



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



ABP #: 2023-08

ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant's Name: Boardwalk Place Operator, LLC

Type of License Requested: 2COP

Name of Partnership, Corporation, LLC (if applicable): Boardwalk Place Operator, LLC

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

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

Type of Ownership: Individual Partnership Corporation LLC

Name of Business: The Dock Business Phone: _____

Physical Address: 215 Boardwalk Place E. Madiera Beach

Parcel #: 15-31-15-00000-410-0200

Legal Description: see attached

Number of Seats: Inside: 14 Outside: 22

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

Classification:

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

Number of Parking Spaces: 14 HC Parking Spaces: 1 Bike Racks: 1

- across the street -

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 #: _____

Hours of Operation:

Monday: 11am - 3am

Tuesday: 11am - 3am

Wednesday: 11am - 3am

Thursday: 11am - 3am

Friday: 11am - 3am

Saturday: 11am - 3am

Sunday: 11am - 3am

12 midnight

listed what is allowed per code, realistically 12 midnight

General Description of Business: Bar/Marina

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: 10/19/2022

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ABP #: 2023-08

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

Fee: \$500.00 Check # 97 Cash Receipt # _____

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

ABP# Assigned: 2023-08

BOC Hearing Date: 1-11-23 Approved Denied

Community Development Director Date: _____

City Manager Date: _____

LEGAL DESCRIPTION:

PART OF SE 1/4 OF SEC 15-31-15 DESC AS THAT TRACT LYING SE'LY OF LOTS
1, 2 & 3, BLK 1 OF MITCHELL'S BEACH REV BETWEEN NE LINE OF LOT 1 & SW
LINE OF LOT 3 EXT SE'LY TO MHW & LYING BETWEEN 128TH AVE (AKA
BOARDWALK PL) & MHW TOGETHER WITH TIIF SLL #520006273 EXP 3/14/2021

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 in John's Pass.

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.

Boardwalk Place Property, LLC

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

October 19, 2022

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

To Whom it May Concern:

I, William Karns, Manager of Boardwalk Place Property, LLC, do hereby approve Boardwalk Place Operator, LLC to operate a bar/marina at the property located at 215 Boardwalk Place E. Madeira Beach FL 33708.

Sincerely,



William Karns, Manager
Boardwalk Place Property, LLC

BOARDWALK PLACE OPERATOR, LLC
410 150th Avenue, Suite H
Madeira Beach, FL 33708

November 10, 2022

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

Re: **ABP 2022-04 The Dock (215 Boardwalk Place E.)**

To Whom It May Concern:

Boardwalk Place Operator, LLC (the "Company"), has possession of a portion of the property located at 215 Boardwalk Place East as tenant under a lease with the owner of that property. The premises leased is shown in Exhibit "A" attached hereto. The premises was formerly used as a retail store for the public sale of seafood, ice, soft drinks and package alcoholic beverages.

The Company intends to use the premises for the public sale of beer and wine both as package service and for consumption on the premises. The Company would continue to sell ice, soft drinks, and package beer and wine to the general public, but would no longer sell seafood. The Company also intends to make minor alterations to the building within the premises to provide for the consumption of soft drinks and beer and wine on the premises by to the general public.

Customers of the prior owner of the property came to the premises to buy food, soft drinks, ice and package alcoholic beverages arriving by car, by foot from the Boardwalk and other parts of John's Pass Village, and by boats moored at the docks adjacent to the premises. The Company's customers will arrive at the premises in the same manner, the only change being that some customers may not leave the premises immediately with their purchases, but rather may remain at the premises to consume their purchased beverages. The change in the operation of the premises should result in no adverse impact to the use of the property, because the use of the premises both before was and in the future is as a retail establishment selling ice, and beverages to the general public.

