

ABP #: 2022-03



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email: planning@madeirabeachfl.gov



ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant's Name: Dough Bros, LLC

Type of License Requested: 4COP

Name of Partnership, Corporation, LLC (if applicable): Dough Bros, LLC

Mailing Address: 410 150th Avenue, Suite H
Madeira Beach, FL 33708

Phone(s): 727-367-3000 Email: LMILLER@karnsenterprises.com

Type of Ownership: Individual Partnership Corporation LLC

Name of Business: Frabotta's Beach Kitchen & Saltwater Hippie Beach Bar Business Phone: 727-367-3000

Physical Address: 15031 Gulf Blvd. and 15042 Madeira Way, Madeira Beach FL 33708 *15040 Madeira Way is location of extension*

Parcel #: 09-31-15-00000-130-090 AND 09-31-15-0000-130-1100

Legal Description: (TRIANGLE LAND CO LEASE) DESC AS FROM NW COR OF TR A OF MADEIRA BEACH COMMERCIAL CENTER RUN S88DW 40FT FOR POB TH CONT S88DW 84.1FT TH SWLY 36.32FT TO N RW OF GULF BLVD TH S48DE 90.6FT) TH N22DE 100FT (S) TO POB
(MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S48DE 81.61FT TH N 99.70FT TO POB

Number of Seats: Inside: 90 Outside: 68

Zoning District:

- C-1 Tourist Commercial
- C-2 John's Pass Marine Commercial
- C-3 Retail Commercial
- C-4 Marine Commercial
- R-3 Only Restaurant
- PD Planned Development

Classification:

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

Number of Parking Spaces: 110 HC Parking Spaces: 4 Bike Racks: 1

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.

Hours of Operation:

Monday: 11:00 AM - 2:00 AM
Tuesday: 11:00 AM - 2:00 AM
Wednesday: 11:00 AM - 2:00 AM
Thursday: 11:00 AM - 2:00 AM
Friday: 11:00 AM - 2:00 AM
Saturday: 11:00 AM - 2:00 AM
Sunday: 11:00 AM - 2:00 AM

General Description of Business: Restaurant/bar

Supporting Materials Required:

- Property Owner's Written Approval Property Survey
 Site Plan

Questionnaire: On a separate piece of paper, 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.
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.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will 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 owned by the applicant to the City under any section of the code.

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.

Signature of Applicant:  Date: 11/10/22

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

Fee: \$500.00 Check # 2141 Cash Receipt # _____

Date Received: 11/14/22 Received by: Andrew Morris

ABP# Assigned: 2022-03

BOC Hearing Date: 12/14/22 Approved Denied

Community Development Director Date: _____

City Manager Date: _____

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Answers to Questionnaire:

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.

It does not affect the character of the existing 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.

It will not affect the amount of traffic or present a safety hazard.

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

Yes, it is compatible to the surrounding businesses on Madeira Way.

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

It will not 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 owned by the applicant to the City under any section of the code.

We do not have any outstanding charges or fees.



Madeira Triangle Properties, LLC

410 150th Avenue, Suite H
Madeira Beach, FL 33708
(727) 367-3000

WRITTEN APPROVAL OF PROPERTY OWNER

The undersigned is the owner of the property located at 15040 Gulf Boulevard, Madeira Beach, FL 33708, currently being leased to Dough Bros., LLC, d/b/a Frabotta's Italian Kitchen and Saltwater Hippie Beach Bar. The undersigned approves of the Alcoholic Beverage Permit Application submitted by Dough Bros., LLC, to the City of Madeira Beach for the subject property.

MADEIRA TRIANGLE PROPERTIES, LLC,
a Florida limited liability company

Dated: November 10, 2022

By:



William F. Karns, Manager

**STATE OF FLORIDA
COUNTY OF PINELLAS**


I, WILLIAM F. KARNS, being first duly sworn, depose(s) and say(s):

1. Madeira Triangle Properties, LLC is the owner and record title holder of the following parcel:
Address: 15040 Madeira Way Parcel No. 09-31-15-54180-000-0013
2. I am the Manager of Madeira Triangle Properties, LLC.
3. I have appointed William F. Karns as agent for Madeira Triangle Properties, LLC, at any hearings or meetings pertaining to the Alcoholic Beverage Permit Application.
4. This affidavit has been executed to induce the City of Madeira Beach, Florida to consider and act on the application for the above-described parcel.
5. I hereby certify that the foregoing is true and correct.



