



Memorandum

Meeting Details: August 13, 2025 – BOC Regular Meeting

Prepared For: Mayor Brooks and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for (2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-04 Corner Kitchen and Coffee House located at 13999 Gulf Boulevard # C2 Madeira Beach, FL 33708

Background:

Pursuant to Land Development Code Article VI, Division 6 – Alcoholic Beverages, the applicant for ABP 2025-04 is requesting authorization from the Board of Commissioners for a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises at Corner Kitchen and Coffee House located at 13999 Gulf Boulevard # C2 Madeira Beach, FL 33708.

Corner Kitchen and Coffee House is located within the Skyline of Madeira Resort, a mixed-use building with commercial uses on the ground floor and condo-hotel units above. The property is zoned C-3 (Retail Commercial), with a Future Land Use designation of Residential/Office/Retail.

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 Corner Kitchen and Coffee House is located at the Skyline of Madeira Resort, which is a mixed-use building with ground floor commercial uses with second floor and above condo-hotel units. A similar (2COP) license was granted in 2015 for a previous tenant (Sweet Brewnette) at

the same location. Additionally, the surrounding area along Gulf Boulevard includes other businesses with alcoholic beverage licenses. Staff finds the proposed use will not adversely affect the character of the 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.

As the proposed use mirrors the prior (2COP) license approved in 2015, no significant increase in traffic or congestion is anticipated. The Skyline of Madeira Resort was built prior to the 2019 amendment to Division 2 – *Off-Street Parking Spaces*, which increased parking requirements for restaurants and lodging. This amendment increased the amount of parking required for temporary lodging and restaurants that previously were not required when the Skyline of Madeira Resort was built or when Sweet Brennette’s alcoholic beverage permit was approved. While this use is considered a continuation of the previous intensity, staff recommends including a condition that any future expansion in size, seating, or alcohol service will trigger compliance with current shared parking standards.

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

The proposed alcoholic beverage use would complement the food and non-alcoholic beverages sold at this establishment. Alcohol sales would be incidental and secondary to the food service.

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

No negative impact to public safety is anticipated. The level of alcohol service will be similar to the previously approved use.

(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: None

Recommendation(s): City Staff recommends the approval of ABP 2025-04 with the following condition:

1. Any proposed expansion of floor area, seating, or increase in alcoholic beverage service intensity shall require a parking agreement in accordance with Section 110-956 – Shared Parking Facilities.

Attachments:

Local Application

Existing Site Plan

Public Notice Mailing and Posting