

April 06, 2026

City of Madeira Beach
Attn: Megan Wepfer, Public Works Director
300 Municipal Drive
Madeira Beach, FL 33708

Re: **Letter of No Objection – Utility Owner**
Address: Fisherman’s Alley, Madeira Beach
Owners: City of Madeira Beach

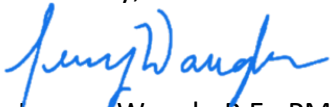
Pinellas County Utilities (PCU) owns and maintains public utilities within the ROW corridor beings considered for vacation. PCU requires that the public utilities remain active and able to provide service to all adjoining properties within the ROW (or potential future vacated portions within). Protection of the utilities and their continued operation is of importance to PCU.

PCU has No Objection to the vacation of the designated ROW provided the conditions below are met prior to vacation:

1. The public utilities remain in operation at all times in the future. Including neighboring properties serviced by the public utility.
2. An easement, in the form attached to this letter, is provided for all PCU utilities for every fee simple parcel in which a portion of the utility is located.
3. The easement(s) are recorded directly subsequent to the ROW vacation, such that there is no lapse in continuous operation, access, function of the utility or PCU’s ability to maintain it.

If there are any questions regarding this letter or the conditions described, I will be welcome to discuss.

Sincerely,



Jeremy Waugh, P.E., PMP
Director – Utilities Department
Pinellas County
727-433-5396

14 South Fort Harrison Avenue
Clearwater, FL 33756
Phone (727) 464-4000
Fax (727) 464-3717
V/TDD (727) 464-4062
Pinellas.gov



January 21, 2026

Attention: Sean Cashen
Gulf Coast Consulting, Inc.
13825 Icot Boulevard, Suite 605
Clearwater, Florida 33760

Site Address: 125 129th Avenue East, Madeira Beach, Florida 33708

Re: Letter of No Objection for the proposed vacation of a portion of Fisherman's Alley located between lots 2 through 7 and 14 through 19, Block 1, as shown on the plat of Mitchell's Beach Johns Pass (Plat Book3, page 54), Pinellas County, Florida.

We have received your request for a letter of no objection request for the proposed vacation of a portion of Fisherman's Alley located between lots 2 through 7 and 14 through 19, Block 1, as shown on the plat of Mitchell's Beach Johns Pass (Plat Book3, page 54), Public Records of Pinellas County, Florida, as depicted in the attached exhibit.

Pinellas County Utilities does have facilities in the right-of-way, therefore will only provide a no objection to the proposed vacation with the following conditions:

1. The PVT will only be vacated by PCU if the proposed project is completed and all PCU public mains within the petitioned area are relocated.
2. If the proposed project is not constructed the petitioned property reverts back to PCU for maintenance of placed infrastructure.

If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-5240.

Sincerely,

Briana Dachniewicz
Development Project Manager I
Petition to Vacate Coordinator
Pinellas County Building & Development Review Services



December 17, 2025

To: Sean P. Cashen, P.E.
Engineering Transportation Planning Permitting
13825 Icot Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090
Mobile: (727) 432-0365

Re: Vacate Of Easement
Address: 125 129th Ave E, Madeira Beach, FL, 33708

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Briana Velez". The signature is written in a cursive, flowing style.

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa Fl 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040



CITY OF MADEIRA BEACH

From: Community Development, Public Works & Fire Department (Sta 25)

Municipal Drive, Madeira Beach, Florida 33708

Date: February 26, 2026

Subject: Response to Vacation Request – A portion of Fisherman’s Alley located between 128th and 129th Avenues between Village Boulevard and East End Lane, based on the Sketch and Legal Description submitted to the city and dated December 2, 2025, prepared by GeoData Services (attached).

