



December 5, 2025

City of Madeira Beach Fire Department  
Attn: Fire Chief  
300 Municipal Drive  
Madeira Beach, FL 33708

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
**RW Vacate area adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070**  
**Petition to Vacate Right-of-Way of portion of Fisherman's Alley**  
**STR: 15-31-15**

Dear Ms. Wepner,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and the **Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with the City of Madeira Beach and all other utility companies to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

The attached **Aerial** details the site boundary with existing streets and the portion of this RW we request to be vacated. The site is located within Johns Pass Village just northeast of Gulf Blvd and southeast of 129<sup>th</sup> Avenue. This section of Fisherman's Alley is currently used as an access road for the parking areas located to either side---to the east and west---of this road.

The attached **Site Plan Exhibit A** details the R/W proposed to be vacated. The **Property Appraiser Map** details the RW to be vacated to the northwest of and adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070.

As required by City of Madeira Beach, we are requesting that you review this R/W Vacation and please provide a Letter of No Objection to this Right-of-Way vacation of this portion of Fisherman's Alley.

The following items have been provided for your review:

- **Vicinity Map.**
- **Aerial depicting RW proposed to be vacated;**
- **Survey detailing RW proposed to be Vacated**
- **Site Plan Exhibit A detailing RW proposed to be Vacated**
- **Property Appraiser Map detailing RW proposed to be Vacated**
- **Legal Description & Sketch of RW proposed to be Vacated**

Please provide us with a Letter of No Objection by December 19, 2025, and email to me at [scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com).

Sincerely,

Sean P. Cashen, P.E.  
Principal



December 5, 2025

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

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
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**STR: 15-31-15**

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As required by City of Madeira Beach, we are requesting that you review this R/W Vacation and please provide a Letter of No Objection to this Right-of-Way vacation of this portion of Fisherman's Alley.

The following items have been provided for your review:

- **Vicinity Map.**
- **Aerial depicting RW proposed to be vacated;**
- **Survey detailing RW proposed to be Vacated**
- **Site Plan Exhibit A detailing RW proposed to be Vacated**
- **Property Appraiser Map detailing RW proposed to be Vacated**
- **Legal Description & Sketch of RW proposed to be Vacated**

Please provide us with a Letter of No Objection by December 19, 2025, and email to me at [scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com).

Sincerely,

Sean P. Cashen, P.E.  
Principal



December 5, 2025

Duke Energy Florida; Attn: Duke Energy Land Services Department  
2401 25<sup>th</sup> St. N., SP-15  
St. Petersburg, FL 33713 &  
12600 Walsingham Road, Largo FL 33774

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
**RW Vacate area adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070**  
**Petition to Vacate Right-of-Way of portion of Fisherman's Alley**  
**STR: 15-31-15**

Dear Duke Energy Land Services Department,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and **the Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with Duke Energy to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

The attached **Aerial** details the site boundary with existing streets and the portion of this RW we request to be vacated. The site is located within Johns Pass Village just northeast of Gulf Blvd and southeast of 129<sup>th</sup> Avenue. This section of Fisherman's Alley is currently used as an access road for the parking areas located to either side---to the east and west---of this road.

The attached **Site Plan Exhibit A** details the R/W proposed to be vacated. The **Property Appraiser Map** details the RW to be vacated to the northwest of and adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070.

As required by City of Madeira Beach, we are requesting that you review this R/W Vacation and please provide a Letter of No Objection to this Right-of-Way vacation of this portion of Fisherman's Alley.

The following items have been provided for your review:

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- **Aerial depicting RW proposed to be vacated;**
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- **Site Plan Exhibit A detailing RW proposed to be Vacated**
- **Property Appraiser Map detailing RW proposed to be Vacated**
- **Legal Description & Sketch of RW proposed to be Vacated**

Please provide us with a Letter of No Objection by December 19, 2025, and email to me at [scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean P. Cashen", is written over a light blue horizontal line.

Sean P. Cashen, P.E.  
Principal



December 5, 2025

Frontier Communications  
Attn: Stephen Waidley  
1280 Cleveland Street  
Clearwater, FL 33755

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
**RW Vacate area adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070**  
**Petition to Vacate Right-of-Way of portion of Fisherman's Alley**  
**STR: 15-31-15**

Dear Mr. Waidley,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and the **Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with Frontier to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

The attached **Aerial** details the site boundary with existing streets and the portion of this RW we request to be vacated. The site is located within Johns Pass Village just northeast of Gulf Blvd and southeast of 129<sup>th</sup> Avenue. This section of Fisherman's Alley is currently used as an access road for the parking areas located to either side---to the east and west---of this road.

