



Memorandum

Meeting Details: November 8, 2023 – BOC Regular Meeting

Prepared For: Hon. Mayor Rostek and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for a **Special Food Service Establishment (4COP SFS) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2023-07** for requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (4COP SFS) Alcoholic Beverage License with stated intent to sell beer, wine, and liquor for consumption on premises at Don the Beachcomber located at 15015 Madeira Way, Ste 100, Madeira Beach, Florida, 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2023-07 is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (4COP SFS) Alcoholic Beverage License with stated intent to sell beer, wine, and liquor for consumption on premises at Don the Beachcomber located at 15015 Madeira Way, Ste 100, Madeira Beach, Florida, 33708. This establishment is located in the PD, Planned Development Zoning District. The Madeira Beach Future Land Use designation for this property is Planned Redevelopment-Mixed Use.

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 located in the Commercial Core District of the Madeira Beach Town Center Special Area Plan. Commercial and Commercial/mixed-use are the focus of this

district. There are other nearby businesses that sell alcohol also. 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.

This establishment is not located within three hundred 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. A restaurant that serves beer, wine, and liquor would be compatible with the existing Zoning designation and Future Land Use designation for the property. The property is adjacent to other similar commercial uses. The proposed alcohol use would be compatible with this location.

(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 SFS) Alcoholic Beverage Licenses, the state of Florida requires at least 51% of gross food and beverage revenue to come from the sale of food and nonalcoholic beverages. Selling food will be the primary focus of the business and selling alcohol would be secondary to that. The subject site is along a commercial corridor that includes other commercial uses that are compatible with an establishment that serves 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): Staff recommends the approval of ABP 2023-07.

Attachments:

Application

Public Notice Mailing and Posting