



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 (2APS) 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 (2APS) 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

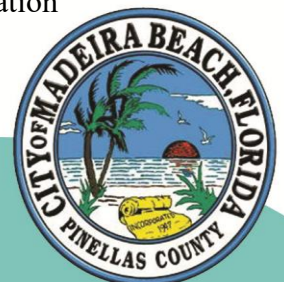
Business Location: 13045 Gulf Boulevard Madeira Beach, Florida 33708

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 (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.

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 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.





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-2025-07

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Personally known or produced [circled] as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
11/25/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 17 Nov 2025

Subject Parcel: 15-31-15-97812-000-0020

Radius: 300 feet

Parcel Count: 156

Total pages: 7

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.

MULLADY, MICHAEL
MULLADY, PATRICK
29 TOWER HTS
ALBANY, NY 12211-1531

MONTESI, GABRIEL MARK
MONTESI, SUSAN M
31 HACKNEY CRT
ANCASTER ON L9K 1M3,
CANADA

MORGAN, THERESE MARIE
MORGAN, DAVID ERIC
1917 NE TRILEIN DR
ANKENY, IA 50021-4604

MCGIVERON, JEFFREY
MCGIVERON, MARYANN
2100 PHELPS RD
BASOM, NY 14013-9775

BALINT, DANIELLE K
BLAIR, SHERRELL A
2802 JOHNSON CIR
BRIDGEWATER, NJ 08807-5538

MARQUIS, MARTHA
21 BIRCHBANK LN
TORONTO ON M3B 2Y2,
CANADA

MANGHAM, YVONNE
325 RIDGE ROAD EAST
GRIMSBY ON L3M 0K5,
CANADA

COLLINS, BRENDA E
208-459 LOGY BAY RD
ST JOHNS NL A1A 5VF,
CANADA

DECICCO, FRANK P
21 DEER RIDGE CRES
KITCHENER ON N2P 2L3,
CANADA

RHEINLANDER, ED
73-515 NORTH SERVICE RD
STONEY CREEK ON L8E 5X8,
CANADA

GOUCH INVESTMENTS
C/O GOUCH, JOHN & BETTY
3616 MICHIGAN AVE
CHARLOTTE, NC 28215-2928

MELBER, MARK J TRE
MELBER, MARY BETH TRE
82 SUSAN LN
CHEEKTOWAGA, NY 14225-2149

NOFFSINGER, PAUL EDWARD JR
ROCK-NOFFSINGER, TINA MARIE
3539 S MORGAN ST
CHICAGO, IL 60609-1525

MOORE, DEANNA R TRE
MOORE, JOHN J TRE
361 PALM IS SE
CLEARWATER, FL 33767-1937

CAPORALE, GLENN
CAPORALE, LORI
11150 LAKE KATHERINE CIR
CLERMONT, FL 34711-5001

POMILIA, ROBERT J
POMILIA, SUSAN
42407 W ELDON ST
CLINTON TOWNSHIP, MI 48038-6821

WHITE, DONALD
WHITE, JUDY
1724 ADAMS AVE
DUNMORE, PA 18509-2008

WETZEL, TODD A
WETZEL, JODI C
3048 BARLOW CRES
DUNROBIN ON KOA 1T0,
CANADA

BOCKSTAHLER, PETER L JR TRUST NO 08E4
BOCKSTAHER, PETER L JR TRE
71 GORDON ST
ELK GROVE VLG, IL 60007-1117

TOBIN, RICHARD T JR
TOBIN, PATRICIA A
20454 S GREEN MEADOW LN
FRANKFORT, IL 60423-8728

CHANDLEE, WILLIAM J
CHANDLEE, SUSAN E
158 W MATTHEW WOOD WAY
GLEN MILLS, PA 19342-2206

HARMON, ANJA
HARMON, TYLER
5893 STATFORD GLEN CT SE
GRAND RAPIDS, MI 49546

ROBINSON, BERNARD
ROBINSON, IRENE
3791 PRINCESS ST
KINGSTON ON K7P 0K6,
CANADA

KORN, FREDRICK
KORN, WILLIAM
143 MAIN ST
KINGSTON, NH 03848-3215

SPATZ, BRENDAN ANTHONY
SPATZ, JAMEE M
205 LEATHER LEAF LN
