



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA

BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255

planning@madeirabeachfl.gov



ABP #: 2025-07

ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant: Name and Address

Property Owner: Name and Address

Corey Jennings

Johns Pass Partners LLC

13045 Gulf Blvd

Jeff Beggins

Madeira Beach, FL 33708

14995 Gulf Blvd Madeira Beach, FL 33708

Telephone: 727-262-2034

Telephone: 813-245-0015

Email: coastalrisellc@gmail.com

Email: _____ Type

of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC

Name of Business: COASTAL RISE LLC (johns pass convenience store) Business Phone: 727-262-2034

Parcel Identification: _____

Legal Description: Convenience Store & Rentals Number of Seats:

Inside: 0 Outside: 0

Number of Employees: 5

Zoning District: C-1

Future Land Use: _____

Classification: ☐ Package store, beer & wine ☒ Retail Store, beer, wine ☐ Bar ☐ Package store, beer, wine, liquor ☐ Restaurant ☐ Hotel Restaurant ☐ Club ☐ Charter Boat/Party Boat ☐ Hotel

Alcoholic Beverage License Type: 2APS

Number of Parking Spaces: 1 Handicap Parking Spaces: 0 Bike Racks: 0

Motorcycle Parking Spaces: 0 Total Amount of Parking Spaces: 1

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: 8AM TO 10:30PM

Tuesday: 8AM TO 10:30PM

Wednesday: 8AM TO 10:30PM

Thursday: 8AM TO 10:30PM

Friday: 8AM TO 10:30PM

Saturday: 8AM TO 10:30PM

Sunday: 8AM TO 10:30PM

General Description of Business: Retail Convenience Store And Rental Location

Supporting Materials Required:

- | | |
|--|---|
| <input type="checkbox"/> Property Owner's Written Approval | <input type="checkbox"/> Property Survey (With Total Parking Count) |
| <input type="checkbox"/> Site Plan | <input 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 owed 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: 11-12-2025

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

Fee: \$1,000.00 ☒ Check # _____ ☐ Cash ☐ Receipt # _____ Date Received:
11/12/25
Received by: Andrew Morris
ABP# Assigned:
2025-07

BOC Hearing Date: 12/10/25 _____ ☐ Approved ☐ Denied

Community Development Director Date: _____

Manager Date: _____ City

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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:

[Signature]

11-12-2025

STATE OF Florida
COUNTY OF Pinellas

Before me, this 12TH day of NOVEMBER, 20 25, appeared in person

COREY JENNINGS

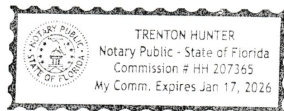
who, being sworn, deposes and says that the forgoing

(name of applicant)

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

Commission Expires: 01/17/2026

[Signature]
(notary signature) Stamp



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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*

Consideration of Alcoholic Beverage Application – Written Response

1. Neighborhood Character

The proposed alcoholic beverage license will not adversely affect the character of the existing neighborhood. Our business will operate as a small convenience retail establishment focused on providing a clean, friendly, and well-maintained environment. We will uphold high standards of upkeep, customer service, and community consideration, which will contribute positively to the surrounding area.

2. Traffic and Safety

The proposed use will not generate additional traffic congestion or create safety concerns. The location already supports regular local and visitor foot traffic, and the nature of our operations will not materially increase vehicle volume. Our layout and staffing plan ensure orderly customer flow and safe access in and out of the establishment.

3. Compatibility of Location

The proposed use is compatible with the location. The building and site plan meet all applicable state and local zoning, licensing, and regulatory requirements. The business fits the scale, purpose, and commercial activity of the surrounding area and aligns with established land use patterns in this district.

4. Public Safety

The proposed use will not adversely affect public safety. All alcohol sales will be conducted responsibly and in compliance with state and local laws, including ID verification and restriction of sales to minors. Our goal is to provide convenience to residents and visitors in a safe, monitored, and respectful environment.



