



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090



December 5, 2025

Andrew Morris, AICP
City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Subject: Right-of-Way Vacation
Project Name: Johns Pass Village Resort
Job Address: 125 129th Ave. E., Madeira Beach, FL 33708
Project No.: 2025-3213-PDRZ
County: Pinellas

Dear Mr. Morris:

Enclosed are the following for this Right-of-Way Vacation Application:

1. **Vacation of Right-of-Way Application;**
2. **Check in the amount of \$1500 for the review fee;**
3. **Legal Description of Site;**
4. **Legal Description & Sketch of portion of Fisherman's Alley RW to be vacated;**
5. **Utility Letters of No Objection with Exhibits.**

Please call if you have any questions or need any additional information to facilitate your review and approval of this RW Vacation request.

Sincerely,

Sean P. Cashen, P.E.

Principal

Cc: Bill Karns, JPV Hotel Properties LLC,
File 25-003



CITY OF MADEIRA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ planning@madeirabeachfl.gov



VACATION OF EASEMENT/VACATION OF RIGHT-OF-WAY APPLICATION

1. Applications must be completed in full and submitted to the Community Development Department with the filing fee (\$1,500.00).
2. The applicant shall provide notice, by certified mail/return receipt requested, to all owners of property abutting the right-of-way or easement to be vacated, notifying said abutting property owners that the applicant will be applying for the vacation of a right-of-way or easement and enclosing a copy of the application. The applicant shall submit proof (return receipt) with the application. If the applicant is the sole owner, such proof is not necessary. If the certified mail is refused or not retrieved by an abutting property owner, the applicant shall provide documentation of this and send the notice by regular mail. (see Sec. 112-31).
3. The applicant is required to present with application utility releases (sample included) from all affected telephone, electrical, gas, cable, water, sewer, reclaimed water, storm water utilities, etc.:

Verizon

1280 Cleveland Street – FLCW5033
Clearwater, FL 33755
Phone: (727) 562-1193 or (727) 562-1194

Madeira Beach Fire Department

Attn: Fire Chief
300 Municipal Drive
Madeira Beach, FL 33708
Phone: (727) 391-9400

TECO/People's Gas

1909 9th Avenue North
St. Petersburg, FL 33713
Phone: (727) 826-3230

Duke Energy

12600 Walsingham Road
Largo, FL 33774
Phone: (727) 588-7431

Spectrum

700 Carillon Parkway
Clearwater, FL 33757
Phone: (727) 328-2847
Construction Office: (727) 329-2817

Pinellas County Utilities

14 South Fort Harrison
St. Petersburg, FL 33716
Phone: (727) 464-3588

City of Madeira Beach Public Works

Attn: Megan Wepfer
300 Municipal Drive
Madeira Beach, FL 33708
Phone: (727) 391-1611

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

In addition, the City may require utility releases from other agencies, which have jurisdiction over the property to be vacated.

4. The city will notify affected governmental agencies of the application for vacation and request recommendations. The various governmental agencies shall review the request for vacation and provide recommendations to the city. The various governmental agencies shall consider whether the right-of-way or easement is needed for existing or future public use. In the review of the application for a right-of-way, the city shall assess whether or not all or part of the right-of-way should be retained or converted to an easement. In reviewing the request for the vacation of an easement, the city shall assess whether or not all or part of the easement should be retained.
5. The Board of Commissioners, city manager or their designee may determine that a third-party expert in the field of land planning, traffic engineering, engineering, real estate appraisal or other area of professional expertise is necessary to thoroughly review the application for vacation. The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process a vacation of right-of-way or easement request. Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising. Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the recording of the vacation of right-of-way or easement in the public records until paid.
6. APPLICATIONS FOR VACATION OF EASEMENTS. Applications for the vacation of an easement require a public hearing before the Board of Commissioners. There will be a period of time necessary for staff to process the application, including legal notification and notice to abutting property owners. The City staff will place an advertisement in the newspaper of general circulation in the City and notify property owners within 150 feet by mail at least seven (7) days prior to the public hearing by the Board of Commissioners, with the advertisement and notice providing the case number, date, time, and place of the public hearing. A vacation resolution will be presented to Board of Commissioners along with a staff report.
7. APPLICATIONS FOR VACATION OF RIGHTS OF WAY. Applications for the vacation of rights-of-way require two public hearings before the Board of Commissioners. There will be a period of time necessary for staff to process the application, including legal notification and notice to property owners within 150 feet and abutting property owners. The City staff shall place an advertisement in a newspaper of general circulation in the City and notify all property owners within 150 feet by at least seven (7) days prior to the Board of Commissioners public hearing. The advertisement, notice to abutting property owners provides the case number, date, time, and place of the public hearing. The Board of Commissioners will determine whether or not the right-of-way should be entirely or partially vacated and whether any easement should be retained. A vacation ordinance will be presented to the Board of Commissioners along with a staff report.
8. The applicant and/or agent **MUST** be present at **ALL** public hearings before the Board of Commissioners.
9. Applications must be submitted to the Community Development Department, 300 Municipal Drive, Madeira Beach, FL 33708. Phone: (727) 391-9951, planning@madeirabeachfl.gov

