



# Memorandum

**Meeting Details:** April 10, 2024 – BOC Regular Meeting

**Prepared For:** Hon. Mayor Rostek and Board of Commissioners

**From:** Community Development Department

**Subject:** Public Hearing for Special Food Service Establishment (4COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2024-02 for Dockside Dave’s Restaurant located at 14701 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 2024-02 is requesting authorization from the Board of Commissioners for the approval of a Special Food Service Establishment (4COP) alcoholic beverage license for the sale of beer, wine, and liquor for consumption on premises at the existing Dockside Dave’s Restaurant located at 14701 Gulf Blvd Madeira Beach, Florida 33708. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Residential/Office/Retail (R/O/R).

Section 110-534 of the Madeira Beach Code of Ordinances requires the approval by the Board of Commissioners for an existing alcoholic beverage zoned property to change to an alcoholic beverage license of greater intensity. The new application would be reviewed for all factors located under Section 110-532. 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 Commission. 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.

## **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.**

Section 110-534 of the Madeira Beach Code of Ordinances requires the approval by the Board of Commissioners to change to an alcoholic beverage license of greater intensity. The applicant is applying for a Special Food Service Establishment (4COP) alcoholic beverage license to be able to sell liquor alongside the current beer and wine offerings. Permitting Dockside Dave's Restaurant of Madeira Beach to add liquor to the menu for consumption on premises would not adversely affect the character of the existing neighborhood. The existing neighborhood is mostly commercial uses and the existing restaurant already has a 2COP alcohol license to serve beer and wine on the premises. Additionally, The Reef Bar and Grill next door 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.**

The minimum parking requirements of this property meet the requirements of (sec. 110-971). Adding liquor to the menu should not create any additional traffic congestion as the business has been in operation for over a decade and the use is not changing. Additional traffic and congestion should not be created by the proposed alcohol use. The proposed alcohol use does not present a safety hazard.

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

This proposed alcohol use is compatible with the location. The Reef Bar and Grill next door already serves liquor. This application is to permit liquor to be sold at the existing restaurant. Any future expansion of the square footage of alcohol use will require the applicant to send in a new permit application pursuant to Section 110-535. - Expansion of alcoholic beverage zoning in the Madeira Beach Code of Ordinances. The owner confirmed he will be applying for a new petition for an alcohol beverage license once the building plans for the new renovated restaurant are completed.

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

Public safety should not be adversely affected by Dockside Dave's Restaurant 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, in which Dockside Daves is currently classified as.

- (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 a Special Food Service Establishment (4COP) alcoholic beverage license with stated intent to sell beer, wine, and liquor for consumption on premise at Dockside Dave's Restaurant.

**Attachments:**

Local Application

Existing Site Plan

Public Notice Mailing and Posting

ABP #: 2024-02



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

Property Owner: Name and Address

Dockside Daves Restaurant
14701 GULF BLVD
MADEIRA BEACH, FL 33708

Dockside Daves Real Estate, LLC
14701 GULF BLVD
MADEIRA BEACH, FL 33708

Telephone: 727 580 0652

Telephone: 727 580 0652

Email: WFC04christie@gmail.com

Email: WFC04christie@gmail.com

Type of Ownership: [ ] Individual [ ] Partnership [ ] Corporation [X] LLC

Name of Business: Dockside Daves Business Phone: 727 392 9399

Parcel Identification: 09-31-15-87048-000-0070

Legal Description: ~~...~~ Reference Property
CARD

Number of Seats: Inside: 30 74 Outside: 30 46

Number of Employees: 20

Zoning District: C-3

Future Land Use: Restaurant EOTC

Classification:

- [ ] Package store, beer & wine [ ] Retail Store, beer, wine
[ ] Package store, beer, wine, liquor [X] Restaurants
[ ] Bar [ ] Club [ ] Charter Boats

Number of Parking Spaces: 40 HHC Parking Spaces: 2 H Bike Racks: 3

37 regular
4 motorcycle

Hours of Operation:

Monday: 11AM - 10PM  
Tuesday: "  
Wednesday: "  
Thursday: "  
Friday: "  
Saturday: "  
Sunday: "

General Description of Business: Full Service Restaurant  
Increase from 2cop to 4cop SFS for Alcohol

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. Increased IT WON'T
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. IT WON'T
3. Whether or not the proposed use is compatible with the particular location for which it is proposed. IT IS COMPATIBLE
4. Whether or not the proposed use will adversely affect the public safety. IT WON'T
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. Agreed