The attached **Site Plan Exhibit A** details the R/W proposed to be vacated. The **Property Appraiser Map** details the RW to be vacated to the northwest of and adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070.

As required by City of Madeira Beach, we are requesting that you review this R/W Vacation and please provide a Letter of No Objection to this Right-of-Way vacation of this portion of Fisherman's Alley.

The following items have been provided for your review:

- **Vicinity Map.**
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- **Site Plan Exhibit A detailing RW proposed to be Vacated**
- **Property Appraiser Map detailing RW proposed to be Vacated**
- **Legal Description & Sketch of RW proposed to be Vacated**

Please provide us with a Letter of No Objection by December 19, 2025, and email to me at [scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com).

Sincerely,

Sean P. Cashen, P.E.  
Principal



December 5, 2025

Pinellas County Utilities  
Attn: Steve Allen  
14 S. Fort Harrison  
Clearwater, FL 33756

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
**RW Vacate area adjacent to Parcels 15-31-15-58320-001-0020, 0040,0050,0060 & 0070**  
**Petition to Vacate Right-of-Way of portion of Fisherman's Alley; STR: 15-31-15**

Dear Mr. Allen,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and the **Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with TECO People's Gas to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

The attached **Aerial** details the site boundary with existing streets and the portion of this RW we request to be vacated. The site is located within Johns Pass Village just northeast of Gulf Blvd and southeast of 129<sup>th</sup> Avenue. This section of Fisherman's Alley is currently used as an access road for the parking areas located to either side---to the east and west---of this road.

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As required by City of Madeira Beach, we are requesting that you review this R/W Vacation and please provide a Letter of No Objection to this Right-of-Way vacation of this portion of Fisherman's Alley. The existing water and sewer within this RW to be vacated would be relocated as shown on the attached Utilities Relocation Exhibit. We propose the vacated RW to be replaced with a Utilities Easement until such time the relocated utilities have been installed and certified for operation and then the utility easement could be vacated or rescinded.

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- **Property Appraiser Map detailing RW proposed to be Vacated**
- **Legal Description & Sketch of RW proposed to be Vacated**
- **Utility Relocation Plan**

Please provide us with a Letter of No Objection by December 19, 2025, and email to me at [scashen@gulfcoastconsultinginc.com](mailto:scashen@gulfcoastconsultinginc.com).

Sincerely,

Sean P. Cashen, P.E.  
Principal



December 5, 2025

Spectrum  
Attn: David Avila  
700 Carillon Pkwy, Suite 6  
St. Petersburg, FL 33716

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
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**STR: 15-31-15**

Dear Mr. Avila,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and the **Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with Spectrum to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

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Sincerely,

Sean P. Cashen, P.E.  
Principal



December 5, 2025

TECO Peoples Gas  
Attn: Joan Domning  
8416 Palm River Road  
Tampa, FL 33619

**Re: Johns Pass Village Resort**  
**Site Address: 125 129<sup>th</sup> Avenue East, Madeira Beach, Florida 33708**  
**Portion of RW Vacation adjacent to 204,206,210 and 214 Boardwalk Place East**  
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**Petition to Vacate Right-of-Way of portion of Fisherman's Alley**  
**STR: 15-31-15**

Dear Ms. Domning,

On behalf of the owner and as required by the City of Madeira Beach, we are requesting a **Letter of No Objection** for the Right-of-Way (R/W) Vacation of a portion of the Fisherman's Alley R/W located within the project boundary as shown in the attached **Site Plan Exhibit A** and the **Legal Description and Sketch**. This project is a proposed 87-unit Hotel with Retail space and this section of Fisherman's Alley will need to be vacated to accommodate this development. We will work with TECO People's Gas to relocate any existing facilities within this vacated RW as part of this proposed redevelopment.

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Sincerely,

Sean P. Cashen, P.E.  
Principal

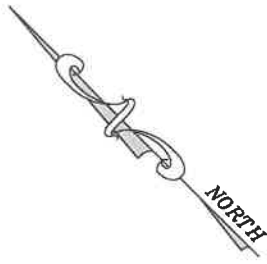
# SECTION 15, TOWNSHIP 31 S, RANGE 15 E MADEIRA BEACH, FLORIDA