LEBANON, OH 45036-7784

MILES, RICKY C
MILES, REBA J
11020 HOTCHKISS VALLEY RD E
LENOIR CITY, TN 37771-8450

DALLETEZZE, DANTE
DALLETEZZE, KAREN
PO BOX 554
LIGONIER, PA 15658-0554

BUJOUVES, PERRY ANGELO
BUJOUVES, MARIA VERGIRIS
1539 JIM ALLEN WAY
LONDON ON N6K 0E1,
CANADA

GIBB, JOHN K LIVING TRUST
GIBB, JOHN K TRE
506 1200 COMMISSINERS RD W
LONDON ON N6K 0J7,
CANADA

COMBS, HAROLD
COMBS, BEATRICE
909 DUDLEY SQUARE WAY
LOUISVILLE, KY 40222-4372

CEJAS, RENE F
CEJAS, JENNIFER
3719 WICKET FIELD RD
LUTZ, FL 33548-3401

ZAITA, ALAIN RUIZ
RUIZ, ADRIANA
5707 CLOUDS PEAK DR
LUTZ, FL 33558-4975

GOODMAN, KENNETH J TRE
GOODMAN, KENNETH J LIV TRUST
13019 PELICAN LN
MADEIRA BEACH, FL 33708-1876

HAYDON, CYNTHIA CHEESMAN
HAYDON, JACK HENRY
497 CRYSTAL DR
MADEIRA BEACH, FL 33708-2326

PATTISHALL, CHERYL ANNE LIVING TRUST
PATTISHALL, CHERYL ANNE TRE
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

CUMMINS, BRYAN R TRE
CUMMINS, ANDREA TRE
13062 GULF LN
MADEIRA BEACH, FL 33708-2626

ZALESKI, CHESTER
ZALESKI, TERESA
118 131ST AVE E UNIT E
MADEIRA BEACH, FL 33708-2628

KULP, PAULETTE KLASS
KULP, JAMES H
118 131ST AVE E UNIT C
MADEIRA BEACH, FL 33708-2628

ALL SEASONS VACATION RESORT CONDO ASSN,
MNG ENT
C/O LIBERTE MGMT GROUP INC
13070 GULF LN
MADEIRA BEACH, FL 33708-2685

KREUTZER, MARK
KREUTZER, JULIE
13000 GULF BLVD APT 307
MADEIRA BEACH, FL 33708-2691

NEW, DAVID R
NEW, SANDRA L
13000 GULF BLVD UNIT 115
MADEIRA BEACH, FL 33708-2694

JOSHUA, PAULINE A
MCBAINE, CHRISTOPHER J
13000 GULF BLVD UNIT 410
MADEIRA BEACH, FL 33708-4603

WILFONG, TERRI LIVING TRUST
WILFONG, TERRI TRE
13000 GULF BLVD APT 502
MADEIRA BEACH, FL 33708-4604

O'CONNELL, WILLIAM P III
O'CONNELL, ALYSON
28 STAFFORD DR
MADISON, NJ 07940-2013

KIVLIN, ALFRED B JR
KIVLIN, EILEEN P
32 MISTY MEADOW WAY
MECHANICVILLE, NY 12118-3651

REJOYCE INVESTMENTS LLC
RYAN, PATRICIA
1301 ST ANDREWS CIR
MILFORD, OH 45150-2972

STOWE, DAVID
ALLEN, LESLEY ANN
151 HARVEST DR
MILTON ON L9T 4T2,
CANADA

HUTCHISON, DOUGLAS B
HUTCHISON, ELAINE
RR 1
MOUNT PLEASANT ON N0E 1K0,
CANADA

STEWART, LINDA M
DAVIS, KEVIN W
41 BIRCHBANK LN
NORTH YORK ON M3B 2Y2,
CANADA

PEREIRA, STEVEN H
PEREIRA, PAUL M
248 HICKORY CIR
OAKVILLE ON L6H 4V2,
CANADA

SUAREZ-SOLAR, MERCEDES
SUAREZ-SOLAR, EDUARDO
15720 BERA DR
ODESSA, FL 33556-3038

ARTETA, ERNESTO TRE
ARTETA, MARLENE TRE
428 S FAIRVIEW
PARK RIDGE, IL 60068-4753

CRAIG, BRANDON E
CRAIG, SVETLA
8265 BRITTANY PL
PITTSBURGH, PA 15237-6308

LITVIN, DANIEL K TRE
LITVIN, RACHALLE K TRE
6494 CHATHAM CIR
ROCHESTER HILLS, MI 48306-4382

ANDRIS LIVING TRUST
ANDRIS, ROBERT L TRE
1472 SCHOOLHOUSE WAY
SAN MARCOS, CA 92078-1015

TONTHAT, VUHUY
TONTHAT, HIEP THI
13760 88TH AVE
SEMINOLE, FL 33776-2211

DUFF, RONALD W
DUFF, SUZANNE S
13 WILDWOOD RD
SPRINGFIELD, IL 62704-4359

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FLORIDA
5200 CENTRAL AVE
ST PETERSBURG, FL 33707-1834

