

**NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL
PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA
BEACH ZONING MAP**

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6, Sec. 2-78, and Sec. 110-389, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday June 1st, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning. This privately initiated ordinance would rezone the parcels shown below from C-1, John's Pass Village Activity Center to Planned Development (PD).

The title of the ordinances is:

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 214 BOARDWALK PLACE EAST, 210 BOARDWALK PLACE EAST, 206 BOARDWALK PLACE EAST, 204 BOARDWALK PLACE EAST, BOARDWALK PLACE EAST (2 PARCELS), 146 BOARDWALK PLACE EAST, 129TH AVE EAST (5 PARCELS) FROM JOHN'S PASS VILLAGE ACTIVITY CENTER (C-1) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

A geographic location map of the real properties affected by the adoption of Ordinance 2026-05 is shown below.



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

Request:

The applicant is requesting to rezone 1.457 acres to allow 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 (134 seats: 1 per 25 square feet)

1st Floor Cafe: 1,000 square feet (40 seats: 1 per 25 square feet)

6th Floor Restaurant: 3,900 square feet (260 seats: 1 per 15 square feet of dining space)

Event Space: 2,800 square feet (187 seats: 1 per 15 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').

Applicant/Property Owner:

JPV Hotel Property, LLC/ JPV Hotel Property, LLC

Future Land Use Category:

Activity Center

Public Notice: *Sec. 110-389. Submission requirements and review process* requires a public notice to be posted 15 days before the public hearing. *Sec. 2-78. - Conduct of hearing* requires a public notice to be mailed to property owners within 300 feet in any direction of the properties, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 the hearing. Ordinance 2026-05, John's Pass Village Hotel Planned Development (PD) Rezoning is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at <https://madeirabeachfl.gov/plan-review-documents>. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-3226 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at <https://www.youtube.com/@cityofmadeirabeach632>.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call 727-409-3226 or planning@madeirabeachfl.gov.



AFFIDAVIT OF POSTING

Date: 5/14/2026

Postings for Orcl. 2026-05

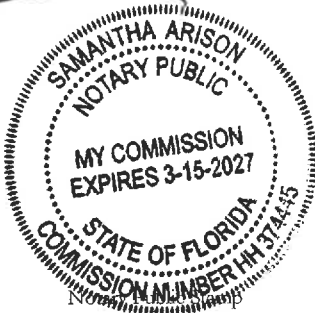
Before me this day Lisa Stevenson personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Stevenson
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

05/14/26
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](#)

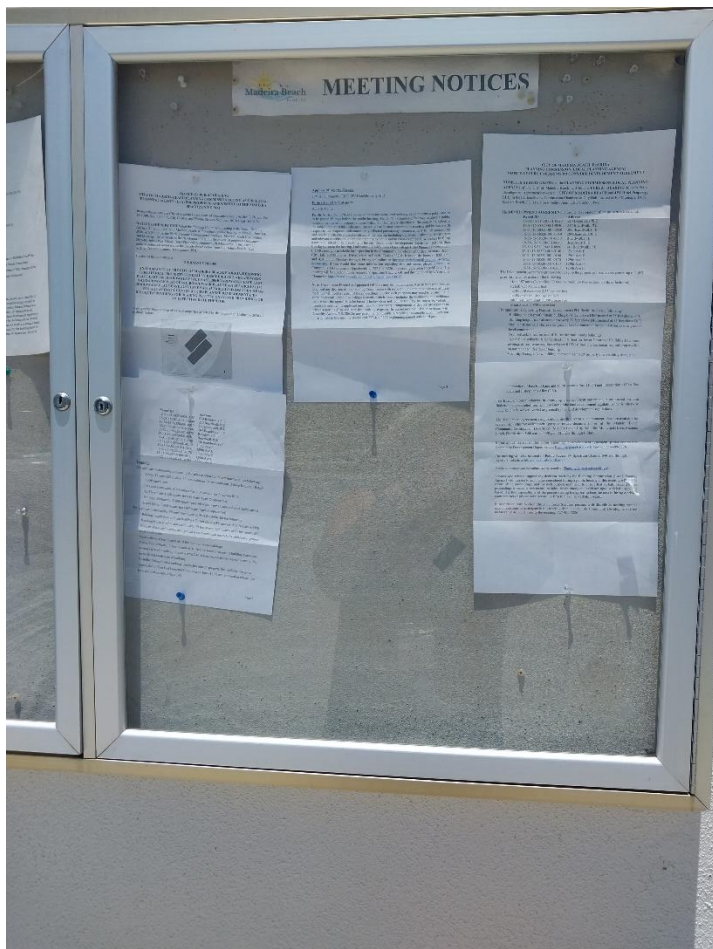
[John's Pass Village Hotel \(PD\) Landscape Plan](#)

