



Memorandum

Meeting Details: January 11, 2023 – BOC Regular Meeting

Prepared For: Hon. Mayor Hendricks and Board of Commissioners

From: Andrew Morris, Planner/GIS Technician, Community Development Department

Subject: Public Hearing for **2COP ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2023-01** with stated intent to sell beer and wine for consumption on premises at Goombahs Cigar Lounge, 14953 Gulf Boulevard, Suite B, Madeira Beach, Florida 33708

Background:

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2023-01 is requesting authorization from the Board of Commissioners for the approval of a (2COP) Alcoholic Beverage License with stated intent to sell beer and wine for consumption on premises at Goombahs Cigar Lounge. This establishment is located in the C-3, Retail Commercial Zoning District. The Madeira Beach Future Land Use designation for this property is Planned Redevelopment Mixed Use.

Discussion:

When considering the alcoholic beverage 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 sale of beer and wine for consumption on premises is an allowed use in the C-3, Retail Commercial Zoning District. The business is located in a shopping plaza with other businesses that have various types of alcoholic beverage licenses. The Planned Redevelopment Mixed Use Future Land Use designation is given to properties located within the Madeira Beach Town Center Special Area Plan. This property is located in the Commercial Core District of the Madeira Beach Town Center Special Area Plan. Commercial and Commercial/mixed-use are the focus of this district. The proposed

alcoholic beverage use is compatible with the zoning designation and future land use designation of the property.

(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 beer and wine would be sold alongside cigars at this establishment. Cigars are a specialty product and would continue to be the primary focus of this establishment. Properties located within the Madeira Beach Town Center Special Area Plan have a reduced parking requirement that is 50% less than other areas of Madeira Beach. The traffic generated from this proposed alcoholic beverage request would not create congestion or present a safety hazard.

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

This establishment is not located within three hundred feet of a church, synagogue, temple, or place of religious worship, public or private school operated for the instruction of minors, or youth recreation (community) center. The C-3, Retail Commercial Zoning District and Planned Redevelopment Mixed Use Future Land Use designation allow for the sale of alcohol. The proposed alcohol use would be compatible with this location.

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

The requested license is not anticipated to adversely affect public safety. The subject site is along a commercial corridor that includes uses that are compatible with an establishment that serves alcoholic beverages.

(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 2023-01.

Attachments:

Application

Public Notice Mailing and Posting