

Date and Time Commented	Comment Type	Action Type	Commented By
7/10/2026 10:44:00 AM	Private	Municipality	Barbara Scott

Customer Portal Application Note:

Name of Business: Royal Conquest
Which applies to your business? : Charter Boat/Party Boat
Type of State License you are applying for: 2COP
Project Description:
Asking for approval of a 2COP license for a pirate ship charter vessel
Square footage of open entertainment space: 600
Number of Bicycle Stalls: 3
Number of Motorcycle Parking Spaces: 0
Number of Parking Spaces: 3
Number of Handicap Parking Spaces: 1
Parcel ID #:: 15-31-15-00000-410-1300
Days & Hours of Operation:
Monday through Sunday 10am to 8pm weather permitting
What is 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?:
Traffic will not be congested in any way with this project, Johns Pass has a very large parking garage.
Is proposed use compatible with this particular location? :
Yes the proposed use is compatible with this location, this is an application for a new 2cop license by a new owner, this location has already had a 2cop license, it just has a new owner.
Will proposed use adversely affect the public safety? :
No this will not affect public safety in anyway all vessels are licensed and registered with the US Coast Guard.
Are there any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code? : no
DISCLAIMER: :
According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.
I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

Photos of Royal Conquest





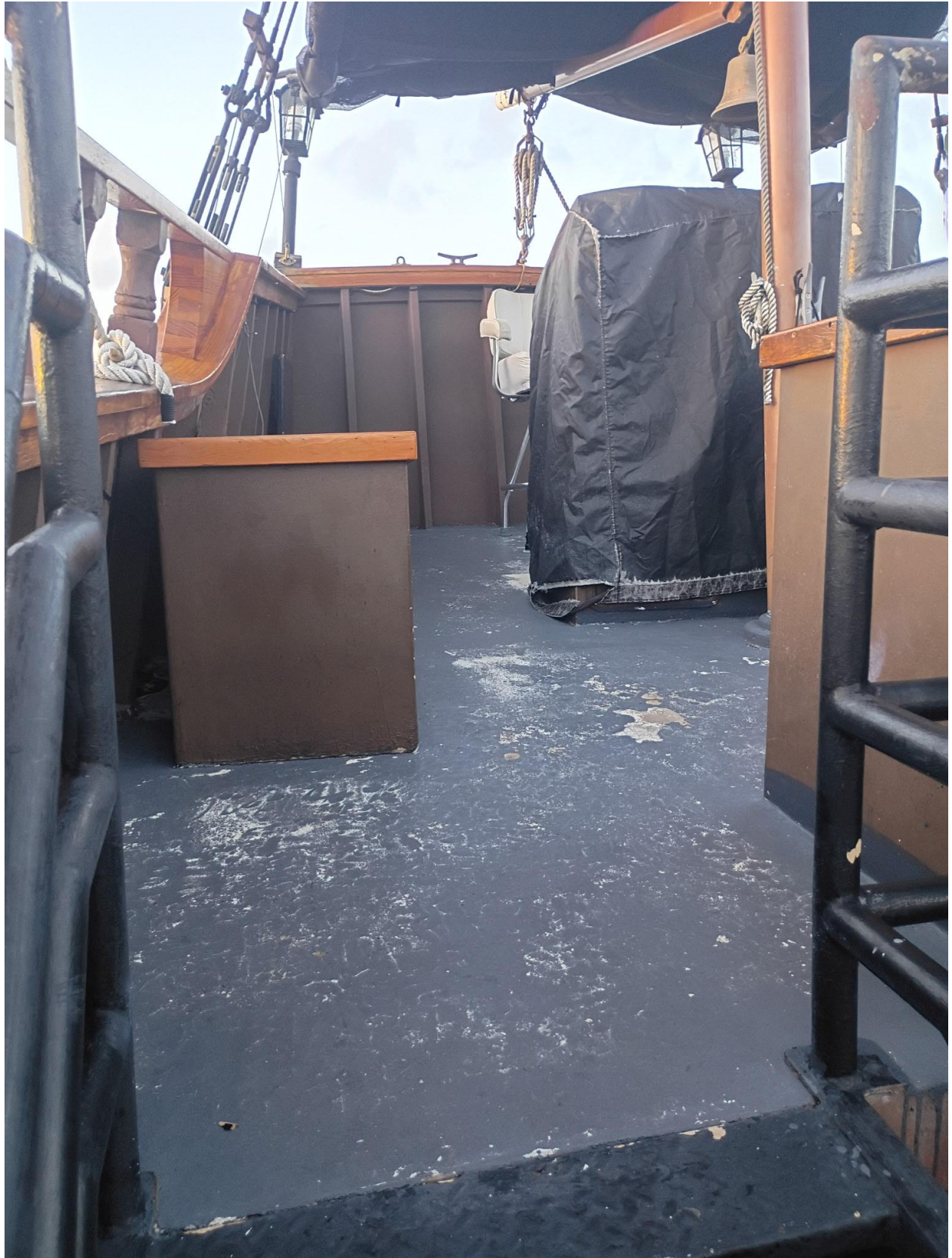






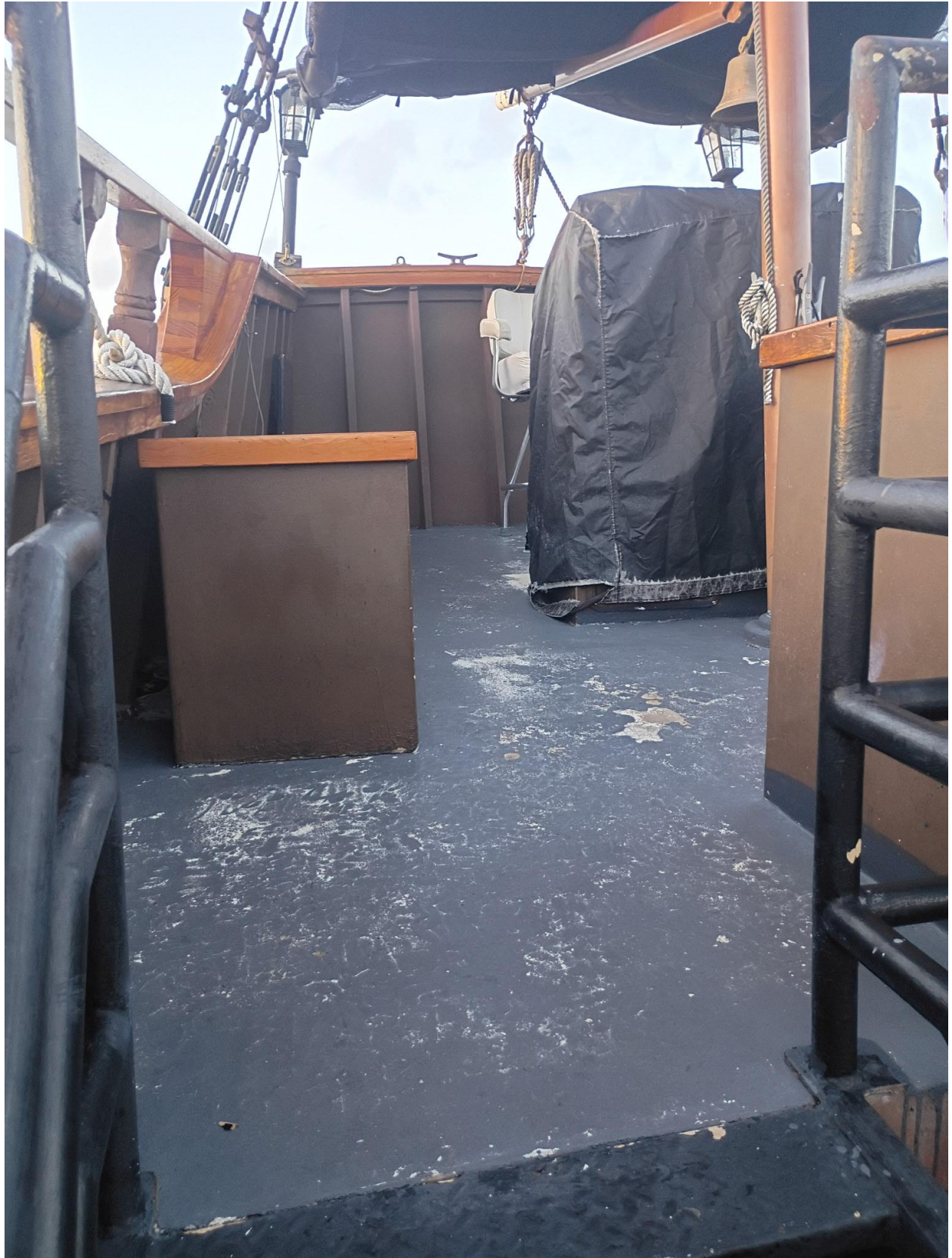




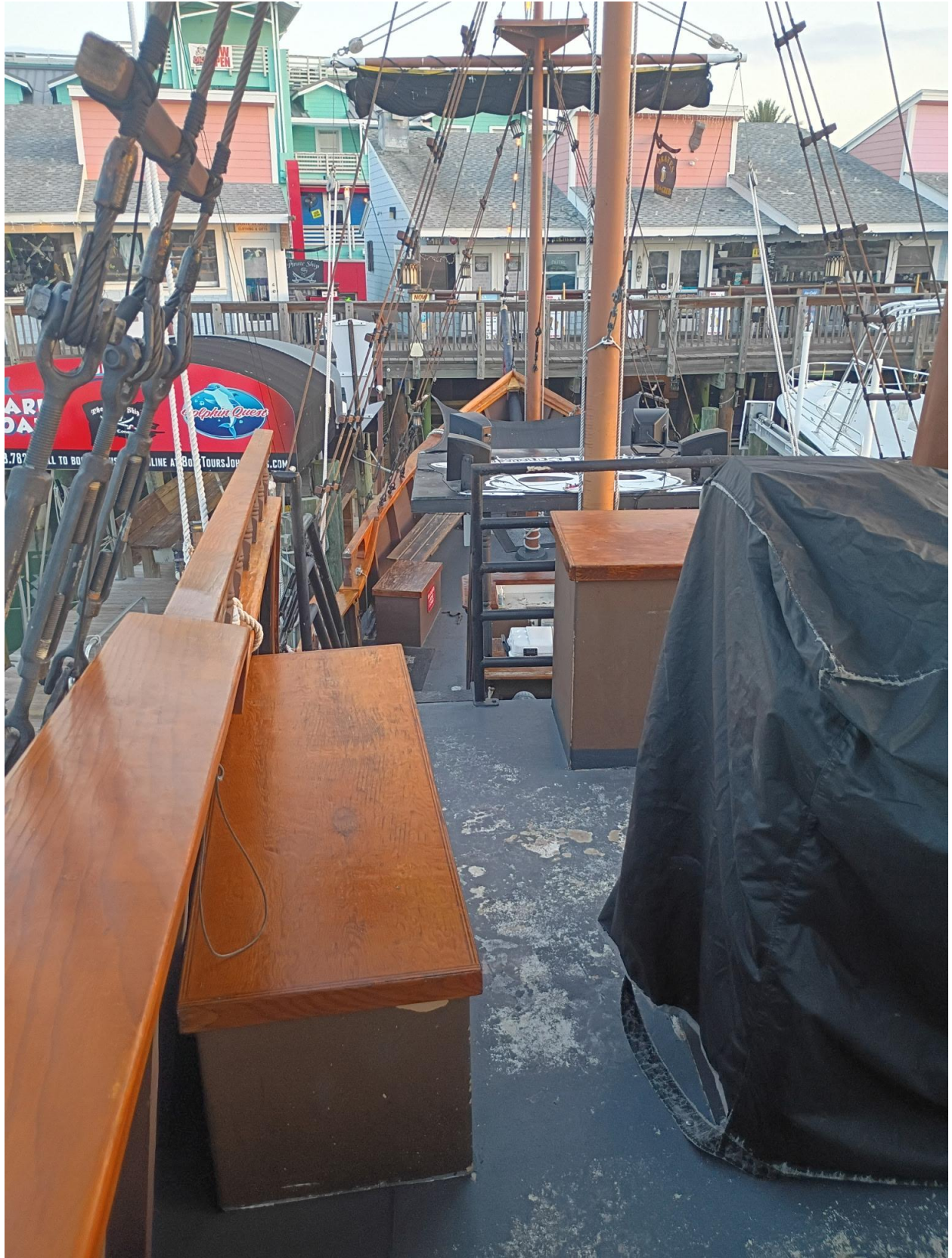


















CITY OF MADEIRA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 ♦ Planning@madeirabeachfl.gov