**RENTAL
FLEET
AREA**

**CUSTOMER
PARKING**

**FL
PARKING
SPOT**

**FL
PARKING
SPOT**

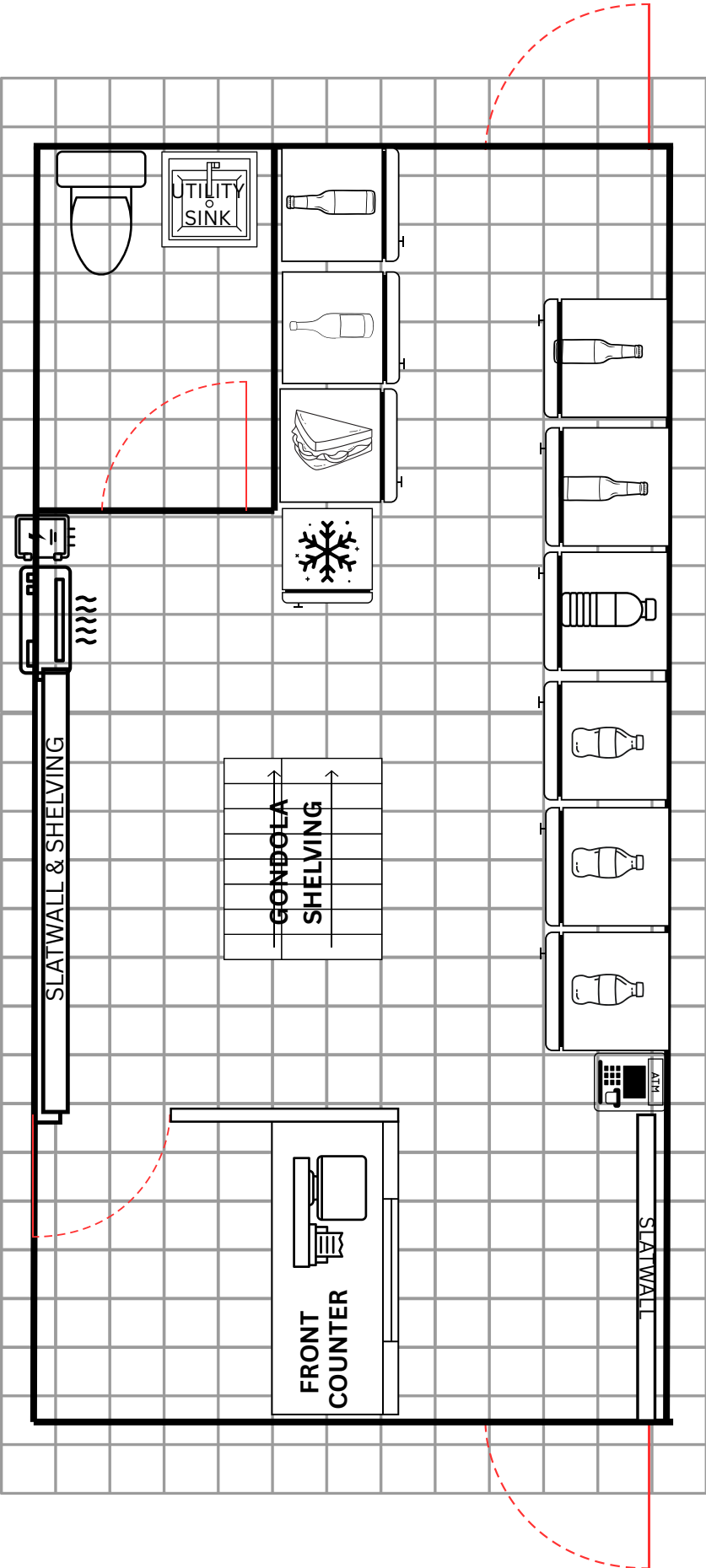
**FL
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<<Insert John's Pass Partners LLC Letterhead Here>>

Property Owner Approval for Alcohol License

I, Jeff Beggins, on behalf of John's Pass Partners LLC, the property owner of 13045 Gulf Blvd., Madeira Beach, FL 33708, hereby grant permission for the tenant, Coastal Rise LLC, to apply for and hold a 2APS (Retail Packaged Beer & Wine) license at this location.