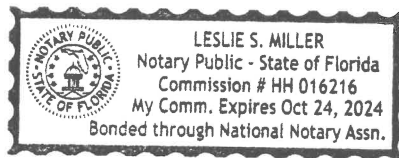
WILLIAM F. KARNS, MANAGER
MADEIRA TRIANGLE PROPERTIES, LLC

The foregoing instrument was acknowledged before me by physical presence or [] by online notarization, this 10th day of November, 2022 by William F. Karns, Manager of Madeira Triangle Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or [] produced _____ as identification.



Signature Notary Public
My commission expires: 10/24/2024

(NOTARY SEAL)

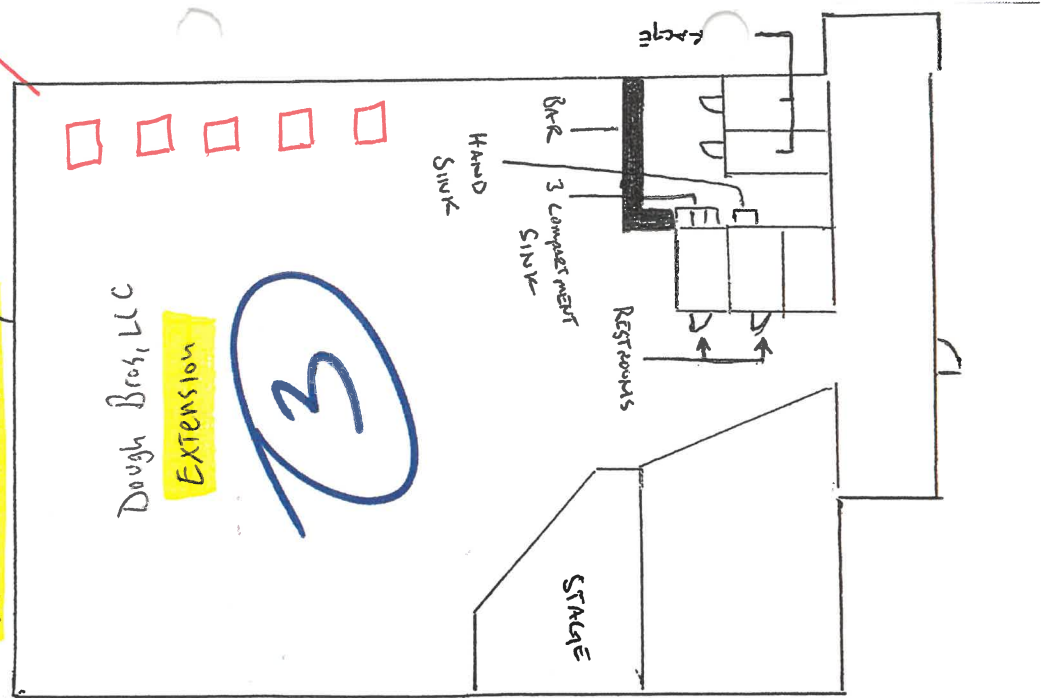


5 High-top
Tables

15040 Madeira Way

Dough Bros, LLC
Extension

3



15042 Madeira Way

Dough Bros, LLC

2

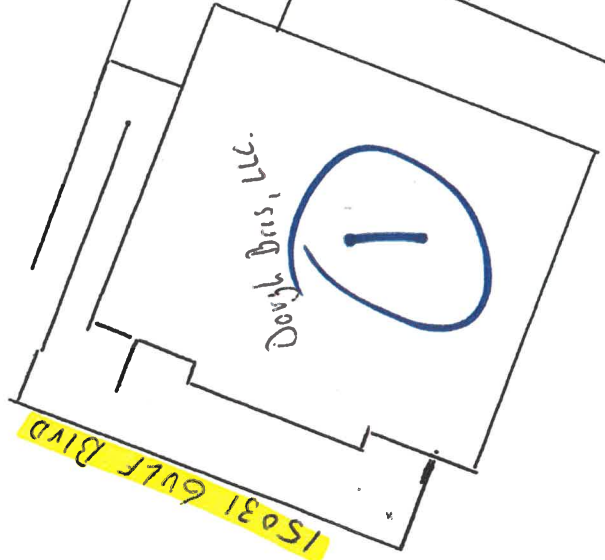
Light



15031 Gulf Blvd

Dough Bros, LLC

1



* See attached for
inside floor plans

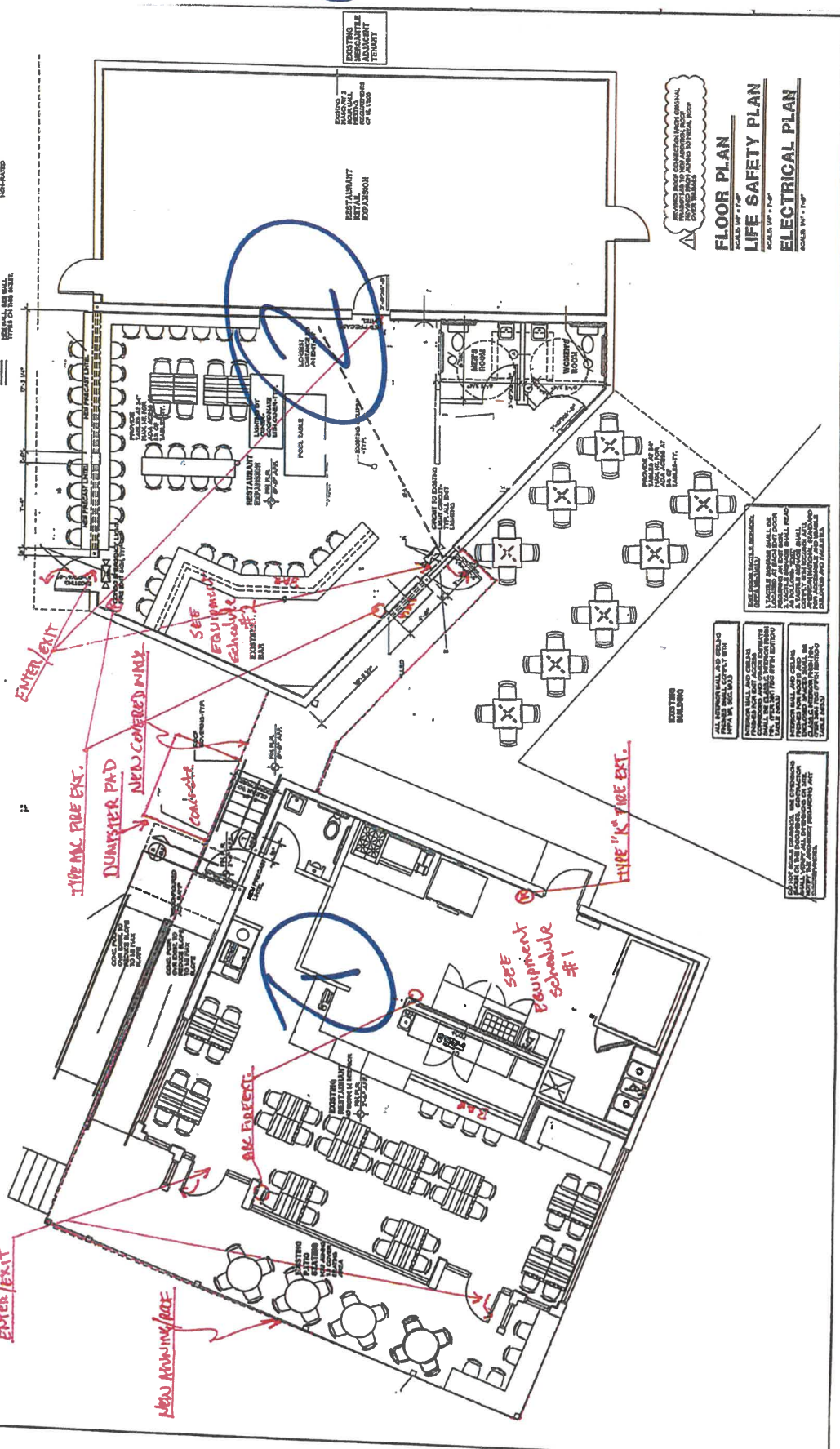
3

ACCURANT LOAD \$50.00 FT²: 153
TOTAL SEATS : 153
TOTAL SQUARE FEET : 2,560 sqft.