Community Development Department Response

The Community Development Department has reviewed the request to vacate a portion of Fisherman’s Alley. After reviewing the request, city staff find the request compatible with city adopted policies and regulations in consideration of the following:

1. Madeira Beach Comprehensive Plan

- a. There is no future land use designation for the right-of-way Fisherman’s Alley in this block. The abutting property has the Future Land Use Category of Activity Center. If the vacation is approved, the former right-of-way would be designated Activity Center.

Objective 4.1.5: Ensure that new development and redevelopment occurs in accordance with the adopted 6.1a Madeira Beach Future Land Use Map.

Policy 4.1.5.3: Ensure the scale of proposed development is appropriate to the level of accessibility with more intensive development located in those areas with higher accessibility.

Policy 4.1.5.5: Promote pedestrian-oriented areas within concentrated development and activity areas.

Policy 4.1.5.7: Minimize existing and potential traffic hazards by coordinating land use and traffic circulation decisions.

Objective 4.1.9: Redevelopment that is designed and constructed as orderly, planned, mixed-use development featuring pedestrian friendly design and protection of the natural environment.

Policy 4.1.9.6: Recognize John's Pass Village for its unique opportunities for commerce, employment, housing, and tourism and encourage

redevelopment and revitalization, and assist in maintaining the beach community theme.

Policy 4.1.9.9: Allow zero lot line, cluster, or other nontraditional lot layout or site design for redevelopment and revitalization of John's Pass Village.

2. Forward Pinellas Countywide Plan

a. The Countywide Rules

The plan category for the abutting property is Activity Center. An Activity Center is defined as a contiguous area designated with the Activity Center category on the Countywide Plan Map, which is governed by locally-adopted plan or code provisions that identify the area as a unified location, and which serves as an important, identifiable center of business, public, and residential activity that is the focal point of a community, designed to accommodate multiple modes of transportation including enhanced transit. If approved the former right-of-way would be designated as the Activity Center plan category.

7.3.8.2 Interpretation. Where uncertainty exists as to the boundaries of land use categories as shown on the Countywide Plan Map, the following rules shall apply:

7.3.8.2.1 Boundaries indicated as approximately following dedicated streets, highways, alleys, or rights-of-way shall be construed as following the lot or parcel lines of the property adjacent to such right-of-way. In case of a street vacation, the boundary shall be construed as moving with the ownership.

7.3.8.2.2 Boundaries indicated as approximately following lot lines, public property lines, and the like shall be construed as following such lines. In the event of street vacation, interpretation shall be as provided in Sec. 7.3.8.2.1.

b. The Countywide Plan Strategies

Transportation Goal 6.0: Transit-Oriented Building and Site Design Transit-oriented urban design is needed to enhance the community identity of transit-oriented areas, and to make them attractive, safe, environmentally sustainable, and convenient places.

TR 6.7 Design parking structures include active uses on the ground floor street frontage in transit-oriented areas.

TR 6.9 Encourage unsightly elements associated with development, such as dumpsters, loading docks, service entrances, and outdoor storage, to be screened from pedestrian pathways and transit routes.

3. Madeira Beach Zoning

- a. The Activity Center plan category is compatible C-1, John's Pass Village Activity Center Zoning District
- b. The purpose and intent of the John's Pass Village Activity Center District is to encourage mixed-use, pedestrian-oriented development, promote context-sensitive forms, patterns, and intensities of development to preserve and enhance the unique features of the John's Pass Village area. John's Pass Village development standards

are to encourage compatible design and enhance the built environment consistent with the vision, guiding principles, goals, objectives, and policies set in the John's Pass Village Special Area Plan. The old Floridian fishing village aesthetic within the tourist centric area (Boardwalk, Traditional Village, and Commercial Core Character Districts) of the district should be maintained and at the forefront of all design.

The vacation of right-of-way would be compatible with the Madeira Beach Comprehensive Plan, Forward Pinellas Countywide Plan, and Madeira Beach Zoning. Community development has no objection to vacation of this portion of right-of-way.