This approval authorizes Coastal Rise LLC to sell sealed beer and wine for off-premises consumption as permitted under Florida Law.

This approval is provided for submission to the City of Madeira Beach and the Florida Division of Alcoholic Beverages & Tobacco as part of the licensing process.

Authorized Representative Name: Jeff Beggins

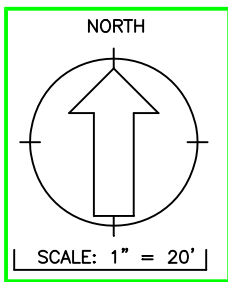
Title: Title MGR

Company: John's Pass Partners LLC

Signature: _____

	dotloop verified 11/05/25 4:44 PM EST NJQA-jFFH-GSWL-HXSJ
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Date: 11/05/2025



CLIENT REFERENCE # W124MH-1191-LC	
FIELD DATE:	ORDER #
BOUNDARY SURVEY: 11/10/25	25-1727
REVISION DATE:	DRAFTER
	CC
	FIELD CREW
	JW



ALTA/NSPS LAND TITLE SURVEY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9 and 13 of Table A thereof. The field work was completed on 11/10/25.

LEGAL DESCRIPTION (as furnished):

Parcel 1:
Lot 2, BILL WILLIAMS MADEIRA HARBOR
SUBDIVISION, according to the Plat thereof, as
recorded in Plat Book 25, Pages 37 and 38, of
the Public Records of Pinellas County, Florida.

Parcel 2:
Lots 3 and 4, BILL WILLIAM'S MADEIRA HARBOR
SUBDIVISION, according to the Plat thereof, as
recorded in Plat Book 25. Pages 37 and 38, of
the Public Records of Pinellas County, Florida.



13037 & 13045 Gulf Boulevard
Madeira Beach, FL. 33708

BUYER'S ACKNOWLEDGMENT BUYER'S ACKNOWLEDGMENT

LEGEND:	
A/C = AIR CONDITIONING	○ = CLEANOUT
C/S = CONCRETE	○ = FIRE HYDRANT
ID = IDENTIFICATION	○ = GUY ANCHOR
LB = LICENSED BUSINESS	○ = LIGHT POLE
LS = LAND SURVEYOR	WM = WATER METER
FC = FENCE CORNER	○ = WATER VALVE
CLF = CHAIN LINK FENCE	○ = BOLLARD
VF = VINYL FENCE	WF = WOOD FENCE
WF = WOOD FENCE	○ = CABLE BOX
OFFS = OFFSITE	○ = ELECTRIC BOX
ONS = ONSITE	○ = TELEPHONE BOX
(M) = MEASURED DIMENSION	TR = TRANSFORMER
(P) = PLAT DIMENSION	○ = UTILITY POLE
PG = PAGE	ohu = OVERHEAD UTILITIES
R/W = RIGHT-OF-WAY	○ = WELL
FIP = FOUND IRON PIPE	○ = MITERED END SECTION
FIR = FOUND IRON ROD	○ = DRAINAGE INLET
D = CENTRAL ANGLE	○ = UTILITY BOX
L = ARC LENGTH	○ = SIGN
R = RADIUS	○ = FIBER OPTIC MARKER
(C) = CALCULATED DIMENSION	○ = SANITARY MANHOLE
(D) = DEED DIMENSION	○ = DRAINAGE MANHOLE
CA = COVERED AREA	○ = GREASE MANHOLE
NCF = NO CORNER SET OR FOUND	FCM = FOUND CONCRETE MONUMENT
P/E = POOL EQUIPMENT	ORB = OFFICIAL RECORDS BOOK
CBP = COVERED BRICK PAVERS	SN&D = SET NAIL & DISK LB#8516
FN&D = FOUND NAIL & DISK	SIR = SET 5/8" IRON ROD & CAP LB#8516
BP = BRICK PAVERS	PLS = PROFESSIONAL LAND SURVEYOR
○ = PARKING PAVSTATION	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	(D/T) = DIRECT TIE

