



BELLEAIR BUILDING DEPARTMENT
901 PONCE DE LEON BLVD.
BELLEAIR, FL 33756
(727) 588-3775
WWW.TOWNOFBELLEAIR.COM/BUILDING

VARIANCE APPLICATION

View all Town of Belleair codes at www.townofbelleair.com/code

The undersigned, Blake Doganiero, owner of lot 417 St. Andrews Drive, block Lot 16 & 17, subdivision Bellevue Island, property, Commission of the Town of Belleair for a variance on the above-described property.

Present property zone: RPD

Present property land use: Single Family Residential

The decision involves **Article IV**, **Section 27-287** of the Belleair Land Development Code.

The Commission's power arises under Article V, Section 66.253 of the Land Development Code

Relief requested by the applicant (attach additional sheets as needed)

See attached.

Justification for the request (requests must demonstrate the practical difficulty or unnecessary hardship which justifies the variance) (attach additional sheets as needed)

See attached.

ACKNOWLEDGEMENTS

Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. **All costs incurred by the Town above and beyond the variance application fee will be the responsibility of the applicant regardless of approval or denial of the request.** I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.

I am aware that any variance that may be granted will automatically expire 12 months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said 12-month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$2,150.00 Belleair address: 417 St. Andrews Drive Date: 3/25/2026

Owner name: Blake Doganiero Owner signature: 

Phone number: (727) 460-0299 Email: blake@doganiero.com



BeharPeteranecz

Doganiero Residence Variance Application – Town of Belleair

March 26th, 2026

Relief Requested by the Applicant

The applicant requests a variance from the Town of Belleair’s prohibition on site walls within the front yard to permit the construction of a single masonry retention wall, not to exceed two feet six inches (2’-6”) in height above grade, with a stone finish matching the approved home exterior. The proposed wall is to be located entirely inbound of the Town’s required front yard setback.

Justification for the Request

The subject property is a newly constructed single-family residence that, as a result of applicable FEMA flood elevation requirements and site design, is situated above the existing street grade by more than four feet (4’). This substantial grade differential between the finished floor elevation and the street creates a steep and abrupt transition across the front yard that, without mitigation, presents concerns related to soil erosion, stormwater runoff, and the lack of any functional or safe usable yard space. The project was approved by the Belleview Island HOA board on April 12th, 2022. We are awaiting revised survey of the property for current spot elevations on site and neighboring properties for further coordination.



BELLEAIR BUILDING DEPARTMENT
901 PONCE DE LEON BLVD.
BELLEAIR, FL 33756
(727) 588-3775
WWW.TOWNOFBELLAIR.COM/BUILDING

VARIANCE APPLICATION CHECK-OFF SHEET

Application shall be fully completed and must include the following information

Owner's Name: Blake Doganiero
Owner's Mailing Address: 6 Eastwood Lane - Belleair, FL 33756
Property Address: 417 St. Andrew's Drive - Belleair, FL 33756
Phone Number: (727) 460-0299
Representative's Name (if any): Steve Tucker - Behar Peteranecz Architecture
Representative's Address (if any): 2430 Terminal Drive South - St. Petersburg, Florida 33712
Representative's Phone Number (if any): (941) 212-9813
Date of Original Construction: NSFR began - February 27th, 2023
Impervious Cover: 17,200 sq.ft. / 32,520 sq.ft. (52.9%)
Flood Zone and Elevation: Zone AE (EL 9)

REQUIRED INFORMATION - PROVIDE (10) COPIES EACH

- Plans/Specs/Product Brochure
Photos of the area (straight/right angle/left angle)
Survey with setbacks shown
Site plan with setbacks shown

TOWN REVIEW

Table with 5 columns: ZONING, PUB.WK, FIRE, BULD., MRG. and rows for Date Sent and Date Returned.

**BELLEVIEW ISLAND HOMEOWNERS
ASSOCIATION, INC.**

TO: Building Department
Town of Belleair.

4/12/22

From: Board of Directors, BIHOA

Re: Blake Doganiero
417 & 416 Saint Andrews Dr

Please be advised that Mr. Doganiero has satisfied all conditions imposed by the Association for the issuance of a building permit to construct a new residence at the above addresses as detailed in the plans submitted to the Bellevue island homeowners association at a meeting of the ARB on 4/12/22.

A handwritten signature in black ink, appearing to be "John", written in a cursive style.

Certificate Of Completion

Envelope Id: 790C4195-100A-4875-A5CC-0330D6A079FC	Status: Completed
Subject: Complete with Docusign: Variance Application _ Town of Belleair.pdf	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	
Enveloped Stamping: Enabled	Envelope Originator:
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Behar Peteranecz Architecture
	2430 Terminal Drive Swo
	Saint Petersburg, FL 33712
	billing@architecturebp.com
	IP Address: 144.129.21.58

Record Tracking

Status: Original	Holder: Behar Peteranecz Architecture	Location: DocuSign
3/25/2026 2:15:59 PM	billing@architecturebp.com	

Signer Events

Blake Doganiero
 blake@doganiero.com
 owner
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 152.166.69.163
 Signed using mobile

Timestamp

Sent: 3/25/2026 2:17:37 PM
 Viewed: 3/25/2026 2:26:26 PM
 Signed: 3/25/2026 2:26:34 PM

Electronic Record and Signature Disclosure:
 Accepted: 3/25/2026 2:26:26 PM
 ID: 36027ed1-3a5b-4f2b-b99f-849b758ad9a0

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/25/2026 2:17:37 PM
Certified Delivered	Security Checked	3/25/2026 2:26:26 PM
Signing Complete	Security Checked	3/25/2026 2:26:34 PM
Completed	Security Checked	3/25/2026 2:26:34 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Alejandro Llauro (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Alejandro Llauro:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: billing@architecturebp.com

