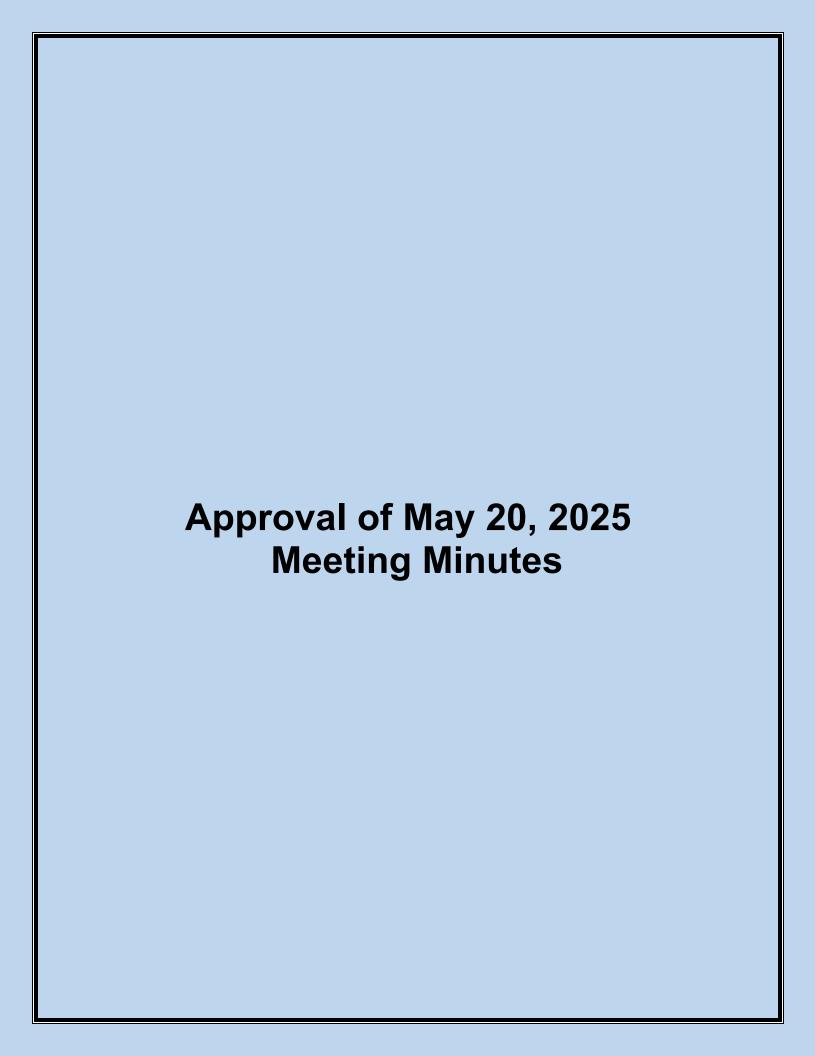
August 19, 2025

CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS AND APPEALS MEETING

AT: 6:00 PM

LOCATION:
Holiday Inn Harbourside
401 2nd Street,
Indian Rocks Beach, FL. 33785
Pelican-Sandpiper Room



MINUTES TUESDAY, MAY 20, 2025 CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS AND APPEALS

The Regular Meeting of the Indian Rocks Beach Board of Adjustments and Appeals was held on **TUESDAY, MAY 20, 2025, at 6:00 p.m.**, at the Holiday Inn Harbourside, Pelican Sandpiper Room, 401 2nd Street, Indian Rocks Beach, Florida 33785.

1. CALL TO ORDER. Chair Watt called the meeting to order at 6:00 p.m.

2. ROLL CALL:

PRESENT: Chair David Watt, Vice-Chair Karen O'Donnell, Board Member Stewart DeVore.

OTHERS PRESENT: City Attorney Nancy Meyer, Planning Consultant Hetty C. Harmon, AICP, and Administrative Assistant Mishelle Hargett.

(To provide continuity for research, items are listed in agenda order, although not necessarily discussed in that order.)

3. APPROVAL OF MINUTES: January 21, 2025.

Motion made by Board Member DeVore, Seconded by Vice-Chair O'Donnell, to approve the January 21, 2025, minutes as submitted.

ROLL CALL VOTE:
AYES: O'Donnell, Devore, Watt
NAYS: None
Unanimous Approval

4. BOA CASE NO: 2025-02- 800 GULF BLVD, INDIAN ROCKS BEACH FLORIDA Owner/Applicant: Andrew Conti

Subject Location: 800 Gulf Boulevard, Indian Rocks Beach, FL. 33785.

Variance Request: Variance request from Sec.110-103(a) of the Code of Ordinances, requesting to encroach into the existing front yard setback for property that is non-conforming to construct an elevated structure primarily following the existing footprint and is located at 800 Gulf Blvd Indian Rocks Beach, Florida, and legally described as a part of Lot 13, block "A", New Haven Beach, according to map or plat thereof as recorded in Plat Book 20, Page 8, public records of Pinellas County, Florida.Parcel # 12-30-14-59832-001-0130

City Attorney Meyer stated that the case the Board will be considering tonight is a quasi-judicial proceeding, not legislative. In a quasi-judicial capacity, the Board is not making the law, but rather applying the law to establish criteria and guidance in the City Code based on the competent, substantial evidence the Board receives this evening.

City Attorney Meyer duly swore in all persons planning to give testimony during the quasijudicial proceedings.

City Attorney Meyer read by title only Agenda Item No. 4, BOA Case No. 2025-02.

Planning Consultant Harmon provided her staff report.

OWNER Andrew J Conti LOCATION of PROPERTY: 800 Gulf Blvd

ZONING: CT- Commercial Tourist

Direction	Existing Use	Zoning Category
North	Residential	CT
East	Residential	СТ
South	Commercial	CT-1
West	Residential	CT

BACKGROUND:

The applicant is proposing a new elevated home at this location due to storm damage from Helene. The existing structure is non-conforming due to the lot size and existing setbacks. The existing house is 616 square feet and proposed is approximately 1250 square feet. The new structure would increase the existing footprint by encroaching further into the front yard setback on the east side. The existing side setbacks are less than 5ft on one side. The increased square footage would accommodate stairs and an elevator.

Sec 110-103 allows for enlargement of a non-conforming structure only if the side setbacks are a minimum of 5ft and all other setbacks are met.

Sec 110-103(a) states the following:

(a)Enlargement or reconstruction. No existing structure or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, except when changed to a conforming use. When an existing nonconforming structure built prior to May 11, 1981, does not meet the minimum required side yard setback, an addition may be constructed on the same line as the exterior wall of the existing residential structure. Additions may extend into the required side yard setback up to the setback line formed by the nonconforming wall. The side yard setback between the extended wall of the residential wall and the property line shall not be

less than five feet as long as lot coverage, height, front yard and rear yard setbacks and other requirements conform to the appropriate part of the schedules in sections 110-153 through 110-155 and a substantial improvement is not accomplished.

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 on 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 existing structure as at grade and does not need stairs or an elevator which takes up more square footage on the lot. An elevator is necessary to due owners' disabilities.

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 the 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 an elevated home with access that is not required at grade.

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 subject property on May 6, 2025 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE: No objections were received.

Applicant Andrew Conti, 800 Gulf Boulevard, Unit #2.

Mr. Conti stated that the intent was to elevate and rebuild his primary residence, which currently has only 616 sq. ft. of living space. Due to disability and a recent knee replacement, he needs an elevator and interior stairs, which would reduce livable space by 25%. The proposed expansion would square off one corner of the structure while maintaining existing front setbacks due to the property's angled lines.

Mr. Conti clarified no first-floor living area is proposed due to flood regulations; parking will be available underneath the elevated home. He noted the project would allow for two parking spaces below and one on the existing pad.

Chair Watt asked for clarification on whether the property was part of a historically larger lot; Mr. Conti confirmed that five homes were originally part of one property, later subdivided.

Mr. Conti emphasized this is his permanent home, not an Airbnb, and that safety and accessibility are his primary motivations. He expressed concern about future flood risk and stated that elevating the structure would ensure long-term habitability.

Chair Watt asked the applicant, Mr. Conti, if he had any letters of endorsement. Mr. Conti responded that he did not bring any but could have no community support. He reiterated that due to health concerns and spatial limitations, he was either going to need a variance or would be losing 25% of his livable space to accommodate an interior staircase and elevator.

He explained that adding these features within the existing footprint was not feasible and placing them externally would cause greater encroachment into setbacks. He emphasized that the requested variance would not extend the structure any further into existing setbacks and would maintain current distances from neighboring properties and 8th Avenue.

Board members raised concerns about fire safety and the proximity of structures. Mr. Conti shared that he had spoken with the Fire Chief and had offered the existing structure for training use before demolition. While fire training will take place, no objections related to fire setbacks have been raised at the time. Mr. Conti stated he would be willing to meet any additional firerating requirements as part of the construction review.

Board Discussion:

Chair Watt and other board members sought clarity, emphasizing that since this is a full teardown and rebuild (not a restoration), the proposal must meet current code requirements unless a variance is granted.

Vice Chair O'Donnell reiterated that the applicant could rebuild in the existing footprint without enlarging, but any expansion must meet current setbacks. The applicant was requesting to extend into the existing non-conforming front and side setbacks. Board members expressed concern about the clarity of the code and agreed this type of case would likely become more common given the number of non-conforming lots in the city.

There was also discussion about hardships. Members acknowledged that while hardship can often be debated, in this case, practical livability, such as accommodating an interior staircase and elevator in a 616-square-foot home, was a valid consideration. Staff noted these design elements would significantly reduce usable living space without expanding the footprint. Some board members pointed out that allowing elevation of the structure could benefit the city in future storm events by reducing emergency response burdens.

Board members expressed concerns about setting a precedent but were reminded that each variance is considered case-by-case. They also discussed the importance of not harming surrounding properties or the city and noted that the proposed expansion remained within a portion of the footprint already partially encroaching, and did not worsen conditions toward neighboring homes or public access.

Chair Watt opened the public hearing, seeing and hearing no one to speak, Chair Watt closed the public hearing.

