, CANADA	RICKETTS, SHARON 14600 GULF BLVD APT 301 MADEIRA BEACH, FL 33708-2167
BETTON, WALTER L 36750 US HIGHWAY 19 N LOT 2205 PALM HARBOR, FL 34684-1239	HENKEL, BRIAN K 14600 GULF BLVD UNIT 203 MADEIRA BEACH, FL 33708-2167	LANDEL, KAREN R 908 DUESENBERG DR AUBURN, IN 46706-3223
ALVAREZ, RAMON J 3002 JASON CT CLEARWATER, FL 33761-1420	LMM PROPERTY FOUR LLC 36750 US HWY 19 N UNIT 2408 PALM HARBOR, FL 34684-1239	LMM PROPERTY SIX LLC 36750 US HIGHWAY 19 N STE 2408 PALM HARBOR, FL 34684-1239
STAPOR, EDWARD 6115 BAHIA DEL MAR BLVD APT 6 ST PETERSBURG, FL 33715-2382	MOUNTAIN GOLD LLC 475 APPLE VALLEY RD SEVIERVILLE, TN 37862-5410	THE ARIE DAM CONDOMINIUM ASSOCIATION INC 5901 US HIGHWAY 19 STE 7Q NEW PORT RICHEY, FL 34652-2940
MADEIRA BEACH, CITY OF 300 MUNICIPAL DR MADEIRA BEACH, FL 33708-1916	CELEBRE, RAFFAELE 197 RUSSELL SNIDER DR NOBLETON ON L0G 1N0, CANADA	DONITA INVESTMENTS INC RR 1 SITE 3 BOX 12 THORSBY ALBERTA T0C 2P0, CANADA
SAWYER, JOHN PATERSON 929 BAY ESPLANADE CLEARWATER, FL 33767-1112	KUSHNIR INVESTMENT TRUST 4005 64TH ST BETHESDA, MD 20816-2617	PECCIA, MARIO 223 BRIDGELAND AVE TORONTO ON M6A 1Y7, CANADA
DE ROSE, LUIGI G C/O PACIFIC HOMES LTD 1-2 HOLLAND DR BOLTON ON L7E 1E1, CANADA	DALY, BRIAN MICHAEL 28 NELLIDA CRES HAMILTON ON L9C 7P8, CANADA	DALY, JAMES L 43 SAN MARINO CRES HAMILTON ON L9C 2B6, CANADA

5027784 ONTARIO LIMITED
3140 18TH SIDERD
KING ON L7B 0H4, CANADA

PINELLAS COUNTY
ATTN: PARKS DEPT/MADEIRA BEACH
315 COURT ST CLEARWATER, FL 33756-5165

DOCKSIDE DAVES RESTAURANT LLC
14701 GULF BLVD
MADEIRA BEACH, FL 33708-2151

Madeira Beach City Clerk
300 Municipal Dr
Madeira Beach, FL 33708

Madeira Beach Community Development
Department
300 Municipal Dr
Madeira Beach, FL 33708



AFFIDAVIT OF POSTING

Date: 11/24/2025

Postings for: ABP-2025-06

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 25th day of November, 2025.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public

11/25/25
Date

*Copy of public notice is attached.

IONERS
AGENDA
at 2:00 PM
cipal Drive,
h, FL 33708

Website.

the podium and
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the comment on

at the meeting.
City Manager
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ect to any matter
y need to ensure
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Disability Act and

participate in this
written request to

SSION
AGENDA
4:00 PM
al Drive,
FL 33708

Website.

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be allowed



MEMORANDUM

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **December 10, 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 Package Sales (ZAPS) alcoholic beverage license for the sale of beer and wine package sales for off-premises consumption at Johns Pass Convenience Store & Rentals located at 13045 Gulf Boulevard, Madeira Beach, FL 33708. This establishment is located in the C-1, John's Pass Village Activity Center Zoning District and Traditional Village Character District. The future land use designation for the property is Activity Center.

PACKAGE SALES (ZAPS) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-07

Applicant(s): Corey Jennings

Name of Partnership, Corporation, LLC: Coastal Rise LLC

Property Owner(s): John's Pass Partners LLC

Business Location: 13045 Gulf Boulevard Madeira Beach, Florida 33708

Business: Johns Pass Convenience Store & Rentals

Application Request: Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-07, is requesting authorization from the Board of Commissioners for the approval of a Package Sales (ZAPS) alcoholic beverage license for the sale of beer and wine package sales for off-premises consumption at Johns Pass Convenience Store & Rentals 13045 Gulf Boulevard Madeira Beach, Florida 33708. This establishment is in the C-1, John's Pass Village Activity Center Zoning District and the Traditional Village 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

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regarding the application, please contact Andrew Morris Long Range Planner at 727-391-9951 or amorris@madeirabeachfl.gov.

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300 Municipal Drive
Madeira Beach, FL 33708

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

Posted:

November 24, 2025 @ Property Site, Gulf Beaches Public Library, City Hall, City of Madeira Beach, and Website Posting Locations.