Yours very truly,


William F. Karns, Manager
Dough Bros, LLC

Attachment: Exhibit "A"

PROPOSED PROJECT FOR:
MARKET AT DON'S DOCK
 INTERIOR TENANT IMPROVEMENT
 215 BOARDWALK PLACE EAST, MADEIRA BEACH, FL 33708

SCOPE OF WORK:

THESE DOCUMENTS ARE FOR AN INTERIOR TENANT IMPROVEMENT WITHIN AN EXISTING "A" MERCANTILE BUILDING. THERE IS NO CHANGE OF USE PROPOSED. THE SCOPE OF WORK IS TO:

- REMOVE & REPLACE EXISTING DISPLAY CASES
- REMOVE TWO (2) EXISTING EXTERIOR WINDOWS & PORTION OF EXISTING WALL & INSTALL A NEW COURTER
- REMOVE & REPLACE AN EXISTING EXTERIOR & INTERIOR DOOR
- INSTALL NEW IMPACT PENDANT FOLD-DOWN SHUTTERS ON EXISTING MODIFIED OPENINGS

THE EXISTING BUILDING IS A 1-STORY, TYPE 5B, WOOD WITH WOOD FLOOR & WOOD ROOF FRAMING. THERE ARE NO ENVIRONMENTAL OR SOIL CONDITIONS THAT REQUIRE REMEDIATION OR SPECIAL CONDITIONS. THERE ARE NO MODIFICATIONS TO THE EXISTING MECHANICAL AND PLUMBING.

THE EXISTING BUILDING IS NOT SEISMIC, HOWEVER, MEETS ALL ASPECTS APPLICABLE OF THE FOLLOWING:

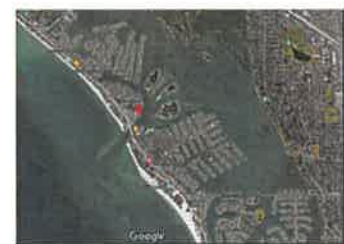
- 2020 FBC - EXISTING, 7TH EDITION
- 2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION
- ALL EXISTING FOOTING IS IN COMPLIANCE WITH FBC 2020 CHAPTER 15 (FOOTING)

THE CONSTRUCTION OF ALL ASPECTS OF THE BUILDING WILL CONFORM TO ALL COUNTY, STATE, AND FEDERAL REGULATIONS AS REQUIRED.

BUILDING CODE SUMMARY:

BUILDING DATA	
TYPE OF BUILDING	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> OTHER
USE GROUP	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> L <input type="checkbox"/> M <input type="checkbox"/> N <input type="checkbox"/> O <input type="checkbox"/> P <input type="checkbox"/> Q <input type="checkbox"/> R <input type="checkbox"/> S <input type="checkbox"/> T <input type="checkbox"/> U <input type="checkbox"/> V <input type="checkbox"/> W <input type="checkbox"/> X <input type="checkbox"/> Y <input type="checkbox"/> Z
FIRE RESISTANCE RATINGS	WALL: _____ FLOOR: _____ CEILING: _____ ROOF: _____ EXTERIOR WALL: _____ EXTERIOR FLOOR: _____ EXTERIOR CEILING: _____ EXTERIOR ROOF: _____ INTERIOR WALL: _____ INTERIOR FLOOR: _____ INTERIOR CEILING: _____ INTERIOR ROOF: _____ MECHANICAL ROOM: _____ ELEVATOR: _____ STAIR: _____ ESCAPE ROUTE: _____ OTHER: _____
APPLICABLE CODES	FBC 2020 - EXISTING, 7TH EDITION FLORIDA FIRE PREVENTION CODE, 7TH EDITION INTERNATIONAL BUILDING CODE, 2020 EDITION INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, 2020 EDITION INTERNATIONAL PLUMBING AND MECHANICAL CODE, 2020 EDITION INTERNATIONAL FIRE AND SAFETY CODE, 2020 EDITION INTERNATIONAL ENERGY CONSERVATION CODE, 2020 EDITION INTERNATIONAL SMOKE CONTROL CODE, 2020 EDITION INTERNATIONAL SOUNDING AND VIBRATION CODE, 2020 EDITION INTERNATIONAL TRANSPORTATION CODE, 2020 EDITION INTERNATIONAL WIND LOADS AND EFFECTS CODE, 2020 EDITION INTERNATIONAL YACHTING CODE, 2020 EDITION
LIFE SAFETY SYSTEM	<input type="checkbox"/> NONE <input type="checkbox"/> SMOKE DETECTOR <input type="checkbox"/> SPRINKLER <input type="checkbox"/> EXISTING <input type="checkbox"/> NEW