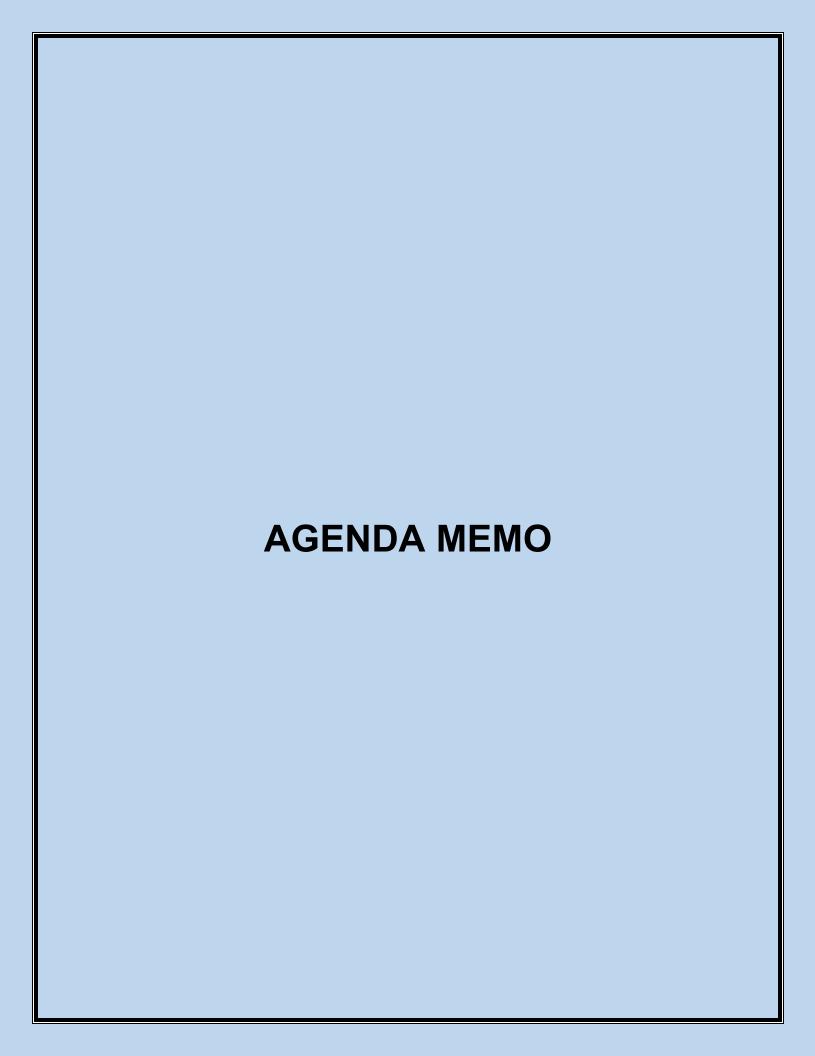
Motion made by Board Member Devore, Seconded by Vice-Chair O'Donnell to APPROVE BOA CASE NO. 2025-02 – 800 Gulf Blvd. Variance request from Sec.110-103(a) of the Code of Ordinances, requesting to encroach into the existing front yard setback for property that is non-conforming to construct an elevated structure primarily following the existing footprint and is located at 800 Gulf Blvd Indian Rocks Beach, Florida, and legally described as a part of Lot 13, block "A", New Haven Beach, according to map or plat thereof as recorded in Plat Book 20, Page 8, public records of Pinellas County, Florida.

ROLL CALL VOTE:
AYES: O'Donnell, Devore, Watt
NAYS: None
<u>Unanimous Approval</u>

5. OTHER BUSINESS.

Ms. Harmon inquired about member availability for a potential June 17th meeting.All members confirmed availability.

6. ADJOURNMENT.		
Unanimous approval by acclamation to adjourn the meeting at 6:36 p.m.		
Date Approved	David Watt	



BOARD OF ADJUSTMENTS AND APPEALS AGENDA MEMORANDUM

MEETING OF:

Board of Adjustment:

City Commission:

August 19, 2025

September 9, 2025

AGENDA ITEM: 4

ORIGINATED BY:

Hetty C. Harmon, AICP, City Planner

AUTHORIZED BY:

Dan Carpenter, Acting City Manager

SUBJECT:

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

N/A

County.

Property ID # 06-30-15-42552-000-0020

OWNER

James Steinlage

LOCATION of PROPERTY:

West

515 Harbor Dr N S- Single Family

Intracoastal

ZONING:

Direction **Existing Use Zoning Category** North Residential S East Residential S Residential S South

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

MOTION:

I move to recommend that the City Commission APPROVE/DENY – 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.

515 Harbor Dr N BOA CASE NO. 2025-04



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

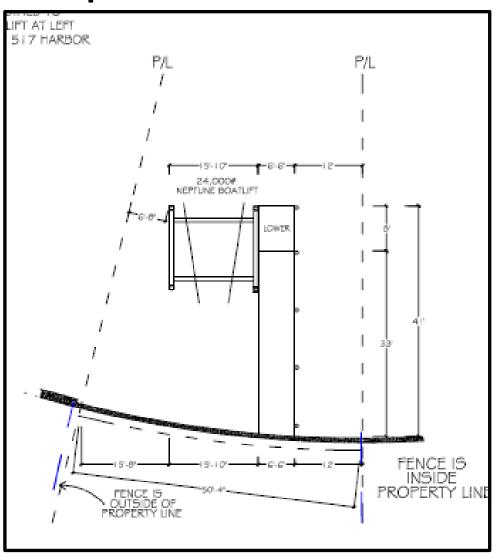
Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 5 feet 4 inches into the required 12 foot side setback, resulting in a total setback of 6 feet 8 inches on the south side for the installation of a new dock and new boat lift for property located at 515 Harbor Dr N Indian Rocks Beach, 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.



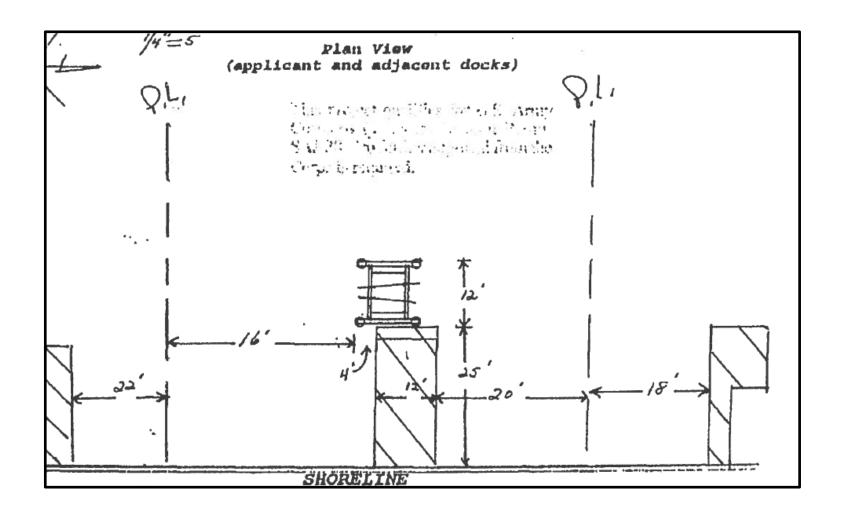
515 Harbor Dr N



Proposed Dock and Lift



Existing Dock and Lift



Hetty Harmon

From: Lorin Kornijtschuk <lorink@irbcity.com>
Sent: Tuesday, August 12, 2025 10:02 AM

To: greg maag

Cc:1taylorharbor@gmail.com; Hetty HarmonSubject:Re: BOA Case 2025-04 - 515 Harbor Dr. N

Follow Up Flag: Follow up Flag Status: Flagged

Good morning, Your email has been received. Thank you.

Kind regards,



Lorin A. Kornijtschuk, City Clerk City of Indian Rocks Beach 1507 Bay Palm Boulevard Indian Rocks Beach, Florida 33785 lorink@irbcity.com

Phone: (727) 595-2517

Website:www.indian-rocks-beach.com

All government correspondence is subject to the public records law.

From: greg maag <2gregmaag@gmail.com>
Sent: Sunday, August 10, 2025 9:58 AM
To: Lorin Kornijtschuk <lorink@irbcity.com>

Cc: 1taylorharbor@gmail.com <1taylorharbor@gmail.com>

Subject: BOA Case 2025-04 - 515 Harbor Dr. N

Lorin A. Lornijtschuk City Clerk Indian rocks Beach

Ms. Lornijtschuk:

We have been informed of this hearing regarding a proposed change or requested variance to the current setback lines that exist at 515 Harbor Dr. North. We live across the street, at 518 Harbor Dr. N, and are told we are within 150 feet of the subject property. Being across the street from this

property, the proposed variance that would allow a dock, or boat and dock, to extend into the existing set backs will not directly affect our view.

However, it would seem that concerns or objections by homeowners more adjacent to 515 Harbor Drive N., and maybe by homeowners across the water from 515 Harbor Drive N., should control the issue or at least be weighed most heavily. Those homeowners will be directly affected by the hearing results. Those homeowners likely purchased their homes, retained their property over the years, made renovations or landscaping changes based on the views that they had out their back windows and doors, views that the setbacks currently in place allowed them to enjoy. It would seem unfair to them if changes were now made after they had relied on those long standing setbacks. Also, the value of their property might be lessened if their views were narrowed or otherwise altered.

We also have concerns that a decision to allow this variance would weigh in favor of, and perhaps mandate, allowing all such variances requested in the future and thereby erode the current standards that seem very reasonable and beneficial to the community good. We would not want to see variance requests like these become routinely granted, a situation that we feel would be detrimental to the neighborhood.

In this situation, where we are not aware that denying the variance request leads to undue hardship or injury to the requester, we are in favor of maintaining the setbacks that are now in place and we therefore oppose the requested variance.

Please reply so we know this email was received. Thanks.

Taylor Harbor LLC

By: Greg Maag, Member Donna Maag,Member From: Lorin Kornijtschuk
To: "Jane DeGroff"

Cc: Hetty Harmon; Lorin Kornijtschuk

 Subject:
 RE: BOA CASE NO. 2025-04 - 515 Harbor Dr. North

 Date:
 Wednesday, August 13, 2025 3:46:15 PM

Attachments: <u>image001.png</u>

Good afternoon,

Your message has been received.

Kind regards,



Lorin A. Kornijtschuk, City Clerk City of Indian Rocks Beach 1507 Bay Palm Boulevard Indian Rocks Beach, Florida 33785

lorink@irbcity.com Phone: (727) 595-2517

Website:www.indian-rocks-beach.com

All government correspondence is subject to the public records law.

From: Jane DeGroff < jjdirb@gmail.com> **Sent:** Wednesday, August 13, 2025 3:35 PM **To:** Lorin Kornijtschuk < lorink@irbcity.com>

Subject: Fwd: BOA CASE NO. 2025-04 - 515 Harbor Dr. North

----- Forwarded message -----

From: Jane DeGroff < jjdirb@gmail.com >

Date: Wed, Aug 6, 2025 at 4:05 PM

Subject: BOA CASE NO. 2025-04 - 515 Harbor Dr. North

To: LKORNIJTSCHUK@IRBCITY.COM < LKORNIJTSCHUK@irbcity.com >

***** PLEASE Confirm receipt of this email *****

The city of Indian Rocks Beach established its set back laws for good reasons. Granting variances sets precedents which destroy the beauty of our community, thus reducing the market value of our properties. It is apparent that the proposed project at

515 Harbor Drive North is simply too big for the property. Therefore we oppose the variance requested.

Jim and Jane DeGroff 513 Harbor Drive North From: Lorin Kornijtschuk
To: "Michael Yoders"

Cc: <u>hharmon@civilsurv.com</u>; <u>Lorin Kornijtschuk</u>

Subject: RE: OPPOSE - BOA Case NO. 2025-03 - 515 Harbor Dr. North

Date: Wednesday, August 13, 2025 4:00:32 PM

Attachments: <u>image001.png</u>

Your message has been received. Thank you.

Kind regards,



Lorin A. Kornijtschuk, City Clerk City of Indian Rocks Beach 1507 Bay Palm Boulevard Indian Rocks Beach, Florida 33785

lorink@irbcity.com Phone: (727) 595-2517

Website:www.indian-rocks-beach.com

All government correspondence is subject to the public records law.