— LOCATION MAP —



# SKETCH-OF-LEGAL

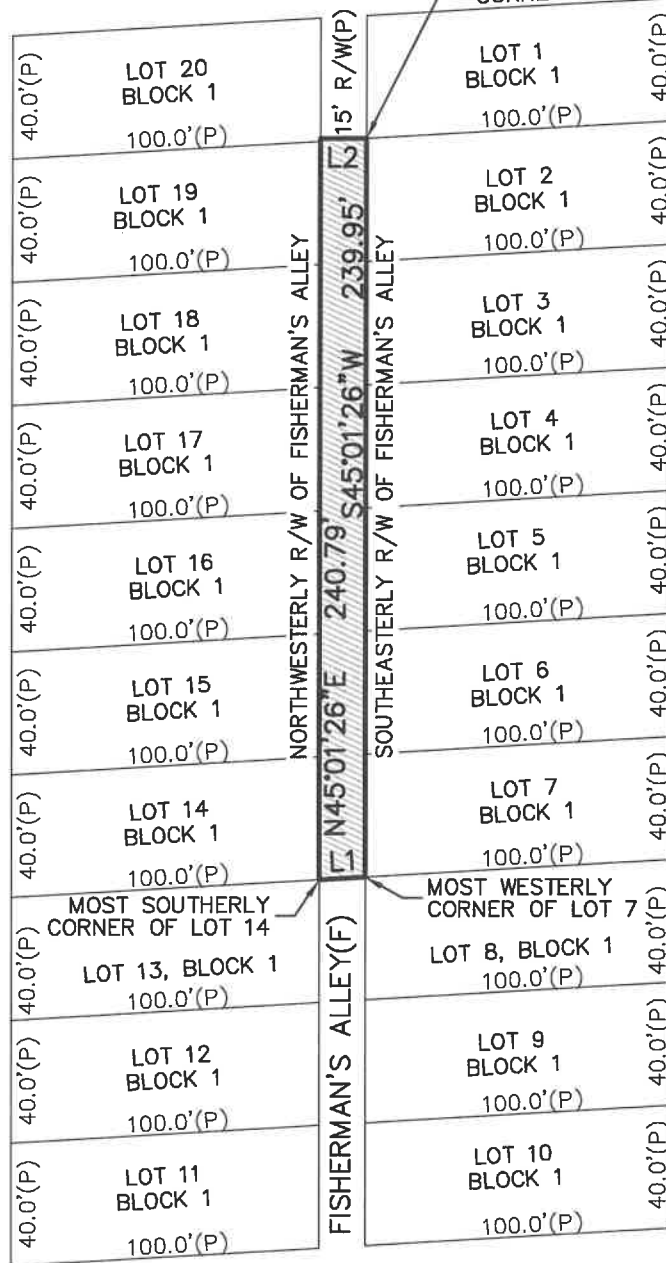
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA



0 60  
SCALE: 1" = 60'

1ST STREET(P)  
129TH AVENUE(F)  
50' R/W(P)

LEE AVENUE(P)  
EAST END LANE(F)  
50' R/W(P)



BOARDWALK PLACE(PA) 128TH AVENUE(PA)  
GULF AVENUE(P)

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

50' R/W(P)  
VILLAGE BOULEVARD(F)  
UNNAMED(P)

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  
RW = Right-of-Way  
⊕ = Centerline

GEODATA SYSTEMS INC. D/B/A  
**GEODATA SERVICES**  
1166 KAPP DRIVE  
CLEARWATER, FL 33765  
PHONE: (727) 447-1763  
LB 7466



# SKETCH-OF-LEGAL

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

## LEGAL DESCRIPTION:

A PORTION OF FISHERMAN'S ALLEY, A 15 FOOT RIGHT-OF-WAY NOT NAMED ON THE PLAT, LYING IN BLOCK 1, MITCHELL'S BEACH JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 1, SAID BLOCK 1; THENCE SOUTH 45°01'26" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF FISHERMAN'S ALLEY, A DISTANCE OF 239.95 FEET TO THE MOST WESTERLY CORNER OF LOT 7, SAID BLOCK 1; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 48°11'15" WEST, A DISTANCE OF 15.02 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, SAID BLOCK 1; THENCE NORTH 45°01'26" EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FISHERMAN'S ALLEY, A DISTANCE OF 240.79 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 44°58'34" EAST, A DISTANCE OF 15.00 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 3,604 SQUARE FEET OR 0.083 ACRE, MORE OR LESS.

## SURVEYOR'S NOTES:

BEARING BASIS: THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FISHERMAN'S ALLEY BEING N45°01'26"E, ASSUMED.

## SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865  
DATE: DECEMBER 2, 2025

NAME AND ADDRESS OF THE PREPARER:

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: DECEMBER 2, 2025
SHEET 2 of 2
W.O. 6330

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

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



LB 7466