VICINITY MAP:

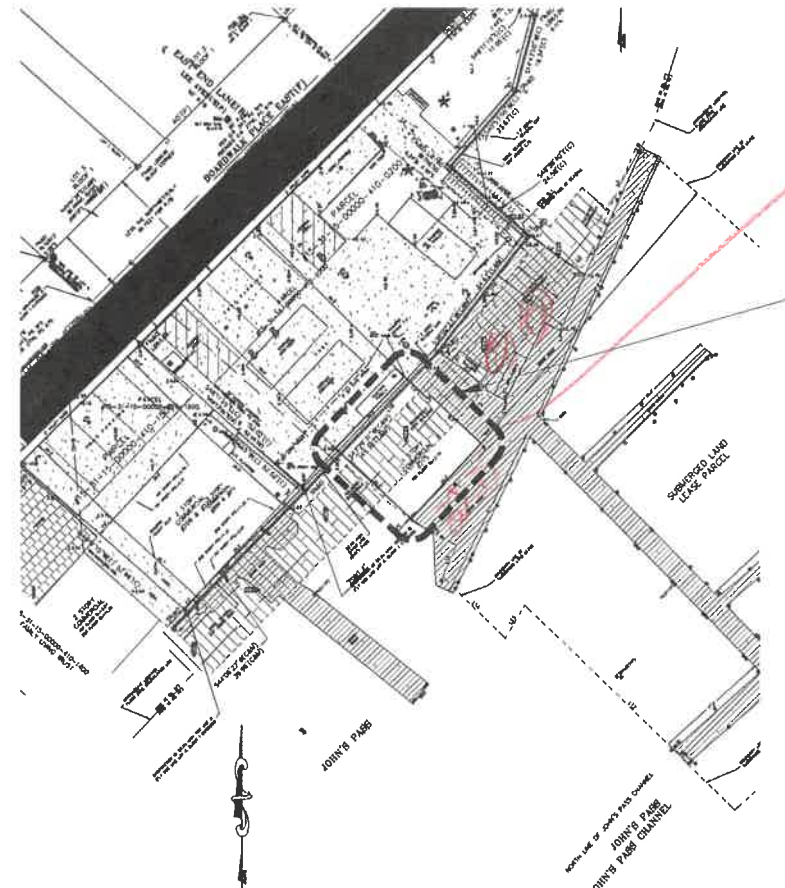


AERIAL:



INDEX OF DRAWINGS

- ARCHITECTURAL COVER SHEET, BUILDING DATA & SITE PLAN
- A.I.D. DEMOLITION & NEW FLOOR & LIFE SAFETY PLANS
- ARCHITECTURAL PRODUCT APPROVALS FLP 14756-1
- FOLD-DOWN SHUTTERS



AREA OF WORK
 INTERIOR TENANT IMPROVEMENT WITHIN AN EXISTING 576 S.F., TYPE 5B, 1-STORY STRUCTURE. THERE IS NO CHANGE OF USE PROPOSED.

OCCUPANCY USE CLASSIFICATIONS
 ZONING: (R) RETAIL
 BUILDING: (E) MERCANTILE
 F.P.C. (F) MERCANTILE

*Outside Seating
 4-4+1 table
 6-bar stools
 22 total*

WINDS:

WINDS AT 100 FEET ABOVE GROUND, IN EXPOSURE OF ALL HEIGHTS	ANEMOMETER METHOD
RETENATE USE-A WIND SPEED (M.P.H. AT 100 FT.)	150 M.P.H.
WIND WAVE RANGE FACTOR (SCALE 200 FT.)	1.0
WIND EXPOSURE	1
APPEARANCE INTERNAL PRESSURE COEFFICIENT	0.0 (PER BUILDING)
GRAFFITI, NITS, AND GARDENS	SEE INTERNATIONAL CODES FOR ALL DETAILS THEREON
NOTE: FOLLOW MANUFACTURER'S INSTRUCTIONS FOR NAILING, LAG BOLTS, OR ANCHORING ETC.	