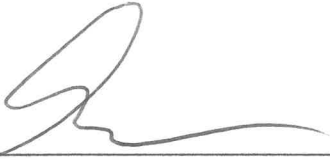
- ① THE EXTENT TO WHICH THE LOCATION AND THE EXTENT TO WHICH THE PROPOSED ALCOHOLIC BEVERAGE REQUEST WILL ADVERSELY AFFECT THE CHARACTER OF THE EXISTING NEIGHBORHOOD IS THAT IT WILL NOT AFFECT THE EXISTING NEIGHBORHOOD. THE RESTAURANT AND BAR NEXT TO US, THE REEF, ALREADY HAS LIQUOR. NOTHING FOR US WILL BE CHANGING, JUST ADDING LIQUOR TO OUR EXISTING BEER SELECTION.
- ② THE ADDITION OF LIQUOR SHOULD NOT CREATE TRAFFIC CONGESTION. OUR BUSINESS HAS BEEN THERE FOR WELL OVER A DECADE. WE ALREADY HAVE OUR EXISTING CLIENTELE. OUR PARKING LOT ALSO HAS AN EXIT OFF OF FIRST ST. E AS WELL AS 147TH AVE E, KEEP CARS FREE AND CLEAR OF CONGESTING GULF BLVD.
- ③ THE PROPOSED USE IS COMPATIBLE WITH THE PARTICULAR LOCATION.
- ④ THE PROPOSED WILL NOT ADVERSELY AFFECT THE PUBLIC SAFETY. OUR NEIGHBORS HAVE LIQUOR AND WE BOTH HAVE LONG TENURE AND NO ISSUES.
- ⑤ AGREED.

ABP #: 2024-02

**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.

ABP #: 2024-02

Signature of Applicant:  Date: 11/30/23

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

Fee: \$800.00     Check # \_\_\_\_\_     Cash     Receipt # \_\_\_\_\_

Date Received: 11/30/23    Received by: Community Development

ABP# Assigned: 2024-02

BOC Hearing Date: \_\_\_\_\_     Approved     Denied

\_\_\_\_\_  
Community Development Director    Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager    Date: \_\_\_\_\_

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.



ABP #: 2024-02

**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.

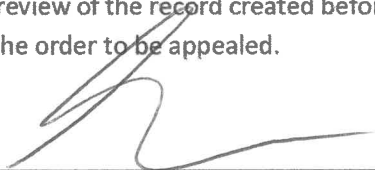
I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced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

11/30/23

STATE OF Florida

COUNTY OF Pinellas

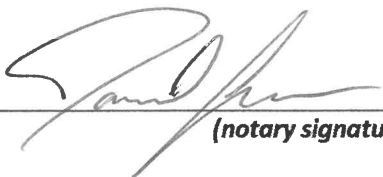
Before me, this 30<sup>th</sup> day of November, 2023, appeared in person

William Christie

(name of applicant)

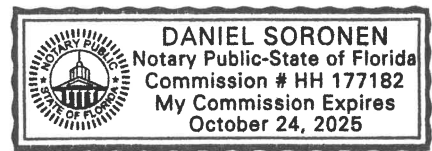
who, being sworn, deposes and says that the forgoing

is true and correct certification and who is  personally know to me or has produced \_\_\_\_\_ as identification.



(notary signature)

Commission Expires:



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

DOCKSIDE DAVE'S REAL ESTATE, LLC  
14701 Gulf Blvd, Madeira Beach, FL 33708

03.06.2024

Dockside Dave's Real Estate LLC, as landlord, allows for the sale of liquor at said establishment.

Thank you,

A handwritten signature in black ink, appearing to read 'Adam Schwerin', with a stylized flourish at the end.

