

**CITY OF INDIAN ROCKS BEACH  
BOARD OF ADJUSTMENT MEETING MINUTES  
August 19, 2025 – 6:00 P.M.  
Holiday Inn, 401 2nd Street, Indian Rocks Beach, FL. 33785**

---

**ROLL CALL**

- **Chair David Watt** – Present
  - **Vice Chair Karen O'Donnell** – Present
  - **Member Stewart DeVore** – Present
  - **Also Present:** City Attorney Matthew Maggard, Planning Consultant Hetty Harmon, City Clerk Lorin Kornijtschuk
- 

**APPROVAL OF MINUTES**

**Motion:** Member DeVore moved to approve the May 20, 2025, meeting minutes.

**Second:** O'Donnell

**Vote:** Unanimous approval

---

**QUASI-JUDICIAL PROCEDURE**

- City Attorney Maggard explained the quasi-judicial process, emphasizing that the board would be applying facts to the current city code based on substantial competent evidence received through testimony. All persons intending to testify were sworn in under oath. Confirmed no board members had ex parte communications with the applicant or conducted site visits.
- 

**CASE 2025-04 – 515 Harbor Drive North**

**Staff Presentation**

Planning Consultant Harmon presented:

**BOA CASE NO. 2025-04 – 515 Harbor Dr. North**

Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 5 feet 4 inches into the required 12 foot side setback, resulting in a total setback of 6 feet 8 inches on the south side for the installation of a new dock and new boat lift for property located at 515 Harbor Dr N Indian Rocks Beach, Florida, and legally described as Lot 2, Twenty Ninth Addition to Re-Revised Map of Indian Beach recorded in Plat Book 55 Page 29 of the Public Records of Pinellas County. Property ID # 06-30-15-42552-000-0020

<b>OWNER</b>	<b>James Steinlage</b>
<b>LOCATION of PROPERTY:</b>	515 Harbor Dr N
<b>ZONING:</b>	S- Single Family

Direction	Existing Use	Zoning Category
North	Residential	S
East	Residential	S
South	Residential	S
West	Intracoastal	N/A

**BACKGROUND:**

The applicant is requesting to encroach 5 feet 4 inches into the required 12-foot side setback, resulting in a total setback of 6 feet 8 inches on the south side for his boat lift. The lot is an inverse curve lot, and the property lines project into the water at an angle, causing the available side setback to be reduced as the lot lines are extended into the water.

**Sec. 2-152. - Variances.**

(a) *Generally; criteria for granting variances from the terms of subpart B.*

(1) The board of adjustments and appeals shall make recommendations on, and the city commission shall decide variance applications will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of subpart B will result in unnecessary and undue hardship. In order to recommend or decide any variance from the terms of subpart B, the board or the city commission shall consider each of the following.

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

*The narrower width and the angled property lines are not applicable to all lots in the same zoning district.*

b. The special conditions and circumstances do not result from the actions of the applicant.

*The applicant did not create any special conditions or circumstances.*

c. Granting the variance will not confer on the applicant any special privilege that is denied by subpart B to other lands, structures or buildings in the same zoning district.

*Granting the variance would confer special privileges to the applicant.*

d. Literal interpretation of the provisions of subpart B would deprive other properties in the same zoning district under the terms of subpart B and would work unnecessary and undue hardship upon the applicant.

*The approval of this variance request would not deprive other owners of use and enjoyment of their properties.*

e. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure or building; and

*This is the minimum variance to allow the owner to build the dock and boat lift.*

f. The granting of the variance will be in harmony with the general intent and purpose of subpart B, and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare.

*Granting the variance will not be in harmony with the general intent and purpose of subpart B.*

**NOTICE:** A public notice was mailed by first-class mail to property owners within 150 feet in any direction of the subject property and posted on the subject property on August 1, 2025 (Sec. 2-149 of the Code of Ordinances.)

**CORRESPONDENCE:** Email was received from 518 Harbor Dr N,,513 Harbor Dr N and 517 Harbor Dr N

---

#### **Board Questions to Staff:**

- Chair Watt inquired about dock length extensions and code requirements for projected property lines.
- Discussion of setback requirements for properties under 50 feet of frontage versus those under 45 feet.
- Clarification that boat positioning is not regulated, only dock and lift structures.

#### **PUBLIC COMMENT**

**Representative for the applicant, Mr. Jake Troyer, Speeler Foundations:** Presented scaled drawings and aerial photographs showing:

- Current dock with boat on the lift encroaches approximately 5 feet 4 inches into the left side setback
- Proposed dock extends further than the existing but rotates the boat lift 90 degrees to pull the boat straight into the property rather than parallel to the seawall.

#### **Board Questions for Mr. Jake Troyer, Speeler Foundations:**

- Chair Watt asked about reducing the dock width from 6'8" to 4 feet and pulling the structure back 4-5 feet, and an angled dock approach.
- Member DeVore inquired about dredging easement possibilities and questioned the need for a 24,000-pound capacity lift for a 33-foot boat.

- Vice-Chair O'Donnell asked about an angled dock approach as an alternative design.
- Mr. Troyer explained that manufacturer's standard dimensions require a 15-foot width for structural integrity and safe boat clearances

**Michael Yoders, 517 Harbor Drive North:** Opposed the variance.

**James Steinlage, Applicant, 515 Harbor Drive North:** Responded to concerns:

- Current dock already encroaches approximately 4 feet into setbacks
- Previous boat (27-foot Regal with 29'8" overall length) extended over the property line as projected into the water
- Proposed 33-foot boat with 36-foot overall length represents a minimal increase
- Current configuration creates navigation challenges; proposed design improves conditions
- Lift positioned the same length as the neighbor's dock at 517 Harbor Drive North
- Angled approaches were considered but created wider structural requirements
- Design provides better access while reducing impact on both neighboring properties

### **Board Discussion**

**Chair Watt** noted the substantial encroachment and suggested exploring alternatives with smaller variances that might be more reasonable. The impact on neighboring properties' views and navigation.

**Member DeVore** emphasized the importance of limiting congestion and maintaining navigation while achieving less intrusive setback impacts. Recognition that future boat sizes cannot be controlled, only structural dimensions.

**Vice Chair O'Donnell** concerned that the significant size of requested variance relative to setback requirement proposal and acknowledged that some solution might be achievable with modifications.

---

### **MOTION AND VOTE**

**Motion:** Member DeVore moved to deny BOA Case 2025-04 (515 Harbor Drive North)

**Second:** Vice Chair O'Donnell

**Vote:**

- Chair Watt – **Deny**
- Vice Chair O'Donnell – **Deny**
- Member DeVore – **Deny**

**Motion carried unanimously (3-0)**

Planning Consultant Harmon advised that the case will proceed to City Commission on September 9, 2025, at 6:00 p.m.

---

**ADJOURNMENT**

**Motion:** Member DeVore moved to adjourn at 6:41 p.m.

**Second:** O'Donnell

**Vote:** Unanimous

**Meeting adjourned at 6:41 p.m.**