



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 Special Food Service Establishment (4COP) Alcoholic Beverage License Application #2025-08 with stated intent to sell beer, wine, and liquor for consumption on premises at Broke N Board Bar & Grill located at 15015 Madeira Way, Suite 100, Madeira Beach, Florida, 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-08, is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (4COP) Alcoholic Beverage License with stated intent to sell beer, wine, and liquor for consumption on premises at Broke N Board Bar & Grill located at 15015 Madeira Way, Suite 100, Madeira Beach, Florida, 33708. The property is in the Planned Development (PD) Zoning District and has a Future Land Use designation of Planned Redevelopment-Mixed Use, PR-MU. 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 property has the Future Land Use designation of Planned Redevelopment-Mixed Use and is surrounded by other properties with this Future Land Use designation. The Planned Redevelopment-Mixed Use Future Land Use designation is given to properties located within the Madeira Beach Town Center Special Area Plan. This property is in the Commercial Core District of the Madeira Beach Town Center Special Area Plan. This district supports Commercial uses and Commercial/mixed-uses that are walkable. There are other nearby businesses that sell alcoholic beverages. A restaurant that serves beer, wine, and liquor would be an acceptable use for the property and would not adversely affect the character of the existing neighborhood.

(2) The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.

Properties located within the Madeira Beach Town Center Special Area Plan have a reduced parking requirement that is 50% less than other areas of Madeira Beach. The restaurant is attached to a hotel structure that has a parking garage. The property has sufficient parking for both the hotel and restaurant uses. The traffic generated from this proposed alcoholic beverage request would not 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.

Don the Beachcomber was previously using this location and had the same type of alcoholic beverage license. The proposed alcoholic beverage license use would be compatible with the existing structure and with the zoning and future land use designations for the property. The property is not located within 500 feet of a church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center.

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

The requested license is not anticipated to adversely affect public safety. For Special Food Service Establishment (4COP) Alcoholic Beverage Licenses, the state of Florida requires at least 51% of gross food and beverage sales revenue to come from the sale of food and non-alcoholic beverages. The previous tenant Don the Beachcomber had a Special Food Service Establishment (4COP) license. The proposed alcoholic beverage license request would not adversely affect public safety more than the previously approved alcoholic beverage license use at this location.

- (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 does not owe any outstanding charges, fees, interest, fines, or penalties to the city.

Fiscal Impact:

N/A

Recommendation(s):

City Staff recommends the approval of ABP 2025-08 Broke N Board Bar & Grill.

Attachments:

Local Application

Approved Site Plan

Public Notice Mailing and Posting