



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: Name and Address

John's Pass Grille LLC (Yorktown)
11 Boardwalk Place #203 + #201
Madeira Beach 33708

Property Owner: Name and Address

Equity Mgt. Partners
10225 Utherton Rd #12A
Largo 33771

Telephone: 727-709-4604

Telephone: 727-517-2395

Email: michael.fonseca@consultingfl.com

Email: fernando.fequitymp.com

Mailing Address: same as applicant address

Phone(s): 727-709-4604 Email: same

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

Name of Business: John's Pass Grille Business Phone: 727-623-4456

Parcel #: 15-31-15-57275-000-2030

Legal Description: Unit NOS 101 103 201 203 301 303 305 AND 307 of Yemassee Landing

Number of Seats: Inside: (79) + 27 New Outside: (31) + 16 New

Number of Employees: 12

Zoning District:

- [x] 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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for...
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Classification:

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

Number of Parking Spaces: \_\_\_\_\_ HC Parking Spaces: \_\_\_\_\_ Bike Racks: \_\_\_\_\_

*John's Pass  
& letter attached*

Hours of Operation:

Monday: 11 AM - 10 pm

Tuesday: 11 AM - 10 pm

Wednesday: 11 AM - 10 pm

Thursday: 11 AM - 10 pm

Friday: 11 AM - Mid

Saturday: 11 AM - Mid

Sunday: 11 AM - 10 pm

General Description of Business: Restaurant w/ Bar

Supporting Materials Required:

- Property Owner's Written Approval
- Property Survey
- Site Plan

*Doesn't exist: as established previously*

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.

**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 #: 2023-05

**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: [Signature] Date: 5-10-23

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

Fee: \$800.00     Check # \_\_\_\_\_     Cash     Receipt # 20224

Date Received: 5/15/2023    Received by: [Signature]

ABP# Assigned: \_\_\_\_\_

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

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

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

## Morris, Andrew

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**From:** Fernando Ortiz <fernando@equitymp.com>  
**Sent:** Monday, October 3, 2022 6:27 PM  
**To:** Morris, Andrew  
**Cc:** michael@oneononeconsultingfl.com  
**Subject:** [e] John's Pass Grille Parking

Good afternoon Mr. Morris,

This email is in response to your inquiry about John's Pass Grille Parking, which we discussed at your office.

We have hundreds of parking spaces available at the John's Pass parking garage to accommodate all the John's Pass Grille patrons. Outside of the parking garage, all customers have access to metered parking spaces.

There are employees on duty in the parking garage until 10 p.m. and it is open twenty-four hours a day, seven days a week, customers can use our completely automated parking kiosks to pay for parking after 10 p.m.

Since we own and manage both the parking garage and the physical location of John's Pass Grille, we do not require a parking agreement.

It was a pleasure meeting you in person, and please let me know if there is anything else I can do to help things move along for John's Pass Grille.

**Fernando Ortiz**

*John's Pass Plaza Asset Manager*  
**Equity Management Partners, Inc**  
m 239.791.6649  
f 727.517.2396  
v [John Pass Plaza](#) - [fernando@equitymp.com](mailto:fernando@equitymp.com)

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.



9/19/2022

Equity Management Partners  
10225 Ulmerton Rd, Suite 12A  
Largo, FL 33771

To: John's Pass Grille  
111 Boardwalk Pl Ste: #203  
Madeira Beach, FL 33708.

To whom it may concern,

We are approving the Lessee's request to change John's Pass Grille's 2COP SFS license to a 4COP SFS license at 111 Boardwalk Pl Ste: #203, Madeira Beach, FL 33708.

If you have any questions, please call us at 727-517-2395.