Adam Schwerin

248-918-9082

Adam242526@yahoo.com

DOCKSIDE DAVE'S RESTAURANT, LLC  
14701 Gulf Blvd, Madeira Beach, FL 33708

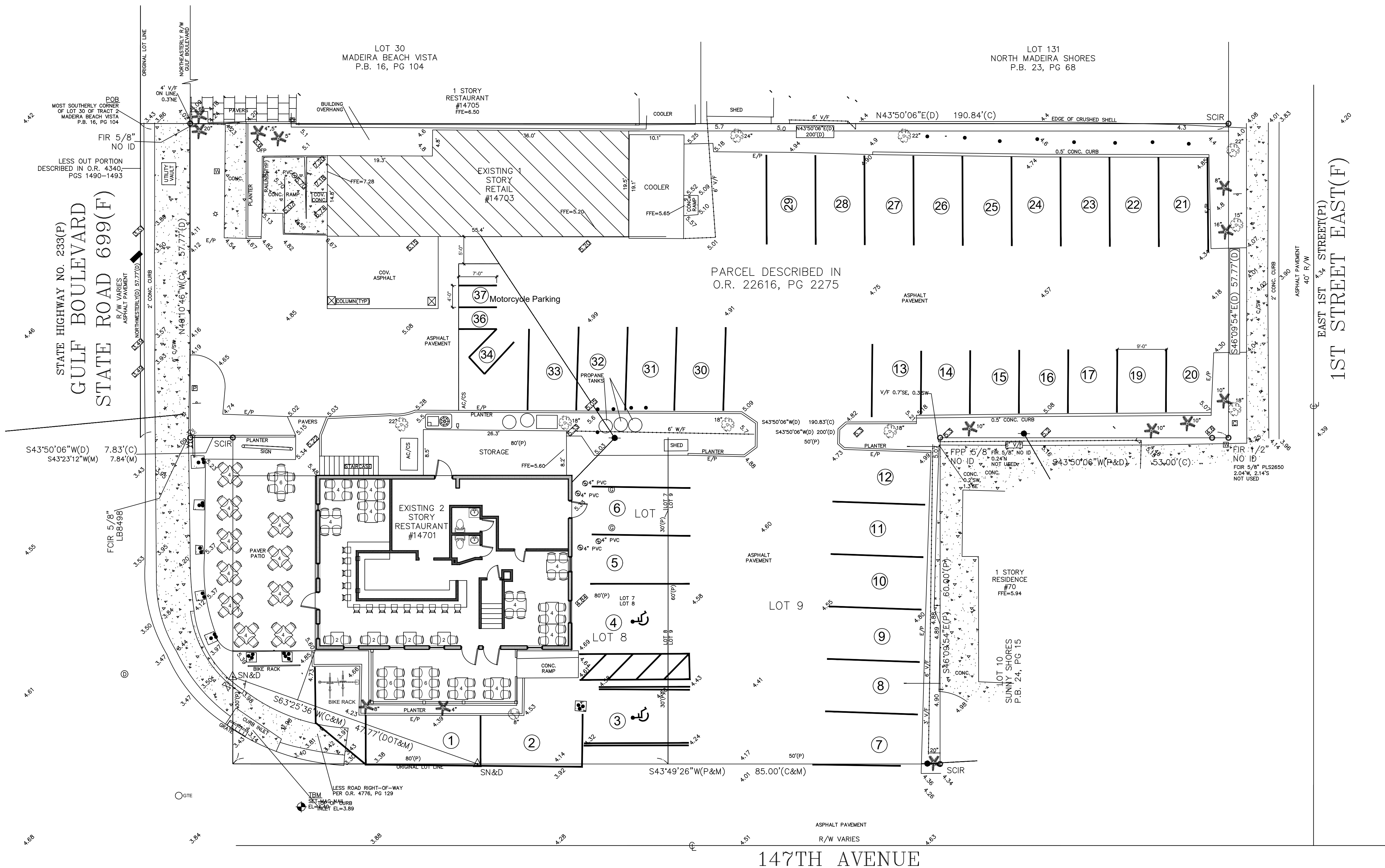
03.06.2024

Dockside Dave's Restaurant LLC, as landlord, allows for the sale of liquor at said establishment.

Thank you,

A handwritten signature in black ink, appearing to read 'AS', with a long horizontal stroke extending to the right.

Adam Schwerin  
248-918-9082  
Adam242526@yahoo.com



**SITE PLAN**  
SCALE: 1"=10'-0"



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
|           |             |
|           |             |
|           |             |

PROJECT INTERIOR REMODEL  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

**SITE PLAN**

**JOHN A. BODZIAK**  
ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. AR0005065  
EMAIL: JACK@JABODZIAK.COM  
5665 CENTRAL AVE. SAINT PETERSBURG, FLORIDA 33710  
TEL: (727) 327-1966 FAX: (727) 526-0968

DRAWN BY: JB/MT  
UPDATED ON: Mar. 14, 24  
DATE: DEM - 2023  
JOB PROJECT #: 23-037  
SHEET #

**SP-1.0**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT TO THE BEST OF HIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 625 AND 626, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT AIA, PA, HEREBY CERTIFIES THAT HE IS A LICENSED ARCHITECT IN THE STATE OF FLORIDA AND THAT HE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 625 AND 626, LAWS OF FLORIDA. HE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 625 AND 626, LAWS OF FLORIDA. HE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 625 AND 626, LAWS OF FLORIDA. HE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 625 AND 626, LAWS OF FLORIDA.