To advise Alejandro Llauro of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at billing@architecturebp.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Alejandro Llauro

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to billing@architecturebp.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Alejandro Llauro

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to billing@architecturebp.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

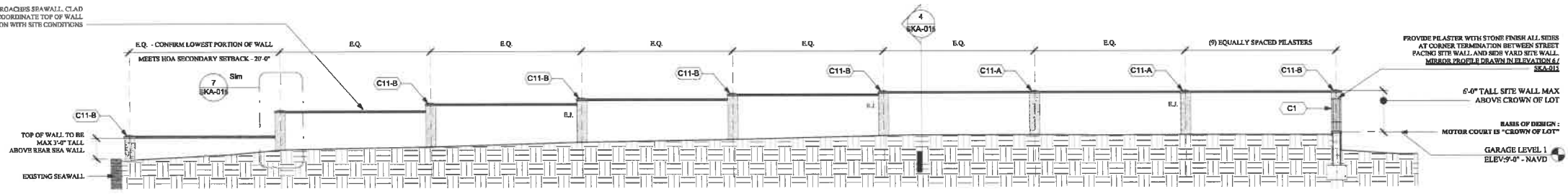
Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

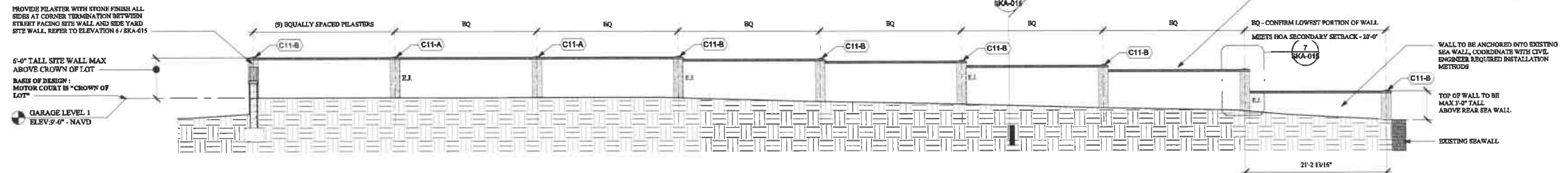
By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Alejandro Llauro as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Alejandro Llauro during the course of your relationship with Alejandro Llauro.

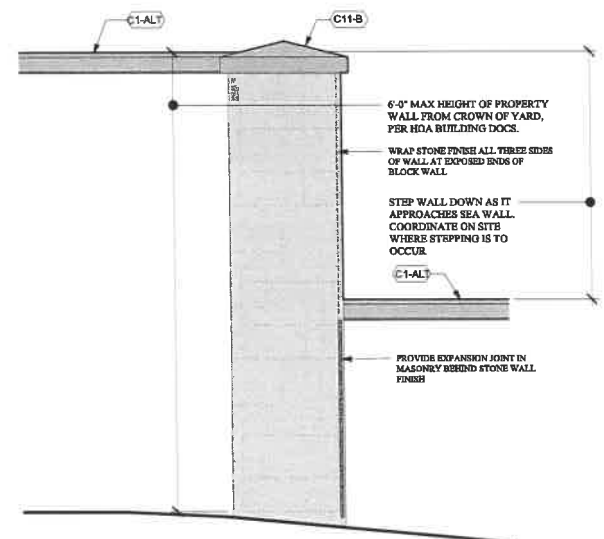
STEP DOWN AS IT APPROACHES SEAWALL. CLAD STONE ON ALL SIDES. COORDINATE TOP OF WALL ELEVATION WITH SITE CONDITIONS



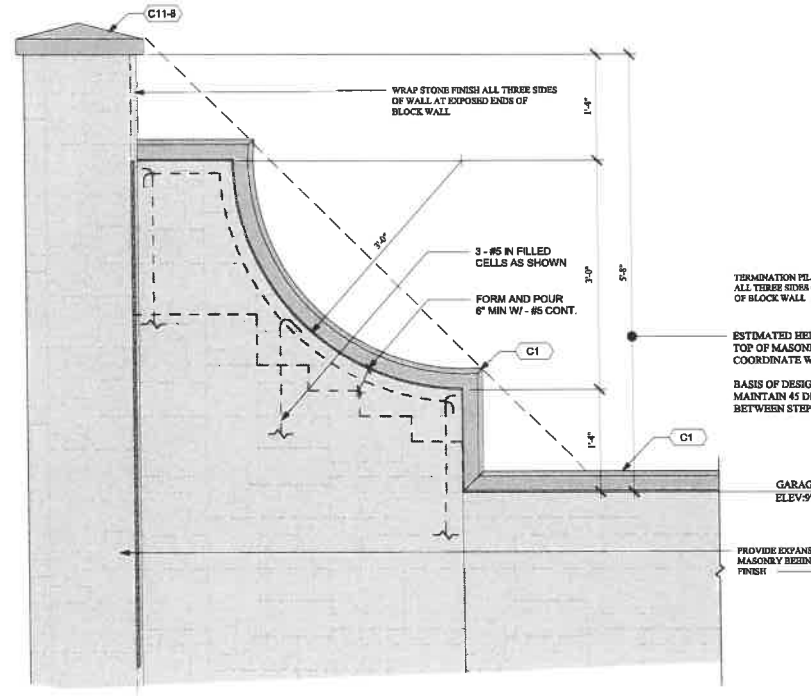
9 SITE WALL - NORTH ELEVATION
1/8" = 1'-0"



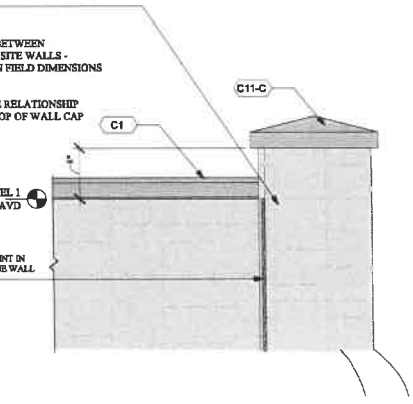
8 SITE WALL - SOUTH ELEVATION
1/8" = 1'-0"



