



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255
planning@madeirabeachfl.gov



ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant: Name and Address

JONATHAN DEJINIK
2730 WILLOWOOD
CLEARWATER FL 33761

Property Owner: Name and Address

SOUTH SIDE GREEN LLC &
UNCLE BAMBOO LLC,
465 7th Ave N
ST. PETERSBURG, FL 33701

Telephone: 727-455-5550Telephone: 248-789-4440Email: JDEJINIK@TCLAW.COM

Email: _____

Type of Ownership: ☐ Individual ☐ Partnership ☒ Corporation ☐ LLCName of Business: Corner Kitchen & Coffee House Business Phone: 727-201-8291Parcel Identification: 15-31-15-82720-000-0020Legal Description: SKYLINE OF MADEIRA CONDO UNIT
C-2 (LYING IN SEC'S 10 & 15-31-15)Number of Seats: Inside: 48 Outside: 12Number of Employees: 8 total per shiftZoning District: C3Future Land Use: RESIDENTIAL / RETAIL

Classification:

- ☐ Package store, beer & wine ☐ Retail Store, beer, wine
☐ Package store, beer, wine, liquor ☒ Restaurants
☐ Bar ☐ Club ☐ Charter Boats

Number of Parking Spaces: 25 HC Parking Spaces: 2 Bike Racks: 4

Hours of Operation:

Monday: 7AM - 3PMTuesday: 7AM - 3PMWednesday: 7AM - 3PMThursday: 7AM - 3PMFriday: 7AM - 3PMSaturday: 7AM - 3PMSunday: 7AM - 3PMGeneral Description of Business: BREAKFAST AND LUNCHCAFE AND COFFEE HOUSE

Supporting Materials Required:

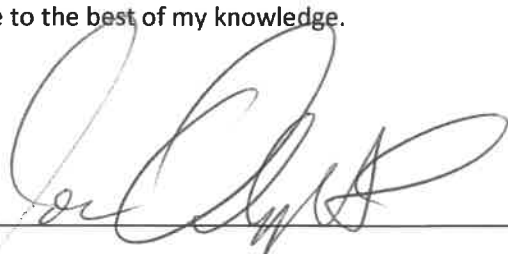
☒ Property Owner's Written Approval☐ Property Survey☐ Site Plan**Package Store Requisition: On a separate attached page, please answer the following questions:**

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.
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.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
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 owned by the applicant to the City under any section of the code.

Affidavit of Applicant:

I understand that this Alcoholic Beverage Permit Application, with its attachments, becomes a permanent record for the City of Madeira Beach and hereby certify that all statements made herein together with any attachments, are true to the best of my knowledge.

Signature of Applicant: _____



Date: _____

4/25/25

ABP #: 2025-04

****For City of Madeira Beach Use Only****

Fee: \$800.00 ☐ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: 6/25/25 Received by: Andrew Morris

ABP# Assigned: 2025-04

BOC Hearing Date: 8/13/25 ☐ Approved ☐ Denied

Community Development Director Date: _____

City Manager Date: _____

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

I have received a copy of the Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Applicant's Signature:

Date:

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, this 25 day of JUNE, 2025, appeared in person

JONATHAN W OLEJNIK who, being sworn, deposes and says that the forgoing
(name of applicant)

is true and correct certification and who is _____ personally know to me or has produced DRIVER LICENSE as identification.



[Signature]
(notary signature)

Commission Expires:

Stamp

10/03/2028

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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

AUTHORIZATION FROM PROPERTY OWNER

SOUTHSIDE GREEK LLC
465 7th Ave N,
St Petersburg, FL 33701
248-760-5554

Date: June 23, 2025

TO WHOM IT MAY CONCERN:


We, the undersigned property owners of the premises located at **13999 Gulf Boulevard, Suite C2, Madeira Beach, FL 33708**, hereby grant our consent and permission to our tenant, **RPDELI.com INC**, managed by Jonathan Olejnik, to apply for and obtain a beer and wine license for the operation of their business at the above-referenced premises.

This permission is granted in accordance with the terms of the Commercial Lease Agreement dated January 17, 2025, between the undersigned landlords and the aforementioned tenant.


Should you require any additional information or documentation regarding this matter, please feel free to contact us at the address listed above.

