



300 Municipal Drive
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February 23, 2022

ABP 2021-08 Barefoot Beach Club Alcohol Beverage Permit Application:

Linda, Jenny, and I recently met with City Manager Robin Gomez. The City Manager, Planning Staff, and City Attorney have concerns related to the parking and expansion of use at Barefoot Beach Club. There is a potential impact on nearby residential areas by expanding the use of the property with special events, and a concern that adding special events would require an amendment to the PD zoning designation and a new Development Agreement. The Development Agreement for Barefoot Beach Club expired when the Certificate of Occupancy was approved.

We discussed this matter with the City Attorney for advice on how to move forward related to the Alcohol Beverage Permit Application for Barefoot Beach Club. If the alcohol permit is used solely for a restaurant that only serves guests (no special events), then alcohol would be an allowable use and no additional parking would be required. The restaurant is considered a legal nonconforming use since it met the parking requirements at the time of the hotel's approval. We would still need an updated application that clearly states that the alcohol permit would not be used for special events. The application cannot include a site plan with the proposed kitchen renovation. The proposed kitchen renovation would require a separate building permit application. The site plan does, however, needs to indicate where the alcohol would be sold on property, please shade/hatch this area on the plan.

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As a separate consideration, adding special events to the hotel is considered a new use and would require an amendment to the Planned Development zoning designation and a new Development Agreement. Hosting special events also would require the use, at a minimum meet the current parking requirements in the Madeira Beach Code of Ordinances. Open entertainment space requires one parking space per 60 square feet. Since the special event space would be ancillary use to the hotel, only 50% of the required parking would be needed. For the proposed 830 square feet of entertainment space, an additional 7 parking spaces would be required. However, please be aware that since the addition of this use to the plan would require an amendment to the PD and a new development agreement, staff can offer no assurances that the use would be approved, or which specific conditions would be attached.

Sincerely,

Andrew Morris
Planner/GIS Technician