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

Run Date: 20 Mar 2024

Subject Parcel: 09-31-15-87048-000-0070

Radius: 300 feet

Parcel Count: 160

Total pages: 7

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

DE ROSE, LUIGI G  
DE ROSE, MARIO  
C/O PACIFIC HOMES LTD  
1-2 HOLLAND DR  
BOLTON ON L7E 1E1,

CURRAN, IAN  
CURRAN, NICHOLA  
2350 SIERRA CREEK RD  
AGOURA HILLS, CA 91301-6244

ABELKIS, RICHARD RIMAS  
CUCCIO, CLAIRE ELLEN  
PSC 79 BOX 80  
APO, AE 09714-0001

RATCLIFFE, CATHERINE  
RATCLIFFE, AARON GRANT  
6804 GUILFORD CREST DR  
APOLLO BEACH, FL 33572-1704

WASIELEWSKI, JOSEPH S  
WASIELEWSKI, MONIKA  
304 CEDAR FALLS DR  
APOLLO BEACH, FL 33572-3117

KUSHNIR INVESTMENT TRUST  
KIT LC TRE  
4005 64TH ST  
BETHESDA, MD 20816-2617

KUDRNA, PATRICIA B TRE  
KUDRNA, BETTY N TRE  
3810 RAYMOND AVE  
BROOKFIELD, IL 60513-1568

DEFOREST, DAVID  
DEFOREST, COLLEEN  
120 RED OAK CT  
BYRON, GA 31008

DONITA INVESTMENTS INC  
RR 1 SITE 3 BOX 12  
THORSBY ALBERTA T0C 2P0,  
CANADA

5027784 ONTARIO LIMITED  
3140 18TH SIDERD  
KING ON L7B 0H4,  
CANADA

MCNALLEY, GWENDELYN  
22219 KENNEDY RD  
QUEENSVILLE ON L0G 1R0,  
CANADA

HINES, LINDA E REVOCABLE TRUST  
HINES, V DOUGLAS REVOCABLE TRUST  
11 FAIRFIELD DR  
CATONSVILLE, MD 21228-5026

SAUTER, JOSEPH N  
SAUTER, BROOKE A  
578 PEPPER RIDGE RD  
CINCINNATI, OH 45244-1247

PINELLAS COUNTY  
ATTN: PARKS DEPT/MADEIRA BEACH  
315 COURT ST  
CLEARWATER, FL 33756-5165

ALVAREZ, RAMON J  
ALVAREZ, MARIANNE M  
3002 JASON CT  
CLEARWATER, FL 33761-1420

DALY, JAMES LEO  
DALY, MARGARET LOUISE  
43 SAN MARINO CRES  
HAMILTON ON L9C 2B6,  
CANADA

DALY, JAMES L  
DALY, MARGARET  
43 SAN MARINO CRES  
HAMILTON ON L9C 2B6,  
CANADA

DALY, BRIAN MICHAEL  
DALY, KEVIN  
28 NELLIDA CRES  
HAMILTON ON L9C 7P8,  
CANADA

BASHAM, GREGORY C TRE  
BASHAM, LISA SAVICKI TRE  
667 SULKY CT  
HEBRON, KY 41048-8484

GILLELAND, CHARLES R  
GILLELAND, JANE I  
6960 RIVERDALE DR  
HORACE, ND 58047-5711

HELFRICH, JACOB  
HELFRICH, THERESA  
162-35 99TH ST  
HOWARD BEACH, NY 11414-4025

ABDELAAL, SALMA M  
ABDELHAMEED, MAGDY H  
100 WINDRUSH BLVD UNIT 3  
INDIAN ROCKS BEACH, FL 33785-2999

LUMIA, FRANCO  
BENTIVEGNA, FRANCA  
118 13TH AVE  
INDIAN ROCKS BEACH, FL 33785-3728

LUMIA, FRANCO  
BENTIVEGNA, FRANCA  
118 13TH AVE  
INDIAN ROCKS BEACH, FL 33785-3728

HOFMAN, ROSELLEN TRUST  
HOFMAN, ROSELLEN TRE  
23530 GRACEWOOD CIR  
LAND O LAKES, FL 34639-4950

GOMBORONE, JAMES  
GOMBORONE, ELIZABETH  
32 CHURCH ST  
LE ROY, NY 14482-1033

SERDENKOVSKI, VLADO  
SERDENKOVSKI, ELICA  
19042 SHAY CT  
LIVONIA, MI 48152-4121

ADAMS, DAVID C TRE  
ADAMS, DAVID C TRUST  
340 CRESTRIDGE LN  
LONGMONT, CO 80501-4731

ADAMS, DAVID C TRE  
ADAMS, DAVID C TRUST  