OWNER CERTIFICATION

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

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 facts 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 application Requirements and Procedures, read and understand the reasons necessary for granting such request and the procedure, which will take place at the Public Hearing.

Property Owner's Signature: _____

Date: _____

7/10/26

STATE OF _____

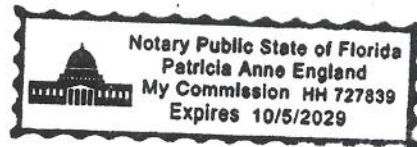
FL

COUNTY OF _____

Pinellas

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online authorization, by _____, who ☒ is personally known to me or ☐ has produced _____ as identification, this 10th day of

July, 20 26.



P.S. [Signature]

(notary signature)

Commission Expires: _____

10.5.2029

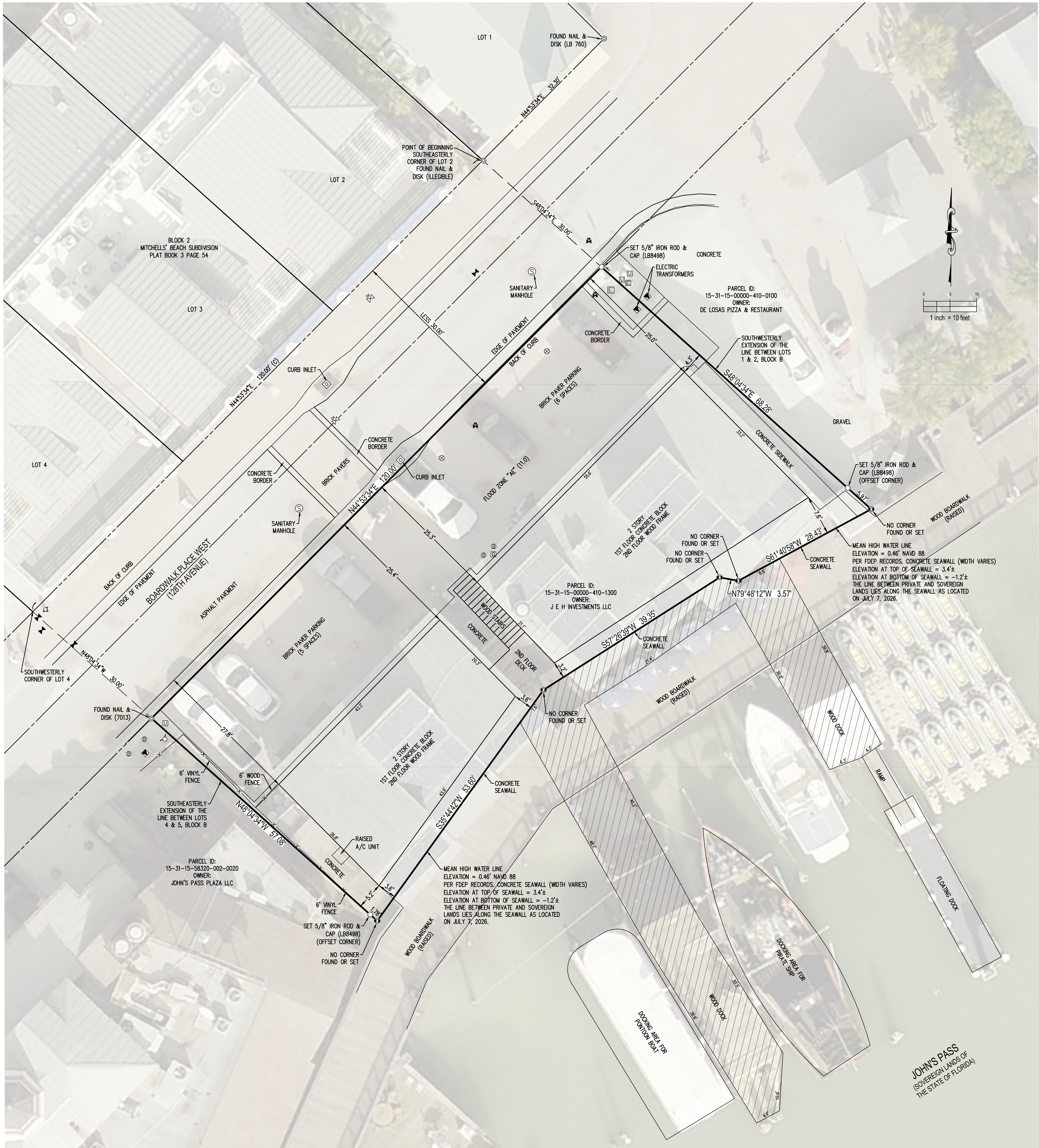
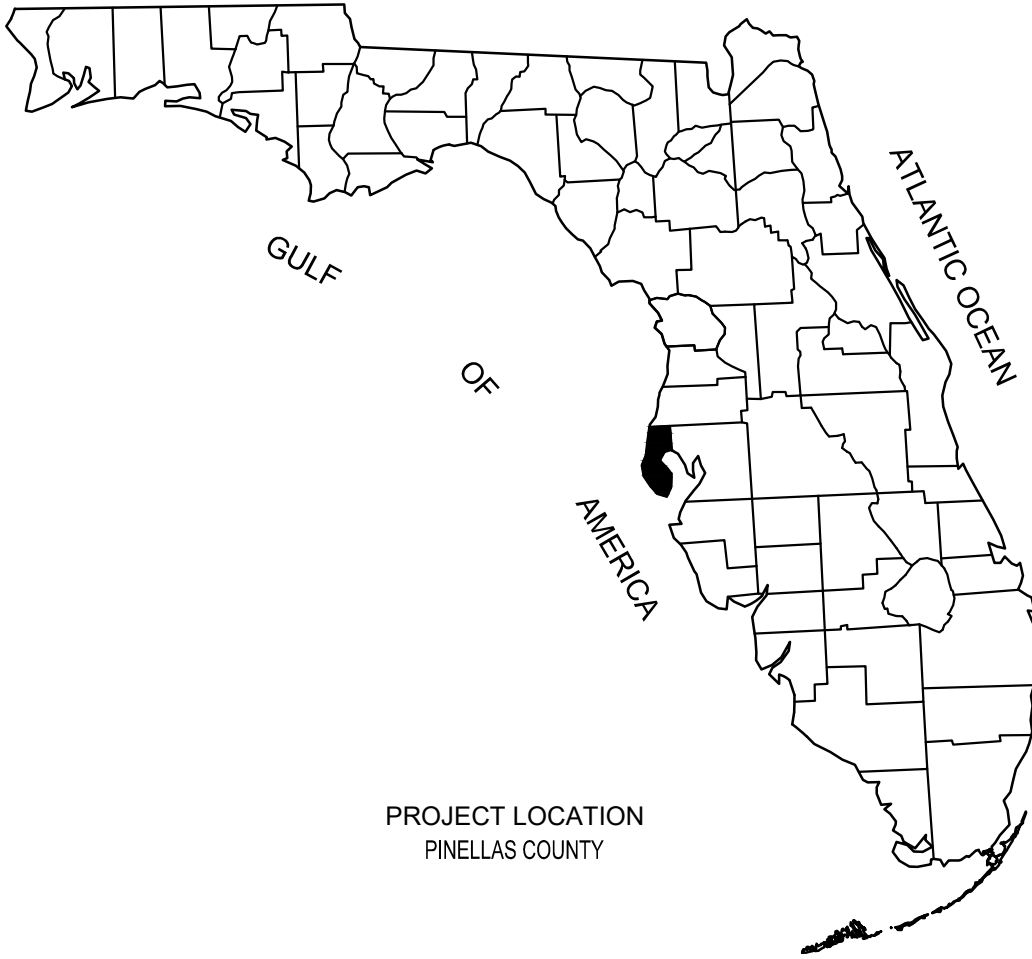
Stamp