From: Michael Yoders <rzrby@yahoo.com> **Sent:** Wednesday, August 13, 2025 3:50 PM **To:** Lorin Kornijtschuk <lorink@irbcity.com>

Subject: OPPOSE - BOA Case NO. 2025-03 - 515 Harbor Dr. North

Hello,

Please reply to confirm that you have received this email, thank you.

I **oppose** this request for a variance (BOA Case No. 2025-04) for a new dock and boatlift at 515 Harbor Dr North.

The property at 515 Harbor Dr. North has sufficient water frontage to build a compliant dock/boatlift at the full 12' setback, and can still enjoy reasonable use of their property and water access without a variance. The lot shape does not prevent a dock/boatlift. Historical imagery (attached) shows that the property at 515 Harbor Dr. North has had a dock and boatlift at least as far back as 1995.

Granting this variance would reward non-compliance rather than address a true barrier or hardship for enjoying this property. The properties previous owners used it with no hardship, loss of riparian rights or negatively impacting property values for any of the neighbors for decades, all within the established setback rules. The lot at 515 Harbor Dr North *does* allow for a 12' setback with a different dock/boatlift design

than the variance applicant is asking for, this is just a personal preference for a larger or differently placed dock/lift, not a necessity.

Zoning variances are not entitlement, they are exceptions granted under strict conditions, such as proving unnecessary hardship, NOT a self-created issue. Stating in the request for variance that this is the minimum that will make reasonable use of their property possible, flies in the face of the fact that they have an existing dock/lift and have been provided additional options/suggestions from various sources on how to adjust their proposed dock/lift and still be within the set back yet they have chosen to proceed with another variance request still violating the 12' set back (the first variance request was withdrawn due to opposition from neighbors). Reducing the setback by over half (from 12' to 6'8") is excessive when a redesign, or using the existing dock/lift design would work within the 12' rule. This request for a variance is prioritizing personal convenience and wants over compliance with the law.

The variance applicant stating that a 'literal interpretation of the code' would prevent them from making full use of their waterfront property is confounding and bizarre. Are we to take it then that enforcement codes are just suggestions and are free to be interpreted however one needs to interpret them for each individuals' own case? Should other water front home owners with converging property lines feel free to use this as a precedence to ignore 12' set back rules themselves? This code was created to minimize impact on water use rights, congestion and neighbors' property values, not as a suggestion to be frittered away by an individual wanting a different dock/lift configuration in place of an already existing compliant dock/lift design.

Taking the verbiage from the variance applicant's submission to the City of Indian Rocks Beach, with a listed hardship of; "a lot width of only 50'-4" with converging property lines, it is difficult to have a dock and boat lift that are contained within the normal side setbacks" and "the lot size and angled property lines are creating the special conditions. Changing the orientation of the boatlift, especially, will make it much easier and safer for ingress/egress to the lift, but for accessing the boat from the dock" (sic). Both these statements are not factually true, nor are they hardships, rather they are personal opinion and personal preference. The lot size and shape has not changed as it was the same dimensions when it was purchased by the current owners in February 2021. The property has an existing boat lift and dock that are within the zoning setback rules. Conforming to the zoning rules that are meant for everyone is not impossible at 515 Harbor Dr. North.

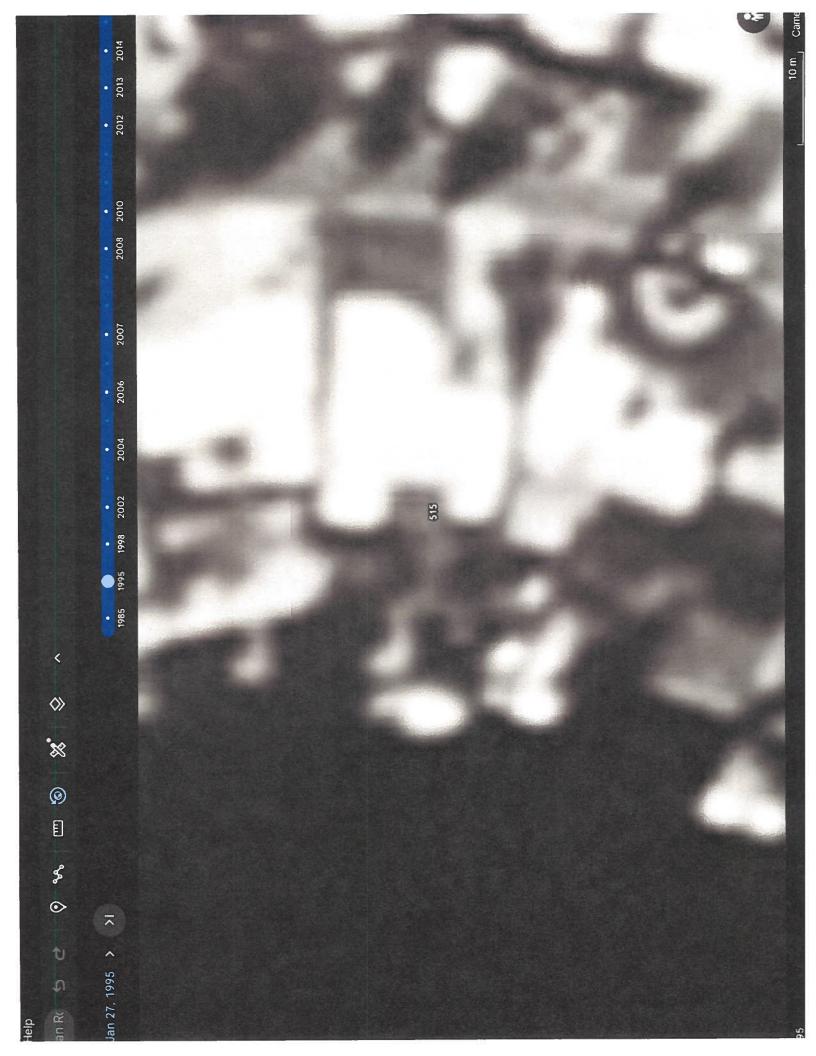
Historic imagery (attached) from October 17, 2021 through September 30, 2022 shows a boat was docked at 515 Harbor Dr North at the current dock/boatlift while the property was owned by the variance requestor. Additionally from Dec 1998 through Mar 2013 a 29'-30' boat was docked at this address with the same dock/lift configuration as currently exists there. Both instances showing that this property can and has indeed enjoyed access and full use without a variance due to a claimed hardship that does not exist.

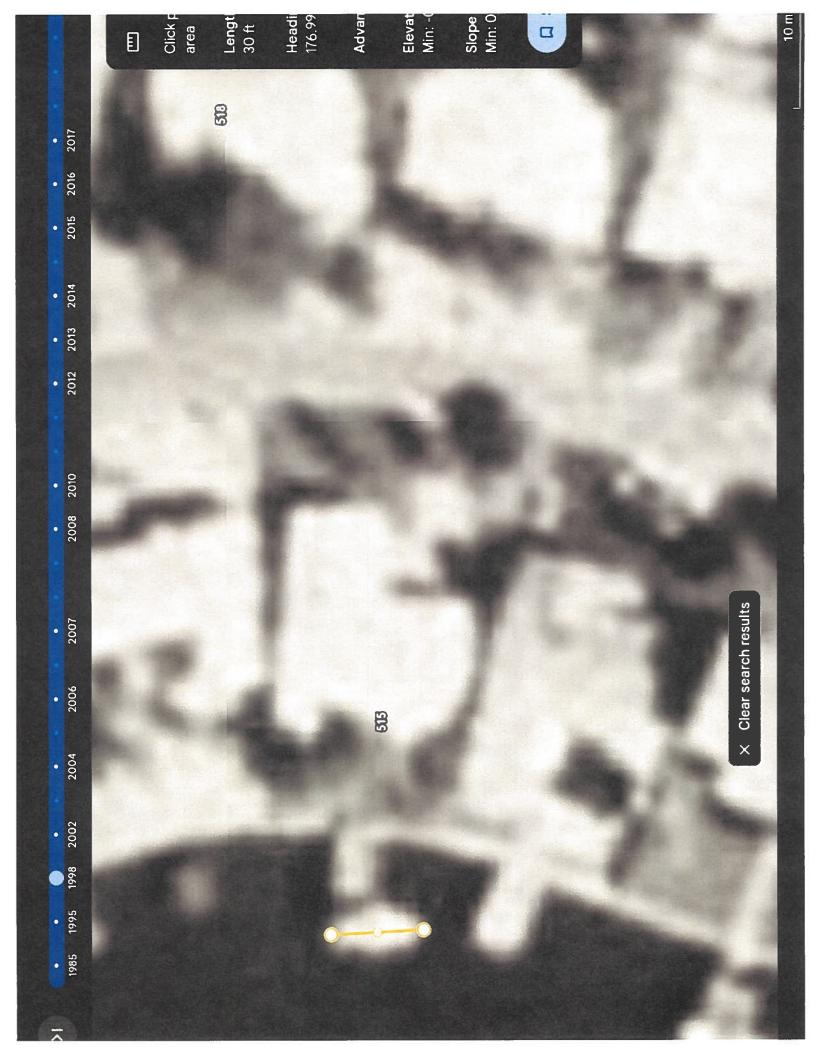
Michael Yoders

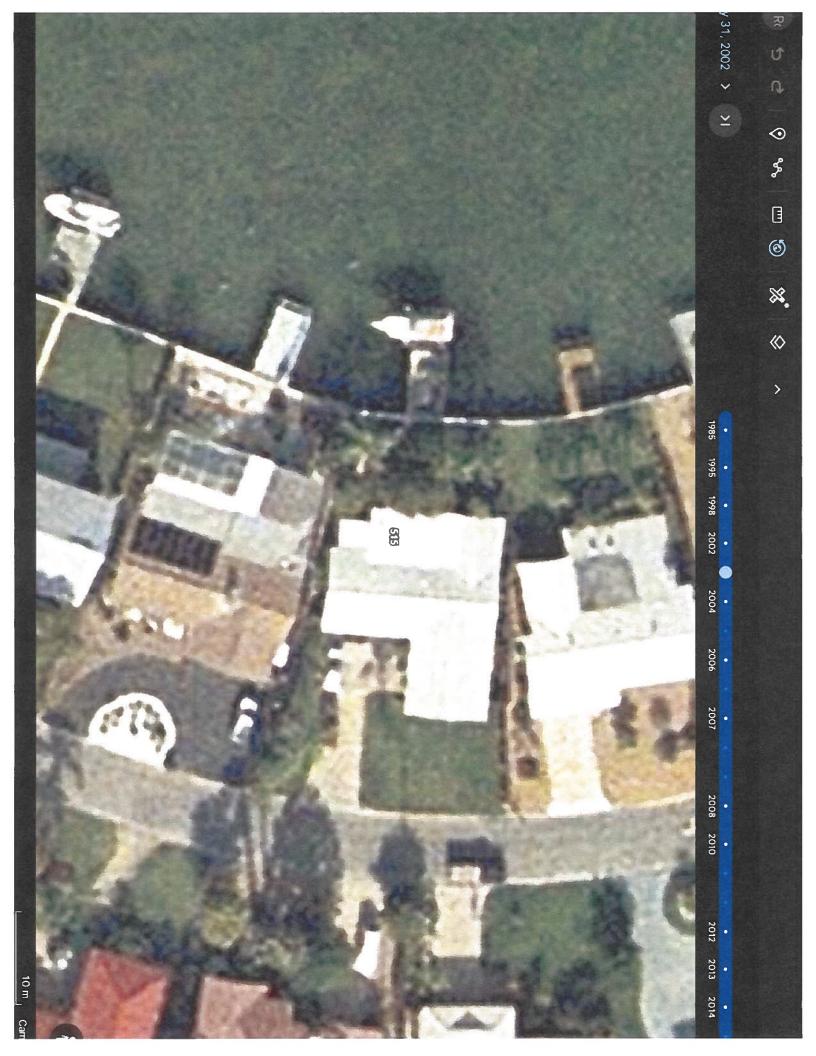
517 Harbor Dr N.