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10. If the Board of Commissioners approves the vacation of right-of-way or easement the applicant shall be responsible for the cost of relocating the public facilities or be required to have a licensed contractor relocate the utilities.

NOTICE TO THE PUBLIC

For all vacations of rights-of-way or easements, it should be noted that:

1. A vacation is an action by the City to generally abandon, disclaim, and discontinue any public interest or rights in the property vacated. The act of vacation does not necessarily confer ownership rights in the property vacated to the abutting property owners, but may do so. If you have any questions concerning the effect of a vacation upon your property, you should consult your attorney.
2. A vacation of right-of-way or easement may necessitate the retention of an easement for public utility purposes by the City over and across all or part of the property to be vacated.

MINIMUM REQUIREMENTS FOR APPLICATION

1. Complete the Application Form.
2. Application Fee (*cash, check, or money order, payable to the City of Madeira Beach*) of \$1,500.00
NONREFUNDABLE
3. Certified Mail Return Receipts
4. Utility Releases

Attached with this Vacation submittal are the following:

Completed Application Form

Application Fee in the amount of \$1500 payable to City of Madeira Beach

Utility Letters of No Objection as emailed on 12-5-25

Certified Mail Receipts to adjacent property owners is not needed since Applicant, JVP Hotel Property, LLC, is the sole owner of properties adjacent to RW proposed to be vacated.

REQUEST AND PROPERTY INFORMATION

Location of Property to be Vacated (attach a sketch of property to be vacated) : Portion of Fisherman's Alley RW to be vacated lies northwest of

Parcels 15-31-15-58320-001-0020; 0040; 0050; 0060; 0070; See attached Legal Description & Sketch of RW to be vacated.

Reason for Vacation Request: _____

Portion of Fisherman's Alley RW is requested to be vacated to accommodate this redevelopment and specifically portion of the proposed Hotel Building and garage facility.

Property Size (Acreage of Square Feet): 1.688 acres

Current Use (Number and _____

Type of Building: Current use of site is parking lot for Johns Pass Village.

Parcel Number(s): Project Parcels: 15-31-15-58320-001-0020; 0040; 0050; 0060; 0070; 0080; 0090; 0140; 0160; 0170; 0190; 0200; 15-31-15-00000-410-1200

Legal Description Lot: 2 - 9 & 14 - 20 Block: 1 Subdivision: Mitchell's Beach

Or metes and bounds Description: See attached Legal Description of Site and legal description and sketch of RW proposed to be vacated.

OWNER/APPLICANT INFORMATION

| | | | |
|------------------------|--|--------|----------------|
| Property Owner: | JVP Hotel Property, LLC - William Karns | Phone: | (727) 367-3000 |
| Address/City/Zip Code: | 101 150th Avenue, Madeira Beach, FL 33708 | | |
| Email: | wkarns@karnsenterprises.com | | |
| Authorized Agent: | Gulf Coast Consulting, Inc. - Sean P. Cashen, P.E. | Phone: | 727-524-1818 |
| Address/City/Zip Code: | 13825 Icot Blvd., Suite 605, Clearwater, FL 33760 | | |
| Email: | scashen@gulfcoastconsultinginc.com | | |
| Other Representative: | | Phone: | |
| Address/City/Zip Code: | | | |
| Email: | | | |

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SAMPLE NOTICE TO UTILITY COMPANIES

Date:

Utility Company
Street Address
City, State, Zip

Dear Sir or Madam:

This is to advise you that a petition is being submitted to the City of Madeira Beach for the Vacation of a(n) Right-of-way or Easement, the legal description for which is as follows:

(Legal Description)

Please review and comment whether your company has any objection to this proposed vacation.