The Surveyor has reviewed all survey related items contained in Schedule B-II of that certain Commitment for Title Insurance issued by First American Title Insurance Company with File Number: W124MH-1191-LC and an Effective Date of January 31, 2025, and has the following comments:

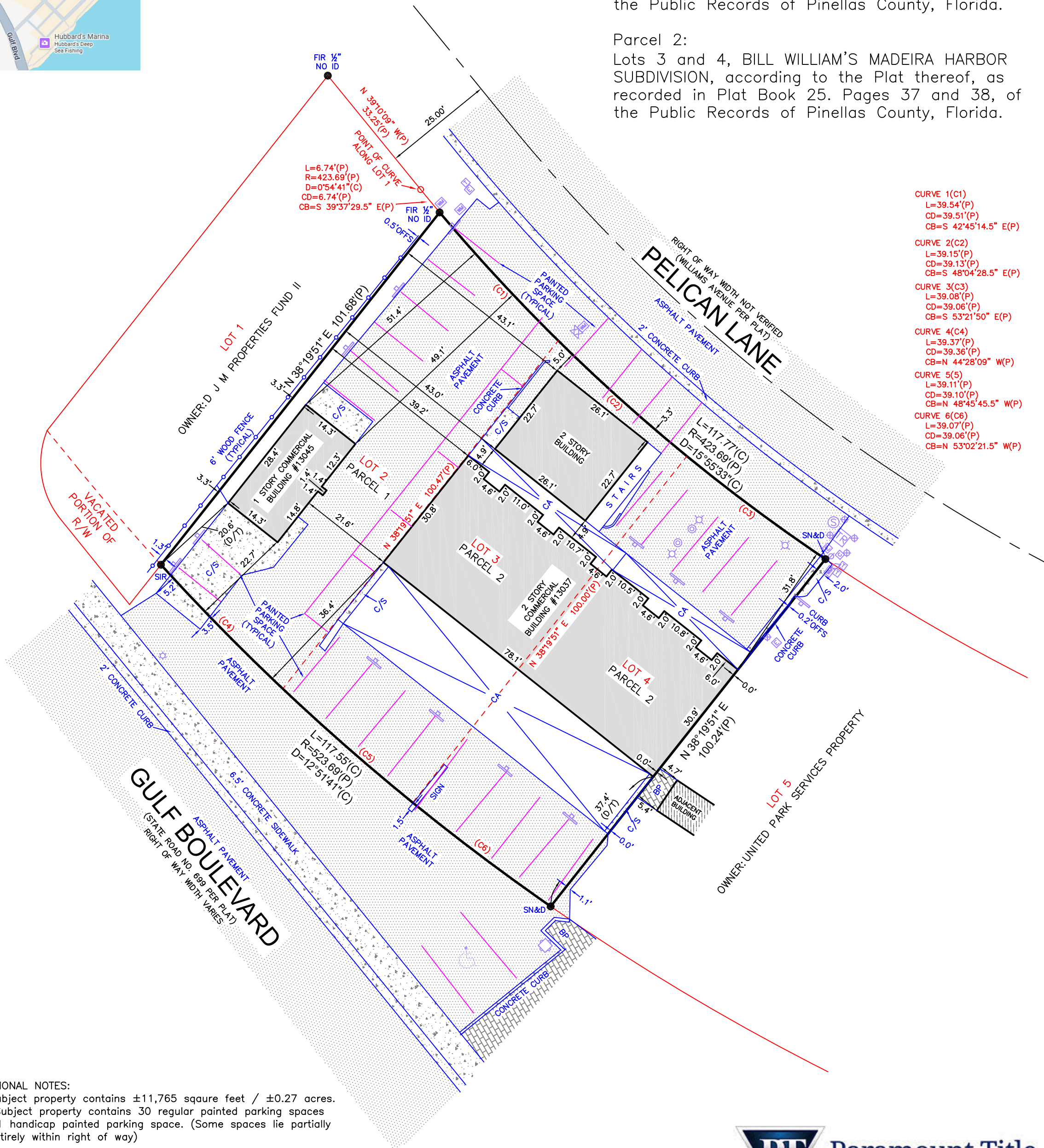
- Any rights, interests, or claims of parties ir, possession of the land not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Not applicable for Surveyor's review.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
Not applicable for Surveyor's review.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy or was previously under water.
Not applicable for Surveyor's review.
- Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
Not applicable for Surveyor's review.
- Any minerals or mineral rights leased, granted or retained by prior owners.
Not applicable for Surveyor's review.
- Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
Not applicable for Surveyor's review.

