



**Meeting Minutes
Special Magistrate**

Wednesday, December 3, 2025

3:00 PM

Town Hall

**MEETING CALLED TO ORDER
SWEARING IN PROCESS**

Meeting was called to order by Special Magistrate Valdes; spoke on qualifications; provided overview of proceedings.

Those wishing to speak were sworn in by the Special Magistrate..

GENERAL AGENDA

[25-0178](#)

Variance Request- 103 Manatee Rd, Belleair, FL 33756

Luis Serna-Calvin Giordano & Associates, Town Planner-spoke to request for variance; applicants proposing 245 sqft addition to garage; variance of 3 1/8 inch; existing structure encroaches into setback; proposed addition to be constructed on existing building line, due to angle will encroach into the setback increasing the current encroachment from 2 1/4 inch to 3 1/8 inch; the following findings: Criteria 1, special conditions and circumstances exist, spoke on existing encroachment; Criteria 2, special conditions are not result of applicants actions; Criteria 3, literal interpretations of the code would prevent applicant from constructing parallel and in keeping with neighborhood; Criteria 4, variance is deemed minimum necessary; Criteria 5, granting of variance would be in harmony to general intent and purpose of code, also noted that parcel to west is not affected; Criteria 6, granting of variance won't result in any land use not provided; recommendation is for approval subject to condition that development is generally consistent with the site plan presented.

No additional comments from the Town or questions from applicant.

Brian Angst-MacFarlane & Ferguson, attorney for applicant-presented overview of request; no set back requirements when originally constructed; no impacts to neighbors; this will add 7/8 inch to existing encroachment so garage can be built along existing structure line; setback met on rear of property; no special benefit or privilege to property owner; minor encroachment, believes all criteria are met; general contractor Matt Jamison available for questions.

Special Magistrate Valdez accepted into evidence Exhibit # 1, agenda packet, pages 2-to the end.

No public comments to be heard.

Special Magistrate Valdes granted variance with the conditions set forth by the Town; no objection by Mr. Angst; copy of order will be sent via email and mail.

Meeting concluded at 3:13 PM.

ADJOURNMENT

No further business; meeting adjourned in due form at 3:13 PM.