Please reply to:

Applicant's Name
Street Address
City, State, Zip

Sincerely,

(Signature of Applicant)

SAMPLE NOTICE TO ABUTTING PROPERTY OWNERS

Date:

Name of Abutting Property Owner
Street Address
City, State, Zip

Dear Property Owner:

This is to advise you that a petition is being submitted to the City of Madeira Beach for the Vacation of a(n) Right-of-way or Easement, the legal description for which is as follows:

(Legal Description)

The City of Madeira Beach will notify you of the date and time of the Public Hearing that will be held by the Board of Commissioners on this petition for vacation.

You may wish to register your objection or support of the vacation by letter to the City, (Attn: Community Development Director) or by attending the Public Hearing.

Sincerely,

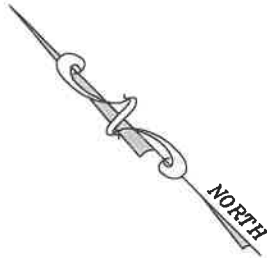
(Signature of Applicant)

LEGAL DESCRIPTION

LOTS 2 THROUGH 9 AND LOTS 14 THROUGH 20,
BLOCK 1, MITCHELL'S BEACH, ACCORDING TO
THE MAP OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 3, PAGE 54, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

SKETCH-OF-LEGAL

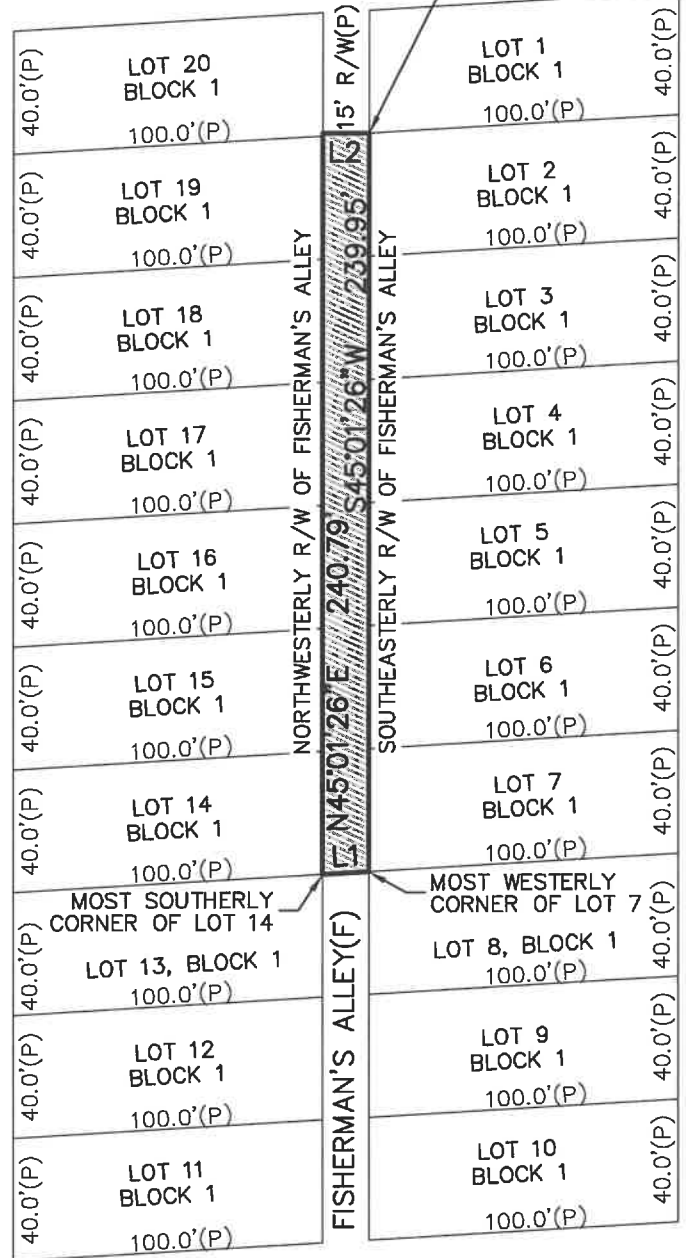
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



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)



30' R/W(PA)
BOARDWALK PLACE(PA) 128TH AVENUE(PA)
GULF AVENUE(P)

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

| 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 |

| | |
|------|-------------------------------|
| (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

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
PLS 2865

Digitally signed by
Dennis J. Eyre PLS 2865
Date: 2025.12.02
14:19:03 -05'00'

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 |
| <i>SHEET 2 of 2</i> |
| W.O. 6330 |

| <u>ABBREVIATION LEGEND:</u> | |
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