ABBREVIATIONS:

A.F.C. ABOVE FINISH CEILING	H.M. HOLLOW METAL
A.F.F. ABOVE FINISH FLOOR	INSUL. INSULATION
A.C.T. ACoustical CEILING TILE	JT. JOINT
ALUM. ALUMINUM	K.O. KNOCK OUT
B.L.K. BLOCK	L.K. LOCK
BOTT. BOTTOM	MANUF. MANUFACTURER
BTH. BOTTOM	M.C. MEDICAL CLOSET
BLDG. BUILDING	M.C.J. MASONRY CONTROL JOINT
CLG. CEILING	M.O. MASONRY OPENING
C. CAPIT	MAX. MAXIMUM
C.T. CERAMIC TILE	M.E.C.H. MECHANICAL
C.B. CHALK BOARD	M.T.L. METAL
COL. COLUMN	M.L. METAL LATH
CONC. CONCRETE	MIN. MINIMUM
C.J. CONTROL JOINT	M.K.P. MISPROF.
C.M.U. CONCRETE MASONRY UNIT	N. NORTH
DH. DOWN	N.I.C. NOT IN CONTRACT
D.S. DOWN SPOUT	N.T.S. NOT TO SCALE
D.P. DRINKING FOUNTAIN	NO. NUMBER
E.L.A.S.T. ELASTOMERIC	O.C. ON CENTER
ELEV. ELEVATION	P.T. PAINT
E.Q. EQUAL	P.L. PLASTER
EXIST. EXISTING	P.F. PTFE/SULFUR TREATED
EXP. EXPANSION	Q.T. QUARRY TILE
E.J. EXPANSION JOINT	R.F. REINFORCING
EXSTG. EXISTING	REQD. REQUIRED
F.F.S. FINISH SYSTEM	R.D. ROOF DRAIN
FIN. FINISH	R.O.F.I.G. ROOF FINISH
F.F. FIRE EXTINGUISHER	R.O.M. ROOM
F.A. FIRE ALARM	P.T. PUDDLE TILE
FLAS. PLASTER	S.P.T.C.S. SPECIFICATIONS
FL. FLOOR	STL. STEEL
FLR. FLOOR	T.B. TACK BOARD
F.T.C. FOOTING	TYP. TYPICAL
F.F.T. FOOT OR FEET	U.H.O. UNLESS NOTED OTHERWISE
FDN. FOUNDATION	VERT. VERTICAL
GALV. GALVANIZED	V.C.T. VINYL COMPOSITION TILE
GA. GAUGE	WGT. WEIGHT
G.W.D. GYPSUM WALL BOARD	W.C. WATER CLOSET
HDV. HARDWARE	WDW. WINDOW
HGT. HEIGHT	W. WITH
	W.D. WITHOUT

REVISIONS

NO.	DATE	DESCRIPTION
1		

WILLIAM WATSON ENTERPRISES, INC.
 4150 SOUTH AVENUE, SUITE 110
 MADEIRA BEACH, FL 33708
 WWW.WWENTRIS.COM

MARKET AT DON'S DOCK
 215 BOARDWALK PLACE EAST, MADEIRA BEACH, FL 33708
 PIN#: 15-31-15-00000-410-0200

COVER SHEET

LANG + FERFOLIA
 ARCHITECTURE | DEVELOPMENT
 FL LICENSE # 14700000 - ARCHITECTURE # 39211970
 2020 SANTA ANNE AVENUE, SUITE 100
 MADEIRA BEACH, FL 33708
 TEL: (321) 456-8277

DATE: 11-9-22
 DRAWN BY: DJ SFF
 SHEET: CO

GENERAL NOTES:

