

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison 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 130 Manatee Spec Magistrate was published in said newspaper by print in the issues of 11/12/25 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.

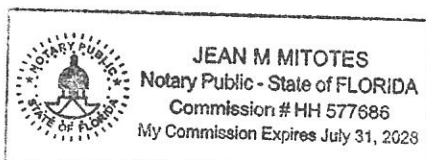
Signature of Affiant


Sworn to and subscribed before me this **11/12/2025**

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 requests for variances to the Code of Ordinances, Article II, Section 74-84, of the Land Development Code.

The applicant is requesting a variance to allow for the construction of a 245 square foot addition to the existing garage 7'2-7/8" from the side property line, requiring a 3-1/8" variance to the side setback for the RE zoned property located at **103 Manatee Road, Belleair, Florida.** (Parcel No. 29-29-15-03384-000-0060).

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 matter:

WEDNESDAY, DECEMBER 3, 2025 at 3:00 P.M.

All parties interested are invited to attend and be heard with respect to the variance request 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. 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.