



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

**Monday, September 28, 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. 2026.016 - 90 144th Ave #7**
- B. 2026.009 - 13495 Gulf Blvd**
- C. CE-26-104 - 13120 BOCA CIEGA AVE**
- D. CE-26-103 - 120 146TH AVE UNIT 1**
- E. CE-26-71 - 551 CRYSTAL DR**

F. CE-26-4 - 13030 GULF BLVD

G. CE-25-179 - 13288 4TH ST E

6. OLD BUSINESS

A. CE-25-153 - 530 LILLIAN DR - Request for additional time

B. CE-26-7 - 120 146TH AVE UNIT 3 - Request for additional time

C. CE-25-18 - 14225 N BAYSHORE DR - Request for additional time

D. CE-24-94 - 315 140TH AVE - Affidavit of Noncompliance

E. CE-26-59 - 15320 HARBOR DR - Affidavit of Compliance

F. CE-26-22 - 500 NORMANDY RD - Affidavit of Compliance

G. CE-25-91 - 11 LYNN WAY - Affidavit of compliance

H. CE-25-181 - 13910 GULF BLVD - Affidavit of noncompliance

I. CE-26-45 - 14902 N BAYSHORE DR - Affidavit of noncompliance

J. CE-24-122 - 13715 GULF BLVD - Affidavit of noncompliance

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.