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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

BOUNDARY & MEAN HIGH WATER SURVEY

-OF-
HUBBARD'S MARINA
112 BOARDWALK PLACE, MADERIA BEACH
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



LEGEND	
±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE (DELTA)
CH	CHORD LENGTH
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT ON CURVE (NON-TANGENT)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WPF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OH	OVERHEAD UTILITIES
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
■	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND NAIL (AS NOTED)
⊙	FOUND NAIL & DISK (AS NOTED)
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊙	SET NAIL & DISK (LB 8498)
⊙	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	NO CORNER FOUND OR SET
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	SEWER VALVE
⊙	STORM MANHOLE
⊙	CATCH BASIN
⊙	TELEPHONE MANHOLE
⊙	WELL (SIZE NOTED)
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	BACKFLOW PREVENTOR
⊙	FIRE HYDRANT
⊙	WATER SPIGOT
⊙	CONCRETE UTILITY POLE
⊙	METAL UTILITY POLE
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	SIGN
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	CABLE TELEVISION RISER
⊙	PULLBOX (ELECTRIC)
⊙	PULLBOX (FIBER)
⊙	PULLBOX (TELEPHONE)
⊙	PULLBOX (TRAFFIC)
⊙	PULLBOX (TELEVISION)
⊙	TELEVISION RISER
⊙	FLAG POLE
⊙	MAILBOX
⊙	GATE POST

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 17385, PAGE 1387)
THE TRACT OF LAND DESCRIBED AS FOLLOWS: USING THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 2, MITCHELLS' BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 54, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS A POINT OF BEGINNING; RUN THENCE SOUTHEASTERLY ALONG THE LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 2, EXTENDED TO A POINT OF INTERSECTION WITH THE MEAN HIGH TIDE LINE OF JOHN'S PASS, THENCE MEANDERING THE MEAN HIGH TIDE LINE OF JOHN'S PASS IN A SOUTHWESTERLY DIRECTION TO A POINT OPPOSITE THE LOT LINE BETWEEN LOTS 4 AND 5, BLOCK 2, THENCE NORTHWESTERLY ALONG THE EXTENDED LOT LINE BETWEEN LOTS 4 AND 5, BLOCK 2, TO THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LOT LINE OF LOTS 4, 3 AND 2, BLOCK 2, TO THE POINT OF BEGINNING; LESS A STRIP OF LAND 30 FEET WIDE RESERVED FOR ROAD PURPOSES (BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA) LYING SOUTHEASTERLY AND ADJACENT TO LOTS 2, 3 AND 4, BLOCK 2, AND LYING BETWEEN THE EXTENDED LOT LINE OF LOTS 1 AND 2, BLOCK 2, AND THE EXTENDED LOT LINE OF LOTS 4 AND 5, BLOCK 2, ALL LYING IN AND BEING A PART OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST, CITY OF MADERIA BEACH, PINELLAS COUNTY, FLORIDA.

SURVEY NOTES:

- THIS IS A BOUNDARY & MEAN HIGH WATER LINE SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH RIGHT-OF-WAY LINE OF BOARDWALK PLACE (128TH AVENUE WEST) HAS A BEARING OF N44°53'34"E.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0191H, CITY OF MADERIA BEACH, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 24, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "AE", WITH A BASE FLOOD ELEVATION OF 11.0 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988).
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17385, PAGE 1387 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREON.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # "BM NO 5 1951", DESIGNATION: 872 6533 TIDAL 5, SAID POINT HAVING AN ELEVATION OF 6.45 FEET.
- AERIAL IMAGE DEPICTED HEREON IS DATED 2024 AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- DISTANCES AND ACRESAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS: 6,645 SQUARE FEET (0.15 ACRES) MORE OR LESS.
- ZONING:
C-1 (JOHN'S PASS VILLAGE ACTIVITY CENTER)
PER MADERIA BEACH ZONING & FUTURE LAND USE INTERACTIVE MAP.
A ZONING LETTER OR REPORT WAS NOT PROVIDED TO THIS FIRM TO VERIFY THE INFORMATION ABOVE.
- THERE ARE NO DELINEATED PARKING SPACES IN THE SUBJECT PARCEL; THE BRICK PAVER PARKING AREA IN THE FRONT HAS ROOM FOR 11 VEHICLES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
- THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
- OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.

