



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

**Monday, January 26, 2026 at 12:00 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.

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. VAR 2026-01 422 137th Ave Cir

B. Case#2025.006: 545 150th Ave.

C. Case#2025.003: 4th St. E (Vacant Lot)

D. CE-25.99: 410 Virginia Ave.

E. CE-25-181: 13910 Gulf Blvd

6. OLD BUSINESS

- A.** CEB 08.07,08.07,08.24,09.39: 13225 2nd St. E (Affidavit of Compliance)
- B.** Case#2022.3443: 431 Virginia (Affidavit of Compliance)
- C.** Case#2022.3445: 431 Virginia (Affidavit of Compliance)
- D.** CE-25-131: 154 154th Ave. (Affidavit of Compliance)
- E.** CE-25-71 14060 Miramar Ave (Affidavit of Compliance)
- F.** CE-25-91:11 Lynn Way (Affidavit of Non-Compliance)
- G.** CE-25-105: 30 Lynn Way (Affidavit of Non-Compliance)
- H.** CE-25-127: 14503 N. Bayshore Dr. (Affidavit of Non-Compliance)
- I.** CE-25-129: 101/107 154th Ave. & 15398 2nd St. E (Affidavit of Non-Compliance)
- J.** CE-25-67: 14210 N Bayshore Dr. (Affidavit of Compliance)

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 Jenny Rowan, Community Development Director at 727-391-9951, ext. 244 or email a written request to jrowan@madeirabeachfl.gov.