CHENERY, JULIE A TRE
CHENERY, MARK TRE
116 131ST AVE E UNIT F
ST PETERSBURG, FL 33708-2641

KEIDEL, GEORGE W & FRANCES C REVOCABLE LIV
TRUST
KEIDEL, GEORGE W TRE
4725 COVE CIR APT 611
ST PETERSBURG, FL 33708-2899

REYES, PAMELA
BUERKI, MICHAEL F
1110 119TH TER N
ST PETERSBURG, FL 33716-1513

GRINSTEAD, JASON HAMLIN
GRINSTEAD, LINDSAY WATSON
11904 MANDEVILLA CT
TAMPA, FL 33626-3305

MASTRO, STEPHEN
MASTRO, STEPHANIE
2605 S DUNDEE ST
TAMPA, FL 33629-7518

ASTRAB, JOHN M III TRE
ASTRAB, JOHN M III REV TRUST
3000 ARBOR OAKS DR
TARPON SPRINGS, FL 34688-6543

STEWART, HEATHER
DAVIS, KEVIN
276 ST GERMAIN AVE
TORONTO ON M5M 1W3,
CANADA

ALL SEASONS RESORT INC
C/O LIBERTE MGMT GROUP INC
10645 1ST ST E
TREASURE ISLAND, FL 33706-4803

HOFSCHULTE, DAREN M REV TRUST
HOFSCHULTE, DAREN M TRE
67868 COUNTY RD 76
WABASHA, MN 55981-7568

PPM HOLDINGS GROUP CORP TRE
13000 GULF BLVD UNIT 314 TRUST
28748 FALLING LEAVES WAY
WESLEY CHAPEL, FL 33543-5755

RAJ, MICHAEL ANTONY
BHASKAR, DEEPTHI
30868 LINDENTREE DR
WESLEY CHAPEL, FL 33563

HUTCHINSON, ROBERT L
HUTCHINSON, BECK A
724 BONITA DR
WINTER PARK, FL 32789-2720

WORRELL FAMILY TRUST
WORRELL, JOSEPH D TRE
5335 BERNADETTE DR
ZEPHYRHILLS, FL 33541-9100

HOTEL B INVESTORS LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

NGUYEN, GIANG TRUONG
38082 PEPPER RIDGE RUN
NORTH RIDGEVILLE, OH 44039

WILLIS, ROSEMARIE
PO BOX 638
INDIAN ROCKS BEACH, FL 33785

FOREST HILL PROPERTY LLC
1303 FOREST HILL RD
PERRY, GA 31069-3518

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

ZORRO BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH, FL 33708-2626

CRONK, RICHARD D
91 LAKEVIEW DR
OXFORD, MI 48370-3031

YETTA, DARLENE C
4604 W MCELROY AVE
TAMPA, FL 33611-3318

COHORST, MEGHAN M
566 64TH ST S
ST PETERSBURG, FL 33707-2348

FINZI LLC
17548 DEER ISLE CIR
WINTER GARDEN, FL 34787-9418

CARLA CAREY & ASSOCIATES LLC
156 131ST AVE E
MADEIRA BEACH, FL 33708-2622

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

UNITED PARK SERVICES PROPERTY
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

POLITO, DAVID R
13021 PELICAN LN UNIT B
MADEIRA BEACH, FL 33708-2789

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

DYER, DAVID MARTIN
PO BOX 663
BRISTOL, NH 03222-0663

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE STE 210
TAMPA, FL 33605-3602