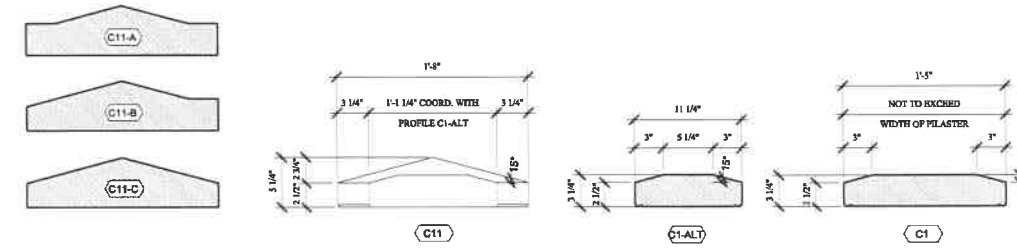
7 SITE WALL - ENLARGED PILASTER ELEVATION
1" = 1'-0"



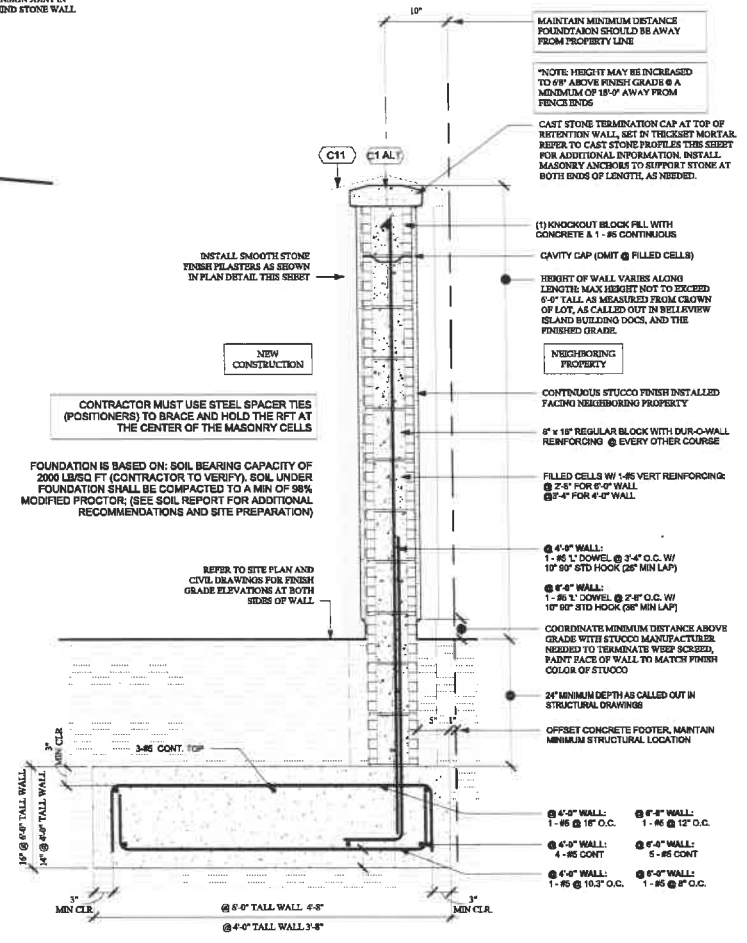
6 SITE WALL - TERMINATION @ STREET ELEVATION
1" = 1'-0"



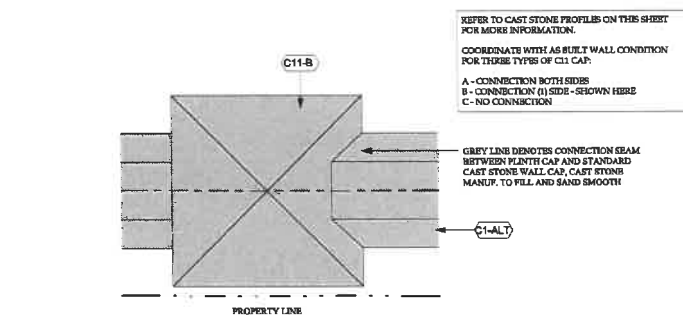
5 SITE WALL - TERMINATION @ DRIVEWAY
1" = 1'-0"



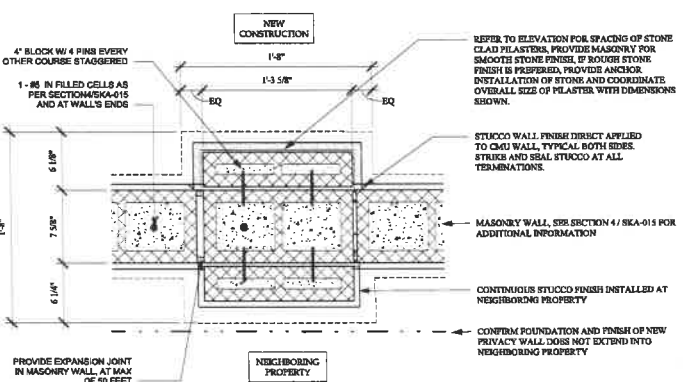
3 CAST STONE - WALL CAPS
1 1/2" = 1'-0"