340 CRESTRIDGE LN  
LONGMONT, CO 80501-4731

MELVIN, ANTHONY  
MELVIN, LYNNE  
106 146TH AVE E  
MADEIRA BEACH, FL 33708-2120

FOSTER, ROBERT L  
VERBA-FOSTER, VIOLETA V  
138 147TH AVE E  
MADEIRA BEACH, FL 33708-2126

FUSICK, GARY  
FUSICK, ANGELINE A  
101 148TH AVE E  
MADEIRA BEACH, FL 33708-2129

SWECKER, NICOLE MARIE  
SWECKER, RANDALL SCOTT JR  
120 148TH AVE E  
MADEIRA BEACH, FL 33708-2130

BURDA, LAURA DENISE TRE  
BURDA, LAURA DENISE TRUST  
130 148TH AVE E  
MADEIRA BEACH, FL 33708-2130

KRIVOPISHCHENKO, GENNADIY  
KRIVOPISHCHENKO, OKSANA  
14700 GULF BLVD UNIT 205  
MADEIRA BEACH, FL 33708-2164

SANSONE, VINCENT TRE  
SANSONE FAMILY TRUST  
14710 GULF BLVD APT 304  
MADEIRA BEACH, FL 33708-2176

WALLACE, WALTER  
WALLACE, MAUREEN  
14710 GULF BLVD UNIT 108  
MADEIRA BEACH, FL 33708-2176

SAFAVI-NAINI, MOHAMMAD M  
KHASHIAR-DOOST, PARVANEH  
14710 GULF BLVD UNIT 504  
MADEIRA BEACH, FL 33708-2288

HYDE, ASA A TRE  
HYDE, CAROLYN M TRE  
510 MARLYN WAY  
MADEIRA BEACH, FL 33708-2342

MCELROY, LARRY D TRE  
MCELROY, ELLEN E TRE  
904 BRIARWOOD CRST  
NASHVILLE, TN 37221-4351

SHELFFO, JANINE  
MCGRATH, STEPHEN  
28 LAIGHT ST APT 4E  
NEW YORK, NY 10013-2143

SHELFFO, JANNIE M  
MCGRATH, STEPHEN S  
28 LAIGHT ST APT 4E  
NEW YORK, NY 10013-2143

CELEBRE, RAFFAELE  
CELEBRE, ADRIANA  
197 RUSSELL SNIDER DR  
NOBLETON ON LOG 1N0,  
CANADA

NADENIK, JACALYN R REVOCABLE TRUST  
NADENIK, JACALYN R TRE  
2345 WHITE OAK DR  
NORTHBROOK, IL 60062-6347

MECCA, DANIEL J  
MECCA, CAROL J  
5950 SW 21ST AVENUE RD  
OCALA, FL 34471-0145

MORALES, ROBERT RAMON  
HERNANDEZ, BRENDA FERNADEZ  
309 MADEIRA AVE  
ORLANDO, FL 32825-3622

BOON, JAMES  
BOON, DEBBIE  
NENE VIEW RIVERSIDE CLOSE  
OUNDL NORTHANTS PE8 4DN,  
UNITED KINGDOM

BETTON, WALTER L  
BETTON, JANICE  
36750 US HIGHWAY 19 N LOT 2205  
PALM HARBOR, FL 34684-1239

HILL REVOCABLE FAMILY TRUST  
HILL, ALLEN F TRE  
234 WHISPERING LAKE DR  
PALOS PARK, IL 60464-2532

GRAVES, KELLY TRUST  
GRAVES, EVAN TRUST  
705 PELICAN LN  
PEOTONE, IL 60468-8702

COWEN, TIMOTHY A  
COWEN, SHARON L  
8268 66TH WAY N  
PINELLAS PARK, FL 33781-2062

ESTES, LARRY L  
ESTES, JANICE A  
16365 REDINGTON DR  
REDINGTON BEACH, FL 33708-1547

GOLDSBERRY, WILLIAM J JR REV TRUST  
GOLDSBERRY, WILLIAM J JR TRE  
1003 HEATHROW LN  
ROCHESTER, IL 62563-8719

EASTMAN, MATTHEW ELLIOTT  
EASTMAN, CORBIN GAUCHER  
1744 10TH ST APT 1  
SANTA MONICA, CA 90404-4369

LEE, YIHSYONG  
LEE, YACHIH  
3 FORT HILL LN  
SCARSDALE, NY 10583-2406

SEAVIEW CONDOMINIUM ASSN INC  
C/O RESOURCE PROPERTY MGMT  
7300 PARK ST  
SEMINOLE, FL 33777-4601

SEABREEZE AT MADEIRA CONDO ASSN INC  
C/O ARIZONA FUNDS LLC  
8830 BAYWOOD PARK DR  
SEMINOLE, FL 33777-4605

HATT, HAROLD A TRE  
HATT, RUTH M TRE  
