

# Tampa Bay Times

Published Daily

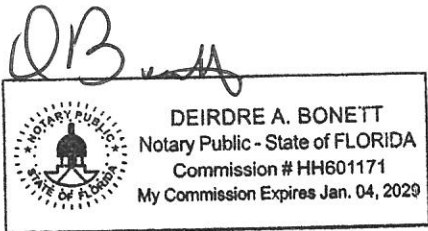
STATE OF FLORIDA } ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Erika Schmutzer who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Spec Magistrate 7 Eastwood was published in said newspaper by print in the issues of 05/06/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Erika Schmutzer  
Sworn to and subscribed before me this **05/06/2026**

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



# NOTICE OF SPECIAL MAGISTRATE HEARING

Notice is hereby given that a Public Hearing will be held before the Special Magistrate of the Town of Belleair, Florida on the following variance requests:

**7 Eastwood Lane** – The applicant is requesting a variance to allow for the construction of a 352 square foot covered patio to encroach into the required 25 ft rear yard setback. The patio would be 12 ft from the rear property line for the R-1 zoned property located at 7 Eastwood Lane, Belleair, Florida.(Parcel No. 29-29-15-07164-000-0040).

**230 Garden Circle** – The applicant is requesting a variance to allow for the construction of a new single family residence to encroach 17.6 ft into the rear yard setback on the north, 8 ft into the front yard setback on the east, and 11.6 ft into the front yard setback on the south. The Code requirement for these setbacks is 25 ft. The property is zoned R-2 and located at 230 Garden Circle, Belleair, Florida.(Parcel No. 29-29-15-23760-001-0200).

**417 St. Andrews Drive** - The applicant is requesting a variance to allow for the construction of a single 2'-4" masonry retention wall within the front yard for the RPD zoned property located at 417 St. Andrews Drive, Belleair, Florida.(Parcel No. 20-29-15-07372-000-0160).

The Special Magistrate Hearing will be held at the Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida on the following date and time to hear the above matters:

**WEDNESDAY, MAY 27, 2026 at 3:00 P.M.**

All parties interested are invited to attend and be heard with respect to the variance requests listed above. The hearing(s) may be continued from time to time as deemed necessary. Persons are advised that if they decide to appeal any decision made at the hearing(s), they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based. Copies of the variance request are available at Town Hall.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, please contact the Town Clerk at (727) 588-3769 or [cnicole@townofbelleair.net](mailto:cnicole@townofbelleair.net). The Town requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you.