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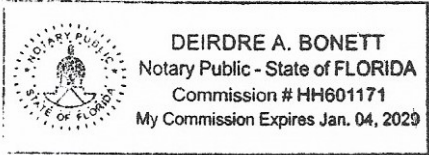
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Erika Schmutzer 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 Planning Commission Develop Agreement was published in said newspaper by print in the issues of 05/20/26 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 Erika Schmutzer
Sworn to and subscribed before me this 05/20/2026

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

Deirdre Bonett


CITY OF MADEIRA BEACH, FLORIDA PLANNING COMMISSION (LOCAL PLANNING AGENCY) NOTICE OF PUBLIC HEARING TO CONSIDER DEVELOPMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION (LOCAL PLANNING AGENCY)** of the City of Madeira Beach will hold a **PUBLIC HEARING** to consider a Development Agreement between the **CITY OF MADEIRA BEACH and JPV Hotel Property, LLC**, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, FL 33708 on Monday, June 1, 2026, at 6:00 PM.

The **DEVELOPMENT AGREEMENT** is for the development of the properties located at:

Parcel ID	Address
15-31-15-58320-001-0020	214 Boardwalk PI E
15-31-15-58320-001-0040	210 Boardwalk PI E
15-31-15-58320-001-0050	206 Boardwalk PI E
15-31-15-58320-001-0060	204 Boardwalk PI E
15-31-15-58320-001-0070	Boardwalk PI E
15-31-15-58320-001-0080	Boardwalk PI E
15-31-15-58320-001-0090	146 Boardwalk PI E
15-31-15-58320-001-0140	129th Ave E
15-31-15-58320-001-0160	129th Ave E
15-31-15-58320-001-0170	129th Ave E
15-31-15-58320-001-0190	129th Ave E
15-31-15-58320-001-0200	129th Ave E

The Development Agreement proposes to develop the properties listed above consisting of 1.457 acres for the construction of the following:

- Hotel: 87 units (24 studios, 32 one-bedroom, 28 two-bedroom, 3 three-bedroom)
- Retail: 7,550 square feet
- 1st Floor Restaurant: 3,350 square feet
- 1st Floor Cafe: 1,000 square feet
- 6th Floor Restaurant: 3,900 square feet
- Event Space: 2,800 square feet

The applicant is requesting Planned Development (PD) flexibility for the following:

- Building height (roof of main building): 73 feet above DFE instead of 55 feet above DFE
- Building height (roof of east stair tower): 79 feet above DFE instead of 55 feet above DFE
- Number of stories: 5 stories over ground level commercial instead of 4 stories over ground level commercial
- Front setback: 0 feet instead of 10 feet for multi-story buildings
- Upper floor setbacks: 0 feet instead of 10 feet for lower 5 stories of building Balconies, awnings & roof overhang located over ROW: 6 foot encroachment beyond property line on north and south sides of building
- Visibility Triangle: New building encroaches into 25' property line visibility triangle at intersection of East End Lane and 129th Avenue East (10.7') and intersection of East End Lane and Fisherman's Alley (2.6').

The Board of Commissioners, in approving a development agreement, is authorized, without limitation, to grant relief from any provision of the land development regulations that is otherwise authorized to be waived, varied or granted by the land development regulations.

The development agreement, neighborhood meeting records, and concept plans are available for review at: <https://madeirabeachfl.gov/plan-review-documents/>, or at the Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida from 8:00 a.m. to 4:30 p.m. Monday through Friday.

If you would like more information regarding the development agreement, please contact the Community Development Department at Planning@madeirabeachfl.gov or 727-742-3701.

The meeting will also be aired on Public Access TV Spectrum Channel 640 and through the city's website at <https://madeirabeachfl.gov/>

Public comments can be submitted by email to Planning@madeirabeachfl.gov.

Persons who wish to appeal any decision made by the Planning Commission (Local Planning Agency) with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Community Development office no later than 48 hours prior to the meeting: 727-409-3226