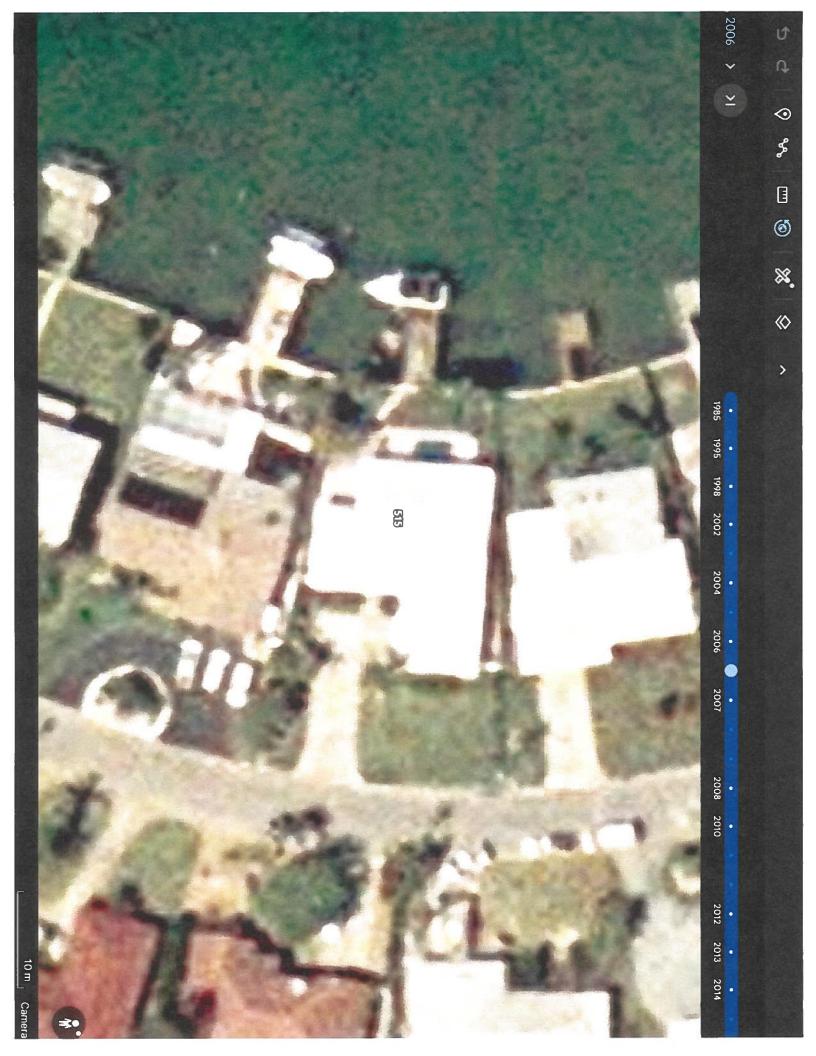
Indian Rocks Beach, FL

33785

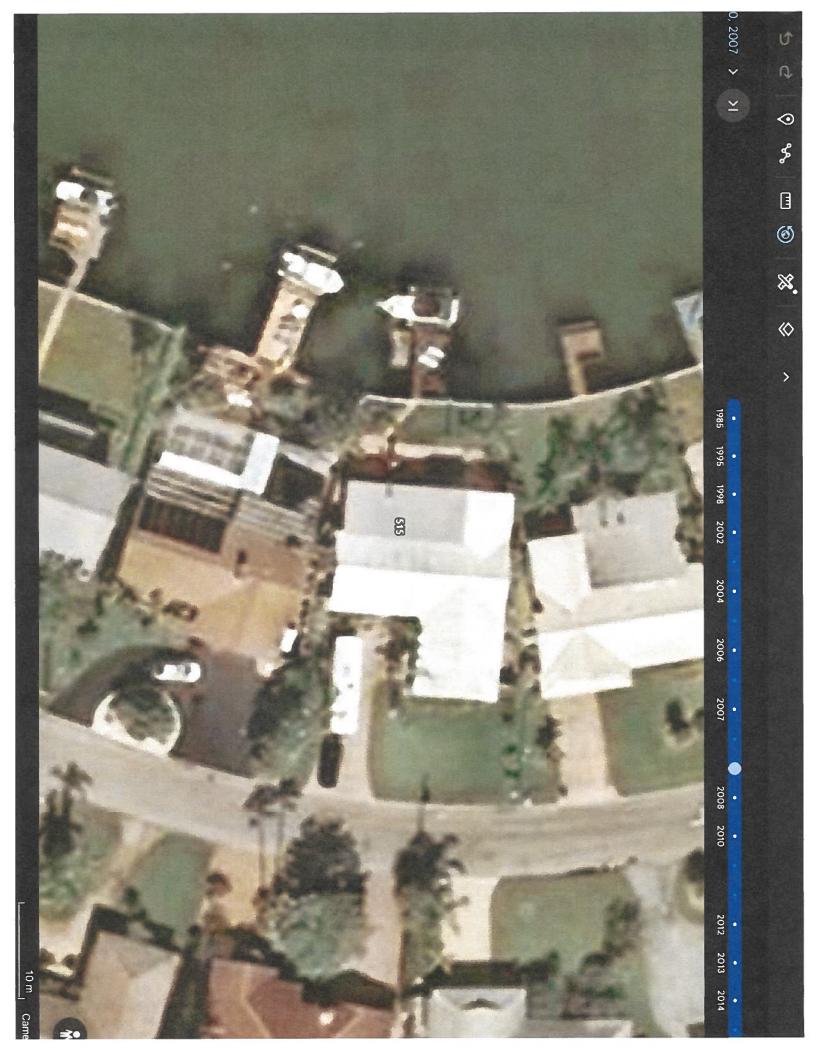


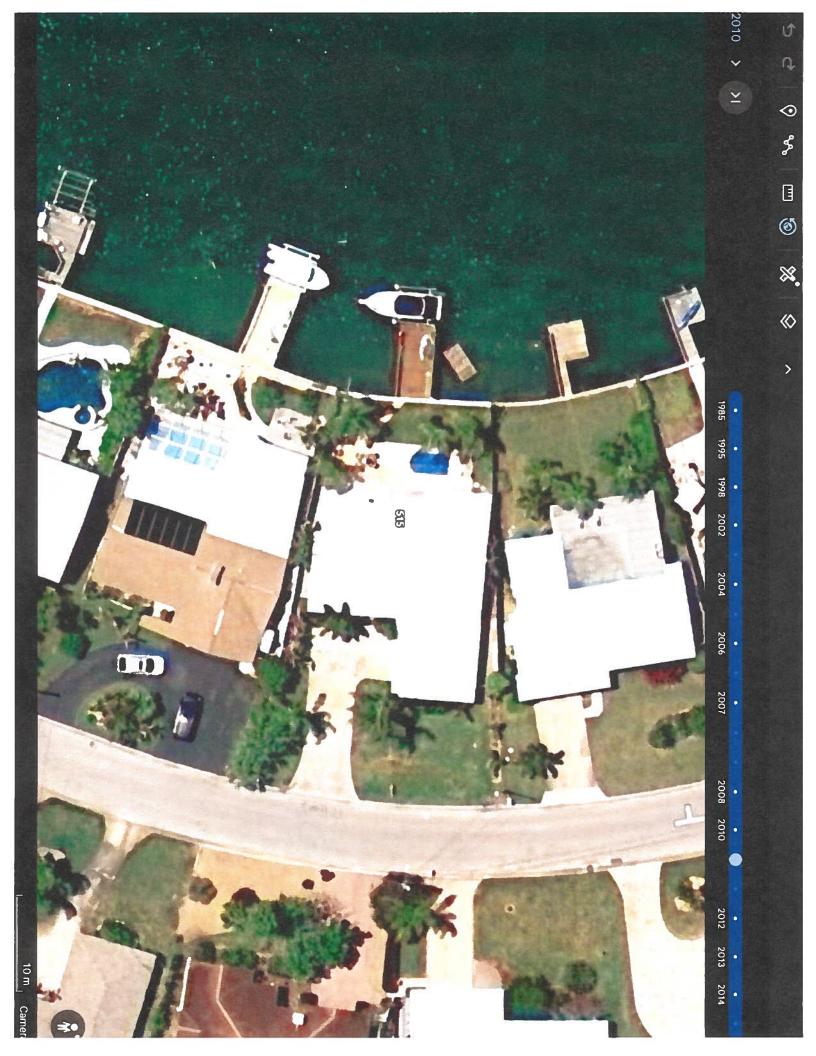


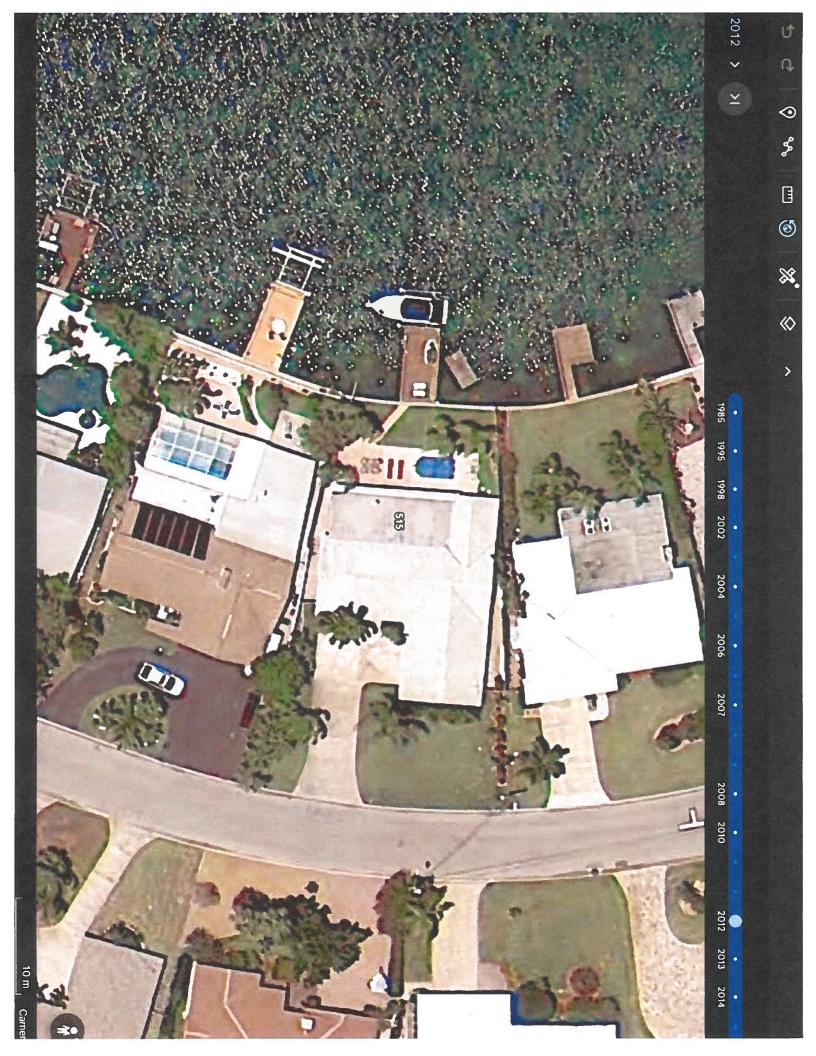


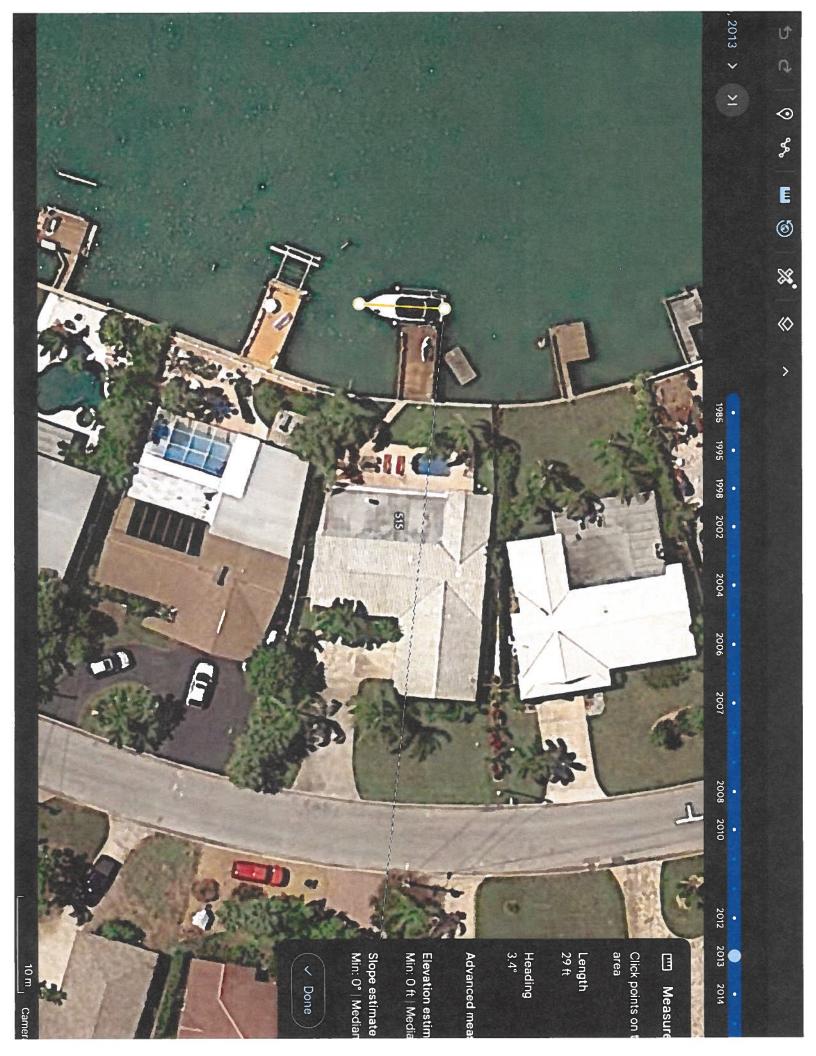


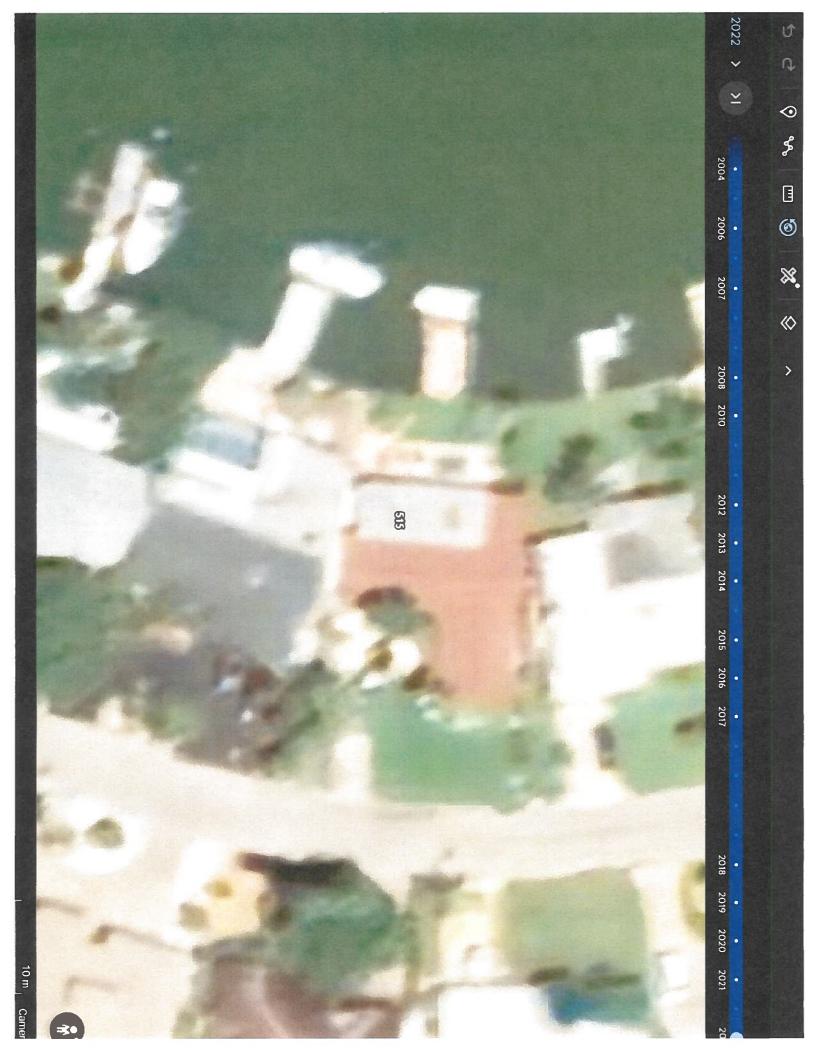


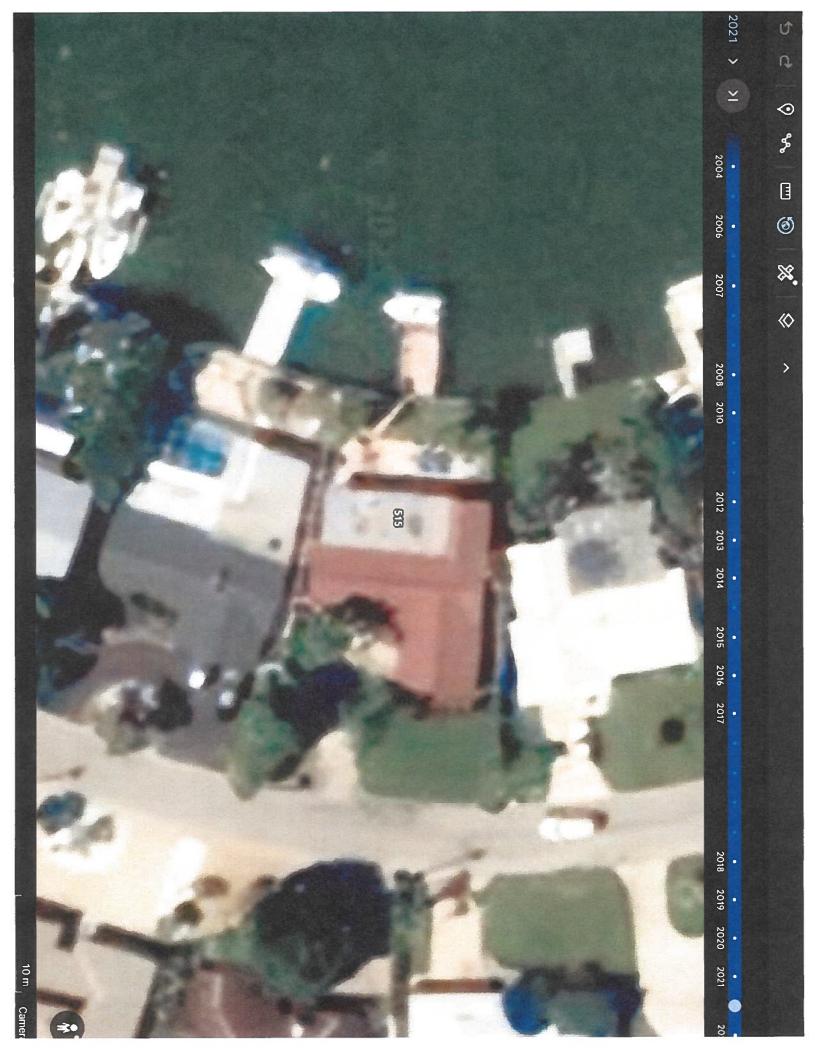


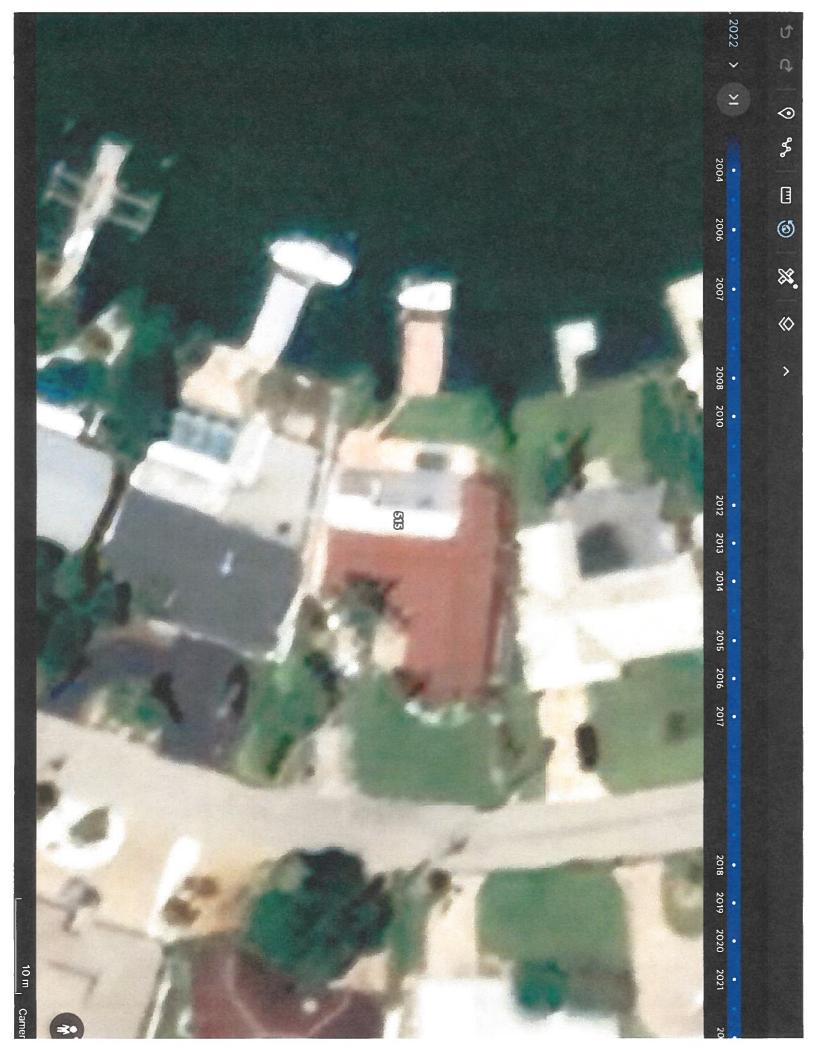


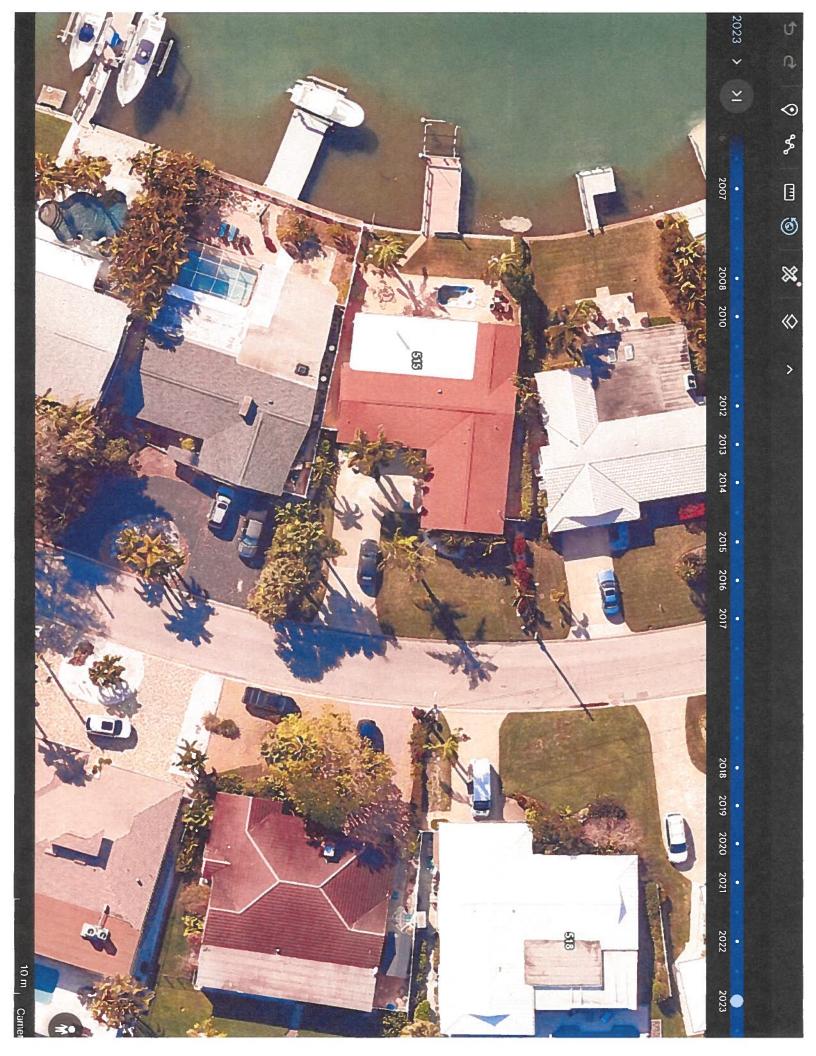


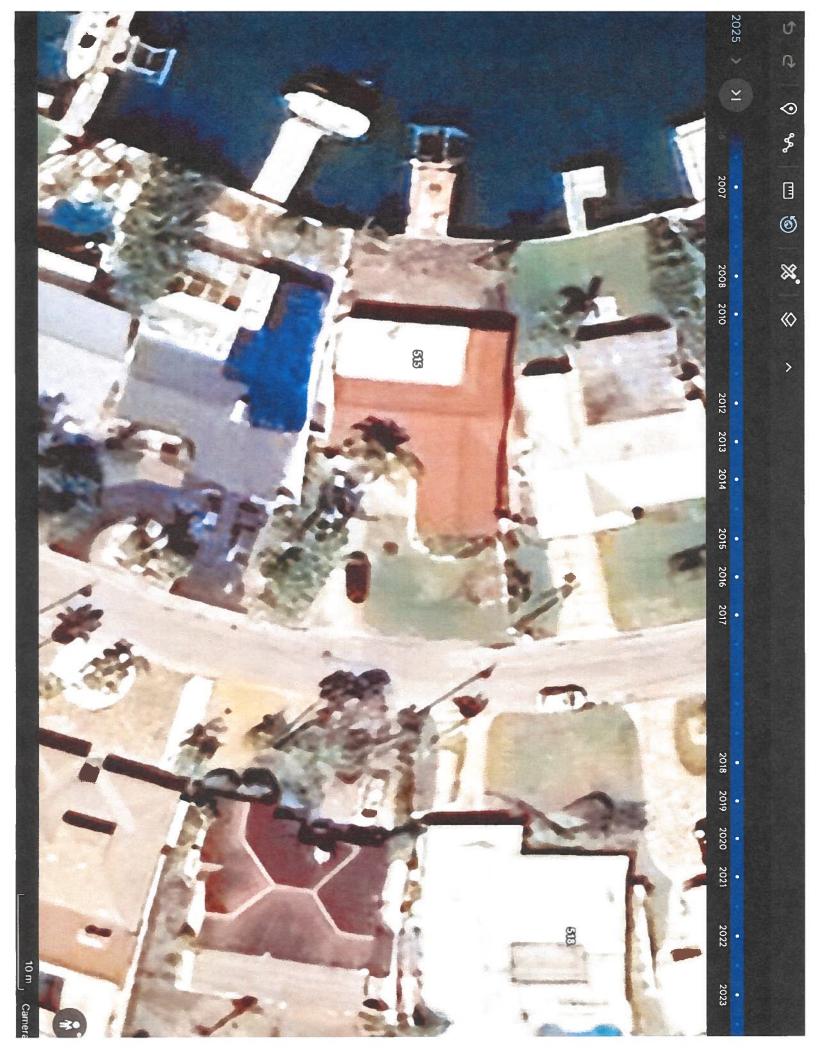


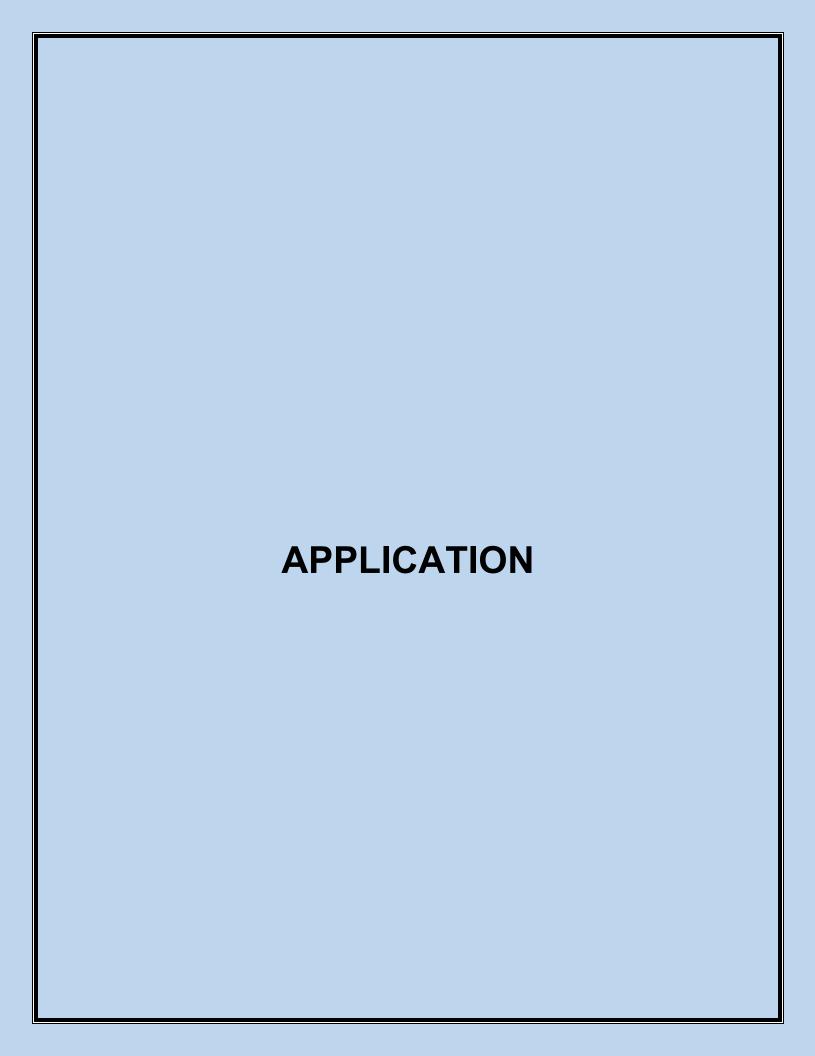












APPLICATION FOR VARIANCE



PLANNING AND ZONING DEPARTMENT

CITY OF INDIAN ROCKS BEACH

www.indian-rocks-beach.com

There is a link to the Indian Rocks Beach Code of Ordinances at the website noted above.

(This form was revised MARCH 2022 and replaces and supersedes all previous application forms)

What is a variance?

A variance is a modification from the literal interpretation of one or more provisions of the land development regulations set forth in Subpart B of the Indian Rocks Beach Code of Ordinances. A variance allows deviation to a specific regulation when a property is uniquely burdened by the application of a law to the extent that the application prevents reasonable use of the property. The applicant must present evidence that substantiates an undue and unnecessary hardship, whereby it is concluded that the hardship present is not a personal, self-created result of an intentional or negligent violation of the code either due to unfamiliarity with the code, personal preference and/or inconvenience.

What materials must be included to complete an application?

Application for variance
Agent of record
Certification
Survey
Plans, other drawings or supplementary information

Is there a fee to submit an application?

Yes. The particular fee required is based on the request, as set forth in the Indian Rocks Beach Code of Ordinances, Sections 15-20 through 15-24, Schedule of fees. This is **NOT** an all-inclusive schedule of fees.

Sec. 15-20. - Public hearing fees. The following fees shall be paid in addition to any other fees in this chapter where an application is filed requiring action. The appropriate fees, costs, and other charges specified shall be submitted with, and paid at the time of, initial application submission or other initial document submission except otherwise specified in this Code.

