



# 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 **2APS ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2023-02** with stated intent to sell beer and wine at Island Supermarket for consumption off premises.

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## **Background:**

Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2023-02 is requesting authorization from the Board of Commissioners for the approval of a Beer and Wine Package Sales (2APS) Alcoholic Beverage License with stated intent to sell beer and wine at Island Supermarket for consumption off premises. The address of this establishment is 14201 Gulf Boulevard, Madeira Beach, Florida 33708. This establishment is located in the C-3, Retail Commercial Zoning District. This location was previously approved for a Beer and Wine Package Sales (2APS) Alcoholic Beverage License but during renovations of the structure, the state license expired. Since the state license expired and more than six months have passed where no alcohol was sold, the applicant is required to reapply for an alcoholic beverage license at this location.

## **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.**

Island Supermarket is located in the C-3, Retail Commercial Zoning District. The C-3, Retail Commercial Zoning District provides service to both permanent and transient residents where a full range of urban services and a high degree of accessibility is required. Beer and wine package sales at a retail establishment is an allowed use in this zoning district. Gulf Boulevard is a major commercial corridor through Madeira Beach with a variety of business establishments along the corridor including

various businesses that sell beer and wine. Many lodging facilities and vacation rentals are located nearby along Gulf Boulevard.

**(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 structure was previously used for more intense commercial uses than what is currently being proposed. This establishment is also accessible by sidewalk and bike lane. A convenience store at this location 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.**

The C-3, Retail Commercial Zoning District allows retail establishments including convenience stores that sell beer and wine. Beer and Wine Package Sales (2APS) is a compatible use for this location. 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.

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

A convenience store is an allowed use in the C-3, Retail Commercial Zoning District. The beer and wine sold at this establishment would not be allowed to be consumed on property and would need to be consumed off premises. The proposed use would not adversely affect the public safety.

**(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 approval of ABP 2023-02 with the following condition:

1. Completed installation of the bike racks required for the parking credits

**Attachments:**

Application

Public Notice Mailing and Posting