4 SITE WALL SECTION
1" = 1'-0"

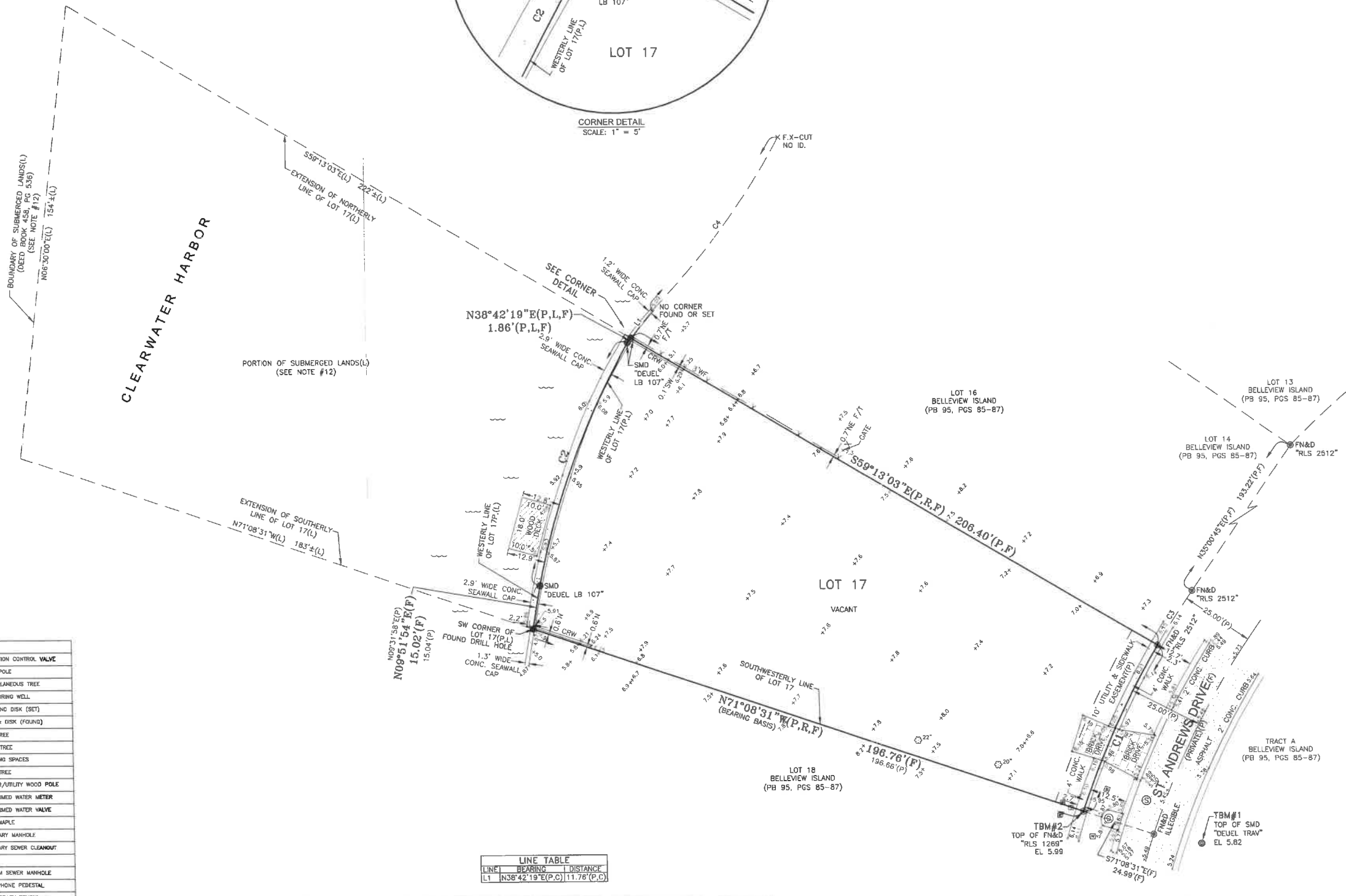
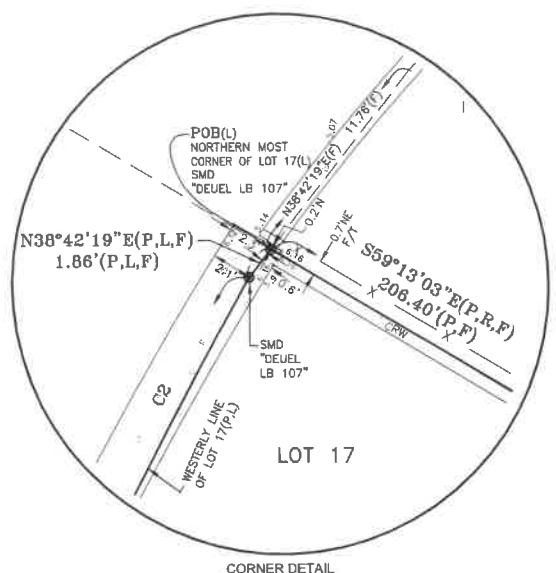


