



# Memorandum

**Meeting Details:** January 8, 2025 – BOC Regular Meeting

**Prepared For:** Mayor Brooks and Board of Commissioners

**From:** Community Development Department

**Subject:** Public Hearing for (4COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION #2025-01 for Dockside Dave’s Restaurant located at 14701 and 14703 Gulf Blvd Madeira Beach, Florida 33708

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## **Background:**

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-01, is seeking a Special Food Service Establishment (4COP) alcoholic beverage license for the sale of beer, wine, and liquor for consumption on premises at Dockside Dave’s Restaurant of Madeira Beach located at 14701 Gulf Blvd and 14703 Gulf Blvd Madeira Beach, FL 33708. Dockside Dave’s Restaurant currently has a 4COP alcoholic beverage license (ABP 2024-02) and is requesting to enlarge the area where alcoholic beverages are sold. Section 110-535. - Expansion of alcoholic beverage zoning of the Madeira Beach Code of Ordinances requires approval of the Board of Commissioners to enlarge the area for the sale of alcoholic beverages, including consideration of all requirements under Section 110-532 – Consideration of alcoholic beverage application. Dockside Daves is in the C-3, Retail Commercial Zoning District with a future land use designation of Residential/Office/Retail (R/O/R). Notice was mailed to properties within 300 feet, and 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 alcohol expansion to the adjacent property will not negatively impact the existing neighborhood character. The existing neighborhood is mostly commercial or multifamily uses, and the existing restaurant already has a Special Food Service Establishment (4COP) alcohol license to serve beer, wine, and liquor on the premises. Additionally, The Reef Bar and Grill located next 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.**

Dockside Dave's does meet the parking requirements located in (Sec. 110-971). The business owner has an agreement for 11 additional parking spaces at a nearby commercial property for employee parking. Customer parking is located on the property. The proposed alcohol use does not present a safety hazard or lead to additional congestion.

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

This proposed expansion of alcohol use is compatible with the location. The expansion to the adjacent property is zoned for commercial uses. Nearby businesses like the Reef Bar and Grill already serve liquor.

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

Public safety should not be adversely affected by Dockside Daves Restaurant expanding their alcoholic beverage zoning for serving liquor for consumption on the premises. The restaurant is more than 300 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 300-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 currently 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 2025-01 with the following conditions.

- The approval of this expansion of alcohol beverage zoning use is not an approval of the remodel permit for the properties.
- The stop work order for the properties will need to be resolved before City Staff can sign the state application for extension of licensed premises.

**Attachments:**

Local Application

Parking Agreement

Proposed Site Plan

State Application

Public Notice Mailing and Posting