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ABP 2025-07 Page 2



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Business Location: 14701 Gulf Blvd and 14703 Gulf Blvd Madeira Beach, FL 33708

Business: Dockside Dave's Restaurant

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application would be reviewed for all factors located under Section 110-534. 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 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

Posted: November 24, 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 or send a written request to planning@madeirabeachfl.gov.

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- B. Resolution 2025-09 Adopting an Updated Madeira Beach Master Plan and Proposed C-3/C-4 Zoning Amendment Discussion
- C. Noise Ordinance Discussion
- D. Restrictions within Swim Zones
- 7. PUBLIC WORKS
 - A. Public Works Building location change request
 - B. Public Works Project Update
- 8. RECREATION
 - A. Recreation Management Software Proposal
 - B. Placer AI Software Proposal
 - C. Beach Fundamental Irrigation System (verbal)



PUBLIC NOTICE

The Board of Commissioners of the City of Madera Beach will hold a Public Hearing on **December 18, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shotts Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to review an application for the approval by the Board of Commissioners of a Quota (CCOP) Alcoholic Beverage License for the sale of beer, wine and liquor for consumption on premises at Florida 33708. This establishment is located at 14701 Gulf Blvd and 14703 Gulf Blvd Madera Beach, Florida 33708. This establishment is located in the C-1, Retail Commercial Zoning District and the Residential Office Retail (R-O-R) Future Land Use Category.

QUOTA (CCOP) ALCOHOLIC BEVERAGE LICENSE APPLICATION #2025-06

Applicant: Dockside Dive's Restaurant
Property Owner: Dockside Dive's Restaurant LLC
Business Location: 14701 Gulf Blvd and 14703 Gulf Blvd Madera Beach, FL 33708
Business: Dockside Dive's Restaurant

Application Request: Quota (CCOP) Alcoholic Beverage License pursuant to Sec. 110-534 - Change of Alcoholic Beverage Intensity

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ADP 2025-06, is seeking a Quota (CCOP) alcoholic beverage license for the sale of beer, wine, and liquor for consumption on premises at Dockside Dive's Restaurant located at 14701 Gulf Blvd and 14703 Gulf Blvd Madera Beach, FL 33708. This application is being made pursuant to Sec. 110-534 - Change of Alcoholic Beverage Intensity. This application is being made request to change from a Special Food Service Establishment (CCOP) alcoholic beverage license meeting requires the approval of the Board of Commissioners to change to an alcoholic beverage license of greater intensity and includes consideration of all requirements under Section 110-534. This establishment is located in the C-1, Retail Commercial Zoning District. The future land use designation for the property is Residential Office Retail (R-O-R).

Note:
Section 110-534 of the Madera Beach Code of Ordinances requires the approval by the Board of Commissioners to change to an alcoholic beverage license of greater intensity. The new

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PUBLIC NOTICE

The Board of Commissioners of the City of Madera Beach will hold a Public Hearing on **December 18, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shotts Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to review an application for the approval by the Board of Commissioners of a Package Sales (CCOP) Alcoholic Beverage License for the sale of beer and wine package sales for off-premises consumption at John's Pans Restaurant located at 13841 Gulf Boulevard, Madera Beach, Florida 33708. This establishment is located in the C-1, John's Pans Village Activity Center Zoning District and the Traditional Village (CVR) Future Land Use designation for the property is Activity Center.

PACKAGE SALES (CCOP) ALCOHOLIC BEVERAGE LICENSE APPLICATION #2025-07

Applicant: Curry Holdings
Name of Partnership, Corporation, LLC: Coastal Run LLC
Property Owner: John's Pans Restaurant LLC
Business Location: 13841 Gulf Boulevard Madera Beach, Florida 33708
Business: John's Pans Restaurant (Beer & Retail)

Application Request: Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ADP 2025-07, is requesting authorization from the Board of Commissioners for the approval of a Package Sales (CCOP) alcoholic beverage license for the sale of beer and wine package sales for off-premises consumption at John's Pans Restaurant located at 13841 Gulf Boulevard, Madera Beach, Florida 33708. This establishment is located in the C-1, John's Pans Village Activity Center Zoning District and the Traditional Village (CVR) Future Land Use designation for the property is Activity Center.

Note: You have received this notice pursuant to City Code Section 110-534, because you are a property owner within 300 feet of the subject property. If you are desirous of raising approval or property owner within 300 feet of the subject property, 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 at: <https://madbeachfl.gov/public-works/documents/>. If you would like more information

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PUBLIC NOTICE

The Board of Commissioners of the City of Madera Beach will hold a Public Hearing on **December 18, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shotts Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to review an application for the approval by the Board of Commissioners for a Special Food Service liquor for consumption on premises at Brink's Board Bar & Grill located at 13011 Madera Way, Suite 100, Madera Beach, Florida, 33708.