- (1) Variance applications to board of adjustments and appeals: Public hearing fees for variance or special exception/conditional use applications to be heard by the board of adjustments and appeals shall be as follow:
- a. Special exceptions\$400.00
- b. Variances:

1. Existing, nonconforming conditions	\$250.00
2. New projects or existing, conforming conditions	\$400.00
3. Accessory uses	\$200.00
4. Flood variances	\$100.00
5. Other variances	\$400.00

c. The applicant shall pay the advertising and notification costs of the public hearing prior to a permit being issued, or within 30 days after final action.

NOTE: Advertising includes the cost of running ads in the newspaper. Notification costs include the cost of postage for each letter mailed to surrounding property owners within 150 feet of the subject property for both the Board of Adjustment and Appeals hearing and the hearing before the City Commission.

In signing this application, the applicant is responsible for these fees regardless of whether the application is approved or disapproved by the City Commission.

What is the application process?

Each application is assigned a BOA Case number and is scheduled for two public hearings. The schedule is determined by the date the application is received by the department. Hearing one is before the Board of Adjustment and Appeals. The board will make a recommendation to either approve or deny the request. The recommendation will be forwarded to the City Commission, who will render a final decision during hearing two.

Where can further information be found and what else do I need to know?

The required application forms are provided on the following pages. Additional copies are available from City Hall or from http://www.indian-rocks-beach.com/ - permits/pdfs

GRAPHICS: Graphics such as surveys, site plans, drawings, photographs, etc., should be submitted by email to: doreilly@irbcity.com. in either PDF or JPEG format.

All information submitted with the application or provided at a public hearing will be kept by the City of Indian Rocks Beach as part of the record of the application and hearing.

If the information submitted with the application is incomplete or insufficient, the Planning and Zoning Consultant may postpone having the application heard by the Board of Adjustments and Appeals and the City Commission until the application is deemed sufficiently complete for public presentation.

Most applications for variances will not pass the variance review criteria. A variance hearing is a quasi-judicial proceeding. Please be prepared to argue your case. A good presentation can greatly assist an applicant.

APPLICATION FOR VARIANCE

CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING Enquiries City Hall: 727.595.2517 or Hetty Harmon: 863.646.4771 x211 Email: hharmon@irbcity.com Address: 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785

For C	ffice Use Only Applicatio	n No.	Date Received
APPLICAN	Г	AGENT/REPI	RESENTATIVE
Name:	James Steinlage	Name:	
Address:	515 Harbor Dr. N.	Company:	Speeler Foundations, Inc.
City:	Indian Rocks Beach, FL.	Address:	6111 142nd Ave. N.
Zip Code:	33785	City:	Cleawater, FL.
Tel:	727-420-9952	Zip Code:	33760
Fax:		Tel:	727-535-5735
Mobile:		Fax:	
Email:	jamessteinlage@gmail.com	Mobile:	
		Email:	heather@speeler.com
SITE DETA	ILS		
Address:	515 Harbor Dr. N.	Parcel ID:	06/30/15/42552/000/0020
City:	Indian Rocks Beach, FL.	Zip Code:	33785
egal Description:	INDIAN BEACH RE-REVISED	29TH ADD LOT 2	
Zoning:	Single Family	Future Land Use:	
Size.	60 X 120		

SITE DETAILS CONTINUED					
Does applicant own any property	contiguous to the subject property?	Yes	✓ No		
If yes, provide address and legal description:					
Have previous applications been	filed for this property?	X Yes	No		
If yes, describe:	Variance request submitted previously and des gn changed based on neighbor feedback.	si			
Has a certificate of occupancy or	completion been refused?	Yes	☑ No		
If yes, describe:					
Does any other person have own	ership or interest in the property?	Yes	✓ No		
If yes, is ownership or interest contigent or absolute:					
Is there an existing contract for s	ale on the property?	Yes	☑ No		
If yes, list all parties on the contract:					
Is contract conditional or absolute	e? 🔲 G	onditional	Absolute		
Are there options to purchase?		Yes	☑ No		
VARIANCE REQUEST					
Regulation	Required Propos	_	<u>otal</u> uested		
Gulf-front setback (feet):					
Bay-front setback (feet):					
Alley setback (feet):					

VARIANCE RE	EQUEST CONTI	NUED				Tatal	
Regulation			Required	Pı	<u>roposed</u>	<u>Total</u> <u>Request</u>	ed
Rear-no alley s	etback (feet):						
Rear-north/sou	th street (feet):						
Street-front set	tback (feet):						
Side-one/both	setback (feet):						
Minimum greer	n space (%):						
Habitable storie	es (#):						
Minimum lot siz	ze (sq. ft.):						
Building height	(feet):						
Off-street parki	ing (spaces):						
ISR (%):							
FAR (%):							
Dock length (fe	eet):						
Dock width (fee	et):						
Signage (#):							
Accessory struc	cture (sq. ft.):						
Accessory struc	cture height (feet):					
Lot size (sq. ft.):						
Other:	Ve are requesting a do	ck setback va	riance of 5'-4" on the	left side.			
What is the pro of the property		Single fa family us	amily home is o	n the u	pland. Do	ck is for single	e

HARDSHIP

A variance is granted on the basis of evidence being presented that justifies an undue and unnecessary hardship upon the applicant; a hardship that prevents reasonable use of the property. The following criteria, set forth in Code Section 2-152, Variances, will be used to evaluate the request for variance in order to determine if a hardship is present and if the variance will impact the overall public welfare.

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:

With a lot width of only 50'-4", with converging property lines, it is difficult to have a dock and boatlift that are contained within the normal side setbacks.

Special conditions and circumstances do not result from the actions of the applicant:

The lot size and angled property lines are creating the special conditions.

Changing the orientation of the boatlift, especially, will make it much easier and safer for ingress/egress to the lift, but for accessing the boat from the dock.

Granting this variance will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district:

Granting this variance will not confer any special privilege. Any homeowner in the City can apply for a variance to the required side setbacks.

The literal interpretation of the provisions of Subpart B, Code Sections 78 through 110, 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:

Literal interpretation of the code would prevent us from making full use of our waterfront property.

HARDSHIP CONTINUED...

The variance granted is the minimum that will make possible the reasonable use of the land, structure or building:

The requested variance is the minimum that will make the reasonable use of our land possible. This variance will allow us to enjoy our waterfront and safely store our boat.

Overall length is to match left neighbor property. Moved to one side to not be a setback variance on the right side.

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:

If approved, the variance will be in harmony with the general intent and purpose of Subpart B and will not be injurious to the area involved. There will be no navigational issues created by granting the variance or negative impacts to the neighborhood.

I (we) believe the Board of Adjustment and Appeals and the City Commission should grant this application because:

We would like to be able to safely moor and access our boat and enjoy our waterfront property with a dock. Granting this variance would allow us to do that.

CERTIFICATION

Date: 5/19/2025

I hereby certify that I have read and understand the contents of this application, and that this application together with supplemental data and information, is a true representation of the facts related to the request; that this application is filed with my approval, as owner, evidenced by my signature appearing below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request. Further, if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and regulations pertaining to the use of the property.

I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

Before me this date personally appeared:
Name: James Steinlage
Signature: X James Steinlass Personally known/Form of Identification Drivers Lacense
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.
Sworn to and subscribed before me this: Day: 19th Month: May 20 25
Notary Public State of Florida at Large: X
Notary Public Commission Expiration: $\frac{X}{2} = \frac{7}{2} = \frac{5}{2}$
State of Florida County: Pinellas JAMES MITCHELL MEYER Notary Public - State of Florida Commission # HH 152131 My Comm. Expires Jul 12, 2025 Bonded through National Notary Assn.

APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.

CERTIFICATION

Date: 5/19/2025

I hereby certify that I have read and understand the contents of this application, and that this application together with supplemental data and information, is a true representation of the facts related to the request; that this application is filed with my approval, as owner, evidenced by my signature appearing below.

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I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

Before me this date personally appeared:
Name: James Steinlage
Signature: X James Steinlass
Personally known/Form of Identification Drivers Lacense
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.
. L
Sworn to and subscribed before me this: Day: 19th Month: May 20 25
\sim
Notary Public State of Florida at Large: X
Notary Public Commission Expiration: X 7/12/25
Notary Public Contrassion Expiration.
State of Florida County: Pinellas Notary Public - State of Florida
Commission # HH 152131 My Comm. Expires Jul 12, 2025 Bonded through National Notary Assn.
Bollided till odgi i rotto di rotto y

APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.



CITY OF INDIAN ROCKS BEACH 1507 BAY PALM BLVD. INDIAN ROCKS BEACH, FL. 33785 (727)595-2517 Email to Mike Kelley at mkelley@irbcity.com

PRIVATE DOCK PERMIT APPLICATION

		□ APPROVED □ DENIED City of Inc.	dian Rocks Beach Official	Date
		Permit required from Pinellas County If yes, deliver approved City of Indian Rocks 315 Court Street Clearwater, FL 33756. (727)	Beach Dock Permit to Pinell 7) 464-3385	as Water & Navigation
I.		PROPERTY OWNER INFORMATION	:	
Α.		Applicant's Name: James Steinlage		
B.		Mailing Address: 515 Harbor Drive N City: Indian Rocks Beach	State: FL	Zip: 33785
C.		Telephone No: 727-420-9952	E-mail Addı	ress: jamessteinlage@gmail.com
II.		AGENT INFORMATION:		
Α.		Name: Speeler foundation, Inc		
В.		Address: 6111 142nd Ave. N.		
		City: Clearwater	State: FL	Zip: <u>33760</u>
C.		Telephone No: 727-535-5735	E-mail Addı	ress: mitchell@speeler.com
III.		SITE INFORMATION:		
	A.	Construction Site Address: 515 Ha	rbor Drive N	
		City: Indian Rocks Beach	State: FL	Zip: <u>33785</u>
		B. Parcel ID Number: 06 /30	<u>/</u> 15	/ 000 / 0020
IV.		PROJECT DESCRIPTION:		
	A.	Nature and Size of Project: Wreck and remove existing dock and boa	tlift. Set piling and construct	a new 41' dock as follows: a
		6'-6" x 33' main dock with a 6'-6" x 8' lowe	er landing on the front of the r	main dock. Supply and install
		a new 24,000# boatlift.	Square	e Feet: 265'
				· ··



V. CONTRACTOR INFORMATION:	
	, а
certified contractor, state that the dock has not been	
compliance with all requirements and standards set	
Code, and in accordance with the attached drawings w	
information required to be furnished. In the event that t	
the permit or the information furnished is not correct, I correct the deficiency.	agree to entrer remove the door of
^	0.0052.9.0.6094
Signed:	Cert No.: C-8853 & C-6981
Company Name: Speeler foundation, Inc	Telephone No: <u>727-535-5735</u>
City: Clearwater	State: FL Zip: 33760
E-mail Address: mitchell@speeler.com	

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan—attached hereto and made a part hereof, and agree to abide by the criteria of the City of Indian Rocks Beach Code for such—construction. I further state that said construction will be maintained in a safe condition at all times, should—this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not the City of Indian Rocks Beach, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

8/4/2025

Date

Legal Owner's Signature



DISCLOSURE FORM

In order to alleviate any potential conflict of interest with City of Indian Rocks Beach staff, it is required that the City be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the City (attach additional sheets if necessary).