2 SITE WALL - CAST STONE CAP
1 1/2" = 1'-0"



1 SITE WALL - PLAN DETAIL @ STONE
1 1/2" = 1'-0"

- LEGEND**
- A/C AIR CONDITIONER
 - ADA AMERICANS WITH DISABILITIES ACT
 - DFP DETECTABLE SURFACE
 - BFPD BACK FLOW PREVENTION DEVICE
 - B/T BUILDING TIE
 - C/C CURVE - SEE CURVE TABLE
 - (C) CALCULATED
 - CBW CONCRETE BLOCK WALL
 - CCR CERTIFIED CORNER RECORD
 - C CENTERLINE
 - CLF CHAIN LINK FENCE
 - CONC. CONCRETE
 - C/T CURB TIE
 - CRW CONCRETE RETAINING WALL
 - DB DEED BOOK
 - ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - (F) FIELD
 - FB FIELD BOOK
 - FCIR FOUND CAPPED IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FFE FINISHED FLOOR ELEVATION
 - FR FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
 - F/T FENCE TIE
 - GI GRATE INLET
 - ID IDENTIFICATION
 - INV INVERT
 - L/L LINE - SEE LINE TABLE
 - (L) LEGAL DESCRIPTION
 - LB LICENSED BUSINESS
 - MH MANHOLE
 - NGS NATIONAL GEODETIC SURVEY
 - NO. NUMBER
 - OH OVERHEAD WIRES
 - OR OFFICIAL RECORD BOOK
 - (P) PLAT BOOK 95, PAGES 85-87
 - PB PLAT BOOK
 - (PCPAD) PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
 - PG PAGE/PAGES
 - PID# PERMANENT IDENTIFIER NUMBER
 - PLS PROFESSIONAL LAND SURVEYOR
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPING
 - PVC POLY VINYL CHLORIDE PIPE
 - PVCF POLY VINYL CHLORIDE FENCE
 - P/T PAVEMENT TIE
 - RCP REINFORCED CONCRETE PIPE
 - RNG. RANGE
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - SAN. SANITARY
 - SCIR SET CAPPED IRON ROD
 - SCD SANITARY CLEAN-OUT
 - SMD SET "MAG" NAIL AND DISK
 - SN&D SET NAIL AND DISK
 - SM/T SIDEWALK TIE
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TOS TOP OF SLOPE
 - TYP. TYPICAL
 - TWP. TOWNSHIP
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - W/T WALL TIE



DESCRIPTION: (OR 1985B, PG 2430)

LOT 17 OF BELLEVUE ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 458, PAGE 536 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THAT PORTION OF SUBMERGED LANDS LYING IN SECTION 20, TOWN EAST, AS RECORDED IN DEED BOOK 458, PAGE 536 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERN MOST CORNER OF LOT 17 OF BELLEVUE ISLAND, AS SHOWN ON THE PLAT OF BELLEVUE ISLAND, AS RECORDED IN DEED BOOK 95, PAGE 85 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID LOT 17, SOUTH 38°41' NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS SOUTHWESTERLY ALONG SAID CURVE, 88.10 FEET THROUGH A CD (C.D. S. 20°48'32\"/>

- SURVEYOR'S REPORT:**
1. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 17 SHOWN ON THE PLAT OF BELLEVUE ISLAND, AS RECORDED IN THRU 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 2. SURVEY MAP AND REPORTS OR THE COPIES THEREOF ARE NOT VA AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER TH PARTIES IS PROHIBITED.
 3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STR UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) / VISIBLE SURFACE EVIDENCE.
 4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AN SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE AN ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 5. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXIST HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 6. THE SITE APPEARS TO BE IN FLOOD ZONE "VE (EL 14 FEET)", EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE COMMUNITY NUMBER 12508B, EFFECTIVE DATE 9/3/2003. DEU SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AME (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGEN THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM TH REFERENCED MAP STATES IN THE NOTES TO THE USER THAT ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "(BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN T (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE
 7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE S INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES IN WARRANTY.
 8. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION A FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO I ANY PUBLIC RECORDS FOR EASEMENTS, DEEDS, ETC., WAS PERF COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABS SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTI
 10. ELEVATIONS ARE BASED ON NGS BENCHMARK "HALL R" (PID# A OF 48.43 FEET NORTH AMERICAN VERTICAL DATUM 1985 (NAVD 8
 11. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED APPROXIMATE DIAMETER BREST HIGH. SMALLER TREES, NON-PI ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF AN TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE, ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. BE FIELD CHECKED IF CRITICAL TO DESIGN.
 12. DESCRIPTION OF SUBMERGED LANDS OF TRACT 2 IN DEED B RECORDS OF PINELLAS COUNTY, FLORIDA, BEGINS AT AN INTE LINES WITH NO RECORDING INFORMATION PROVIDED FOR EITHER PLOTTABLE THE "MORE OR LESS" CALLS IN THE DESCRIPTION I DEFECT THE "THAT PORTION OF SUBMERGED LANDS" LOC DESCRIPTION.
 13. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM APPRAISERS WEB SITE AT WWW.PCPAD.ORG ON 9/16/2019.
 14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20
 15. THIS SURVEY IS BASED ON U.S. FEET.
 16. THE SUBJECT PARCEL CONTAINS 16,992 SQUARE FEET, (0.390 A

SYMBOL LEGEND

— BACK FLOW PREVENTION DEVICE	⊕ IRRIGATION CONTROL VALVE
⊙ BOLLARD	☆ LIGHT POLE
⊠ CABLE TV BOX	⊙ MISCELLANEOUS TREE
⊕ CLEANOUT	⊕ MONITORING WELL
⊕ CONCRETE LIGHT POLE	⊕ NAIL AND DISK (SET)
⊕ CONCRETE MONUMENT (FOUND)	⊕ NAIL & DISK (FOUND)
⊕ CROSS WALK POLE	⊕ OAK TREE
⊕ CYPRESS	⊕ PALM TREE
⊕ DRILL HOLE (FOUND)	⊕ PARKING SPACES
⊕ ELECTRIC BOX	⊕ PINE TREE
⊕ ELECTRIC METER	⊕ POWER/UTILITY WOOD POLE
⊕ ELECTRIC TRANSFORMER	⊕ RECLAIMED WATER METER
⊕ ELEVATION	⊕ RECLAIMED WATER VALVE
⊕ ELEVATION BACK OF CURB	⊕ RED MAPLE
⊕ ELEVATION BACK OF CURB	⊕ SANITARY MANHOLE
⊕ ELEVATION BACK OF CURB	⊕ SANITARY SOWER CLEANOUT
⊕ ELM	⊕ SIGN
⊕ FIRE HYDRANT	⊕ STORM SOWER MANHOLE
⊕ GAS MARKER POST	⊕ TELEPHONE PEDESTAL
⊕ GAS VALVE	⊕ TEMPORARY BENCHMARK
⊕ GRATE INLET	⊕ TRAFFIC SIGNAL JUNCTION BOX
⊕ GLY WIRE ANCHOR	⊕ WATER METER
⊕ HANDICAP PARKING SPACE	⊕ WATER VALVE
⊕ IRON ROD (FOUND)	⊕ X-CUT (FOUND)
⊕ IRON ROD (SET)	⊕ YARD DRAIN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N38°42'19"E(P.C)	11.76'(P.C)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.44'(P.C)	300.00'(P.C)	11°55'58"(P.C)	S24°49'13"W(P)	62.32'(P.F)
C2	88.49'(P.L.C)	271.74'(P.L.C)	18°33'26"(P.L.C)	N20°48'32"E(P.L.F)	88.10'(P.L.F)
C3	22.08'(P)	300.00'(P.C)	04°13'03"(P)	N32°53'28"E(P)	22.08'(P)
C4	73.00'(P)	73.20'(P.C)	15°49'46"(P)	N37°05'19"E(P)	72.77'(P)