1. STENCIL ALL FIRE RATED WALLS ABOVE CEILING WITH KLD PAINT IE: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR USE STICKERS. LABELS TO BE ON GWB OR CMU - WHICHEVER PROVIDES FIRE RATING. LABELS TO BE 1 1/2" O.C. MAX W/ 4" HIGH LETTERS & 1/2" STROKE MINIMUM DIMENSIONING IS TAKEN TO THE FACE OF FINISH (F.O.F.)
2. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH STRUCTURAL DRAWINGS BEFORE LAYING OUT PHYSICAL BUILDING IN FIELD. CONTACT ARCHITECT WITH ANY DISCREPANCIES OR QUESTIONS AS TO CRITICAL DIMENSIONS.
3. A) OUTLET BOXES INSTALLED IN RATED WALLS SHALL NOT EXCEED 16 SQUARE INCHES UNLESS ENCLOSED BY A "5-SIDED BOX". B) THE AGGREGATE AREA OF ALL BOXES IN A RATED WALL AND NOT ENCLOSED BY A "5-SIDED BOX" SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL AS MEASURED FROM FLOOR TO STRUCTURAL DECK OR RATED MEMBRANE. C) OUTLET BOXES WITH OPENINGS ON OPPOSITE FACES OF RATED WALLS SHALL HAVE A HORIZONTAL SEPARATION OF 24" MINIMUM UNLESS ENCLOSED BY A "5-SIDED BOX".
4. ALL FLOORING TO HAVE SLIP RESISTANT FINISH. ALL WALL FINISHES TO BE CLASS "C" FLAME-SMOKE-READ. VERIFY ALL FINISHES WITH OWNER. SMOOTH TEXTURE ON ALL WALLS AND CEILINGS WHERE APPLICABLE. SQUARE CORNER BEAD ON CORNERS. VERIFY PAINT WITH OWNER.
5. USE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS.
6. PLUMBING FIXTURES TO BE OF A STANDARD GRADE. COLOR TO BE WHITE WITH BRUSHED NICKEL HARDWARE, U.N.O.
7. SEE ENLARGED PLANS ON SHEET A1.1 FOR ADDITIONAL NOTES, DETAILS & DIMENSIONS.
8. UPON COMPLETION OF DEMOLITION THERE SHALL BE A FIELD SITE VISIT TO VERIFY ALL EXPOSED ELEMENTS AND REVIEW THE EXTENT SCOPE OF INTERIOR FINISH WORK. ALL INTERIOR FINISHES TO COMPLY WITH THE REQUIREMENTS 2020 FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

ACCESSIBILITY NOTES:

1. NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL SHALL BE ALLOWED.
2. SLOPES SHALL NOT EXCEED 1:20 UNLESS A RAMP IS PROVIDED.
3. RAMPS SHALL NOT EXCEED 1:12 SLOPE
4. CROSS SLOPES SHALL NOT EXCEED 2%
5. MAX 1/4" VERTICAL 1/4" BEVELLED EDGE (TOTAL 1/2") THRESHOLD HEIGHT.
6. SEE DETAIL 3 ON A1.1 FOR ALL ADA MOUNTING HEIGHTS AND BATH INTERIOR ELEVATIONS

SYMBOL REFERENCES

- SPACE NUMBERS
- DOOR NUMBERS
- WINDOW TYPES
- EQUIPMENT OR KEYED NOTES
- △ REVISIONS MADE TO THIS SHEET
- ⊗ BUILDING SECTIONS OR ELEVATIONS

LIFE SAFETY LEGEND

- EXIT LIGHT FIXTURE
- FIRE EXTINGUISHER
- HORIZONTAL STROBE FIXTURE
- EXIT CAPACITY IN INCHES
- ORIGIN OF TRAVEL DISTANCE
- TRAVEL DISTANCE (PATH)

WALL LEGEND

- EXISTING WALL TO REMAIN - PROTECT FROM DAMAGE
- - - - - EXISTING WALL OR PORTION OF EXISTING WALL TO BE DEMOLISHED PATCH & REPAIR ADJACENT SURFACES AS REQUIRED TO ACCEPT NEW FINISHES OR CONSTRUCTION
- ▬▬▬▬▬▬ 2 x 4 WOOD STUD WALL AT 16" O.C. WITH NEW COUNTERTOP - INSTALL 1/2" WATER RESISTANT GYPSUM BOARD ON EACH SIDE & INSTALL FRP ON INTERIOR SIDE

NOTE:
1. ALL WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.)
2. USE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS AS REQUIRED

OCCUPANCY CALCULATIONS:

OCCUPANCY TYPE "M"		
(E) MERCANTILE	385 S.F. / 60 =	7 O.L.
(E) STORAGE	97 S.F. / 300 =	1 O.L.
(E) OFFICE	96 S.F. / 150 =	1 O.L.
(E) TOTAL OCCUPANCY =		9 O.L.