WALL TYPES:
SCALE 1/4" = 1'-0"
TYPE 1: ONE INCH MASONRY BLOCK WITH 1/2" WEATHER RESISTIVE BARRIER BOARD IN LEAK PROTECTION AND WEATHER STRIPPING AT ALL CORNERS AND THROUGH WALLS.
TYPE 2: ONE INCH MASONRY BLOCK WITH WEATHER RESISTIVE BARRIER BOARD AND WEATHER STRIPPING AT ALL CORNERS AND THROUGH WALLS.
TYPE 3: ONE INCH MASONRY BLOCK WITH WEATHER RESISTIVE BARRIER BOARD AND WEATHER STRIPPING AT ALL CORNERS AND THROUGH WALLS AND SHIELDING FOR THE BACK SIDE.
TYPE 4: ONE INCH MASONRY BLOCK WITH WEATHER RESISTIVE BARRIER BOARD AND WEATHER STRIPPING AT ALL CORNERS AND THROUGH WALLS AND SHIELDING FOR THE BACK SIDE AND INSULATION.

LEGEND:
WALL TYPES
GENERAL CONSTRUCTION NOTE
SECTION DETAIL
PLAN DETAIL
ELEVATION SYMBOL
EMERGENCY EXIT
TYPE 1, 2, 3, 4 WALL TYPES ON THIS SHEET

LIFE SAFETY LEGEND:
SEE SHEET FOR EXIT SIGN RELOCATION
SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION
SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION
SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION
SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION
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SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION



FLOOR PLAN
SCALE 1/4" = 1'-0"
LIFE SAFETY PLAN
SCALE 1/4" = 1'-0"
ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

SEE SHEET FOR EQUIPMENT SCHEDULE #1
SEE SHEET FOR EQUIPMENT SCHEDULE #2

TYPE 1, 2, 3, 4 WALL TYPES ON THIS SHEET

SEE SHEET FOR EMERGENCY EXIT SIGN RELOCATION

EMERGENCY EXIT
NEW 1 1/2" FIRE EXIT
NEW 1 1/2" FIRE EXIT

NEW KITCHEN PAD
NEW COVERED WALK
NEW 1 1/2" FIRE EXIT

NEW 1 1/2" FIRE EXIT

NEW 1 1/2" FIRE EXIT

NEW 1 1/2" FIRE EXIT

NEW 1 1/2" FIRE EXIT

NEW 1 1/2" FIRE EXIT

DOUGH BROS, LLC
15031 Gulf Boulevard
Madeira Beach, FL 33708

November 10, 2022

City of Madeira Beach, Florida
300 Municipal Drive
Madeira Beach, FL 33708

Re: ABP 2022-03 Frabotta's Beach Kitchen and Saltwater Hippie Bar (15031 Gulf Blvd and 15042 Madeira Way) and 15040 Madeira Way

To Whom It May Concern:

Dough Bros, LLC, has possession of the properties located at 15031 Gulf Boulevard and 15042 Madeira Way as tenant under leases with the owner of those properties and currently operates Frabotta's Beach Kitchen and Saltwater Hippie Beach Bar business at those addresses. The existing properties have previously been zoned for the sale and consumption of alcoholic beverages on the premises, and Dough Bros, LLC, holds a license with the State of Florida for the sale of alcoholic beverages at those properties.

Dough Bros, LLC, has entered into a lease with the owner of the property located at 15040 Madeira Way, which is adjacent to 15042 Madeira Way, with the intent of expanding the restaurant and bar business operated in the other two properties into the new property. Dough Bros, LLC, intends to use that property to expand its business premises and utilize the building for additional seating for the sale and service of food and alcoholic beverages as well as provide a space for music performance inside the existing the building on the property.

Yours very truly,



William F. Karns, Manager
Dough Bros, LLC