

**Tuesday, May 14, 2024**

**REGULAR  
CITY COMMISSION MEETING**

**@ 6:00 PM**



# City of Indian Rocks Beach

1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785  
[www.indian-rocks-beach.com](http://www.indian-rocks-beach.com)

## AGENDA

### CITY OF INDIAN ROCKS BEACH REGULAR CITY COMMISSION MEETING TUESDAY, MAY 14, 2024 @ 6:00 P.M. CITY COMMISSION CHAMBERS

1507 BAY PALM BOULEVARD-INDIAN ROCKS BEACH, FLORIDA 33785

---

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### 1. PRESENTATIONS.

- A. **REPORT OF** Pinellas County Sheriff's Office.
- B. **REPORT OF** Pinellas Suncoast Fire & Rescue District.

#### 2. **PUBLIC COMMENTS.** *[3-minute time limit per speaker.]*

*(Any member of the audience may come forward, give their name and address, and state any comment or concern that they may have regarding any matter over which the City Commission has control, EXCLUDING AGENDA ITEMS. All statements made to the City Commission shall be made to the City Commission as a whole, not directed to any individual City Commission Member, and no personal, impertinent, or slanderous remarks shall be permitted. No speaker shall be interrupted, and no debate shall occur between the speaker and the City Commission.)*

#### 3. **REPORTS OF:**

- A. **City Attorney.**
- B. **City Manager.**
- C. **City Commission.**  
*[3-minute time limit per City Commission Member.]*

#### 4. **ADDITIONS/DELETIONS.**

#### 5. **CONSENT AGENDA:**

- A. **APPROVAL OF** the April 9, 2024 Special City Commission Meeting Minutes.
- B. **APPROVAL OF** the April 9, 2024 City Commission Meeting Minutes.
- C. **DESIGNATING** Commissioner Wilson to serve as the City's voting delegate at the Florida League of Cities Conference on August 15-17, 2024, in Hollywood, FL.
- D. **AUTHORIZE THE** City Manager to execute the Second Amendment to the Exclusive Residential Recycling Service Contract with Waste Connection of Florida, Incorporated for the IRB Curbside Recycling Program.
- E. **RECEIVE/FILE** the annual updates to Pinellas County's Local Mitigation Strategy (LMS).

- F. **REAPPOINTMENT OF** Regular Board Member Earl Wesson Jr. to the Finance & Budget Review Committee for a three-year term, expiring May 31, 2027.
  - G. **APPOINTMENT OF** Paul Zagami to the Board of Adjustments and Appeals, for a three-year term expiring on June 30, 2027.
  - H. **APPOINTMENT OF** Bert Valery to the Local Planning Agency / Planning and Zoning Board, as 1<sup>st</sup> Alternate for a two-year term expiring on May 31, 2026.
  - I. **ACCEPT/FILE** March 2024 Year-to-Date Financial Report.
- 6. **PUBLIC HEARINGS:** None.
  - 7. **OTHER LEGISLATIVE MATTERS:** None.
  - 8. **WORKSHOP: [DISCUSSION ONLY- PRESENTATION FROM FORWARD PINELLAS]** Mixed Use Developments.
  - 9. **OTHER BUSINESS:**  
**Resolution No. 2024-05:** A RESOLUTION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ESTABLISHING AND APPOINTING ELECTORS TO SERVE ON THE CHARTER REVIEW COMMITTEE; PROVIDING FOR THE ADOPTION OF RECITALS: PROVIDING FOR THE POWERS AND DUTIES OF THE COMMITTEE; PROVIDING FOR THE APPOINTMENT AND MEMBERSHIP OF THE COMMITTEE; PROVIDING FOR QUORUM REQUIREMENTS; PROVIDING FOR PUBLIC MEETING REQUIREMENTS; PROVIDING FOR THE APPOINTMENT OF A CHAIRPERSON AND VICE-CHAIR; PROVIDING FOR MEETING INTERVALS AND STAFF SUPPORT; PROVIDING FOR VOLUNTEER SERVICE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- 10. ADJOURNMENT.**
- 

APPEALS: Any person who decides to appeal any decision made, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach, and should one be desired, arrangements should be made in advance by the interested party (i.e., Court Reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation to participate in this meeting should contact the City Clerk's Office with your request, telephone 727/595-2517 [lkornijtschuk@irbcity.com](mailto:lkornijtschuk@irbcity.com), no later than FIVE (5) days before the proceeding for assistance.

POSTED: MAY 10, 2023.

