



**PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST HEARING**

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, May 22, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

**THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST**

Application: SE 2023-01

Applicant(s): UPP Global, LLC

Property Owner(s): JPV Hotel Property, LLC

Property Address: 129th Ave E, Boardwalk Pl E, 146 Boardwalk Pl E, 204 Boardwalk Pl E, 206 Boardwalk Pl E, 210 Boardwalk Pl E, 214 Boardwalk Pl E

Parcel ID: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: Lots 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, 20, Block 1, Mitchell’s Beach John’s Pass, Plat Book 3, Page 54

Zoning: C-1, Tourist Commercial Zoning District

Future Land Use: Commercial General

Request: The approval of SE 2023-01 to allow a stand-alone parking lot as a principal use pursuant to Sec. 110-259(6) upon compliance with other requirements of the Madeira Beach Code of Ordinances and Land Development Regulations related to off-street parking areas.

Specific Code Provisions: DIVISION 5. - C-1, TOURIST COMMERCIAL Sec. 110-259. - Special exception uses. (6) Stand-alone parking lots and parking garages as a principal use.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-*

examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: May 10, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



NOTICE OF INTENT TO BE AN AFFECTED PARTY

Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: _____

Applicant's Name: _____

Signature of Affected Person

Date



AFFIDAVIT OF MAILING

Date: 5/10/2023

Mailings for Case # SE-2023-01

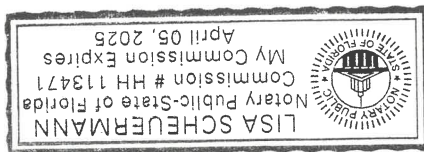
Before me this day Andrew Morris personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 10th day of May, 20 23.

Personally known or produced _____ as identification.



Notary Public Stamp

[Signature]
Notary Public

5/10/2023
Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 5/10/23

Postings for: SE 2023-01

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

[Signature]
Signature

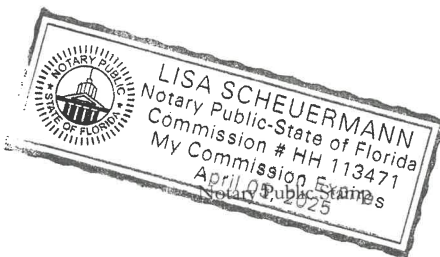
STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 10th day of May, 2023.

Personally known or produced _____ as identification.

[Signature]
Notary Public

5/10/2023
Date



*Copy of public notice is attached.

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

NGUYEN, SON
12801 EAST END LN
MADEIRA BEACH, FL 33708-2785

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

CKB HOMES LLC
4567 HARBOR HILLS DR
LARGO, FL 33770-4035

GOMEZ, AGUELIO R
322 129TH AVE E
MADEIRA BEACH, FL 33708-2614

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

FOWLER, RICHARD E EST
314 129TH AVE E
MADEIRA BEACH, FL 33708-2776

PAIRODOCS LLC 310 SERIES
149 OAK KNOLL TER
HIGHLAND PARK, IL 60035-5320

ESTATE BROTHERS LLC
149 OAK KNOLL TER
HIGHLAND PARK, IL 60035-5320

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
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

N J E PROPERTIES INC
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
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

PERSHING ENTERPRISES LLC
19817 GULF BLVD UNIT 608
INDIAN SHORES, FL 33785-2397

FL INT IMP FUND TRE
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
410 150TH AVE STE H
MADEIRA BEACH, FL 33708-2000

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

111 BOARDWALK 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

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, MORDECHAY
7050 W PALMETTO PARK RD STE15-277
BOCA RATON, FL 33433-3426

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

MADEIRA BEACH HOLDING LLC
3217 S DALE MABRY HWY
TAMPA, FL 33629-7815

Location for SE 2023-01

NOTICE OF PUBLIC HEARING

APPLICATION NO.: SE 2023-01

REQUEST: The approval of SE2023-01 to allow ~~the~~ stand-alone parking lot as a principal use pursuant to Sec. 110-239(6) upon compliance with other requirements of the Madeira Beach Code of Ordinances and

Land Development Regulations related to off-street parking areas.
PROPERTY DESCRIPTION: 17th Ave E, Boardwalk PLE, 146 Boardwalk PLE, 209 Boardwalk PLE, 106 Boardwalk PLE, 110 Boardwalk PLE, 214 Boardwalk PLE

HEARING DATE & TIME: May 22, 2023 2:00 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 727-391-9951 FOR MORE INFORMATION

City Hall



Gulf Beaches Public Library

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: _____



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City Website

Plan Review Documents

SE 2023-01

[Public Notice SE 2023 01](#)

[SE 2023 01 Application And Attachments](#)