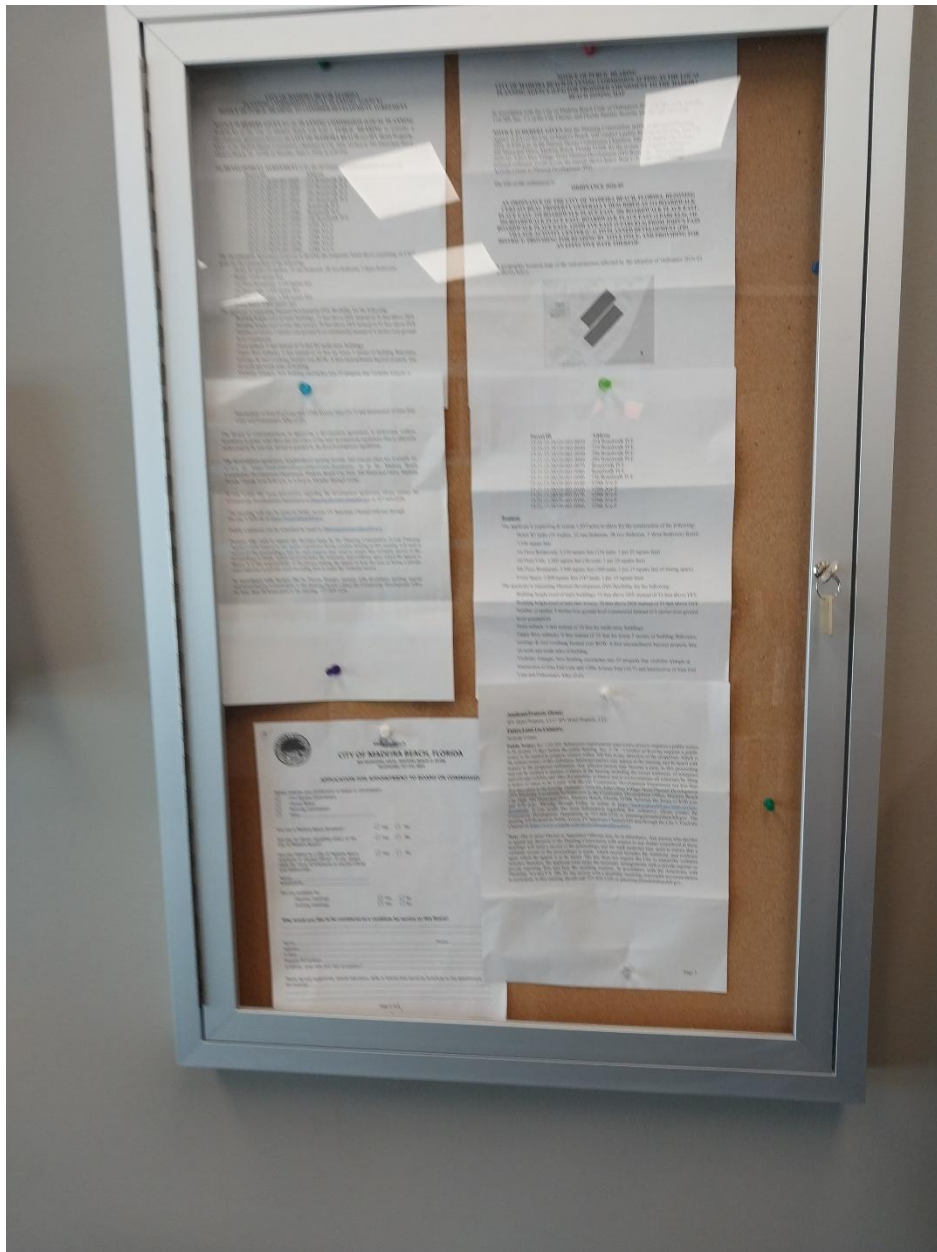
[John's Pass Village Hotel \(PD\) Narrative](#)

[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 UTILITIES
FOR THE YEAR ENDING DECEMBER 31, 1999

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Table with multiple columns and rows of data, likely representing utility rates or charges.

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FOR THE YEAR ENDING DECEMBER 31, 1999

CITY OF MANASSAS BEACH, FLORIDA
MANASSAS BEACH, FLORIDA 32550
904-239-1234
www.manassasbeach.com