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605-3602

PARRES, MARY JO BURKE
692 BROCKMOOR LN
BLOOMFIELD HILLS, MI 48304-1414

SIPKAY, BORBALA TRE
14140 THORNWOOD ST
RIVERVIEW, MI 48193-7824

RIVERS, BRUCE MICHAEL
134 W DIAMOND LAKE RD
MINNEAPOLIS, MN 55419-1836

ROSALITAS PROPERTIES LLC
4343 N CLARENDON AVE APT 415
CHICAGO, IL 60613-1540

A WAVE FROM IT ALL LLC
2400 BRIARCLIFF DR
NEWBURGH, IN 47630-8602

NGUYEN, MUI THI TRUST
13101 GULF BLVD UNIT 1401
MADEIRA BEACH, FL 33708-2630

MADEIRA BAY TOWNHOMES CONDO ASSN INC
5200 CENTRAL AVE
ST PETERSBURG, FL 33707-1834

KARAHALIS, MARIA
118 131ST AVE E UNIT 7
MADEIRA BEACH, FL 33708-2634

J N C C BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708-2686

MADEIRA 509 LLC
760 S OAK AVE
BARTOW, FL 33830-5747

FOBURG, KEITH
581 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

BELCHER, FLOYD ROBERT
13098 GULF BLVD
MADEIRA BEACH, FL 33708-1869

NDL BEACH PROPERTY 1302 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

FAMILY TIDES LLC
2969 BREEZEWOOD LN
GALENA, OH 43021-7029

RAU, JULIE
1323 NE 2ND ST
CAPE CORAL, FL 33909-2645

GULF LANE TOWNHOMES LLC
860 S CURTISWOOD LN
NASHVILLE, TN 37204-4317

THOMPSON, SUZANNE MARIE
7705 36TH ST N UNIT 417
OAKDALE, MN 55128-5731

MADEIRA NORTE 308 LLC
13000 GULF BLVD UNIT 308
MADEIRA BEACH, FL 33708-2691

PATTON, ROBERT L JR
12605 TAHITIAN PEARL CIR
PARRISH, FL 34219-2583

30R MANAGEMENT LLC
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

TORNOW, BRYAN F & DEBRA R FAMILY TRUST
200 EAGLES BLUFF RD
LA CRESCENT, MN 55947-1827

JOHNS PASS PARTNERS LLC
13014 N DALE MABRY HWY PMB 805
TAMPA, FL 33618-2808

SHOPPES OF JOHN'S PASS LLC
PO BOX 14433
TALLAHASSEE, FL 32317-4433

BATULUKING LLC
6219 GRAY WOLF TRL
DALLAS, TX 75252-2616

WILSON, JONATHAN MARCUS LESTER
118 131ST AVE E UNIT 6
MADEIRA BEACH, FL 33708-2634

CSI ENTERPRISES LLC
2131 N COLLINS ST STE 433-544
ARLINGTON, TX 76011-2849

BRADDOCK, MARTHA F
13054 GULF LN
MADEIRA BEACH, FL 33708-2796

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH, FL 33708-2626

J N C C BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

FOWLER, DONALD L
571 CRYSTAL DR
ST PETERSBURG, FL 33708-2364

LIBERTY REAL ESTATES ENTERPRISES
1031 META DR
CINCINNATI, OH 45237-5007

MOMENTUM PROPERTIES LLC
2190 WADE DR
BOGART, GA 30622-5397

KDP INVESTMENT HOLDINGS LLC
