

**NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER
ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN’S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

NOTICE IS HEREBY GIVEN that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman’s Alley.

The title of the ordinance is:

ORDINANCE 2026-06

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF
MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN’S
ALLEY ABUTTING LOTS 2 THROUGH 7 AND LOTS 14 THROUGH 19 OF BLOCK 1
OF MITCHELL’S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN
EFFECTIVE DATE THEREOF.**

Public Notice: In the Madeira Beach Code of Ordinances *Sec. 112-92. - Notification for board of commissioners review*, At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman’s Alley is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at <https://madeirabeachfl.gov/plan-review-documents>. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-3226 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City’s YouTube Channel at <https://www.youtube.com/@cityofmadeirabeach632>.

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at these meetings will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require

the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call 727-409-3226 or planning@madeirabeachfl.gov.

Tampa Bay Times

Published Daily

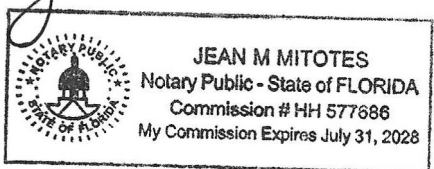
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-06 was published in said newspaper by print in the issues of 06/24/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **06/24/2026**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____

Jean M Mitotes


LEGAL NOTICE

NOTICE OF PUBLIC HEARING CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING AN ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY

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The title of the ordinance is:

**ORDINANCE 2026-06
AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 7 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

Ordinance 2026-06, Vacation of Right-of-Way Request - Portion of Fisherman's Alley is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at <https://madeirabeachfl.gov/plan-review-documents>. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-3226 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at <https://www.youtube.com/@cityofmadeirabeach632>.

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AFFIDAVIT OF MAILING

Date: 06/11/2026

Mailings for Case # OKD-2026-06

Before me this day Lisa Selmann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Selmann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 11th day of June, 20 26.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

June 11th, 2026
Date

*Copy of public notice is attached.

CHOUINARD, BRENDA M
303 129TH AVE E
MADEIRA BEACH, FL 33708-2613

NGUYEN, SON H
12801 E END LN
MADERIA BEACH, FL 33708-2785

MAYNARD LEE PROPERTIES LLC
413 CROSSWINDS DR
PALM HARBOR, FL 34683-1306

365 PROPERTY PARTNERS LLC
301 W PLATT ST UNIT 401
TAMPA, FL 33606-2292

FAKHOURY, RAMI
322 129TH AVE E
MADEIRA BEACH, FL 33708-2614

PHONGSAVATH, TONH
318 129TH AVE E
MADEIRA BEACH, FL 33708-2614

PAIRODOCS LLC
5837 TEAL LN
LONG GROVE, IL 60047-5067

PAIRODOCS LLC 310 SERIES
5837 TEAL LN
LONG GROVE, IL 60047-5067

ESTATE BROTHERS LLC
5837 TEAL LN
LONG GROVE, IL 60047-5067

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

LKN2 SAGE GROUP LLC
15905 CAPRI DR
JERSEY VILLAGE, TX 77040-1202

R N J MADEIRA BEACH INC
1017 GRAND CT
HIGHLAND BEACH, FL 33487-5306

JPV HOTEL PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433 TALLAHASSEE, FL 32317-4433

MERMAID HOLDINGS LLC
12831 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2654

FISHRUNNER LLC
14041 E PARSLEY DR
MADEIRA BEACH, FL 33708-2301

J W B M B HOLDINGS LLC
429 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2457

CRITELLI FAMILY LIVING TRUST
8162 TERRACE GARDEN DR N UNIT 102
ST PETERSBURG, FL 33709-1055

JPV RESTAURANT PROPERTY LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

PERSHING ENTERPRISES LLC
9226 143RD LN
SEMINOLE, FL 33776-1959

FL INT IMP FUND TRE
C/O GARDNER PROPERTIES INC
555 SE ST LUCIE BLVD STUART, FL 34996-1320

FL INT IMP FUND TRE
8162 TERRACE GARDEN DR N UNIT 102
ST PETERSBURG, FL 33709-1055

BOARDWALK PLACE PROPERTIES LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

LUPER REAL ESTATE INC
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202

DE LOSAS PIZZA & RESTAURANT
12800 VILLAGE BLVD
MADEIRA BEACH, FL 33708-2653

JOHNS PASS PLAZA LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

MENNA'S LANDING OWNER'S ASSN INC
9334 SILVERTHORN RD
SEMINOLE, FL 33777-3163

J E H INVESTMENTS LLC
4200 4TH ST N STE 3
ST PETERSBURG, FL 33703-4735

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

JOHN'S PASS PLAZA LLC
10225 ULMERTON RD STE 12A
LARGO, FL 33771-3520

R N J MADEIRA BEACH INC
C/O IURILLO, CAMILLE
1017 GRAND CT HIGHLAND BEACH, FL
33487-5306

PELICAN BAY APTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

EINY INVESTMENTS LLC
9375 NW 18TH MNR
PLANTATION, FL 33322-5653

WHITLATCH, JOAN TINA
330 129TH AVE E APT 1
ST PETERSBURG, FL 33708-2771

MADEIRA BEACH HOLDING LLC
ATTN ANTINORI, STEVEN J
3217 S DALE MABRY HWY TAMPA, FL
33629-7815

Madeira Beach City Clerk
300 Municipal Dr
Madeira Beach, FL 33708

Madeira Beach Community Development
Department
300 Municipal Dr
Madeira Beach, FL 33708



AFFIDAVIT OF POSTING

Date: 6/11/2026

Postings for: ORD -2026-86

Before me this day As Scheuermann personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

As Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 11th day of June, 20 26.