NOTE: Exception(s) numbered 1, 3 and 5 above Is/are hereby deleted.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BILL WILLIAM'S MADEIRA HARBOR SUBDIVISION, as recorded in Plat Book 25, Page(s) 37, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
All items plotted hereon.
- Lease with Gulf Coast Adventures LLC dated December 14, 2022.
Not applicable for Surveyor's review.
- Note: All of the recording information contained herein refers to the Public Records of PINELLAS County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.
Not applicable for Surveyor's review.
- That certain mortgage from Wimal Cisuthisakdi to Sungkard Thanupakorn and Viyada Thanupakorn and each successor and/or assign that is defined as an Insured in the Conditions., Original mortgage dated September 28, 2018 and assumed by Johns Pass Partners, LLC on January 31, 2025 and the terms and conditions thereof.
Not applicable for Surveyor's review.

ADDITIONAL NOTES:

- Subject property contains ±11,765 sqaure feet / ±0.27 acres.
- Subject property contains 30 regular painted parking spaces and 1 handicap painted parking space. (Some spaces lie partially or entirely within right of way)



- CURVE 1(C1)
L=39.54'(P)
CD=39.51'(P)
CB=S 42°45'14.5" E(P)
- CURVE 2(C2)
L=39.15'(P)
CD=39.13'(P)
CB=S 48°04'28.5" E(P)
- CURVE 3(C3)
L=39.08'(P)
CD=39.06'(P)
CB=S 53°21'50" E(P)
- CURVE 4(C4)
L=39.37'(P)
CD=39.36'(P)
CB=N 44°28'09" W(P)
- CURVE 5(C5)
L=39.11'(P)
CD=39.10'(P)
CB=N 48°45'45.5" W(P)
- CURVE 6(C6)
L=39.07'(P)
CD=39.06'(P)
CB=N 53°02'21.5" W(P)

FLOOD_ZONE:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12103C0191H, Dated (8/24/21) the property lies within the established 100 year flood plain per flood zone(s) "AE".

LIST OF POSSIBLE ENCROACHMENTS

SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.
ASPHALT, CONCRETE & CURB CROSSES PROPERTY LINE.
OWNERSHIP OF FENCE, ASPHALT, CONCRETE & CURBS NOT DETERMINED.

GENERAL NOTES:

- Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.
- Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.
- The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.
- Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.
- All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.
- This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
- Bearings are based on the Southeast line of the Subject Parcel which has a plat bearing of N 38°19'51" E.



**4M SURVEYING & MAPPING
SERVICES, INC.**

3630 STAR COURT,
MIMS, FL. 32754
PH: (321) 210-0446

Licensed Business
#8516



SURVEYOR'S CERTIFICATE:

This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

SIGN DATE:
11/12/25

JOSEPH E. WILLIAMSON, PSM 6573
GREGORY S. LOCKLIN, PSM 5619



Re: Fw: [e] Johns Pass Convenience Store

From Corey Jennings <coastalrisellc@gmail.com>

Date Mon 11/17/2025 11:29 AM

To Morris, Andrew <Amorris@madeirabeachfl.gov>

Cc Marci Forbes <MForbes@madeirabeachfl.gov>

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

Hi Andrew,

To answer your questions, there will be one employee per a shift (2 shifts per a day). We paid extra in our lease to have 2 parking spots, one for employee parking and one for customer parking.

Thank you

On Mon, Nov 17, 2025 at 8:51 AM Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:

Corey,

I added the property owner approval letter and the property survey to the application. While reviewing the application, I did need a few things clarified. How many employees will be working per shift and is there employee parking? Also is there an accessible parking spot on the property?

Best Regards,

Andrew Morris

Andrew Morris, AICP

Long Range Planner