9989 SAGO POINT DR
SEMINOLE, FL 33777-4912

KOPP, SHARON K
PO BOX 67218
ST PETE BEACH, FL 33736-7218

MADEIRA NORTE 101 LLC
3203 ALDEN DELL
LOUISVILLE, KY 40207

NDL BEACH PROPERTY 1704 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

BAYSIDE RETREATS LLC
13101 GULF BLVD UNIT 1304
MADEIRA BEACH, FL 33708-2630

SMITH, JAY D
6136 41ST ST E
BRADENTON, FL 34203-7006

D J M PROPERTIES FUND II
100 1ST AVE N UNIT 3704
ST PETERSBURG, FL 33701-3558

CHIODO, GLORIA
7358 WINBERT DR
N TONAWANDA, NY 14120-1491

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605-3602

RICE, WILLIAM ROBERT
143 131ST AVE E
ST PETERSBURG, FL 33708-2621

LABRECQUE, BRIAN P
13000 GULF BLVD UNIT 510
MADEIRA BEACH, FL 33708-4605

R & N PARTNERS LLC
8303 PINE RIVER RD
TAMPA, FL 33637-1011

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

BONTRAGER, ANDREA
118 131ST AVE E UNIT D
MADEIRA BEACH, FL 33708-2628

MICHAEL S WEGRZYN & REBECCA L WEGRZYN
TRUST LLC
14321 WALSINGHAM RD
LARGO, FL 33774-3330

HUZIOR PROPERTIES INC
536 RIVIERA BAY DR NE
ST PETERSBURG, FL 33702-2708

FAMILY FLYERS LLC
1341 ASHTON CT
CHANHASSEN, MN 55317-7529

MADEIRA NORTE UNIT 304 LLC
415 LYSLE BLVD
MCKEESPORT, PA 15132-2612

MUCHA, SHARON A
13000 GULF BLVD APT 204
MADEIRA BEACH, FL 33708-2687

MADEIRA NORTE CONDO ASSN INC
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

KUHN SQUAD LLC
1925 JOSEY WALES TRL
DU QUOIN, IL 62832-3704

INTUIT OASIS PROPERTIES II LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

RAFTERY, BRIAN J
116 131ST AVE E UNIT D
MADEIRA BEACH, FL 33708-2641

CROWE, CAROLYN JANETTE
116 131ST AVE E UNIT A
MADEIRA BEACH, FL 33708-2641

ZORRO BEACH PROPERTIES LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

MINA, MANUEL
13000 GULF BLVD APT 504
MADEIRA BEACH, FL 33708-4605

MOMENTUM PROPERTIES LLC
2190 WADE DR
BOGART, GA 30622-5397

RIVERS, BRUCE
134 W DIAMOND LAKE RD
MINNEAPOLIS, MN 55419-1836

VAN DOREN, BARBARA R TRE
4749 S PLEASANTVIEW RD UNIT 152
HARBOR SPRINGS, MI 49740-9371

HAPL HOMES LLC
4204 WINE CELLAR CT
LOUISVILLE, KY 40272-2688

NAKAT, SAM
8433 TIVOLI DR
ORLANDO, FL 32836-8759



AFFIDAVIT OF POSTING

Date: 11/24/2025

Postings for: ABP-2025-07

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

Lisa Schuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 25th day of November, 20 25.