**NEXT REGULAR CITY COMMISSION MEETING  
TUESDAY, JUNE 4, 2024 @ 6:00 P.M.**

**AGENDA ITEM NO. 1 A**

**REPORT OF  
Pinellas County Sheriff's Office**



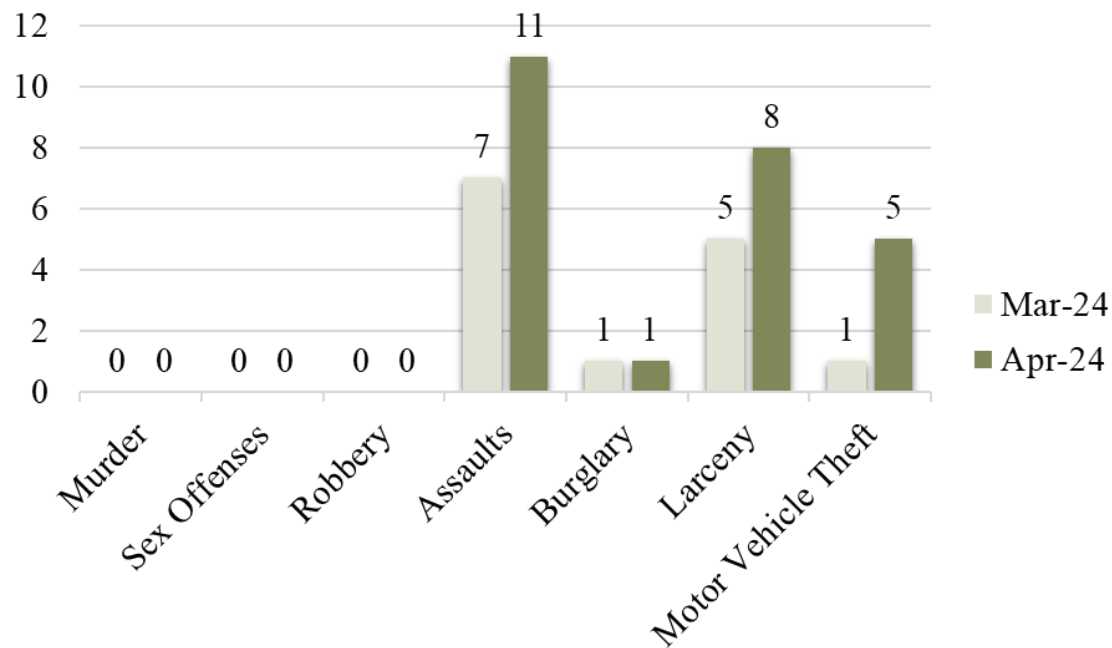
STRATEGIC PLANNING DIVISION

INDIAN ROCKS BEACH ANALYSIS

Select UCR Property & Person Crimes

April 2024

Select UCR Property & Person Crimes	March 2024	April 2024	April 2023 YTD	April 2024 YTD
Murder	0	0	0	0
Sex Offenses	0	0	1	0
Robbery	0	0	1	1
Assaults	7	11	18	27
Burglary	1	1	3	5
Larceny	5	8	45	19
Motor Vehicle Theft	1	5	5	6
<b>GRAND TOTAL</b>	<b>14</b>	<b>25</b>	<b>73</b>	<b>58</b>



## Arrests

---

### April 2024

There was a total of **16** people arrested in the City of Indian Rocks Beach during the month of April resulting in the following charges:

ARREST TYPE & DESCRIPTION	TOTAL
<b>Felony</b>	<b>7</b>
Aggravated Battery	1
Aggravated Battery-Domestic Related	1
Battery-65 Or Older	1
Felony Battery-Prior Convictions	2
Possession Of Controlled Substance	1
Tamper With Evidence	1
<b>Misdemeanor</b>	<b>4</b>
Battery-Domestic Related	1
Exposure Of Sex Organs-Adult	1
Petit Theft-Shoplifting	1
Stalking	1
<b>Warrant</b>	<b>2</b>
Warrant Arrest	2
<b>Traffic Misdemeanor</b>	<b>10</b>
Driver's License Suspended/Revoked	1
Driving Under The Influence	6
No Valid Driver's License	2
Unregistered Motor Vehicle	1
<b>Grand Total</b>	<b>23</b>

\*Information provided reflects the number of arrests (persons arrested) as well as the total charges associated with those arrests.

## Deputy Activity

---

There was a total of **870** events in the City of Indian Rocks Beach during the month of April resulting in **1,227** units responding.

The table below reflects the top twenty-five events to include both self-initiated and dispatched calls in the City of Indian Rocks Beach for the month of April. \*CAD data is filtered by problem type.

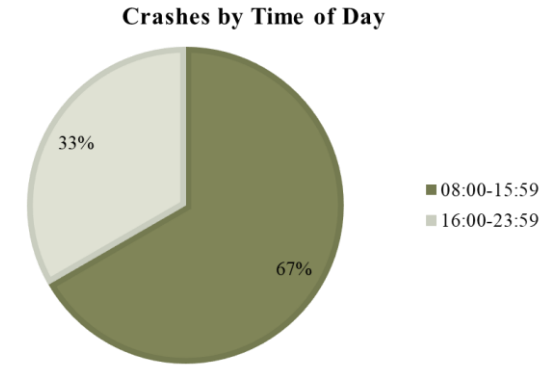
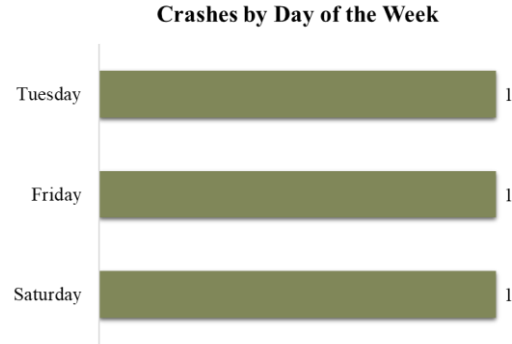
### April 2024

DEPUTY ACTIVITY	TOTAL
Traffic Stop	246
Directed Patrol	186
Vehicle Abandoned/Illegally Parked	78
911 Hangup Or Open Line	25
House Check	25
Assist Citizen	24
Suspicious Person	18
Contact	17
Noise	16
Building Check Business	15
Information/Other	14
Supplement	13
Transport Prisoner	13
Area Check	12
Animal Call	12
Lost/Found/Abandoned Property	12
Ordinance Violation	11
Accident	9
Trespass	8
Domestic-In Progress	7
Theft-Not In Progress	7
Suspicious Vehicle	7
Traffic Violation	6
DUI	6
Warrant Service/Attempt	6