EGRESS CALCULATIONS:

TOTAL (E) OCCUPANCY LOAD = 9 O.L.

REQUIRED & PROVIDED LOCKSSE INCHES
DOORS - 2 x 9 = 1.8' REQUIRED 1.08' PROVIDED - 2 EXITS
STAIRS - N/A - GROUND LEVEL

PLUMBING FIXTURE CALCULATIONS:

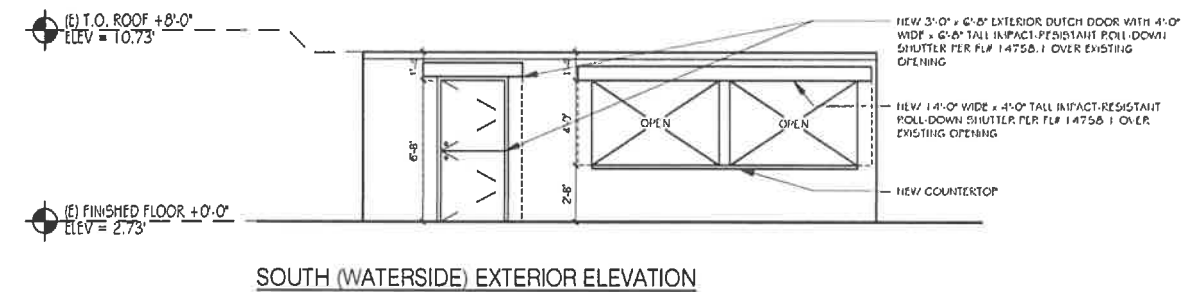
TOTAL (E) OCCUPANCY LOAD = 9 O.L.

OCCUPANCY TYPE USED FOR PLUMBING CALCULATIONS: "M"

