

**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 Pl E
15-31-15-58320-001-0040	210 Boardwalk Pl E
15-31-15-58320-001-0050	206 Boardwalk Pl E
15-31-15-58320-001-0060	204 Boardwalk Pl E
15-31-15-58320-001-0070	Boardwalk Pl E
15-31-15-58320-001-0080	Boardwalk Pl E
15-31-15-58320-001-0090	146 Boardwalk Pl 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 727-409-3226.

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.



AFFIDAVIT OF POSTING

Date: 5/14/2026
Postings for: Development
Agreement

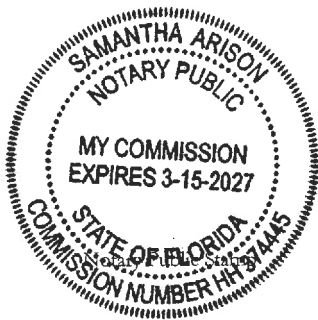
Before me this day Lisa Schuermann personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 14th day of May, 2026.

~~Personally known or produced~~ _____ as identification.



Samantha Arison
Notary Public

5/14/26
Date

*Copy of public notice is attached.

John's Pass Village Hotel Planned Development (PD)

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

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

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

Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning

[Ordinance 2026-05, John's Pass Village Hotel Planned Development \(PD\) Rezoning](#)

[John's Pass Village Hotel \(PD\) Concept Plan](#)

[John's Pass Village Hotel \(PD\) Conceptual Images & Elevations](#)

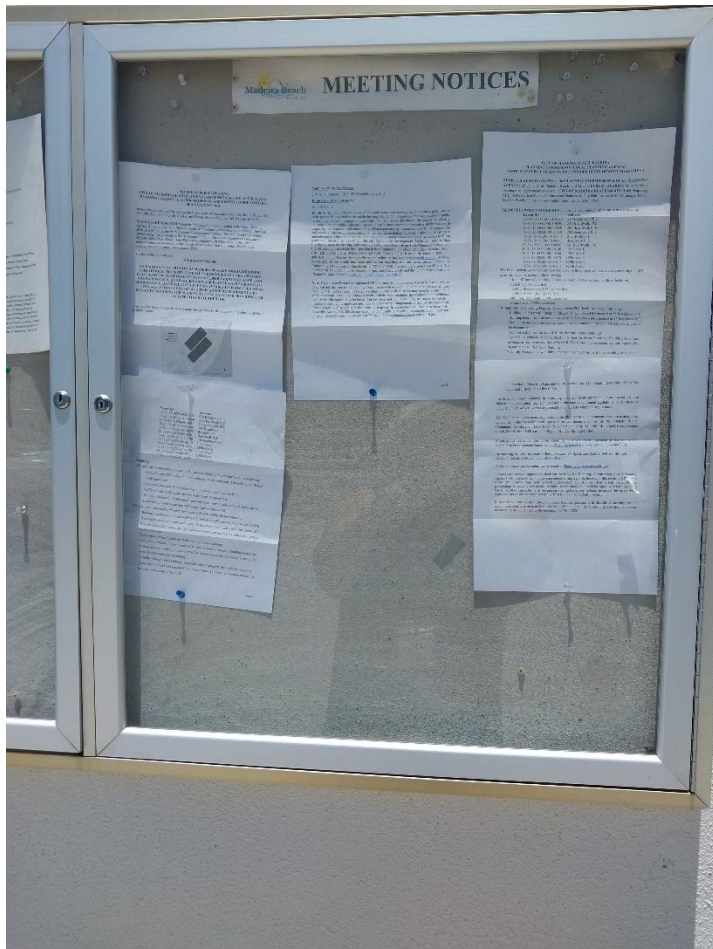
[John's Pass Village Hotel \(PD\) Landscape Plan](#)