## Crash & Citation Analysis

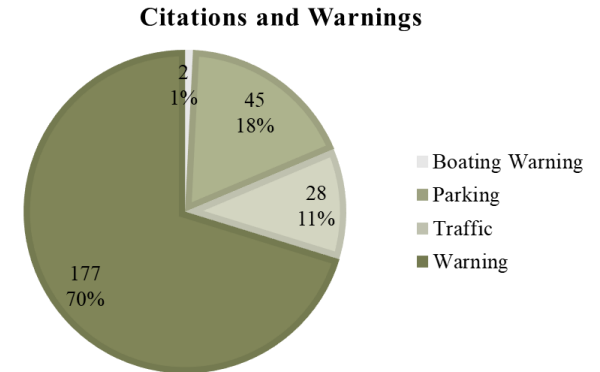
There were **3** crashes in the City of Indian Rocks Beach during April 2024. \*Crash data is filtered by disposition type and may include “accident and hit and run” problem types.

TOP 10 CRASH LOCATIONS	TOTAL
1511 Gulf Blvd	1
1st St/4th Ave	1
Gulf Blvd/8th Ave	1



There were a total of **252** citations and warnings issued in the City of Indian Rocks Beach during April 2024.

TOP 10 TRAFFIC CITATION LOCATIONS	TOTAL
13th Ave & Gulf Blvd	3
401 Gulf Blvd	3
Gulf Blvd & 4th Ave	3
1st St & 4th Ave	3
5th Ave & Gulf Blvd	2
714 Gulf Blvd	2
Gulf Blvd & 21st Ave	2
25th Ave & Gulf Blvd	1
940 Gulf Blvd	1
2nd Ave & Gulf Blvd	1





**AGENDA ITEM NO. 1B**

**REPORT OF  
Pinellas Suncoast Fire & Rescue District**



Pinellas Suncoast Fire and Rescue District  
304 1<sup>st</sup> Street  
Indian Rocks Beach, FL, 33785

Jeffrey Davidson  
Fire Chief

**For the Month of April 2024:**

There were 63 calls for service into Indian Rocks Beach, to include Motor Vehicle Accidents, Cardiac Events, Fire Alarms and one structure fire.

PSFRD has outfitted the new jet ski for water rescue, and training is underway.

We also recently conducted water rescue training with the Coast Guard to enhance our operations.

The purchase of land to build a new fire station to better serve Indian Rocks Beach is moving along smoothly.

We are continuing in the design phase for the new mainland fire station to replace the 50-year-old station.

**AGENDA ITEM NO. 2**

**PUBLIC COMMENTS**

**AGENDA ITEM NO. 3 A**  
**REPORTS OF City Attorney**

**AGENDA ITEM NO. 3 B**  
**REPORTS OF City Manager**

## City Managers Report – May 2024

- **Monthly vacation rental / code violation report attached.**
- **City Turtle Public Information Efforts.**

At the April 2024 City of IRB Commission Meeting there was a mention of sea turtle efforts in IRB. Attached you will find a sea turtle information packet that provides examples of public information efforts.

- **St. Pete Dune Savers Program**

At the April 2024 City of IRB Commission Meeting there was mention of a local dune savers program. Per my direction a member of our team contacted the City of St. Pete Beach to gain more information. Please find attached an email that provides details.

- **Beach Parking**

Our team is preparing a beach parking agenda packet for the June 2024 IRB City Commission Meeting. The packet will include minutes from previous IRB City Commission Meetings where beach parking was discussed and updated beach parking information. The goal of the work session discussion will be to receive direction from the Commission on future beach parking management efforts.

**Events**      IRB Flag Day Ceremony – Friday, June 14, 2024 – 11-1:30 PM Chic- A – Si Park

Rotary Flags for Service – May 26 -June 14, 2024

Chic – A – Si Park

**MEMORANDUM**

**TO: CITY MANAGER**

**FROM: CODE ENFORCEMENT & FINANCE DEPARTMENTS**

**DATE: 05/07/2024**

**RE: MONTH OF APRIL, 2024 – VRR REGISTRATION NUMBERS,  
CODE VIOLATIONS, PARKING TICKETS, FINES, COURT  
HEARINGS.**

**333 VR REGISTRATIONS APPROVED THRU FINANCE TO DATE**

**0 VR REGISTRATIONS PENDING IN FINANCE DEPT.**

**335 VR PROPERTY INSPECTIONS COMPLETED TO DATE**

**37 VR PROPERTIES WITH APPLICATIONS APPROVED  
PENDING RESPONSE ON SCHEDULING INSPECTION**

**5 PROPERTY INSPECTIONS CURRENTLY SCHEDULED**

**169 PARKING CITATIONS ISSUED**

**39 CODE VIOLATION LETTERS MAILED**

**3 FINES/NOTICE TO APPEAR IN CIRCUIT COURT**

**3 COURTESY LETTERS MAILED**

**FINANCE DEPT \_\_\_\_\_  
DAN CARPENTER**

**CODE DEPT \_\_\_\_\_  
MIKE KELLEY**



# City of Indian Rocks Beach Sea Turtle Public Information 2024



**City of Indian Rocks Beach**

Ph: 727/595-2517 City Hall

[www.indian-rocks-beach.com](http://www.indian-rocks-beach.com)

[www.facebook.com/City-of-Indian-Rocks-Beach](https://www.facebook.com/City-of-Indian-Rocks-Beach)

**“Working Together”**



# SEA TURTLE INFORMATION MAILED ANNUALLY TO ALL PROPERTIES WEST OF GULF BLVD

**It's the Law**  
Harassing and disturbing sea turtles is prohibited under The Endangered Species Act and P.S. 379-2431.

