



Memorandum

Meeting Details: December 10, 2025 – BOC Regular Meeting

Prepared For: Honorable Mayor Brooks and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for a Package Sales (2APS) alcoholic beverage license application #2025-07 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

Background:

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 (2APS) 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.

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 Commissioners. 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.

The Traditional Village Character District of John's Pass Village Activity Center is focused on commercial uses to cater to both residents and visitors. A convenience store 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. There are nearby businesses that have various types of alcoholic beverage licenses.

(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 Traditional Village Character District of the John's Pass Village Activity Center is a walkable commercial area where customers can walk between their shopping and eating destinations. This establishment is in the John's Pass Village Parking Area listed in Sec. 110-954. - Special parking areas. The proposed alcoholic beverage license use would not create additional congestion or present a safety hazard. John's Pass Convenience Store was previously located along Fisherman's Alley. Their previous store was damaged during Hurricane Helene. At the previous location of the John's Pass Convenience Store, they did have a Package Sales (2APS) alcoholic beverage license. The proposed alcoholic beverage license would be the same level of intensity and not generate additional traffic more than their previous location. The applicant clarified that their lease includes 2 parking spaces. One space would be used for employee parking, and another space would be used for customer parking. Since this establishment is located in a special parking area, the proposed parking will be sufficient.

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

A convenience store would be a compatible use in this location since it is a commercial use and would be near other commercial uses. Many of the nearby tenants have various types of alcohol beverage licenses. The structure that the establishment is located in has previously had other commercial tenants. The proposed use is compatible with the location.

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

Public safety should not be adversely affected by John's Pass Convenience Store & Rentals selling beer and wine package sales for off-premises consumption. The convenience store is more than 500 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 alcoholic beverages.

(5) No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed by the applicant to the city under any section of the Code.

The applicant 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 2025-07 Johns Pass Convenience Store & Rentals.

Attachments:

Local Application

Existing Site Plan

Public Notice Mailing and Posting