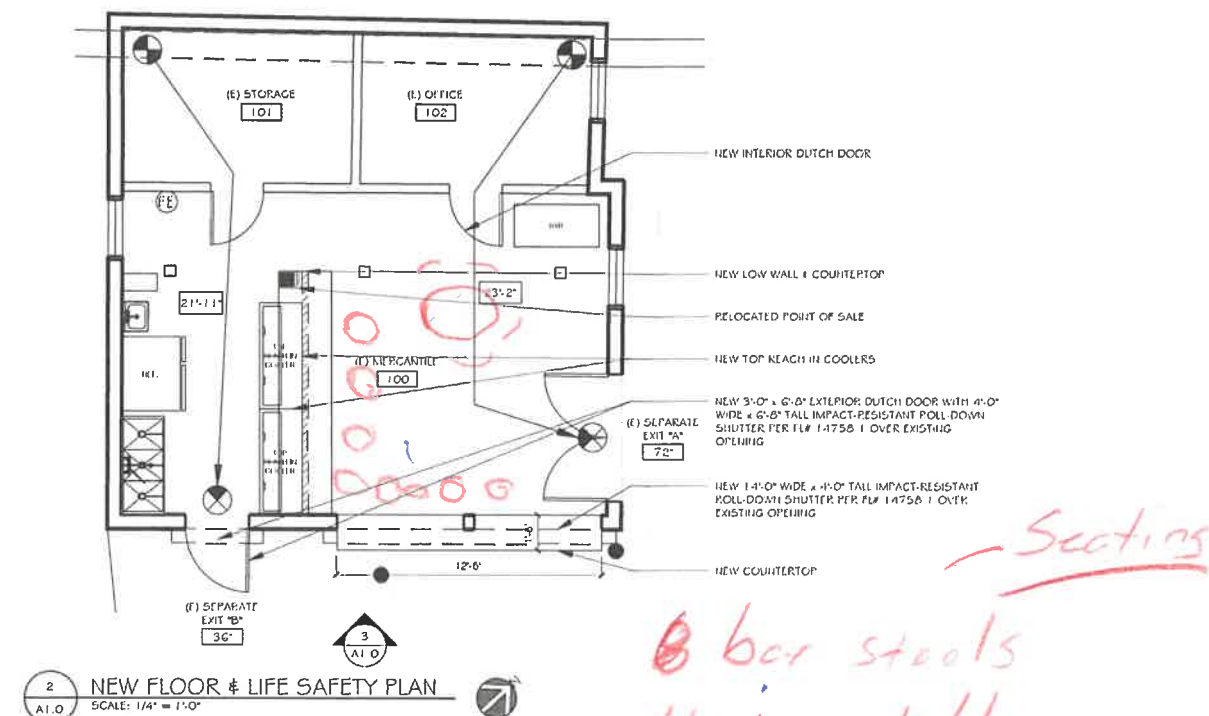
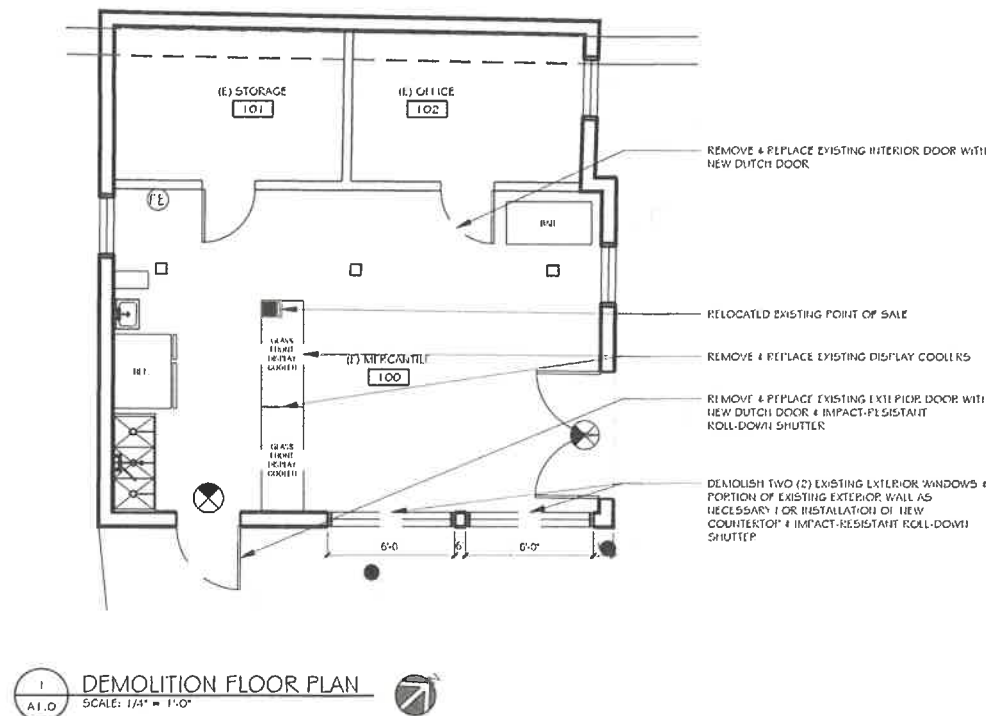
REQUIRED	UNISEX
TOILETS (1 PER 500)	1
SINKS (1 PER 750)	1

(E) PROVIDED	(E) UNISEX
(E) TOILETS	1
(E) SINKS	1

*403.2. EXCEPTION #3: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR LEWER.



3 NEW EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



Seating
4 bar stools
4 top table

WILLIAM JAMES ENGINEERING, INC.
401 SOUTH WASHINGTON BLVD
MADISON BEACH, FL 33708
TEL: 813-988-1111 FAX: 813-988-1112
WWW.WJENGINEERING.COM

MARKET AT DON'S DOCK
215 BOARDWALK PLACE EAST, MADRID BEACH, FL 33708
PIN#: 15-31-15-00000-410-0200

DEMOLITION & NEW FLOOR & LIFE SAFETY PLANS

FL LICENSE # ARCHITECTURE AND REGISTRATION # 38715190
2020 JOHN W. FERGLIA, P.E. TEL: (772) 856-5027

DATE: 11-0-22
PROJECT #: 2217
SHEET: A1.0