**Solutions**  
Go out to the beach at night and identify which lights and reflected light on your property are visible from the beach - if the lights cannot be turned off - shield, redirect or lower the height of the lights.

Approved long wavelength, red or amber LED lights are less disruptive and offer an effective solution for the environment. Don't use outdoor, decorative lighting of any color that is visible from the beach.

Reduce interior lighting by applying window tint (using 15% light transmittance level), or have opaque curtains or blinds and keep them closed after sunset.

REDDITD  
US POSTAGE  
PAID  
ADVANCE MAIL  
33774

The City of Indian Rocks Beach  
1507 Bay Palm Blvd.  
Indian Rocks Beach, FL 33785

## Protecting Endangered Sea Turtles

May 1 - Oct. 31  
Sea Turtle Nesting Season

Sea turtle hatchlings have an innate instinct that leads them in the brightest direction, which is normally bright moonlight reflecting over bodies of water in the open horizon. On average, only 1 in 5,000 hatchlings make it to adulthood.

**Pinellas County Coastal Management**  
in Partnership With  
**The City of Indian Rocks Beach**

**Pinellas County Coastal Management**  
22211 U.S. Hwy 19N, Oldsmar, FL 33661  
(727) 466-6796  
The City of Indian Rocks Beach  
1507 Bay Palm Blvd., Indian Rocks Beach, FL 33785  
(727) 598-2517  
[www.pinellascounty.org/tourism/conservation/conservation/sea\\_turtles.htm](http://www.pinellascounty.org/tourism/conservation/conservation/sea_turtles.htm)

\*Endorsement & Authorization used by Pinellas County Parks, Parks and Recreation & Conservation. ©2009 Pinellas County. Services will be provided under the conditions of the applicable terms of the agreement, please call (727) 466-6796 for more information.

**Pinellas  
County**

## Protecting Endangered Sea Turtles

**There's More You Can Do to Help:**

Sea turtles locate the gulf by the sky's brightness. Artificial lighting misleads parents sea turtles and they stray off to land the ocean.

Bright lights attract them inland where they often end up dehydrated or are run over by motor vehicles. It is crucial that residents and managers of beach front properties minimize the use of lighting that can be seen from the beach.

Property owners are required to shield, redirect and lower the intensity of interior and outdoor lighting and use wildlife friendly amber or red LED bulbs. Turn off all outdoor and interior unnecessary lighting during the sea turtle nesting season, May 1 to Oct. 31.

Turtle-friendly beach lighting information can be found at [www.city.twe.com/wildlifehabitats/maintained/sea\\_turtles/lighting/](http://www.city.twe.com/wildlifehabitats/maintained/sea_turtles/lighting/) or [www.pfw.com/sea\\_turtle](http://www.pfw.com/sea_turtle)

Keep lighting low to the ground, shielded from the beach, low intensity.

Adult turtles may not attempt to nest on a beach with artificial lighting or with obstacles in their path.

Remove obstacles such as umbrellas, chairs, tents or boats on the beach that may obstruct a sea turtle's path to the nesting area.

Fill in holes and collapse sand castles which may obstruct a sea turtle's path to the nesting area.

Do not enter areas roped off for the protection of sea turtles or nesting birds.

When permitted, minimize camping use. Campfires will protect the turtles for miles around the fire.

Do not approach, disturb, harass or feed wild sea turtles.

**Watershed**  
www.watershed.org

## SEA TURTLE INFORMATION ON ALL BEACH ACCESS SIGNS



## SAMPLE POSTING FOR ALL LICENSED VACATION RENTALS



PROTECT OUR SEA TURTLES  
SEA TURTLE NESTING SEASON IS FROM  
MAY 1<sup>ST</sup> THRU OCTOBER 31<sup>ST</sup>

PLEASE LIMIT OR TURN OFF ALL NON TURTLE FRIENDLY  
LIGHTING THAT IS VISIBLE FROM BEACH AFTER DARK.  
CLOSE CURTAINS & BLINDS ON WINDOWS THAT  
OVERLOOK THE BEACH. DO NOT LEAVE ANYTHING ON  
THE BEACH OVERNIGHT. PLEASE FILL HOLES IN THE SAND  
WHEN LEAVING THE BEACH.

MORE INFO – [pinellas.gov/sea-turtle-protection](http://pinellas.gov/sea-turtle-protection)

# IRB NEWSLETTER-2024 2<sup>ND</sup> QUARTER

## INCLUDED SEA TURTLE INFORMATION



POSTED STD  
US POSTAGE  
PAID  
ADVANCE MAIL  
33786

**Dennis Housberg**  
Mayor  
Commissioner

**John Gogolew**  
Commissioner

**Jude Bond**  
Commissioner

**Janet Wilson**  
Commissioner

**CITY MANAGER**  
Brendy Gregg Hines

### 2024 QUARTERLY EVENTS CALENDAR

<p><b>APRIL</b></p> <p>Isle of 800 Saturday, April 20, 7:00 pm - 9:00 pm Chief Chic-A-S Park (10th Ave &amp; 2nd St) Sponsored by Indian Rocks Beach Historical Society</p> <p>Great American Clean Up Sunday, April 21, 7:00 pm - 2:00 pm 14th Ave Beach Club Sponsored by Green Spain Kids</p>	<p><b>MAY</b></p> <p>Citywide Garage Sale Saturday, May 4 - Sunday, May 5 Down until Dusk</p> <p>Community Clean Up Monday, May 6 - Wednesday, May 8 Place your debris out on your garbage day and yard debris on the 8th</p> <p>Flags for Service Campaign Sunday, May 26 - Friday, June 14 Sponsored by the Rotary Club of Indian Rocks Beach</p>	<p><b>JUNE</b></p> <p>Rag Day Friday, June 14, 11:00 am Chief Chic-A-S Park (10th Ave &amp; 2nd St) Sponsored by the Rotary Club of Indian Rocks Beach</p>
--	---	--