Marci L. Forbes, PE, CFM
Community Development Director
City of Madeira Beach

Public Works Department Response

The Public Works Department has reviewed the request to vacate a portion of Fisherman's Alley. After reviewing the request, staff supports the vacation of right-of-way in consideration of the following:

1. Facilities
 - a. The city has no facilities within the portion of the right-of-way to be vacated.
 - b. The city needs to have continuing access to maintain the stormwater system located adjacent to lots 1 and 20 of Block 1, which is beyond the extents of the right of way proposed for vacation.

Public works has no objection to vacation of this portion of right-of-way.



Megan Wepfer
Public Works Director
City of Madeira Beach

Fire Department Response

The Madeira Beach Fire Department has reviewed the request to vacate a portion of Fisherman's Alley. After reviewing the request, we can support the vacation of right-of-way request in consideration of the following:

1. Future Emergency Response Capability – Eliminating this portion of right-of-way will not affect the city’s ability to provide fire services as access remains on four sides of this block.

The Madeira Beach Fire Department has no objection to vacation of this portion of right-of-way.



Clint Belk, B.S., CFO
Fire Chief
Madeira Beach Fire Department

INTERNAL



2166 Palmetto Street
Clearwater, FL 33765
Mail Code: CWBAYG
Office-727-893-9262

Email: Jonathan.Kasper@Duke-Energy.com

March 16, 2026

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

RE: *Approval of a 15' Alley Right of Way Vacation*
Referencing Parcel ID: 15-31-15-58320-001-0020 +
Owner: JPV HOTEL PROPERTY LLC
Referencing Address: 210 BOARDWALK PL E., MADEIRA BEACH, FL 33708
Legal: MITCHELL'S BEACH REVISED BLK 1, BETWEEN LOTS 2-7 & 14-19

To whom this may concern,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**NO OBJECTIONS**” to the vacation of the portion of a 15’ wide Alley Right of Way lying within Block 1 of MITCHELL’S BEACH REVISED PLAT (PB 3/54), further shown on accompanying Exhibit.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Jonathan Kasper

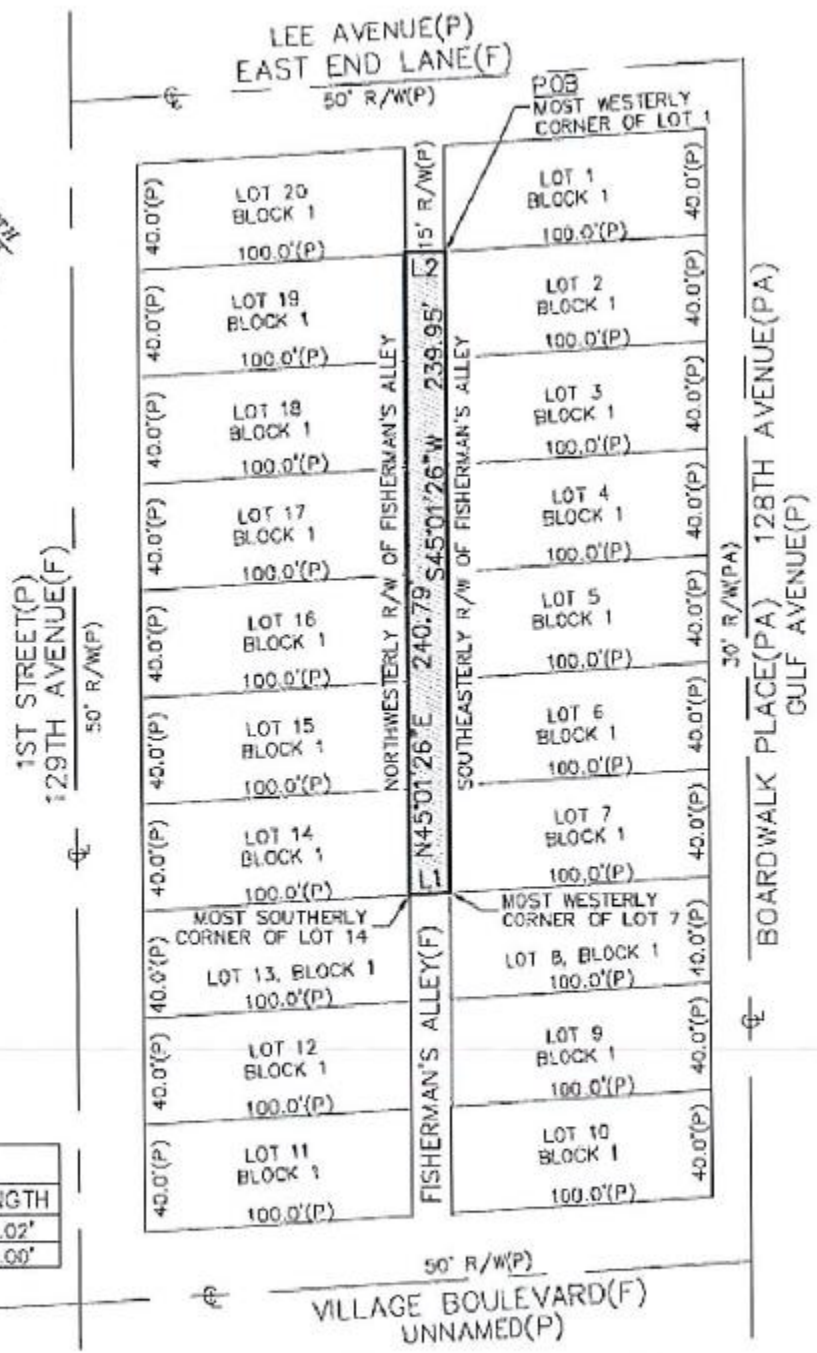
Jonathan Kasper
Sr. Real Estate Representative
Duke Energy Florida