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
417 ST. ANDREWS DRIVE
BELLEAIR
TOWN OF BELLEAIR FLORIDA

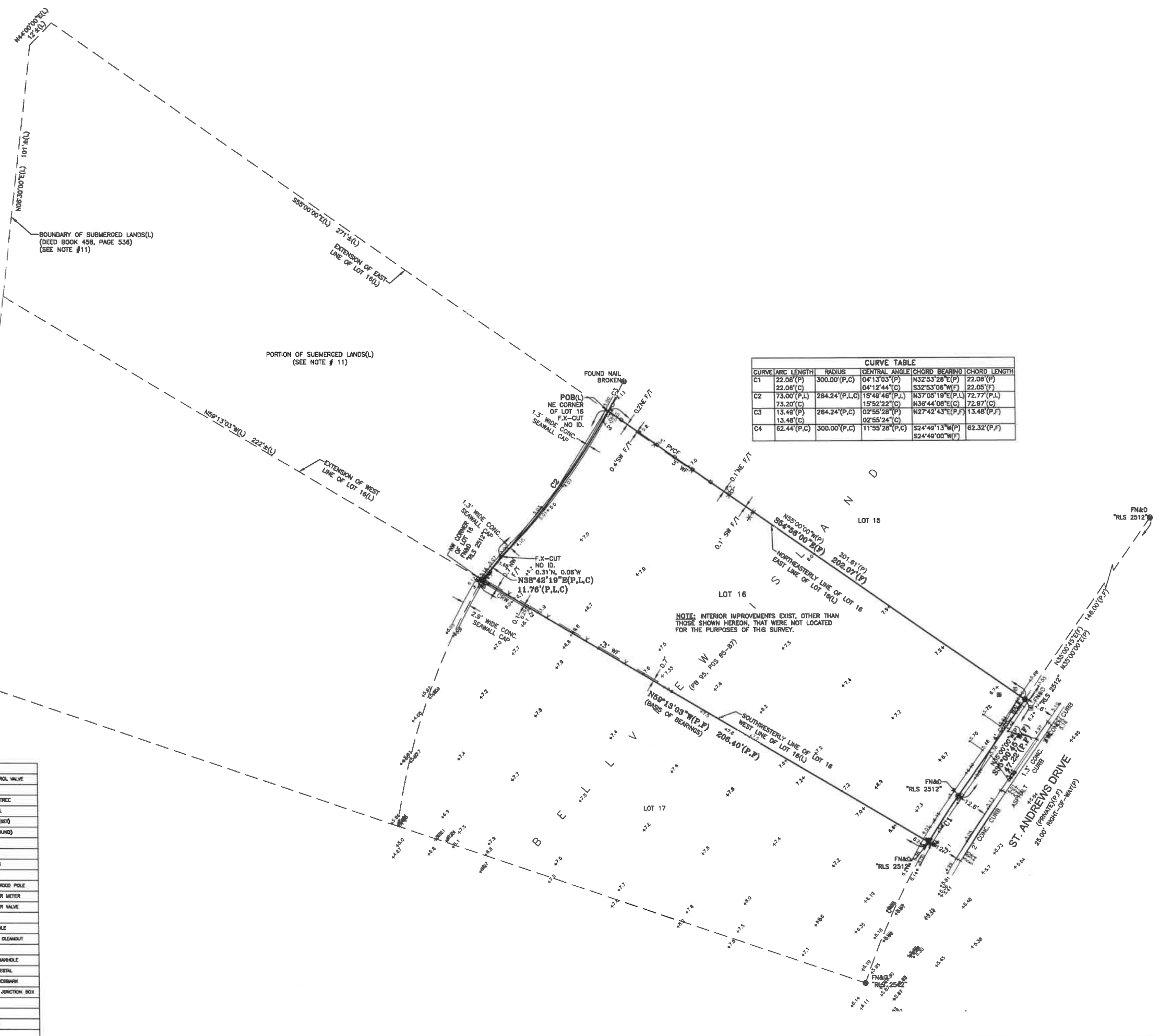
PREPARED FOR:
BLAKE DOGANERO
535 S. HERCULES AVENUE, STE. 2018
CLEARWATER, FL 33764

Dana A. Wylie 9/16/2019
DANA A. WYLIE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874



