



## STAFF REPORT

TO: Special Magistrate for  
the Town of Belleair

FROM: Calvin, Giordano & Associates, Inc.  
Zain Husain, Senior Planner

SUBJECT: Variance Request: Proposed construction of a single  
masonry retention wall within the front yard that is  
currently prohibited per Sec. 74-287(h).

ADDRESS: 417 St. Andrews Drive, Belleair, Florida 33756  
Parcel No. 20-29-15-07372-000-0160

MEETING DATE: May 27, 2026

### Property Owner

Blake Doganiero  
6 Eastwood Lane  
Belleair, FL, 33756

### Representative

Steve Tucker  
2430 Terminal Drive South  
St. Petersburg, FL 33712

### Legal Description

BELLEVUE ISLAND SUB LOTS 16 & 17 TOGETHER WITH SUBM LAND ADJ ON  
NW DESC AS BEG MOST N'LY COR OF SD LOT 16 TH CUR RT RAD 264.24FT ARC  
73FT CB S37D05'19"W 72.77FT TH S38D42'19"W 13.62FT TH CUR LT RAD  
271.74FT ARC 88.49FT CB S20D48'32"W 88.1FT TH S09D31'58"W 15.04FT TO SW  
COR OF SD LOT 17 TH N71D08'31"W 183FT TH N06D30'E 255FT TH N44DE 12FT  
TH S55DE 271FT TO POB

### Current Use

- Building Code Services
- Civil Engineering / Roadway & Highway Design
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection (CEI)
- Construction Services
- Data Technologies & Development
- Electrical Engineering
- Engineering
- Environmental Services
- Facilities Management
- Grant Management & Writing
- Geographic Information Systems (GIS)
- Governmental Services
- Indoor Air Quality (IAQ)
- Landscape Architecture
- Planning
- Project Management
- Redevelopment & Urban Design
- Surveying & Mapping
- Transportation & Mobility
- Transportation Planning
- Water / Utilities Engineering
- Website Development

311 Park Place Blvd.  
Suite 630  
Clearwater, FL 33759  
Tel: 727-394-3825

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## Single-Family Home (Under Construction)

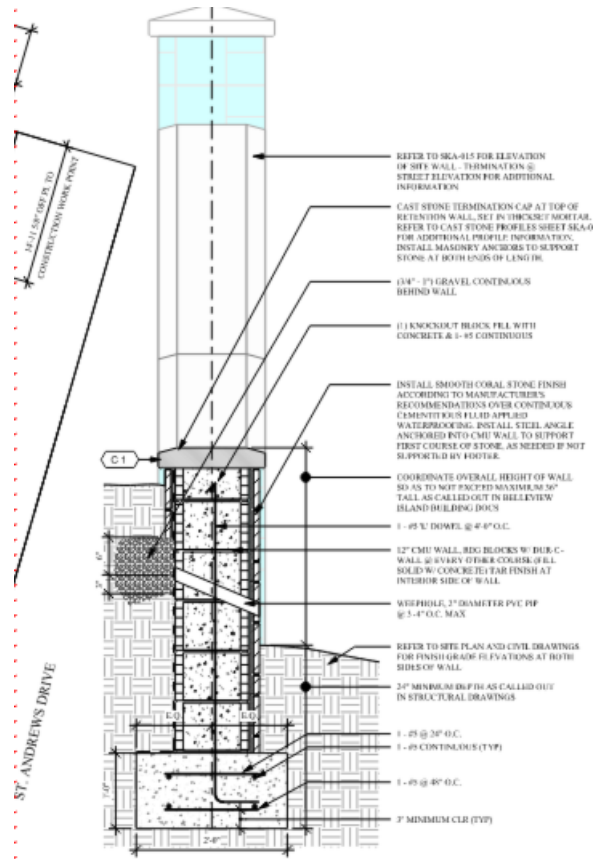


### **General Information:**

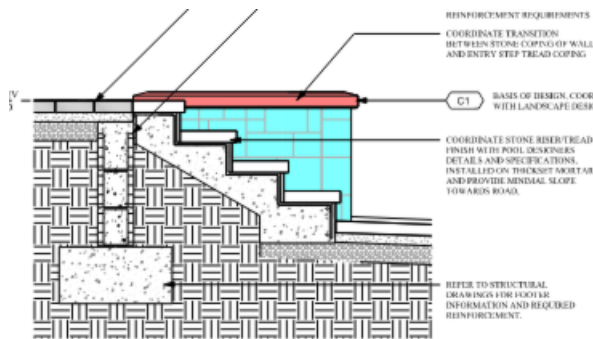
The applicant is requesting a variance to the Land Development Code of Ordinances, Section 74-287 to construct a single masonry retention wall within the front yard.

The lot is 78,499 square feet (1.80 acres). The subject property is zoned RPD (Residential Planned Development). The home on the lot is currently in the final stages of being built. The applicant is proposing the construction of a single masonry retention wall within the front yard. The wall will be 2'-4" tall.