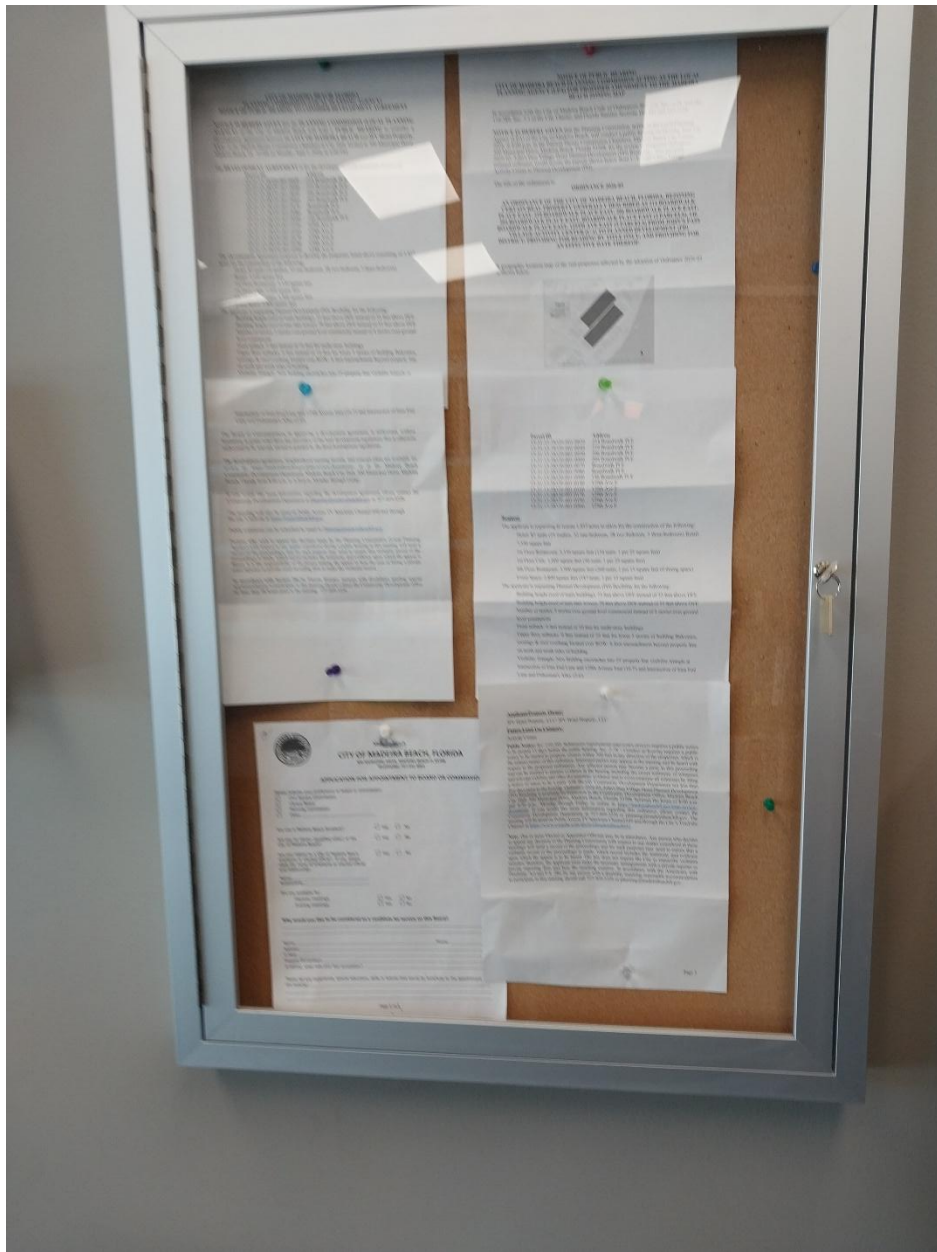
[John's Pass Village Hotel \(PD\) Narrative](#)

[Ordinance 2026-05, John's Pass Village Hotel Planned Development \(PD\) Rezoning Public Notice](#)

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

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





SCHEDULE OF PUBLIC HEARINGS
FOR THE CITY OF MANASSA BEACH, FLORIDA
ON THE PROPOSED CHANGES TO THE ZONING ORDINANCE
AND THE PROPOSED CHANGES TO THE SUBDIVISION
ORDINANCE

The Board shall hold public hearings on the following items:

Item	Date	Time	Location
1. Zoning Ordinance, Chapter 170, Section 170.01, 170.02, 170.03, 170.04, 170.05, 170.06, 170.07, 170.08, 170.09, 170.10, 170.11, 170.12, 170.13, 170.14, 170.15, 170.16, 170.17, 170.18, 170.19, 170.20, 170.21, 170.22, 170.23, 170.24, 170.25, 170.26, 170.27, 170.28, 170.29, 170.30, 170.31, 170.32, 170.33, 170.34, 170.35, 170.36, 170.37, 170.38, 170.39, 170.40, 170.41, 170.42, 170.43, 170.44, 170.45, 170.46, 170.47, 170.48, 170.49, 170.50, 170.51, 170.52, 170.53, 170.54, 170.55, 170.56, 170.57, 170.58, 170.59, 170.60, 170.61, 170.62, 170.63, 170.64, 170.65, 170.66, 170.67, 170.68, 170.69, 170.70, 170.71, 170.72, 170.73, 170.74, 170.75, 170.76, 170.77, 170.78, 170.79, 170.80, 170.81, 170.82, 170.83, 170.84, 170.85, 170.86, 170.87, 170.88, 170.89, 170.90, 170.91, 170.92, 170.93, 170.94, 170.95, 170.96, 170.97, 170.98, 170.99, 170.100			

The Board shall hold public hearings on the following items:

1. Zoning Ordinance, Chapter 170, Section 170.01, 170.02, 170.03, 170.04, 170.05, 170.06, 170.07, 170.08, 170.09, 170.10, 170.11, 170.12, 170.13, 170.14, 170.15, 170.16, 170.17, 170.18, 170.19, 170.20, 170.21, 170.22, 170.23, 170.24, 170.25, 170.26, 170.27, 170.28, 170.29, 170.30, 170.31, 170.32, 170.33, 170.34, 170.35, 170.36, 170.37, 170.38, 170.39, 170.40, 170.41, 170.42, 170.43, 170.44, 170.45, 170.46, 170.47, 170.48, 170.49, 170.50, 170.51, 170.52, 170.53, 170.54, 170.55, 170.56, 170.57, 170.58, 170.59, 170.60, 170.61, 170.62, 170.63, 170.64, 170.65, 170.66, 170.67, 170.68, 170.69, 170.70, 170.71, 170.72, 170.73, 170.74, 170.75, 170.76, 170.77, 170.78, 170.79, 170.80, 170.81, 170.82, 170.83, 170.84, 170.85, 170.86, 170.87, 170.88, 170.89, 170.90, 170.91, 170.92, 170.93, 170.94, 170.95, 170.96, 170.97, 170.98, 170.99, 170.100

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CITY OF MANASSA BEACH, FLORIDA
MANASSA BEACH, FLORIDA 32151
386-255-1111

APPLICATION FOR ASSIGNMENT TO BOARD OR COMMISSION

Application for assignment to Board or Commission

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Business: _____

Education: _____

Experience: _____

Other: _____

Signature: _____

Date: _____

SCHEDULE OF PUBLIC HEARINGS
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AFFIDAVIT OF MAILING

Date: 5/14/2026

Mailings for Case # Development Agreement

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Sworn and subscribed before me this 14 day of May, 2026.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

05/14/26
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