## WORKING TOGETHER

A Quarterly Newsletter of the City of Indian Rocks Beach

APRIL/MAY/JUNE 2024 [www.indian-rocks-beach.com](http://www.indian-rocks-beach.com) **Gregg Hines** City Manager

### FEMA - COMMUNITY RATING SYSTEM

**DID YOU KNOW?** that the City of Indian Rocks Beach participates in FEMA's Community Rating System Program (CRS)? The CRS rewards those communities that participate in flood mitigation-related activities that exceed the minimum federal National Flood Insurance Program (NFIP) standards.

A flood insurance premium rate reduction up to 20% may be available to residents and business owners in this City. Voluntary participation in the Community Rating System (CRS) saves flood insurance policy holders in the City more than \$507,000 in premium discounts annually.

It is important to note that a reduction in flood insurance rates is only one of the rewards communities like ours receive from undertaking the activities created under the Community Rating System. Others include:

- increased public safety
- reduction of damages to property and public infrastructure
- avoidance of economic disruption and losses
- reduction of human suffering
- protection of the environment

If you don't already have flood insurance, to protect your building and its contents (renters, take note!), please consider purchasing a policy today! Call your insurance agent or (877) 336-2627. To find an agent, and be sure your premium includes the discount, if applicable. Go to the website [www.floodsmart.gov](http://www.floodsmart.gov) for more information about flooding and flood insurance, and the City of Indian Rocks Beach website at [www.indian-rocks-beach.com](http://www.indian-rocks-beach.com) and click on Flood Information.

Administration 787.915.2379 | Library 787.915.1422 | Public Works/Solid Waste 787.915.0688

## Sea Nesting Turtles

### KEEP IT DARK - TURN LIGHTS OUT

Nesting sea turtles seek a quiet, dark beach on which to nest. Indian Rocks beaches are lined with condominiums, private residences, businesses and hotels. Lights from these developments are problematic for nesting females and hatchlings trying to return to the sea. Sea turtle hatchlings can become easily disoriented by bright lights on the sand. Identify what lights on your property are visible from the beach. Then... **KEEP IT LOW** - Low mounting height and low bulb wattage. Flood, spot and pole lighting are highly discouraged.



Marine turtle nesting and hatching occurs each year from May 1st through October 31st. Female turtles come ashore in the dark, dig a hole using their flippers, and lay 100 to 150 eggs at a time. During the course of a season, a single female lays three to eight nests. After a 45 to 70 day gestation period, hatchlings emerge from the nest at night and follow the moonlight reflecting off the Gulf. These turtles return to the beaches where they were born, sometimes decades before.



### REMOVE OBSTACLES

Clear the way at the end of the day. Beach furniture, canopies, boats and toys left behind on the sand can become obstacles that block nesting and hatching turtles, and is a violation of the city's Leave No Trace Ordinance. Remember, sea turtles like to nest on the mid to upper beach, to protect their nest from tides, so all those things should be completely removed from the beach **fill in any holes dug in the sand!**



## BEACH REGULATIONS

### LEAVE NO TRACE

All items must be removed from the beach by 10:00 PM. Any items left after this time are subject to removal by the City.

### NO DOGS ALLOWED

Dogs are not allowed on the beach. Only service dogs are allowed on the beach. Service dogs are defined as an animal that is required due to a person's disability and has been specifically trained to perform a task. Emotional support, therapy, comfort, or companion animals are **NOT** considered service animals under the ADA. Misrepresentation of a service animal is a violation of the ADA as well as Florida Statute (Dkt. No. 2020-09).

**LEAVE ONLY FOOTPRINTS**  
ALL PERSONAL ITEMS MUST BE REMOVED DAILY!

**NO DOGS ON BEACH**

### WEDNESDAY

#### Blue RECYCLING Bin

WHEN IN DOUBT, LEAVE IT OUT!

## IRB LIBRARY NEWS SPRING 2024

Welcome Back to our seasonal guests!

In 2024, the City of Indian Rocks Beach Library celebrates 50 years of serving the community by checking out great books, movies, and games. Special events are in the works and memorial bricks are available for purchase from the Friends of the Library. For more information stop by the Library <http://www.indian-rocks-beach.com> or the Library at 877.

Here is the list of meeting dates:

April 30, 2024  
May 28, 2024  
June 25, 2024



Stay alive for pre-readers in the kids area every Wednesday 11:30 AM with stories and songs. The IRB Library offers a summer program through the Libby app, if you need help using Libby give us a call or stop by for some support. You can also find "how to videos" on YouTube. The IRB Library offers IRB Library members Kanopy film downloads for your device or home TV. More information on how to access Kanopy is available in the library or online with your library card. Download the app from your app store.

The bookshelves are full of lots of recent fiction, paperbacks, and DVDs for sale. You will find "take a mile long" title lending libraries at the beach access on 4th 13th and 22nd Avenue and City Hall. We are also accepting newer fiction and paperback donations.

The IRB Library continues to welcome library volunteer applications, please stop by, and say hello. Memorial bricks are available from the Friends of the Library.