WEYBROOK FARM  
SHERBORNE ST JOHN  
BASINGSTOKE HANTS RG24 9LE,

BELTRANO, CARINA  
MEUNIER, ALEXANDRE  
420 RUE ARLINGTON  
SHERBROOKE QC J1J 3P6,  
CANADA

SUSSMAN, STEVEN  
SUSSMAN, ELIZABETH  
992 LIVE OAK TERRACE NE  
ST PETERSBURG, FL 33703-3179

STAPOR, EDWARD  
GALLAYS, NATALIE  
6115 BAHIA DEL MAR BLVD APT 6  
ST PETERSBURG, FL 33715-2382

HANEY, WILLIAM R LIVING TRUST  
HANEY, WILLIAM R TRE  
1368 LAUREL OAKS DR  
STREAMWOOD, IL 60107-3305

HANEY, WILLIAM R LIVING TRUST  
HANEY, WILLIAM R TRE  
1368 LAUREL OAKS DR  
STREAMWOOD, IL 60107-3305

GRINSTEAD, JASON  
GRINSTEAD, LINDSAY  
11904 MANDEVILLA CT  
TAMPA, FL 33626-3305

APRILE, RONALD D  
APRILE, DEBRA A  
17924 CACHET ISLE DR  
TAMPA, FL 33647-2702

BOON, JAMES  
BOON, DEBBIE  
117 OUNDLE RD  
THRAPSTON NORTHANTS NN4 4PB,  
UNITED KINGDOM

HUELSKAMP, KEITH H  
KUETERMAN, JAMES A  
460 BURNSIDE DR  
TIPP CITY, OH 45371

ROGERS, SCOTT M  
ROGER,S MIRANDA J  
7032 AUTONBROUGH DR  
TOLEDO, OH 43617

GIALLOMBARDO, ANTHONY G  
GIALLOMBARDO, LIDIA A  
176 SHENANDOAH BLVD  
TOMS RIVER, NJ 08753-2941

PECCIA, MARIO  
PECCIA, ROBERT  
223 BRIDGELAND AVE  
TORONTO ON M6A 1Y7,  
CANADA

RESSEL, CLAUS  
C/O COMPREHENSIVE MGMT  
1 KEY CAPRI APT 113W  
TREASURE ISLAND, FL 33706-4959

MCCLELLAND, STEPHEN  
MCCLELLAND, BETH  
541 WAGG RD  
UXBRIDGE ON L9P 1R4,  
CANADA

DEVER, JOHN E  
DEVER, PATRICIA A  
3105 RED LION DR  
VALRICO, FL 33596-6094

LUSTIG, MARTIN S  
LUSTIG, CYNTHIA  
4825 WALNUT LAKE RD  
WEST BLOOMFIELD, MI 48323-2452

VITELLAS, MICHAEL X TRE  
VITELLAS, ANGELINE TRE  
375 BIRCHWOOD LN  
WESTERVILLE, OH 43081-3000

RICARD, LINDA K TRE  
RICARD, LINDA K REV LIV TRUST  
8208 SPRINGDALE DR  
WHITE LAKE, MI 48386-4544

KD BEACH PROPERTIES LLC  
20336 OLD HIGHWAY 6  
ADEL, IA 50003-5615

NAGLAPURA, SUBRAMANYA  
3568 SHORELINE CIR  
PALM HARBOR, FL 34684-1743

HENKEL, BRIAN K  
14600 GULF BLVD UNIT 203  
MADEIRA BEACH, FL 33708-2167

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

HARTMAN, RUSSELL L  
8133 GRAND RIVER RD  
BRIGHTON, MI 48114-9375

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

HUBER, GRACE  
78 146TH AVE E  
MADEIRA BEACH, FL 33708-2118

SEAVIEW 202 LLC  
190 CEYLON AVE  
TAMPA, FL 33606-3330

LMM PROPERTY SIX LLC  
36750 US HIGHWAY 19 N STE 2408  
PALM HARBOR, FL 34684-1239

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148



GEORGE FAMILY TRUST  
30 GARDEN DR  
WABASH, IN 46992-7111

PENPOW LLC  
362 CHOWNING CIR  
KETTERING, OH 45429-1626

HOUSEOFGOLD INC  
14711 GULF BLVD  
MADEIRA BEACH, FL 33708-2151

M & C MADLAND LLC  
14705 GULF BLVD  
MADEIRA BEACH, FL 33708-2151

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SAWYER, JOHN PATERSON  
929 BAY ESPLANADE  
CLEARWATER, FL 33767-1112

