



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 Quota (4COP) Alcoholic Beverage License Application #2025-06 for Dockside Dave's Restaurant located at 14701 and 14703 Gulf Blvd Madeira Beach, Florida 33708

Background:

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).

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.

Dockside Dave's is proposing to change from a Special Food Service Establishment (4COP) alcoholic beverage license to a Quota (4COP) alcoholic beverage license. The Quota (4COP) alcoholic beverage license does not require a percentage of gross food and beverage revenue to come from non-alcoholic items, and it does not require a minimum number of physical seats. The Special Food Service Establishment (4COP) license requires a minimum number of 120 physical seats and 51% of the gross food and beverage revenue to come from non-alcoholic items. Dockside Dave's still plans to operate as a restaurant but would not be required to meet the seating and food sale requirements of the previous license. This proposed change will not have a negative impact on the existing neighborhood character since the applicant proposes to continue to operate as restaurant. The existing neighborhood is mostly commercial or multifamily uses, and the existing restaurant already has a Special Food Service Establishment (4COP) alcoholic beverage license to serve beer, wine, and liquor on the premises. Additionally, The Reef Bar and Grill located adjacent to this property already serves liquor.

(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.

As proposed, the Quota (4COP) alcoholic beverage license use does not present a safety hazard or lead to additional congestion. Dockside Dave's does meet the parking requirements of the city's land development regulations when the 5 offsite shared parking spaces are included in their total parking count. The offsite shared parking spaces will be for employees only and all proposed parking on site will accommodate customers based on the number of seats indicated in the approved site plan provided. If the property of the offsite shared parking is redeveloped, Dockside Dave's would be out of compliance with the city's parking regulations unless they found additional parking. Attached to the memo is a copy of their offsite shared parking agreement.

Figure 1.

Dockside Dave's Parking Requirements from Site Plan

TOTAL REQUIRED PARKING SPOTS: 35

PARKING COUNT = 27 SPOTS + 3 BIKE RACK CREDITS + 5 OFF SITE

GRAND TOTAL = 35 PARKING SPACES (5 OFFSITE)

NUMBER OF EMPLOYEES: 10

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

This proposed change in alcoholic beverage license use is compatible with this location since Dockside Dave's would continue to be a restaurant. Nearby businesses like the Reef Bar and Grill already serve liquor. Dockside Dave's would continue to focus on food, and the alcoholic beverages would complement the food.

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

Public safety should not be adversely affected by Dockside Daves Restaurant changing from a Special Food Service Establishment (4COP) alcoholic beverage license to a Quota (4COP) alcoholic beverage license. The restaurant 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. This 500-foot requirement is the minimum distance required for bars and clubs located in the C-3, Zoning District (sec. 110-530) and does not need to be met for restaurants. Dockside Dave's is classified as a restaurant.

(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): Staff recommends the approval of ABP 2025-06 with the following conditions:

- The applicant must maintain a minimum of 5 parking spaces offsite. If there is a change to the existing contract, Dockside Dave's will need to submit a revised contract and site plan showing where the new parking spaces would be located.

- Per the attached site plan sheet SP 1.0, the area labeled “no open entertainment space permitted” cannot be utilized for additional seating, standing space, or open entertainment space with the exception of the applicant applying for a special events permit as defined in Article II. Special Events.

Attachments:

Local Application

Parking Agreement

Public Notice Mailing and Posting