CITY OF IRB INSTALLED SEA TURTLE FRIENDLY  
SOLAR LIGHTS AT BEACH ACCESSES



# DUNE SAVERS PROGRAM

**Mims, Gregg**

---

**From:** Goldfarb, Brian  
**Sent:** Monday, April 15, 2024 3:39 PM  
**To:** Mims, Gregg  
**Subject:** Beach Manager/Dune Savers program.

Good afternoon, sir.

Per your request, contact was made with Ayako Ruckdeschel/Beach Manager for St. Pete Beach. The position of beach manager is that of a liaison between the public and residents on the beach, and all city departments. Furthermore, the beach manager monitors the beach accesses and dune system.

I spoke with Davita Thomas/St Pete Beach, who stated the Beach Manager position has a budgeted salary range of \$54,607 - \$82,598 with no other expenses specifically budgeted for the beach manager position. The beach manager shares a city vehicle with other employees, but routinely uses a Polaris type vehicle while on the beach. One a side note, there are 2 maintenance positions dedicated to the beach. The budgeted salary range for the maintenance position is \$28,738 – \$43,477.

Regarding the Dune Savers program, a local volunteer, who does not work under the beach manager, organizes a small team of volunteers mostly removing invasive species from the dunes, 1-2 hours per week. Planting sea oats requires a permit and they are working to obtain that. The only city involvement is supplying trash cans to assist with the removal the weeds/invasives species.

Pro-Tip from Ayako: Keep the volunteer team small to avoid destroying the dunes.

If you need anything else, please let me know.

Brian Goldfarb  
Code Compliance Officer

City of Indian Rocks Beach  
1507 Bay Palm Blvd  
Indian Rocks Beach, FL  
bgoldfarb@irbcity.com  
Tel: (727) 595-2517



All government correspondence is subject to the public records law.

**AGENDA ITEM NO. 3 C**  
**REPORTS OF City Commission**

**AGENDA ITEM NO. 4**  
**ADDITIONS/DELETIONS**



**AGENDA ITEM NO. 5A**

**CONSENT AGENDA**

**APPROVAL OF the  
April 9, 2024  
Special City Commission Meeting Minutes.**

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**SPECIAL CITY COMMISSION MEETING**  
**TUESDAY, APRIL 9, 2024- 4:00 PM**  
**1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL 33785**

---

Commissioner Bond called the meeting to order at 4:00 p.m., followed by the Pledge of Allegiance and a moment of silence.

**ROLL CALL**

**MEMBERS PRESENT:** Commissioner Denise Houseberg, Commissioner Janet Wilson, Commissioner John Bigelow, and Vice-Mayor Commissioner Jude Bond.

**OTHERS PRESENT:** City Attorney Randy Mora, Finance Director Dan Carpenter, Public Works Director Dean Scharmen, City Clerk Lorin Kornijtschuk, and Librarian Lee Miller.

For continuity, items are listed in agenda order, although not necessarily discussed in that order.

**1. INTERVIEW candidates to fill vacant City Commission seat for the remainder of the unexpired term, which will end in March 2025.** Five-Minute introduction by applicants followed by a Ten-Minute questions/answer by Commission to applicant.

Matthew Barrowclough

Timothy Dunfey

Elizabeth Flynne

Elizabeth Hope Wyant

**2. PUBLIC COMMENT.**

Phil Wrobel, 112 13<sup>th</sup> Avenue, supported Elizabeth Hope Wyant.

Lynn Hoffman, 929 Harbor House Drive, supported Elizabeth Flynn.

Laura Lover, 917 Harbor House Drive, supported Elizabeth Flynn.

Scott Shapiro, 2032 20<sup>th</sup> Avenue Parkway, would like to see an election rather than appointments.

John Pfanstiehl, 448 Harbor Drive South, stated he commends all that ran for election. He stated that applicant Matthew Barrowclough listed his home at 211 12<sup>th</sup> Avenue, but in fact it is a short-term rental that is not in compliance with the city.

Matthew Barrowclough, 201 12<sup>th</sup> Avenue, re-stated his address.

**3. ADJOURNMENT.**

**Motion was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bigelow to adjourn at 4:46 p.m. Unanimous approval by acclamation.**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Denise Houseberg, Mayor-Commissioner**

**Attest:** \_\_\_\_\_  
**Lorin A. Kornijtschuk, City Clerk**

**AGENDA ITEM NO. 5B**

**CONSENT AGENDA**

**APPROVAL OF the  
April 9, 2024  
Regular City Commission Meeting Minutes**

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**CITY COMMISSION MEETING**  
**TUESDAY, APRIL 9, 2024- 6:00 PM**  
**1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL 33785**

Commissioner Bond called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance and a moment of silence.

**MEMBERS PRESENT:** Mayor-Commissioner Denise Houseberg, Vice-Mayor Commissioner Janet Wilson, Commissioner John Bigelow, Commissioner Jude Bond, and Commissioner Hope Wyant.

**OTHERS PRESENT:** City Attorney Randy Mora, Finance Director Dan Carpenter, Public Works Director Dean Scharmen and City Clerk Lorin Kornijtschuk.

For continuity, items are listed in agenda order, although not necessarily discussed in that order.

**SWEARING IN CEREMONY**

1. **Mayor-Commissioner Denise Houseberg**  
Sworn in by City Attorney Randy Mora
2. **Commissioner Janet Wilson**  
Sworn in by City Attorney Randy Mora
3. **Commissioner Jude Bond**  
Sworn in by City Attorney Randy Mora
4. **DISCUSSION/VOTE.** Commissioner Discussion and vote on appointment to the City Commission.