LAND O'FROST INC  
16850 CHICAGO AVE  
LANSING, IL 60438-1121

COASTAL LLC  
8835 NE HUBBELL RD  
BONDURANT, IA 50035-1252

KRAMER, LEROY J  
27685 BUTLER CENTER RD  
CLARKSVILLE, IA 50619-9253

MOUNTAIN GOLD LLC  
475 APPLE VALLEY RD  
SEVIERVILLE, TN 37862-5410

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

T J OF LAS BRISAS LLC  
1910 MCADAM RD  
DARIEN, IL 60561-3523

STAUDER, JEFF  
349 MADEIRA CIR  
TIERRA VERDE, FL 33715-1986

KINGDOM REALTY LLP  
4921 71ST AVE N  
PINELLAS PARK, FL 33781-4428

VALEMIL LLC  
3 BAYBERRY DR  
SADDLE RIVER, NJ 07458-2609

FERNANDES, ANN F  
14980 WOODCREST RD  
BROOKSVILLE, FL 34604-0624

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

TAVIANINI, JOSEPH A JR  
2375 BENDERS DR  
BATH, PA 18014-9752

LAS BRISAS 308 LLC  
26 STOCKTON ST  
BLOOMFIELD, NJ 07003-5016

PAWPURR EPSILON LLC  
2143 INNER CIR S  
ST PETERSBURG, FL 33712-6026

SCHOLL, JEANINE A  
140 148TH AVE E  
MADEIRA BEACH, FL 33708-2130

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

MADEIRA BEACH, CITY OF  
300 MUNICIPAL DR  
MADEIRA BEACH, FL 33708-1916

RICKETTS, SHARON  
14600 GULF BLVD APT 301  
MADEIRA BEACH, FL 33708-2167

THE ARIE DAM CONDOMINIUM ASSOCIATION  
INC  
250 104TH AVE  
TREASURE ISLAND, FL 33706-4846

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

RISK MANAGEMENT REVIEW LLC  
3518 SE 16TH PL  
CAPE CORAL, FL 33904-4461

CLAROBNIK INC  
13030 GULF BLVD  
MADEIRA BEACH, FL 33708-2639

PETRUCCI, GIOVANNA  
6427 PARSON BROWN DR  
ORLANDO, FL 32819-4676

BELTRANO, FABIOLA  
111 148TH AVE E  
MADEIRA BEACH, FL 33708-2129

GAUTAM, SUDARSHAN K  
31361 EL HORNO ST UNIT 3  
SAN JUAN CAPISTRANO, CA 92675-2688

NUM ONE SUN LLC  
19113 DOVES LANDING DR  
TAMPA, FL 33647-3002

WEISER, JAMES  
1210 MARIEN DR  
COLUMBIA, IL 62236-2770

LANDEL, KAREN R  
908 DUESENBERG DR  
AUBURN, IN 46706-3223

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

TAWAKUL506 LLC  
2182 CARRINGTON CHASE  
ROCKFORD, IL 61114-8413

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SPEAKMAN, WAYNETTE  
121 148TH AVE E  
MADEIRA BEACH, FL 33708-2129

COPP, MARISSA MARY  
120 146TH AVE E UNIT 2  
MADEIRA BEACH, FL 33708-2199

SEAVIEW 502 LLC  
1622 CHIPPEWA CT  
GROVE CITY, OH 43123-9717

GREENFIELD PROPERTIES OF MINNESOTA LLC  
7120 71ST AVE  
LORETTO, MN 55357-9653

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

NAVARRO, JOHN  
11501 47TH AVE N  
ST PETERSBURG, FL 33708-2705

KREITZ, RHONDA L  
14914 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2144