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
ent. Please limit
the comment on

at the meeting.
City Manager
ating a comment

ect to any matter
y need to ensure
nd evidence upon
cribed verbatim;
orter or private
Disability Act and

participate in this
written request to

SSION
AGENDA
4:00 PM
al Drive,
FL 33708

Website.

step to the
o three (1)
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.

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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

ABP 2025-07 Page 1



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.

ABP 2025-07 Page 2



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, FL 33708. This establishment is located in the C-3, Retail Commercial Zoning District and the Residential Office/Retail (RCOR) Future Land Use Category.

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

Applicant(s): Dockside Dave's Restaurant

Property Owner(s): Dockside Dave's 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 (RCOR).

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

ABP 2025-06 Page 1



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.

ABP 2025-06 Page 2



- 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. Fluoar AI Software Proposal
 - C. Beach Fundamental Irrigation System (verbal)



MEMORANDUM

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 Shorter Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to receive an application for the approval by the Board of Commissioners of a Quota (ACOP) 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 Madera Beach, Florida 33708. This establishment is located in the C-1, Retail Commercial Zoning District and the Redevelopment Office (ROR) Future Land Use Category.

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

Applicant: Dockside Dave's Restaurant
Property Owner: Dockside Dave's Restaurant LLC
Business Location: 14701 Gulf Blvd and 14703 Gulf Blvd Madera Beach, FL 33708
Business: Dockside Dave's Restaurant
Application Request: Quota (ACOP) 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 ADP 2025-06, is seeking a Quota (ACOP) 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 Madera Beach, FL 33708. This application is being made pursuant to change from a Special Food Service Establishment (ACOP) alcoholic beverage license to a Quota (ACOP) alcoholic beverage license. Sec. 110-534 - Change of alcoholic beverage zoning requires the approval of the Board of Commissioners to change from an alcoholic beverage license of general intensity and includes consideration of all requirements under Section 110-514. This establishment is located in the C-1, Retail Commercial Zoning District. The future land use designation for the property is Residential Office/Retail (ROR).

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 general intensity. The ADP 2025-06 Page 1



MEMORANDUM

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 Shorter Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to receive an application for the approval by the Board of Commissioners of a Package Sales (DAPS) alcoholic beverage license for the sale of beer and wine package sales for off-premises consumption at John's Pans Village Activity Center located at 13045 Gulf Blvd, Madera Beach, FL 33708. This establishment is located in the C-1, John's Pans Village Activity Center Zoning District and the Redevelopment Office (ROR) Future Land Use Category.

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

Applicant: Jerry Innings
Name of Partnership, Corporation, LLC, Coastal Rise LLC
Property Owner: John's Pans Partners LLC
Business Location: 13045 Gulf Boulevard Madera Beach, Florida 33708
Business: John's Pans Community Center & Ranch
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 (DAPS) alcoholic beverage license for the sale of beer and wine package sales for off-premises consumption at John's Pans Community Center & Ranch located at 13045 Gulf Blvd, Madera Beach, FL 33708. This establishment is located in the C-1, John's Pans Village Activity Center Zoning District and the Redevelopment Office (ROR) Future Land Use Category.

Note: You have received this notice pursuant to City Code Section 110-510. Because you are a property owner within 500 feet of the subject property, if you are business of receiving approval of this application, you may attend the Public Hearing for the application. A copy of the application is available for inspection in the Community Development Department between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. If you would like more information, please contact the City Clerk at (727) 391-0901 or email at cityclerk@maderabeachfl.gov.

ADP 2025-07 Page 1



MEMORANDUM

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 Shorter Commission Chambers at 300 Municipal Drive, Madera Beach, Florida 33708 to receive an application for the approval by the Board of Commissioners for a Special Food Service Establishment (ACOP) Alcoholic Beverage License with stand order to sell beer, wine, and liquor for consumption on premises at Brink's Board Bar & Grill located at 15015 Madera Way, Suite 100, Madera Beach, Florida 33708.