A.	PROPERTY OWNERS:	
	Name: James Steinlage	Name:
	Address: 515 HARBOR DR N	Address:
	Indian Rocks Beach, FL 33785	
	Name:	Name:
	Address:	Address:
В.	REPRESENTATIVES:	
	Name:	Name:
	Address:	Address:
C.	OTHER PERSONS HAVING OWNERSHIP IN Interest is: contingent absolute a Name:	
	Specific interest held:	
D.	OWNER'S SIGNATURE:	
	I hereby certify that the information stated abo	ve is complete, accurate, and true to the best
	of my knowledge.	50/11/200
	x James Steirlage	Date <u> </u>
	8	



PRIVATE DOCK

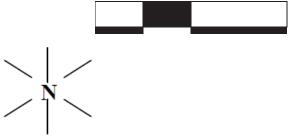
MHW MLW BOTTOM

Profile View

TOTAL SQUARE FEET 265'
NEW SQUARE FEET 262'

WATER WAY WIDTH <u>+400'</u> WATERFRONT WIDTH <u>50'-4"</u>

ENG. SCALE: 1" = 20'



Plan View - (applicant and adjacent docks)

SEE COUNTY APPLICATION

If applying in person, direct all correspondence to:

I. PROPERTY OWNER INFORMATION:

Clerk, Water and Navigation, 5th Floor 315 Court Street Clearwater, FL 33756



PRIVATE DOCK PERMIT APPLICATION PINELLAS COUNTY WATER AND NAVIGATION

A. Applicant's Name: James Steinlage	
A. Applicant s Name.	
B. Mailing Address: 515 Harbor Drive N	
City: Indian Rocks Beach	State: FL Zip: 33785
C. Telephone No.: 727-420-9952	E-mail Address: jamessteinlage@gmail.com
II. CONTRACTOR INFORMATION (Pro): A. Name: Speeler Foundations, Inc.	
B. Address: 6111 142nd Ave. N.	
City: Clearwater	State: FL. Zip: 33760
	E-mail Address: mitchell@speeler.com
III. AGENT INFORMATION (if different from C	
A. Name: N/A	
A. Name: N/A B. Address:	
A. Name: N/A B. Address: City:	State:Zip:
A. Name: N/A B. Address: City:	State:Zip:
A. Name: N/A B. Address: City: C. Telephone No.: IV. SITE INFORMATION:	State:Zip:
A. Name: N/A B. Address: City: C. Telephone No.:	State:Zip:
A. Name: N/A B. Address: City: C. Telephone No.: IV. SITE INFORMATION: A. Construction Site Address:515 Harbor Dri	State:Zip:
A. Name: N/A B. Address:	State:Zip:
A. Name: N/A B. Address:	State:Zip:

F.	Date applicant assumed	property ownership: January 2021				
G.		month/year nces, etc.)				
Н.						
V. P	ROJECT DEVIATION	INFORMATION (FOR UNINCORPORATED ONLY):				
A.	A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes No					
	Amount of deviation:	Length:				
		Width:				
		Setbacks: Left: Right:				
	Other:					

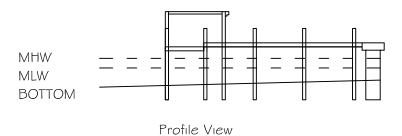
❖ Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.

VI. CONTRACTOR INFORMATION:

Douglas R. Speeler, Jr.	Specialty Marine	contractor.
whose contractor license # C-8853	expires on September 3	0, 2025
swear that the above described project (the "Project") has ignature below. If a permit for this Project (the "Perm construct the Project in full compliance with the Pinellas or plans attached hereto. I swear that the information proved and that no material information regarding the Project is not constructed in full accordance with the Perm correct. I agree to either remove the Project or correct the described in the project of the project of the project of the described in the project of the project o	nit") is granted by the County, I agr County Code and in full accordance vided in this application represents the project has been omitted. In the even it or the information provided in this	ee to design and vith the drawings full scope of the nt that either the
Signed:	Date: 85	2025
 You must have USL&H insurance in order to co licensed with the PCCLB. 	nstruct a dock in Pinellas County; a	s well as be
TIL PROPERTY OWNER'S SIGNATURE:		
I hereby apply for a permit to perform the above described be granted by the County. I agree to design and construct to Code and in full accordance with the plans or drawings atta a sure condition throughout the Project's existence.	the Project in full compliance with the	e Pinellas County
I hereby authorize the above stated contractor – and ager pertaining to the application. I understand that I, not information provided as part of this application. I furthe necessary permits and approvals required for the Project a lie within a municipality. I recognize that approval from required.	the County am responsible for the er understand that it is my responsibi t the Federal, State, and local levels;	accuracy of the lity to obtain any should the Project
I swear that I own the upland property described in this pending, I expressly authorize the County and its agents to review and act on this application. Should a permit for authorize the County and its agents to access the Property and ensure compliance with the terms of the permit; this inspection.	access the Property at any time as ma or the Project be granted by the Co at any time as may be necessary to m	ly be necessary to unty, 1 expressly onitor the Project
Signed: X James Steinley	Date: X P	4/2025
Print Name: X Junes Steinlage		,

GOING THROUGH HEARING PROCESS WITH CITY OF IRB FOR APPROVAL

LETTER OF NO OBJECTION Left Lot Owner's Name N/A Zip _____ Mailing Address I certify that I am the owner of which adjoins the property owned by the applicant who proposes to construct a structure at the following address: I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s). OWNER'S SIGNATURE: Date **NOTARY:** STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of , 20 by personally known OR produced identification Type of Identification Produced Witness my hand and official seal this day of , 20_____ Notary Public My commission expires: Right Lot Owner's Name N/A Mailing Address Zip I certify that I am the owner of which adjoins the property owned by the applicant who proposes to construct a structure at the following address: I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s). OWNER'S SIGNATURE: Date **NOTARY:** STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of , 20 by OR Produced Identification Personally Known Type of Identification Produced Witness my hand and official seal this ______ day of ________, 20 _____ Notary Public My commission expires:



OWNER NAME: Steinlage, James SITE ADDRESS: 5 | 5 Harbor Dr. Indian Rocks Beach, FL. 33785

NATURE AND SIZE OF PROJECT: Wreck and remove existing dock and boatlift. Set piling and construct a new 41' dock as follows: 6'-6" X 33' main dock with a 6'-6" X 8' lower dock on the front of the main dock. Install a new 24,000# capacity boatlift.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

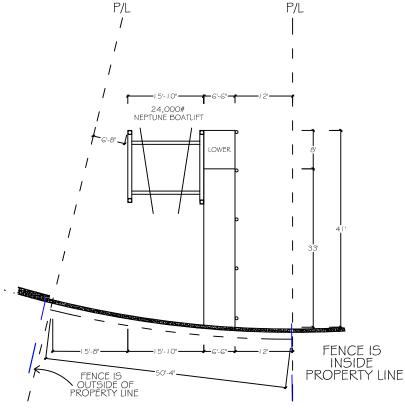
TOTAL PROJECT SQUARE FOOTAGE: 265' TOTAL NUMBER OF PILING: Fourteen (14)

WATERWAY WIDTH: Over 400'

NEW SQUARE FOOTAGE: 262' DIAMETER OF PILING: 8" Tip Min. WATERFRONT WIDTH: 50'-4"

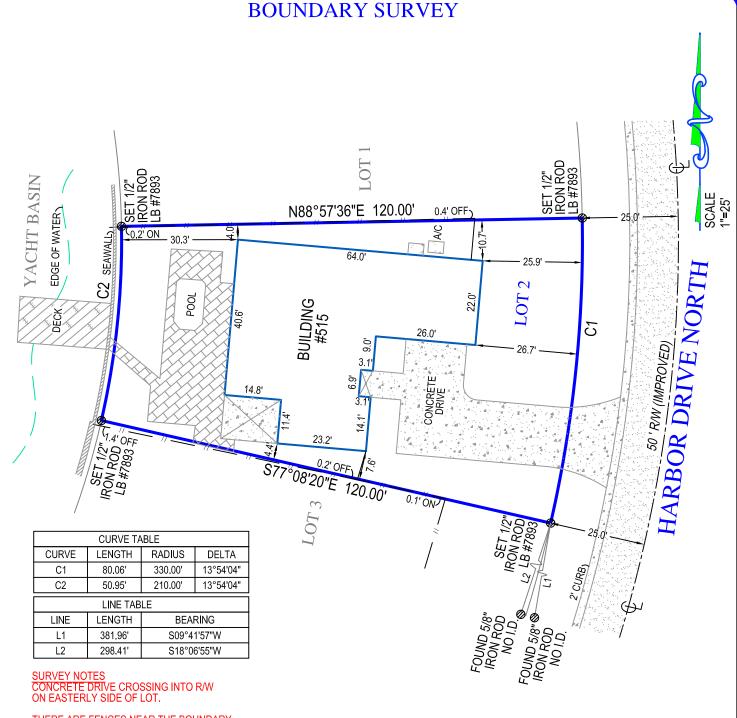
Plan View

NOTE: DOCK LENGTH MODIFIED TO MATCH LENGTH OF DOCK/LIFT AT LEFT NEIGHBOR'S PROPERTY AT 5 | 7 HARBOR

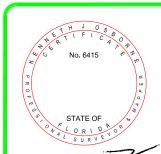


The undersigned d	oes not object to the prop	osed project as drawn in the sp	ace provided above.
Left Owner: REQUESTII	NG VARIANCE	Right Owner: N/A	
Signature	Date	Signature	Date
Municipality Approval	Water and N	avigation Approval	

P2549F98 PRIVATE DOCK Application (OFFICIAL USE ONLY) MILL MLW BOTTOM Profile View Framing 2"x8", Decking 2"x6" PT TOTAL SQUARE FEET ENG. SCALE: 1" = /0' NEW SQUARE FEET WATERWAY WIDTH WATERFRONT WIDTH Plan View (applicant and adjacent docks) This parent grouples but will Army Course of L. Charles Course Breach SA III The Archiventy world from the Corps to remarked. SHORELINE The undersigned dons not object to the proposed dock and requested variances as drawn in the space provided above. Laft duner Right Unner Signature Date Signature Dale AURICIPALITY APPROVAL WAILE AND MAYICATION APPROVAL PINELLAS COUNTY
ENVIRONMENTAL MANAGEMENT Kirolo 2/3/98 FOR WILLIAM M. DAVIS, DIRECTOR î



THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH Digitally signed by OSBORNE Date: 2020.12.2

KENNETH OSBORNE Date: 2020.12.23

PAGE 2 OF 2 PAGES (NOT COMPLETE WITHOUT PAGE 1)



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 PHONE (561) 640-4800 STATEWIDE PHONE (800) 226-4807 STATEWIDE FACSIMILE (800) 741-0576 WEBSITE: http://targetsurveying.net

(SIGNED)

KENNETH J OSBORNE PROFESSIONAL SURVEYOR AND MAPPER #6415