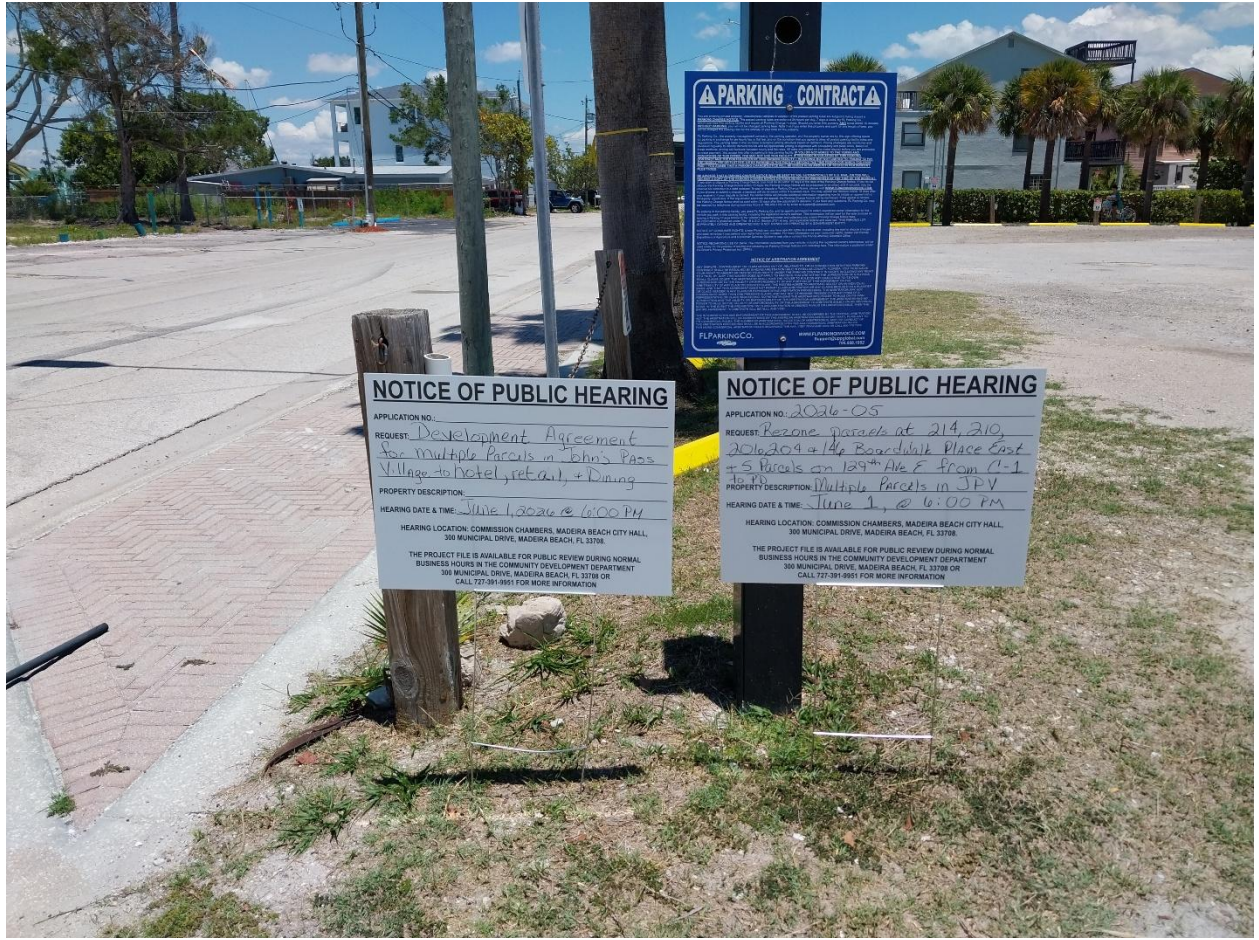
APPLICATION FOR ASSIGNMENT TO BOARD OR COMMISSION

Application for assignment to Board or Commission

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
E-mail: _____

Signature: _____
Date: _____





PARKING CONTRACT

THIS CONTRACT IS A PART OF THE PERMITTING PROCESS FOR THE INSTALLATION OF A PARKING SIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE SURROUNDING ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SIGNAGE AND STRUCTURES AT THE END OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIGNAGE AND STRUCTURES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND TAXES ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY OF ALL SIGNAGE AND STRUCTURES TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNAGE AND STRUCTURES IN ACCORDANCE WITH THE PERMITTING PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SIGNAGE AND STRUCTURES AT THE END OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIGNAGE AND STRUCTURES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND TAXES ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY OF ALL SIGNAGE AND STRUCTURES TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNAGE AND STRUCTURES IN ACCORDANCE WITH THE PERMITTING PROCESS.

FL PARKING CO. 888.888.8888

NOTICE OF PUBLIC HEARING

APPLICATION NO.: [blank]

REQUEST: *Development Agreement for Multiple Parcels in John's Pass Village to Hotel, retail, + Dining*

PROPERTY DESCRIPTION: [blank]

HEARING DATE & TIME: *June 1, 2026 @ 6:00 PM*

HEARING LOCATION: COMMISSION CHAMBERS, MADERA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADERA BEACH, FL 33708

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADERA BEACH, FL 33708 OR CALL 727.391.8951 FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING

APPLICATION NO.: *2026-05*

REQUEST: *Rezone parcels at 214, 219, 206, 209 + 146 Boardwalk Place East + 5 parcels on 129th Ave E from C-1 to R-1*

PROPERTY DESCRIPTION: *Multiple parcels in JPV*

HEARING DATE & TIME: *June 1, @ 6:00 PM*

HEARING LOCATION: COMMISSION CHAMBERS, MADERA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADERA BEACH, FL 33708

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADERA BEACH, FL 33708 OR CALL 727.391.8951 FOR MORE INFORMATION



AFFIDAVIT OF MAILING

Date: 5/14/2026

Mailings for Case # Ord 2026-05

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Sheurman 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 14th day of May, 20 26.

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