



Memorandum

Meeting Details: August 12, 2026 – Board of Commissioners Regular Meeting

Prepared For: Honorable Mayor Brooks and Board of Commissioners

From: Community Development Department

Subject: Public Hearing for an alcoholic beverage license application #2026-02 for the sale of beer and wine by the drink or in sealed containers for consumption at the vessel located at 112 Boardwalk Place, 124 Boardwalk Place and 140 Boardwalk Place, Madeira Beach, FL 33708

ALCOHOLIC BEVERAGE LICENSE APPLICATIONS # 2026-02

Applicant(s): Florida Fisherman INC

Property Owner(s): J E H Investments LLC

Business Location: 112 Boardwalk Place, 124 Boardwalk Place, and 140 Boardwalk Place Madeira Beach, Florida 33708

Business: Royal Conquest

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2026-02, is requesting authorization from the Board of Commissioners for the approval of (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption at the vessel located at 112 Boardwalk Place, 124 Boardwalk Place and 140 Boardwalk Place, Madeira Beach, FL 33708. This establishment is in the C-1, John's Pass Village Activity Center Zoning District and the Boardwalk Character District. The future land use designation for the property is Activity Center.

Pursuant to Section 110-539, the Notice of Public Hearing has been properly sent to all property owners within 300 feet of the subject property 15 days before the scheduled consideration by the Board of Commissioners. Such notice has also been posted on the subject property, at the Gulf Beaches Public

Library, City Hall, and the City of Madeira Beach website. The public notice, mailing address list, and posting pictures are included in the agenda packet.

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 proposed alcoholic beverage license is in the Boardwalk Character District of the John's Pass Village Activity Center. The Boardwalk Character District supports various commercial uses that are oriented towards tourism and maintaining the "fishing village" character of John's Pass Village. Various businesses in the Boardwalk Character District serve alcoholic beverages. Serving alcoholic beverages on charter boats would 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.

The applicant listed 3 parking spaces, 1 handicap parking space, and 5 bicycle stalls (up to 3 parking credits). This property is in the John's Pass Village Special Parking Area which allows for the reduction of required off-street parking by 50%. Since the property is located in a special parking area, each charter boat would require 1.5 spaces. Additional parking is available in a privately owned garage across the street, but the existing onsite parking is considered sufficient. It is not foreseen that serving beer and wine on an existing charter boat service would create additional congestion or present a safety hazard.

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

The applicant says that license would be for selling beer, wine, and prepackaged drinks on a pirate ship charter vessel. When the alcoholic beverages are not being sold on the charter boats, the alcoholic beverages would be stored on property. The proposed use of selling alcoholic beverages on a charter boat is compatible with the particular location.

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

Serving beer and wine on a charter boat would not adversely affect public safety. The proposed alcoholic beverage license would be replacing an existing alcoholic beverage license because of a change in ownership. The vessels are licensed and registered with the US Coast Guard. The dock where the vessel is located is more than 500 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.

(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): City Staff recommends the approval of ABP 2026-02.

Attachments:

ABP 2026-02 Local Application and Support Materials

ABP 2026-02 Public Notice Mailing and Posting Packet