SPECIAL MAGISTRATE-VARIANCE/SPECIAL EXCEPTION USE/CODE ENFORCEMENT HEARING AGENDA

Monday, November 16, 2026 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

   Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

   Public comment on agenda items will be allowed when they come up.

   For any quasi-judicial hearings that might be on the agenda, an 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 Community Development Director, not less than five days prior to the hearing.

3. **SPECIAL MAGISTRATE STATEMENT**

4. **ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**

5. **NEW BUSINESS**

   A. CE-26-130 - 325 140TH AVE

   B. CE-25-180 - 12901 PELICAN LN

   C. CE-26-72 - 712 SUNSET CV

6. **OLD BUSINESS**

   A. 2026.009 - 13495 GULF BLVD - Affidavit of Compliance

B. CE-25-157 - 13414 GULF BLVD - Affidavit of Non-Compliance

C. CE-26-33 - 12971 PELICAN LN - Affidavit of Non-Compliance

D. CE-26-4 - 13030 GULF BLVD - Affidavit of Non-Compliance

E. CE-25-182 - 13105 BOCA CIEGA AVE - Request for Additional Time

F. CE-26-103 - 120 146TH AVE UNIT 1 - Request for Additional Time

G. CE-26-37 - 230 146TH AVE - Request for Additional Time

H. CE-26-71 - 551 CRYSTAL DR - Request for Additional Time

I. CE-26-104 - 13120 BOCA CIEGA AVE - Request for Additional Time

J. CE-25-163 - 14076 N BAYSHORE DR - Request for Additional Time

K. CE-25-118 - 223 148TH AVE - Request for Additional Time

L. CE-25-153 - 530 LILLIAN DR - Request for Additional Time

M. CE-26-7 - 120 146TH AVE UNIT 3 - Request for Additional Time

7. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting 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 minutes to be transcribed verbatim; 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 Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to mforbes@madeirabeachfl.gov.