Sincerely,

SOUTHSIDE GREEK LLC

By: 
Name: Michael Andoniades, Manager

UNCLE BOOBOO LLC

By: 
Name: Michael Andoniades, Manager



Parcel Summary (as of 23-Jun-2025)

Parcel Number

15-31-15-82720-000-0020

Owner Name

SOUTHSIDE GREEK LLC
UNCLE BOOBOO LLC

Property Use

1134 Condo - Commercial - Store (Unit)

Site Address

13999 GULF BLVD # C2
MADEIRA BEACH, FL 33708

Mailing Address

465 7TH AVE N
ST PETERSBURG, FL 33701-2354

Legal Description

SKYLINE OF MADEIRA CONDO UNIT C-2 (LYING
IN SEC'S 10 & 15-31-15)

Current Tax District

MADEIRA BEACH (MB)

Year Built

2006

Parcel Map



Exemptions

Year Homestead Use %

Status

Property Exemptions & Classifications

Year	Homestead	Use %
2026	No	0%
2025	No	0%
2024	No	0%

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23004/1281	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	145/73

2024 Final Values

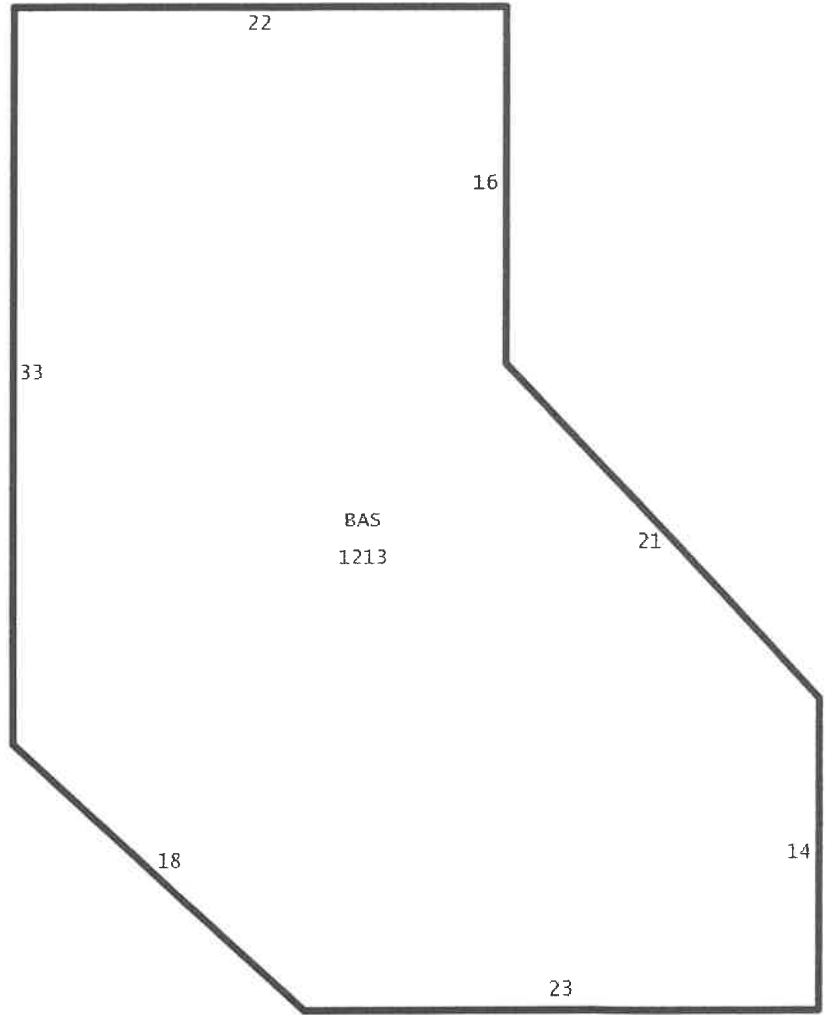
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
2022	N	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
2021	N	\$225,000	\$222,640	\$222,640	\$225,000	\$222,640
2020	N	\$231,000	\$202,400	\$202,400	\$231,000	\$202,400
2019	N	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View	Street	Base (BAS)	1,213	1,213
Unit Type	Interior	Total Area SF	1,213	1,213
Unit Floor #	1			
Unit Stories	1			
Year Built	2006			
Building Type	Retail			
Quality	Above Average			
Exterior Walls	Reinforced Concrete			
Effective Age	19			
Complex Amenities	Club House Or Rec Room			
	Swimming Pool			
	Marina			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2024-4480-RINT	ADDITION/REMODEL/RENOVATION	01/15/2025	\$17,570
201500515	ADDITION/REMODEL/RENOVATION	07/29/2015	\$40,000

LS-1

Corner kitchen beer and wine

From Jonathan Olejnik <jolejnik@icloud.com>
Date Mon 6/30/2025 8:31 AM
To Morris, Andrew <amorris@madeirabeachfl.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

- 1-the proposed alcohol beverage request will not adversely affect the character of the existing neighborhood as it had not affected the harmony of the neighborhood by the previous establishment.**
- 2- the proposed alcohol beverage request will not create any more congestion or public safety more so than the good food being served there currently has.**
- 3- the additional alcohol will merely enhance the dining experience at the current location.**
- 4- the owner and management will be trained properly to assure public safety with the quantity of alcohol being sold to any and all individual clients.**
- 5- to the best of my knowledge myself personally as the owner and operator of corner kitchen and coffeehouse, does not have any outstanding charges fees, interest, fines, or penalties due.**

Sent from Jonathan's iPhone