

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 8 Westwood Ln Variance - Special Magistr published in said newspaper by print in the issues of 04/16/25 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.

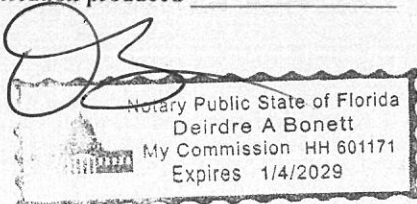
Signature of Affiant

Sworn to and subscribed before me this 04/16/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



LEGAL NOTICE

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, for the property located at **8 Westwood Lane, Belleair, Florida** (Parcel No. 28-29-15-07164-000-0130, as recorded in Plat Book 61, Page 40 of the public records of Pinellas County, Florida). The variance requests are specifically enumerated below.

Variance 1: The applicant is requesting a variance from the minimum 25ft front yard setback requirement for the construction of an addition, resulting in a 12ft 8in front yard setback from property line arc, or 4ft 11in from property line chord.

Variance 2: The applicant is requesting a variance from the minimum 20ft or 20 percent of the lot depth, whichever is less, rear yard setback for the construction of an addition, resulting in a 14ft 6in rear yard setback.

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

WEDNESDAY, MAY 7, 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 in the Building Department 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.

4/16/2025

33239-1