LEGEND

- A/C AIR CONDITIONER
- ADA AMERICANS WITH DISABILITIES ACT
- BFPD BACK FLOW PREVENTION DEVICE
- B/T BUILDING TIE
- C CURVE - SEE CURVE TABLE
- (C) CALCULATED
- CBW CONCRETE BLOCK WALL
- CCR CERTIFIED CORNER RECORD
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- C/T CURB TIE
- CRW CONCRETE RETAINING WALL
- DB DEED BOOK
- ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
- EP EDGE OF PAVEMENT
- EL ELEVATION
- (F) FIELD
- FB FIELD BOOK
- FCIR FOUND CAPPED IRON ROD
- FCM FOUND CONCRETE MONUMENT
- FTE FINISHED FLOOR ELEVATION
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN&D FOUND NAIL AND DISK
- FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
- F/T FENCE TIE
- GI GRATE INLET
- ID. IDENTIFICATION
- INW INVERT
- L LINE - SEE LINE TABLE
- (L) LEGAL DESCRIPTION
- LB LICENSED BUSINESS
- MH MANHOLE
- NGS NATIONAL GEODETIC SURVEY NUMBER
- OH OVERHEAD WIRES
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 95, PAGES 85-87
- PL PLAT BOOK
- (PCPAD) PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
- PG PAGE/PAGES
- PID# PERMANENT IDENTIFIER NUMBER
- PLS PROFESSIONAL LAND SURVEYOR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PVC POLY VINYL CHLORIDE PIPE
- PVCF POLY VINYL CHLORIDE FENCE
- P/T PAVEMENT TIE
- RCP REINFORCED CONCRETE PIPE
- RNG RANGE
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SANL SANITARY
- SCIR SET CAPPED IRON ROD
- SCO SANITARY CLEAN-OUT
- SMD SET "MAG" NAIL AND DISK
- SN&D SET NAIL AND DISK
- SW/T SIDEWALK TIE
- TBM TEMPORARY BENCHMARK
- TOB TOP OF BANK
- TOS TOE OF SLOPE
- TYP TYPICAL
- TWP TOWNSHIP
- VCP VITRIFIED CLAY PIPE
- WF WOOD FENCE
- W/T WALL TIE
- ASPHALT
- BRICK
- CONCRETE



CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.08'(P)	300.00'(P,C)	04°13'03"(P)	N32°53'28"E(P)	22.08'(P)
	22.08'(C)		04°12'44"(C)	S32°53'06"W(F)	22.05'(F)
C2	73.00'(P,L)	284.24'(P,L,C)	15°48'48"(P,L)	N37°05'19"E(P,L)	72.77'(P,L)
	73.20'(C)		15°52'22"(C)	N36°44'08"E(C)	72.87'(C)
C3	13.48'(P)	284.24'(P,C)	02°55'28"(P)	N27°42'43"E(P,F)	13.48'(P,F)
	13.48'(C)		02°55'24"(C)		
C4	62.44'(P,C)	300.00'(P,C)	11°55'28"(P,C)	S24°49'13"W(P)	62.32'(P,F)
				S24°49'00"W(F)	

DESCRIPTION: (OR 18493, PG 1399)

LOT 16, BELLEVUE ISLAND, ACCORDING TO THE MAP OR PLAT T BOOK 95, PAGE 85-87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 16 OF BELLEVUE ISLAND, BEING PAGES 85-87, PUBLIC RECORDS OF SAID COUNTY, NORTHWESTERLY AND HAVING A RADIUS OF 284.24 FEET; THEN NORTHERLY LINE OF SAID LOT 16, 73.00 FEET THROUGH A CEN S. 37°05'19" W., 72.77 FEET; THENCE NON-TANGENT, S. 38° NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE EXT SAID LOT 16, N. 59°13'03" W., 222 FEET MORE OR LESS SUBMERGED LANDS; THENCE ALONG SAID BOUNDARY N. 06°3 LESS; THENCE N. 44°00'00" E., 12 FEET MORE OR LESS TO LINE OF SAID LOT 16; THENCE ALONG SAID LINE, S. 55°00'00" TO THE POINT OF BEGINNING.

- SURVEYOR'S REPORT:**
- BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 1 ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 85-87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING N59°13'03"W.
 - THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472, AS PRESCRIBED IN CHAPTER 54-17.052(8) DEPARTMENT OF SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGIN OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER PARTIES IS PROHIBITED.
 - NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCAL UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON VISIBLE SURFACE EVIDENCE).
 - RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHI WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 - THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EX HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 - THE SITE APPEARS TO BE IN FLOOD ZONE "VE (EL 14 FEET EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RAI COMMUNITY NUMBER 125088, EFFECTIVE DATE 9/03/2003. SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR DETERMINATION, ELEVATIONS ON FIRM ARE BASED ON NORTH (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION ON REFERENCED MAP STATES IN THE NOTES TO THE USER TO ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AN (FIRM) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATION EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN (FIRM) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR T-SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND I
 - SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES WARRANTY.
 - UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIO FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND
 - DESCRIPTION OF SUBMERGED LANDS OF TRACT 2 IN DEED RECORDS OF PINELLAS COUNTY, FLORIDA, BEGINS AT AN IN LINES WITH NO RECORDING INFORMATION PROVIDED FOR EITH PLOTTABLE. THE "MORE OR LESS" CALLS IN THE DESCRIPTION DEPICT THE "THAT PORTION OF SUBMERGED LANDS" I DESCRIPTION.
 - INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FR APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 7/24/2020.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/2
 - THIS SURVEY IS BASED ON U.S. FEET.
 - THE SUBJECT PARCEL CONTAINS 15,528 SQUARE FEET, (0.35)