CERTIFIED TO:
HUBBARD'S MARINA

ADDRESS:
112 BOARDWALK PLACE, MADERIA BEACH, FLORIDA 33708

SURVEYOR'S CERTIFICATE:
I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-053, FLORIDA ADMINISTRATIVE CODE.

**SECTION 4 – DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

Royal Conquest

- | | | | |
|----|---|--|--|
| 1. | Yes ☒ | No ☐ | Is the proposed premises movable or able to be moved? |
| 2. | Yes ☐ | No ☒ | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Yes ☐ | No ☒ | Is the business located within a Specialty Center? If yes, check the applicable statute:
☐ 561.20(2)(b)1, F.S. or ☐ 561.20(2)(b)2, F.S. |
| 4. | Yes ☐ | No ☒ | Are there any mobile vehicles used to sell or serve alcoholic beverages? |
| 5. | Yes ☐ | No ☒ | Are there more than 3 separate rooms or enclosures with permanent bars or counters? |

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.

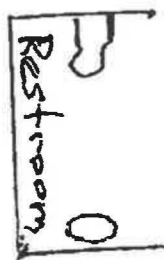
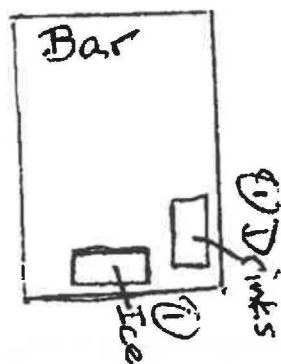
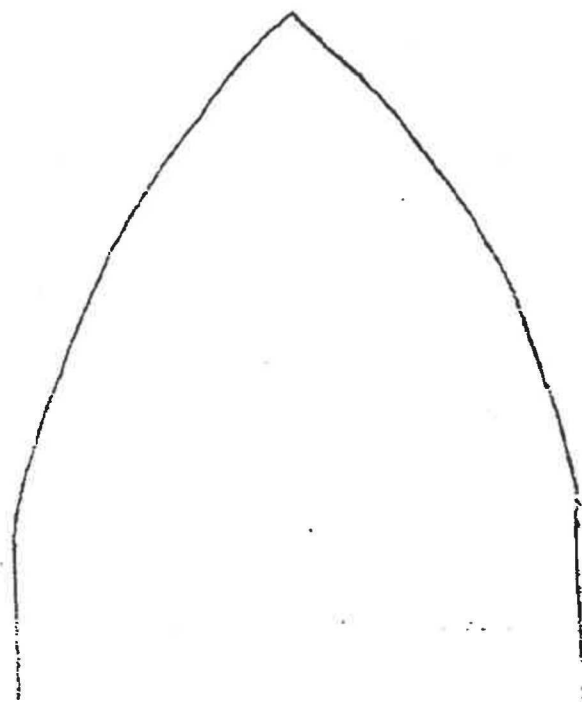
Sketches of Slip + Boat
use DOH stuff

new DOR Signoff



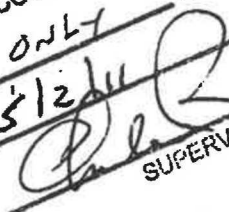
Back of 140 Location

Pirate Ship at Johns Pass Floorplan



Equipment Schedule

1. Drink/Ice Coolers

APPROVED: PINELLAS COUNTY HEALTH DEPARTMENT
FOR BAR USE ONLY WITH PROVISOS
SEE LETTER DATED 5/2/11

SUPERVISOR

Scale:

2 inches = 10 feet

Pirate Ship at Johns Pass
140 Boardwalk Place W.
Madeira Beach, FL 33708