SKETCH-OF-LEGAL

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



SCALE: 1" = 60'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°11'15\"W	15.02'
L2	S44°58'34\"E	15.00'

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
 CHECKED BY: D.J.E.
 DATE: DECEMBER 2, 2025
 SCALE: 1"=60'
 SHEET 1 of 2
 W.O. 6330

ABBREVIATION LEGEND:
 (F) = Field Data
 (P) = Data per Plat
 (PA) = Data per Property Appraiser
 POB = Point of Beginning
 R/W = Right-of-Way
 C = Centerline

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763

LB 7486



FRONTIER

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

4/3/2026

Attn: Sean P. Cashen, P.E.
Principal
Gulf Coast Consulting, Inc.
13825 ICOT Blvd, Suite 605
Clearwater, FL 33760

RE: Vacation of a Portion of Right-of-Way – Fisherman's Alley ROW, Madeira Beach, FL

Dear Mr. Cashen,

Frontier has no objection to the above referenced request as per the attachment.

Frontier does have facilities within the proposed vacate area, but a recordable non-exclusive Easement in favor of Frontier was provided for Frontier facilities to remain in the proposed vacated ROW, while Frontier works to relocate the existing facilities.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager



Date: 12/27/25

Re: **John Pass Village Resort RW Vacation Letter of No Objection Request**

_____ Charter Communications has no objections provided easements for our facilities are Retained / granted

XXX Charter Communications has facilities that would need to be relocated and the applicant would be responsible for this expense. Payment in full would be required to proceed with vacation of the easement.

_____ In order to properly evaluate this request, Charter Communications will need detailed plans of facilities proposed for subject areas.

_____ Charter Communications has facilities within this area, which may conflict with subject project please call 811 to have locating. **SEE NOTES**

_____ Charter Communications requires 30 days written notice prior to construction start date to relocate their facilities.

NOTES: Spectrum has aerial facilities on the pole in the alley which would require relocating

Sincerely,

Derrick Snyder

Construction Supervisor
Charter Communications
Pinellas County
Phone Number 727-329-2041