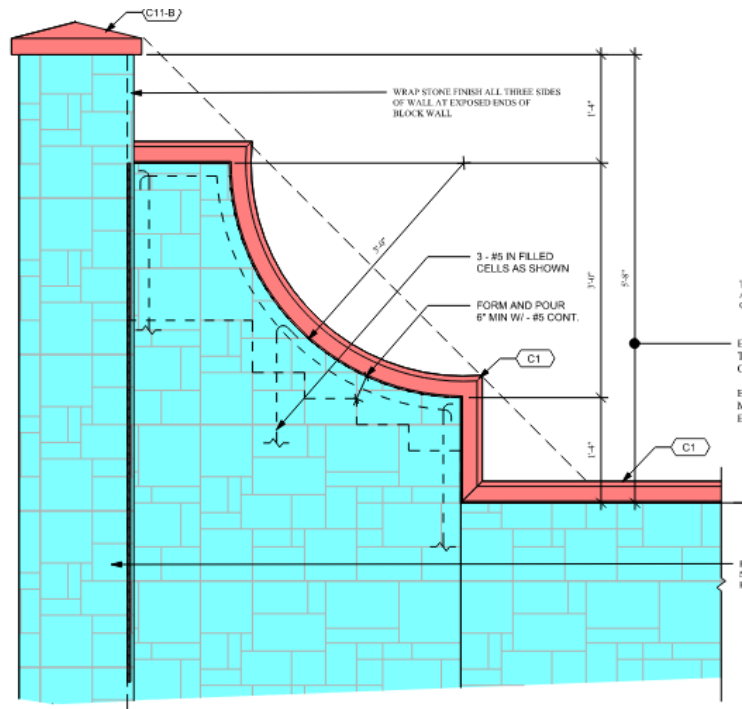




**3** TYPICAL SITE RETENTION WALL

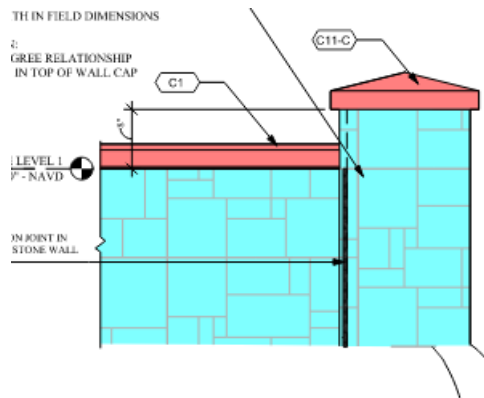


**2** SECTION AT ENTRY SITE STEPS



**SITE WALL -  
TERMINATION @  
STREET ELEVATION**

6 1" = 1'-0"



**SITE WALL -  
TERMINATION @  
DRIVEWAY**

5 1" = 1'-0"



## **Review Criteria [Section 66-253(b)(1)(a)] and Findings**

**Before granting any variance the town commission or special magistrate shall determine that:**

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or buildings involved.**

The home on the lot is in the final stages of being built. The lot is 78,499 square feet (1.80 acres). Due to the required FEMA base flood elevations (12.0 NAVD Zone VE and 9.0 NAVD Zone AE), the finished floor of the proposed residence must be elevated more than 4 feet above normal grade level (5.0 to 6.0 NAVD). The applicant states the proposed retaining wall is needed to mitigate the elevation difference and better manage drainage. The proposed impervious surface ratio is 52.9%.

- (2) The special conditions and circumstances do not result from actions of the applicant.**

The applicant has not created the special conditions. Proposed is a typical residential structure on a typical lot for this zone and St. Andrews Drive neighborhood and must comply with FEMA elevation requirements.

- (3) Literal interpretation of the provisions of the Code would work unnecessary and undue hardship on the applicant.**

Sec. 74-287(h) states: "Fences and fence walls shall be prohibited within the front yard setback," therefore the site wall could not be built as claimed by the applicant. Needing mitigation of site elevation disparities that cause soil erosion and drainage issues. The applicant states if the wall is not built, the excessive slope created would reduce the functionality of the front yard contributing to an unnecessary hardship. The proposed wall is 2'-4" tall. There are 3 portions of the wall that are 34', 28', and 52' long.

- (4) The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure, or building.**

The requested variance is proposed to be in 3 sections. The masonry retention wall will have a stone finish matching the approved home



exterior. The project was approved by the Belleview Island HOA board in 2022.

- (5) A grant of variance will be in harmony with the general intent and purpose of the Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.**

Granting the variance would not impact the adjacent property as it is within the front yard setback. The proposed wall will be 2'-4" tall. the covered patio would only be 12' away from the property line.

- (6) A grant of variance will not result in any land use not specifically provided for the schedule of district regulations (Section 74-84) of the Code) for the zoning district in which the property is located.**

Granting the variance would contribute to the continuance of the construction of a typical residence on a typical lot in this district. The proposed site wall would not result in any land uses that are not currently permitted in the RPD (Residential Planned Development) zoning district in which the subject property is located.

## **RECOMMENDATION**

Based on our review of the above criteria, staff finds the variance request to construct a 2'-4" tall masonry site wall in the front yard setback area satisfies the Review Criteria of Sec. 66-253(b)(1)(a).