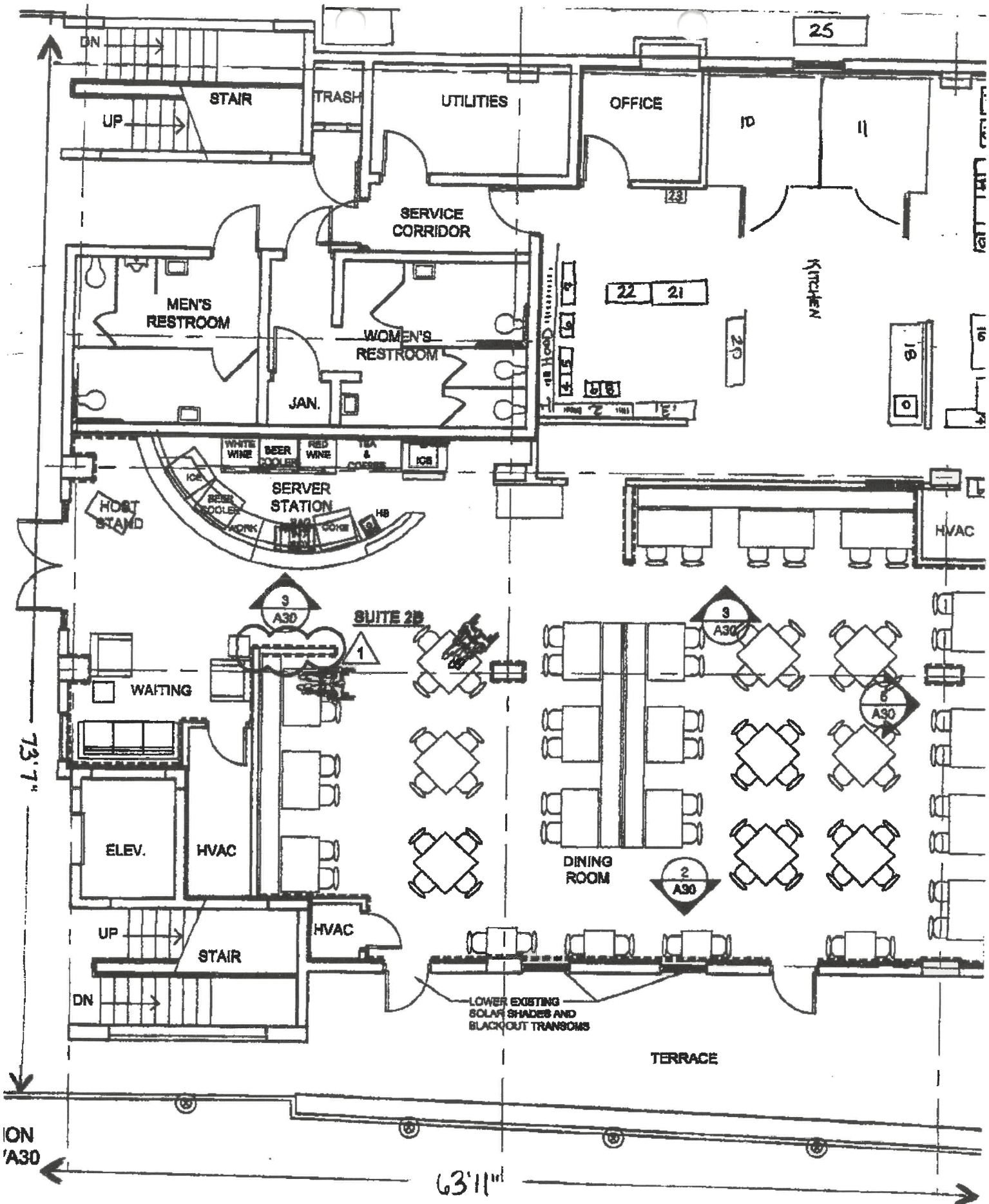
Best regards,

A handwritten signature in black ink, appearing to read "F. Ortiz", written in a cursive style.

Fernando Ortiz  
John's Pass Asset Manager

Questionnaire Answers:

1. It will have no adverse effect. This is an expansion of the existing business. We wanted to be able to fill empty space on our floor while being able to have indoor live music outside of our dining areas.
2. It will not create congestion or present a safety hazard, as we are currently located in John's Pass.
3. It is currently operational and serves liquor, beer, and wine. This is to add on to the existing service space and restore the operation to its previously existing size.
4. There will be no adverse effect on Public Safety.
5. Not an issue.



73'7"

63'11"

ION 'A30

1. HOOD
2. HOOD
3. COOLER
4. GRILL
5. GRILL
6. COOLER
7. STOVES
8. FRYER
9. FRYER
10. WALK-IN COOLER
11. WALK-IN FREEZER
12. WATER HEATER
13. MOP SINK
14. 3 COMPARTMENT SINK
15. HAND WASH SINK
16. DISHWASHER
17. TABLE
18. PREP TABLE W/ SINK
19. ICE MACHINE
20. FREEZER
21. COOLER
22. ELECTRIC CONVECTION OVEN
23. HAND WASH SINK
24. DUMPSTER (OUTSIDE)
25. GREASE TRAP (OUTSIDE)



Add On  
John's Pass Grille  
Space # 201

Outdoor Patio



Stage Area

Mechanical

Outdoor Hallway Between Spaces

Lounge Seating

Bar

64'

Overflow Dining/Sofa Seating

Office Space