Personally known or produced _____ as identification.



Barbara A Scott
Notary Public

June 11th, 2026
Date

Notary Public Stamp

*Copy of public notice is attached.

Madeira Beach
COMMUNITY DEVELOPMENT DEPART

- BUILDING
- PLANNING
- ZONING
- CODE ENFORCEMENT

PUBLIC NOTICE OF SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

CITY OF MADEIRA BEACH
11000 W. STATE ROAD 11
MADEIRA BEACH, FL 32138

A Special Meeting of the Board of Commissioners of the City of Madeira Beach will be held on June 22, 2020, at 12:00 PM, at the Madeira Beach City Administration Center, located at 11000 W. State Road 11, Madeira Beach, Florida 32138. The agenda for this meeting will be as follows:

THIS SPECIAL MEETING WILL BE HELD AT THE CITY OF MADEIRA BEACH ADMINISTRATION CENTER, 11000 W. STATE ROAD 11, MADEIRA BEACH, FL 32138.

AGENDA:

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Proclamations - Mayor
6. Presentations (limited to 10 minutes each)
7. Public Comment
8. Approval of the Minutes
9. Consent Agenda
10. Public Hearings
11. Unfinished Business
12. New Business
13. Contracts/Agreements
14. Agenda Setting
15. Reports/Correspondence
16. Respond to Public Comments/Questions
17. Adjournment

Public Comment: Public participation is encouraged. If you are addressing your name and address for the record, and the agenda items will be allowed when they come up. If you would like to comment, please contact the City Clerk at 321-931-5011, ext. 333. Comment cards are available at the back table in the City Clerk's Office.

For any special public hearing that might be included in the agenda, the agenda items will be allowed when they come up. If you would like to comment, please contact the City Clerk at 321-931-5011, ext. 333. Comment cards are available at the back table in the City Clerk's Office.

THIS SPECIAL MEETING WILL BE HELD AT THE CITY OF MADEIRA BEACH ADMINISTRATION CENTER, 11000 W. STATE ROAD 11, MADEIRA BEACH, FL 32138.

AGENDA:

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16. Respond to Public Comments/Questions
17. Adjournment

CITY OF MADEIRA BEACH
11000 W. STATE ROAD 11
MADEIRA BEACH, FL 32138

NOTICE OF PUBLIC HEARING

ADJOURNMENT OF THE BOARD OF COMMISSIONERS - TO CONSIDER THE CITY OF MADEIRA BEACH'S REQUEST FOR A VARIATION OF THE ZONING ORDINANCE TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL HOME ON A PARCEL OF LAND LOCATED AT 11000 W. STATE ROAD 11, MADEIRA BEACH, FL 32138.

AGENDA:

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Proclamations - Mayor
6. Presentations (limited to 10 minutes each)
7. Public Comment
8. Approval of the Minutes
9. Consent Agenda
10. Public Hearings
11. Unfinished Business
12. New Business
13. Contracts/Agreements
14. Agenda Setting
15. Reports/Correspondence
16. Respond to Public Comments/Questions
17. Adjournment

THIS MEETING WILL BE HELD AT THE CITY OF MADEIRA BEACH ADMINISTRATION CENTER, 11000 W. STATE ROAD 11, MADEIRA BEACH, FL 32138.

AGENDA:

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE AGENDA
5. PROCLAMATIONS - Mayor
6. PRESENTATIONS (limited to 10 minutes each)
7. PUBLIC COMMENT
8. APPROVAL OF THE MINUTES
9. CONSENT AGENDA
10. PUBLIC HEARINGS
11. UNFINISHED BUSINESS
12. NEW BUSINESS
13. CONTRACTS/AGREEMENTS
14. AGENDA SETTING
15. REPORTS/CORRESPONDENCE
16. RESPOND TO PUBLIC COMMENTS/QUESTIONS
17. ADJOURNMENT

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NOTICE OF PUBLIC HEARING

APPLICATION NO.: ORD 2026-06

REQUEST: VACATION of Right of Way
in a portion of Fisherman's Alley

PROPERTY DESCRIPTION:

HEARING DATE & TIME: July 8, 2026 6:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR
CALL 727-934-5301 FOR MORE INFORMATION

John's Pass Village Hotel Planned Development (PD)

John's Pass Village Hotel Planned Development (PD) Development Agreement

BOC Regular Meeting July 8, 2026

[John's Pass Village Hotel Planned Development \(PD\) Development Agreement \(Revised\)](#)

[John's Pass Village Hotel PD Development Agreement Public Notice](#)

Ordinance 2026-06, Fisherman's Alley - Vacation of ROWs

BOC Regular Meeting July 8, 2026

[Ord 2026-06, \(Fisherman's Alley - Vacation of ROWs\)](#)

[Ord 2026-06, Fisherman's Alley - Vacation of ROWs - BUSINESS IMPACT ESTIMATE](#)

[Ordinance 2026-06, \(Fisherman's Alley - Vacation of ROWs\) Public Notice](#)