ONEILL HOLDINGS LLC  
16512 BRIGADOON DR  
TAMPA, FL 33618-1051

DEL BENE, CHRISTOPHER  
70 147TH AVE E  
MADEIRA BEACH, FL 33708-2124

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

MAD BEACH LLC  
7120 71ST AVE  
LORETTO, MN 55357-9653

DOYNE, KAREN L  
2700 WOODLEY RD NW # 1  
WASHINGTON, DC 20008-4145

LMM PROPERTY FOUR LLC  
14600 GULF BLVD UNIT 104  
MADEIRA BEACH, FL 33708-2101

BEACH PLAZA APT MOTEL CONDO ASSN INC  
14560 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

SELENSKI RENTALS LLC  
14500 GULF BLVD  
MADEIRA BEACH, FL 33708-2148

DEL VISTA LLC  
1011 MAJESTIC OAKS WAY  
SIMPSONVILLE, KY 40067-5619

JSMJ 14710 GULF BOULEVARD LB 103 LLC  
3347 SE 22ND PL  
CAPE CORAL, FL 33904-4426

LAS BRISAS OF MADEIRA CONDO ASSN INC  
13030 GULF BLVD  
MADEIRA BEACH, FL 33708-2639

DOCKSIDE DAVES RESTAURANT LLC  
14701 GULF BLVD  
MADEIRA BEACH, FL 33708-2151

FORTIS FAMILIA LLC  
PO BOX 86634  
MADEIRA BEACH, FL 33738-6634

GALLIMORE, CHRISTOPHER M  
131 148TH AVE E  
MADEIRA BEACH, FL 33708-2129

BANNO, JEFFREY B  
107 147TH AVE E APT 1  
ST PETERSBURG, FL 33708-2291

J J & M R PROPERTIES INC  
3203 E YUKON ST  
TAMPA, FL 33604-2325

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025



## MEMORANDUM

### PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **April 10, 2024, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shontz Commission Chambers at 300 Municipal Drive, Madeira Beach, Florida 33708 to review an application for the approval by the Board of Commissioners of 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 located at 14701 Gulf Blvd Madeira Beach, Florida 33708. This establishment is located in the C-3, Retail Commercial Zoning District and the future land use designation is Residential/Office/Retail (R/O/R).

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### (4COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2024-02

**Applicant(s):** Dockside Daves Real Estate, LLC

**Business Location:** 14701 Gulf Blvd Madeira Beach, Fl 33708

**Business:** Dockside Dave's Restaurant

**Application Request:** Increase from 2COP to Special Food Service Establishment (4COP) Alcoholic Beverage License pursuant to Section 110-534 of the Madeira Beach Code of Ordinances

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2024-02, 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 Madeira Beach, Fl 33708. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Residential/Office/Retail (R/O/R).

**Note:**

Section 110-534 of the Madeira Beach Code of Ordinances requires the approval by the Board of Commissioners for an existing alcoholic beverage zoned property to change to an alcoholic beverage license of greater intensity. The new application would be reviewed for all factors located under Section 110-532. You have received this notice, pursuant to City Code Section 110-539, because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application.



A copy of the application is available for inspection in the Community Development Department between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding the application, please contact Joe Petraglia, Planning Tech at 727-391-9951, ext. 283 or [jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov).

Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. The completed form may be emailed or submitted in person to the following:

Community Development Department  
300 Municipal Drive  
Madeira Beach, FL 33708

Joseph Petraglia, Planning Tech  
[jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov)  
727-391-9951, ext. 283

**Posted:**

March 25, 2024 @ Property Site, Gulf Beaches Public Library, City Hall, City of Madeira Beach, and Website Posting Locations.

**Note:** One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City to transcribe verbatim minutes; therefore, the affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Jenny Rowan no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 255 or 244 or send a written request to [planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov).





## AFFIDAVIT OF MAILING

Date: 3/25/2024

Mailings for Case # ARP 2024-00

Before me this day Lisa Scheuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Scheuermann  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn and subscribed before me this 25<sup>th</sup> day of March, 20 24.

Personally known or produced \_\_\_\_\_ as identification.



Samantha Arison  
Notary Public

03/25/24  
Date

\*Copy of public notice is attached.



## AFFIDAVIT OF POSTING

Date: 3/25/2024  
Postings for: ABP 2024 02

Before me this day Lisa Scheuermann personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Scheuermann  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 25<sup>th</sup> day of March, 2024.

Personally known or produced \_\_\_\_\_ as identification.



Samantha Arison  
Notary Public

3/25/24  
Date

\*Copy of public notice is attached.



## NOTICE OF INTENT TO BE AN AFFECTED PARTY

### AFFECTED PERSON INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### APPLICATION INFORMATION

Case No or Application No., whichever applies: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Affected Person

\_\_\_\_\_  
Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