SPECIAL FOOD SERVICE ESTABLISHMENT (CCOP) ALCOHOLIC BEVERAGE LICENSE APPLICATION #2025-08

Applicant: Brink's Board Bar & Grill
Name of Partnership, Corporation, LLC: Brink's Board Bar & Grill LLC
Property Owner: Madera Beach Board Bar & Grill LLC
Business Location: 13011 Madera Way, Suite 100, Madera Beach, Florida, 33708
Business: Brink's Board Bar & Grill

Application Request: Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ADP 2025-08, is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (CCOP) Alcoholic Beverage License for the sale of beer, wine, and liquor for consumption on premises at Brink's Board Bar & Grill located at 13011 Madera Way, Suite 100, Madera Beach, Florida, 33708. This establishment is located in the C-1, Retail Commercial Zoning District and the Future Land Use designation for the property is Activity Center.

Note:
You have received this notice pursuant to City Code Section 110-534, because you are a property owner within 300 feet of the subject property. If you are desirous of raising approval or property owner within 300 feet of the subject property, 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 at: <https://madbeachfl.gov/public-works/documents/>. If you would like more information

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regarding the application, please contact Andrew Morris Long Range Planner at 727-391-9951 or amorris@madbeachfl.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 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 mailed to submitted in person to the following:

Community Development Department
300 Municipal Drive
Madera Beach, FL 33708
Andrew Morris, Long Range Planner
amorris@madbeachfl.gov
727-391-9951

Dated:

November 24, 2025 @ Property Site, Gulf Beaches Public Library, City Hall, City of Madera 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 attend a meeting of the Board of Commissioners and for each person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony of witnesses and relevant exhibits and 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 mailed to submitted in person to the following:

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APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:
☐ City Service Commission
☐ Liquor Board
☐ Planning Commission
☐ Other

Are you a Madera Beach Resident?
☐ Yes ☐ No

Are you an elected or appointed official of the City of Madera Beach?
☐ Yes ☐ No

Are you related to a City of Madera Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:
Name: _____
Relationship: _____

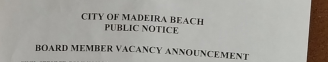
Are you available for:
Daytime meetings ☐ Yes ☐ No
Evening meetings ☐ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

Name: _____ Phone: _____
Address: _____
E-mail: _____
Present Occupation: _____
If retired, what was your last occupation? _____

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking.

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**CITY OF MADEIRA BEACH
PUBLIC NOTICE**

**BOARD MEMBER VACANCY ANNOUNCEMENT
CIVIL SERVICE COMMISSION**

The City of Madera Beach is seeking applications to fill one vacancy on the Civil Service Commission due to the expiration term of a member on October 30, 2025. Member terms are three years. The term of the new member will expire on October 30, 2028.

Board, Commission, and Committees are a valuable part of the local government process. The members are elected and provide a great service to the City and the community. Duties and responsibilities include reviewing the City's policies and procedures, City of Ordinances, and the City Charter, and making recommendations to the Board of Commissioners.

• Civil Service Commission - Serves as a hearing body for employee grievances. Additional duties include:
• Review and make recommendations to the Board of Commissioners.
• Review and make recommendations to the Board of Commissioners.
• Review and make recommendations to the Board of Commissioners.

Interested persons must submit an application to the City Clerk no later than Monday, May 1, 2025. An application for appointment at the 6:00 p.m., May 18, 2025, Board of Commissioners Regular Meeting located at the Commission Chambers, 300 Municipal Drive, Madera Beach, FL 33708. All applicants are encouraged to attend the meeting.

An application is available for this announcement. Applications may also be obtained from the City Clerk at City Hall or downloaded on the City's website at <https://madbeachfl.gov/public-works/>.

Submit completed and signed applications to:
City Clerk
City of Madera Beach
300 Municipal Drive
Madera Beach, FL 33708
E-mail: clerk@madbeachfl.gov
727-391-9951, ext. 211

Additional Information:
For additional information, please contact City Clerk Cheryl VanHorn at 727-391-9951, ext. 211, or clerk@madbeachfl.gov.

NOTICE OF PUBLIC HEARING

APPLICATION NO.: ABP-2025-06

REQUEST: 4COP-Beer, wine and
liquor sales zoning change

PROPERTY DESCRIPTION: 14701 Gulf Blvd

HEARING DATE & TIME: 12/10/2025 @ 6:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR
CALL 727-391-9951 FOR MORE INFORMATION

2025 RESIDENT PARKING PASS REGISTRATION

Community Development Department / Community Development Documents / Plan Review Documents

< Back

Plan Review Documents

John's Pass Village Activity
Center Plan



Marci Forbes
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 December 10, 2025

ABP 2025-06 Dockside Dave's

[ABP 2025-06 Dockside Dave's Application](#)

[ABP 2025-06 Dockside Dave's Public Notice](#)

ABP 2025-07 Johns Pass Convenience Store and Rentals

[ABP 2025-07 Johns Pass Convenience Store and Rentals Application](#)

[ABP 2025-07 Johns Pass Convenience Store & Rentals Public Notice](#)

ABP 2025-08 Broke N Board Bar & Grill

[ABP 2025-08 Broke N Board Bar & Grill Application](#)

[ABP 2025-08 Broke N Board Bar & Grill Public Notice](#)