SYMBOL LEGEND	
---	BACK FLOW PREVENTION DEVICE
⊙	BOLLARD
⊠	CABLE TV BOX
⊞	CLEANOUT
⊞	CONCRETE LIGHT POLE
⊞	CONCRETE MONUMENT (FOUND)
⊞	CROSS WALK POLE
⊞	CYPRESS
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊞	ELEVATION
⊞	ELEVATION
⊞	ELEVATION
⊞	ELEVATION
⊞	ELM
⊞	FIRE HYDRANT
⊞	GAS METER POST
⊞	GAS VALVE
⊞	GRATE INLET
⊞	GRATE WIRE ANCHOR
⊞	HANDICAP PARKING SPACE
⊞	IRON PIPE (FOUND)
⊞	IRON ROD (FOUND)
⊞	IRON ROD (SET)
⊞	IRRIGATION CONTROL VALVE
⊞	LIGHT POLE
⊞	MISCELLANEOUS TREE
⊞	MONITORING WELL
⊞	NAIL AND DISK (SET)
⊞	NAIL AND DISK (FOUND)
⊞	OAK TREE
⊞	PALM TREE
⊞	PARKING SPACES
⊞	PINE TREE
⊞	POWER/UTILITY WOOD POLE
⊞	RECLAIMED WATER METER
⊞	RECLAIMED WATER VALVE
⊞	RED MAPLE
⊞	SANITARY MANHOLE
⊞	SANITARY SINKER CLEANOUT
⊞	SEWER
⊞	STORM SEWER MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	TEMPORARY BENCHMARK
⊞	TRAFFIC SIGNAL JUNCTION BOX
⊞	WATER METER
⊞	WATER VALVE
⊞	W-CUT (FOUND)
⊞	YARD DRAIN

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE: 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
416 ST. ANDREWS DRIVE
BELLEAIR
TOWN OF BELLEAIR FLORIDA

PREPARED FOR:
BLAKE DOGANIERO
535 S. HERCULES AVENUE, STE. 2018
CLEARWATER, FL 33764

DANA A. WYLIE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874

Aug 17, 2020 - 11:38am '20, 1040, Projects\Projects\2020\2020-22-416 St. Andrews Dr\Survey\Map\2020-22-416.dwg



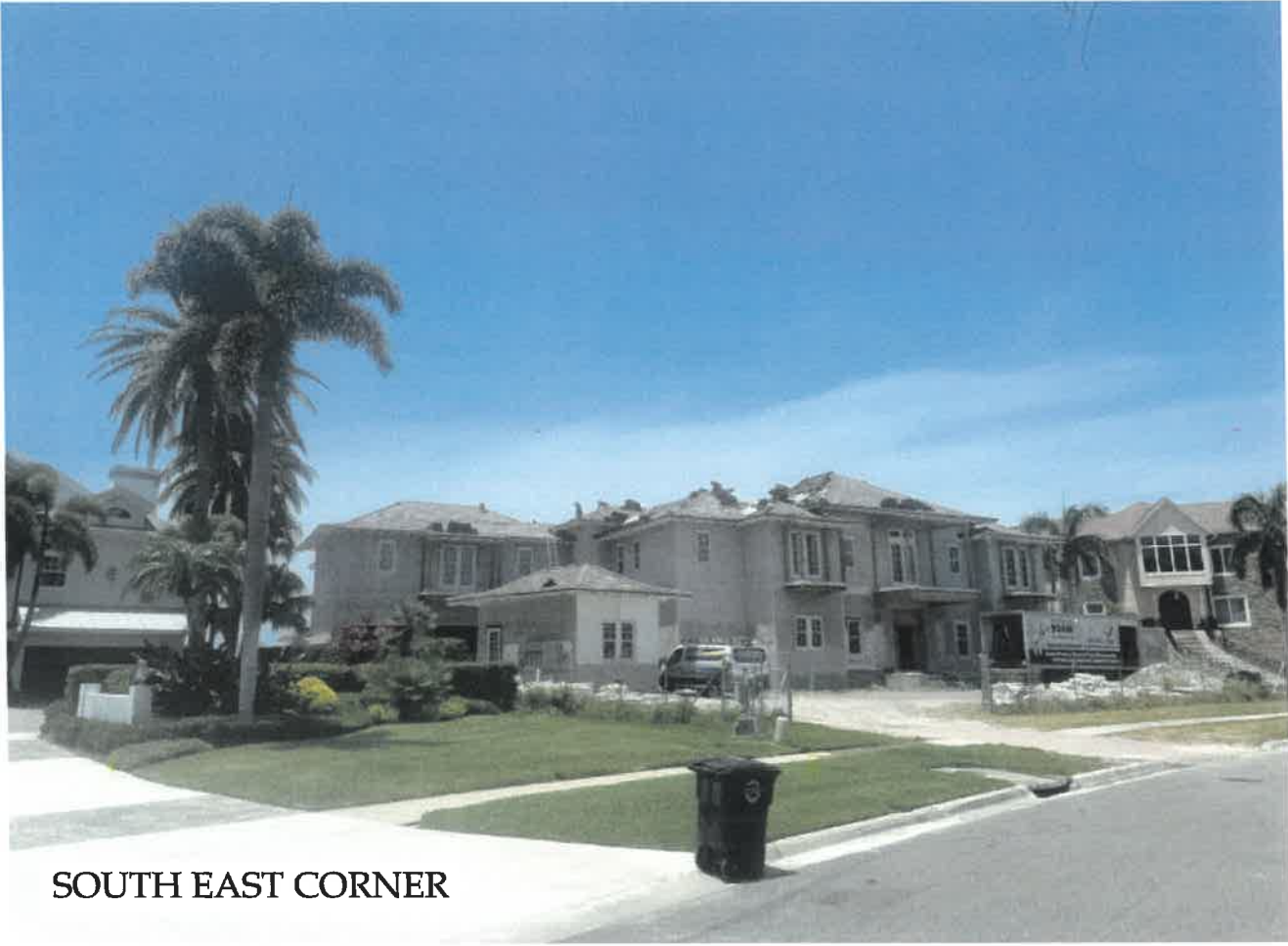
FRONT ELEVATION FROM STREET



FRONT YARD LOOKING NORTH



FRONT ENTRY PORCH



SOUTH EAST CORNER



NORTH EAST CORNER



SOUTH EAST CORNER



NORTH EAST CORNER - FROM YARD



SOUTH EAST CORNER - FROM YARD