**1<sup>st</sup> vote :**

**Mayor-Commissioner Houseberg: Elizabeth Flynn**  
**Commissioner Wilson: Elizabeth Flynn,**  
**Commissioner Bigelow: Timothy Dunfey**  
**Commissioner Bond: Hope Wyant**

**2<sup>nd</sup> vote:**

**Mayor-Commissioner Houseberg: Elizabeth Flynn**  
**Commissioner Wilson: Elizabeth Flynn**  
**Commissioner Bigelow: Timothy Dunfey**  
**Commissioner Bond: Hope Wyant**

**3<sup>rd</sup> vote:**

**Mayor-Commissioner Houseberg: Hope Wyant**  
**Commissioner Wilson: Elizabeth Flynn**  
**Commissioner Bigelow: Hope Wyant**  
**Commissioner Bond: Hope Wyant**

**Hope Wyant won the majority vote and was sworn in by the City Attorney Randy Mora.**

**5 A. REPORT OF Pinellas County Sheriff's Office.**

A PCSO representative provided an update on recent events.

**5 B. REPORT OF Pinellas Suncoast Fire & Rescue District.**

Pinellas Suncoast Fire & Rescue District representative reviewed the fire district's monthly report.

**5 C. PRESENTATION** of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2023, by Jeff Wolf, CPA, with MSL.

**6. PUBLIC COMMENTS.**

Scott Shapiro, 2032 20<sup>th</sup> Avenue Parkway congratulated Commissioner Hope Wyant on her appointment and thanked the Commission for filing the position at this meeting. He asked what the status was of the New Years Day Christmas Tree Burning. Mr. Shapiro stated that 6 no parking signs appeared on his street, and he cannot park in front of his house.

John Pfanstiehl, 448 Harbor Drive South, congratulated the newly elected commission. He read a statement from resident Suzanne Gibson regarding the Library 50-year Celebration being held in the City Auditorium on Thursday, April 11 at 5:00 p.m.

Phil Wrobel, 112 13<sup>th</sup> Avenue congratulated Commissioner Hope Wyant on her appointment. He stated that he has witnessed on the beach at sunset dogs running loose and an electric motorcycle. He stated that kids are speeding in golf carts on the streets. He stated that he knows the sheriffs are busy, but an additional deputy could be added for extra enforcement.

Mayor-Commissioner Houseberg closed the Public Comment.

**7 A. REPORT OF the City Attorney.**

City Attorney Mora stated he sent a memo providing an update on the Legislative Session on items that the city has been tracking such as building permitting and ethics complaints. Senate Bill 280 has not yet been sent to the governor. He stated there are 8 litigations challenging the City's Short-term rental ordinance and they remain in abatement while the parties explore an amicable resolution.

City Attorney Mora requested to schedule a shade meeting with the commission to discuss the litigations.

**7 B. REPORT OF the City Manager.**

Finance Director Dan Carpenter stated the City Managers report was in the agenda packet.

**7 C. REPORT OF the City Commission.**

Commissioner Bond stated items that he would like to address over the year: Golf cart safety, cigarettes on the beach, e-bikes on the beach, pedestrian safety, water advisories, turtle lights and the issue of paid parking. He stated he would like to look into a volunteer group called the Dune Savers, their mission is about the safety of the dunes.

Commissioner Bigelow congratulated the newly elected commissioners and welcomed Commissioner Hope Wyant.

Vice-Mayor Commissioner Wilson would like to request to be the Florida League of Cities Conference representative at the August conference this year from our commission.

Commissioner Wyant thanked the commissioners for appointing her. She made a promise to do her best to represent everyone who lives in Indian Rocks Beach.

Mayor-Commissioner Houseberg stated this is her very first night as Mayor-Commissioner, and thanked everyone who came to see the swearing in.

8. **ADDITIONS/DELETIONS.** None.

9. **CONSENT AGENDA:**

- A. **APPROVAL OF RESOLUTION NO. 2024-02.** A Resolution of the City of Indian Rocks Beach, Florida, announcing the results of the March 19, 2024, General Municipal Election, for the Mayor-Commissioner seat and two City Commissioner seats, each to be seated for two-year terms, and providing for an effective date.
- B. **APPROVAL OF** the March 12, 2024, City Commission Meeting Minutes.
- C. **APPROVAL OF** rescheduling June 11, 2024, Regular City Commission Meeting to June 4, 2024, at 6:00 p.m.
- D. **PROCLAMATION:** Recognize April as Autism Awareness month.
- E. **ACCEPT/FILE** the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2023.

City Attorney Mora read the Consent Agenda, consisting of Agenda Item 5 A through 5 E, by title only.

**MOTION BY COMMISSIONER BOND, SECONDED BY COMMISSIONER WILSON TO APPROVE THE AGENDA ITEM 5A THROUGH 5 E.**

**ROLL CALL VOTE:**

**ALL AYES. MOTION CARRIED 5-0.**

10. **PUBLIC HEARINGS:**

- A. **ABT CASE NO. 22-2024- 1309 Gulf Boulevard, Grove Surf and Cafe**  
Considering a 2COP Alcoholic Beverage Use Designation (*Beer & wine. By the drink or in sealed containers for consumption on or off premises where sold*), for Grove Surf and Café located at 1309 Gulf Boulevard Indian Rocks Beach, Florida, and legally described as Indian Beach Re- Revised, Block 30, Lots 23 and N ½ VAC ALLEY ADJ on S PER O.R. 1063/15791, 2, and 3.

City Attorney Mora duly swore in all persons planning to give testimony during the quasi-judicial proceeding.