Special Food Service Establishment (ACOP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-09

Applicant: Denis L. J. J. J.
Name of Partnership, Corporation, LLC: Brink's N Board Bar & Grill LLC
Property Owner: Madera Beach Inn Properties LLC
Business Location: 15015 Madera Way, Suite 100, Madera Beach, Florida 33708
Business: Brink's N Board Bar & Grill

Application Request:
Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ADP 2025-09, is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (ACOP) Alcoholic Beverage License with stand order to sell beer, wine, and liquor for consumption on premises at Brink's N Board Bar & Grill located at 15015 Madera Way, Suite 100, Madera Beach, Florida 33708. This establishment is located in the C-1, John's Pans Village Activity Center Zoning District and the Redevelopment Office (ROR) Future Land Use Category.

Note: You have received this notice pursuant to City Code Section 110-510. Because you are a property owner within 500 feet of the subject property, if you are business of receiving approval 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 8:00 a.m. and 4:00 p.m., Monday through Friday. If you would like more information, please contact the City Clerk at (727) 391-0901 or email at cityclerk@maderabeachfl.gov.

ADP 2025-09 Page 1

regarding the application, please contact Andrew Morris Long Range Planner at 727-391-0901 or amorris@maderabeachfl.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 in-person exhibits and later 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
Madera Beach, FL 33708
Andrew Morris, Long Range Planner
amorris@maderabeachfl.gov
(727) 391-0901

Posted:
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 desires to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting should send a request 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 heard. This law does not require the City to transcribe verbatim testimony; therefore, the affected party must make the necessary arrangements with a private reporter or a person reporting from and bear the resulting expense. In accordance with Section 286.26, Florida Statute, persons with disabilities needing special accommodations to participate in this hearing must contact Community Development Director, Jerry Silver no later than 48 hours prior to the meeting. (727) 391-0901 or email a written request to jmsilver@maderabeachfl.gov.

ADP 2025-07 Page 2



CITY OF MADERA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADERA BEACH FL 33708
TELEPHONE 727-391-0901

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☐ Library Board
☐ Civil Service Commission
☐ Planning Commission
☐ Other

Are you a Madera Beach Resident? ☐ Yes ☐ No

Are you an elector (qualified elector) 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: ☐ Yes ☐ No

Name: _____

Relationship: _____

Are you available for: ☐ Yes ☐ No

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. _____

Page 1 of 6

CITY OF MADERA 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 required term of a member on October 30, 2025. Member terms are three years. The date of the next meeting will be on October 30, 2025.

Board, Commission, and Committees are a valuable part of the local government process. The 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 - If possible, regular meetings held quarterly. Additional meetings are held for special projects and employee grievance hearings. Terms and fees.
- Members must be a City of Madera Beach citizen and eligible to vote in the City elections.
- Appointments are made on experience and qualifications in Human Resources when possible.

Interested persons must submit an application to the City Clerk no later than Monday, May 1, 2025, to be considered for appointment to the Civil Service Commission. Applications should be submitted to the City Clerk at 300 Municipal Drive, Madera Beach, FL 33708. All applications are encouraged to attend the meeting.

An application is attached to this advertisement. Applications may also be obtained from the City Clerk at City Hall or downloaded on the City Clerk's website at <https://maderabeachfl.gov/civil-service>.

Submit completed and signed application to:

City Clerk
City of Madera Beach
300 Municipal Drive
Madera Beach, FL 33708
cityclerk@maderabeachfl.gov
(727) 391-0901, ext. 273

Additional Information:
For additional information, please contact City Clerk Clara Vasilgagan at 727-391-0901, ext. 273, or cityclerk@maderabeachfl.gov.





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](#)

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