



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Special Magistrate

Wednesday, May 7, 2025

3:00 PM

Town Hall

MEETING CALLED TO ORDER SWEARING IN PROCESS

Meeting called to order with Special Magistrate Valdes presiding.

Nancy Meyer in attendance as Town Attorney.

GENERAL AGENDA

[25-0054](#)

Request for Variance - 8 Westwood Lane

Special Magistrate Valdes introduced himself and provided procedure for the hearing.

Those wishing to speak were sworn in by Attorney Meyer.

Luis Serna-Calvin, Giordano and Associates, Town Planner-spoke on required front and rear setbacks; applicant is proposing expansion of existing residence; to be located 12ft. 8 inches from the front property line which is a 12ft. 4 inch variance; and a 14ft. 6 inches from the rear property line, resulting in a 2ft 9 inch variance; lot is located at the end of cul-de-sac, aerial image provided in agenda materials; under 66-253 B,1a of the Code and findings are as follows: lot is irregularly shaped which reduced buildable areas, existing house currently encroaches into minimum the front and rear setbacks; conditions not result of applicant; literal enforcement of code provision would prevent any expansion in a manner that would function in with the existing house floor plan ; variance is minimum possible to make reasonable use and accommodate proposed addition; most of development will have minimal impact on surrounding properties, in harmony with intent of code: will not result in any land use not currently permitted in zoning district; recommendation is for approval of variances subject to condition that it is consistent with the plans submitted.

Stephen Fowler-Architect for applicant- 1421 Court Street, Clearwater, FL- had no further items to add to Mr. Serna's statements .

Special Magistrate Valdes added agenda packet into evidence.

Mr. Fowler spoke on behalf of applicant; no objection or condition to the Town's recommendation.

Ms. Meyer had no questions.

Special Magistrate Valdes asked if Ms. Kitka had any concerns or objections to the recommendation. Ms. Kitka-applicant- had none.

No public comment.

Special Magistrate stated he was granting the variance with the one condition as stipulated by the parties; will get the order out as soon as possible.

ADJOURNMENT

No further business. Meeting adjourned in due form at 3:11 PM.