City Attorney Mora read Agenda Item No. 10A, ABT Case No. 23-2024.

City Clerk Kornijtschuk presented ABT Case No. 23-2024, Grove Surf and Cafe, 2 COP Alcoholic Beverage Use Designation.

On March 8, 2024, Peter Gottschling submitted a 2COP Alcoholic Beverage Designation Application (*Beer and wine. By the drink or in sealed containers for consumption on or off premises where sold*) for the establishment Grove Surf and Cafe, located at 1309 Gulf Boulevard, Indian Rocks Beach, Florida, legally described as Indian Beach Re-Revised, Block 30, Lot 23 and N ½ VAC Alley ADJ on S per O.R. 10763/1579.

Code Section 6-32 Alcoholic Beverage Use Designations are approved for a specific property location and a specific application. Any change in ownership of the establishment will require filing a new application and approval by the City Commission.

**ANALYSIS:**

Grove Surf and Cafe is located at 1309 Gulf Boulevard in the B-Business District. The surrounding zoning is B-Business to the north and south, R2-Medium density multifamily zoning district to the east and CT-Commercial Tourist on the west side of Gulf Boulevard.

After a review of the application by the Planning Consultant, it was determined that the Alcoholic Beverage Application is in compliance with Chapter 6, Alcoholic Beverages, Chapter 110, Zoning, and parking is shared with the other tenants in this commercial plaza.

The Pinellas County Sheriff's Office reviewed its files for Peter Gottschling, and determined there are no responsive public records.

Section 6-33, Authority of City Commission to designate locations, empowers the City Commission to designate the location and classification and to place reasonable restrictions which are deemed appropriate such as repeated or intermittent nuisance activity and/or unlawful noise levels originating from the establishment of the parking area may result in the revocation of the alcoholic beverage designation.

**PUBLIC NOTIFICATION:** A public meeting notice was mailed by first-class mail to the property owners within 150 feet in any direction of the subject property and posted on the property on March 25, 2024, per Code Section 2-149.

A legal notice was published in the March 27, 2024-edition, of the St. Pete Times Section of the Tampa Bay Times, for a public hearing that has been scheduled on April 9, 2024, for ABT Case No. 22-2024.

Mayor-Commissioner Houseberg opened the public hearing.

Applicants Peter and Lindsey Gottschling, 13936 106<sup>th</sup> Ave., Largo, FL. 33774 stated they were excited to be a part of the community. They will be serving breakfast, lunch, coffee, espresso, beer and wine. Ms. Gottschling stated this will be their second location, their other location is in St. Pete Beach.

Commissioner Bond asked if there was beer and wine in the other location. The applicant replied they do not. It is a slightly different concept with a full kitchen.

Scott Shapiro 2032 20<sup>th</sup> Avenue Parkway stated he was happy not to see another bar or pizza place.



Mayor-Commissioner Houseberg closed the public hearing.

**MOTION MADE BY VICE-MAYOR COMMISSIONER WILSON AND SECONDED BY COMMISSIONER JOHN BIGELOW TO APPROVE** a request for an Alcoholic Beverage Use Designation 2COP (*Beer and wine. By the drink or in sealed containers for consumption on or off premises where sold*), for Grove Surf and Cafe, located at 1309 Gulf Boulevard, Indian Rocks Beach, Florida, with the following stipulation: ***Repeated or intermittent nuisance activity and/or unlawful noise levels originating from the establishment, or the parking area may result in the revocation of the alcoholic beverage designation.***

**Roll Call Vote:**

**AYES: Bigelow, Bond, Wyant, Wilson, Houseberg**

**NAYES: None**

**Vote 5-0**

**11. OTHER LEGISLATIVE MATTERS.**

- A. RESOLUTION NO. 2024-03.** A Resolution of the City Commission of the City of Indian Rocks Beach, Florida, appointing a member of the City Commission to serve as Vice-Mayor Commissioner; and providing for an effective date.

Charter Section 4.4 authorizes the City Commission to appoint a Vice Mayor-Commissioner from among the members of the City Commission at its first regular meeting following certification each year.

The duties of the Vice Mayor-Commissioner shall be to preside over the meetings of the City Commission during the absence of the Mayor-Commissioner, and in general, in the absence or the incapacity of the Mayor-Commissioner, he or she shall do and perform those acts and things provided in the City Charter to be done by the Mayor-Commissioner.

**ANALYSIS:**

The City Commission should appoint a member of the City Commission to serve as Vice Mayor-Commissioner, which term shall commence on April 9, 2024, and shall expire on the newly elected City Commission's first meeting following certification of the March 11, 2025, Municipal General Election results.

Mayor-Commissioner stated she would like to have Commissioner Wilson as Vice-Mayor Commissioner. City Attorney Mora stated that the Mayor-Commissioner cannot make the motion.

Commissioner Wyant stated she would like Commissioner Bond to stay on as Vice-Mayor as he has been in office the longest.

Commissioner Bigelow and Commissioner Bond stated they would vote for Commissioner Wilson.

**MOTION MADE BY COMMISSIONER BIGELOW AND SECONDED BY COMMISSIONER WYANT TO APPROVE to appoint Commissioner Wilson to serve as Vice Mayor-Commissioner effective April 9, 2024, and until the first meeting of the newly elected City Commission following certification of the March 11, 2025, Municipal General Election results.**

Mayor-Commissioner Houseberg opened public comment. Seeing and/or hearing no one wishing to speak, the public hearing was closed.

**Roll Call Vote:**

**AYES: Bigelow, Bond, Wyant, Wilson, Houseberg**

**NAYES: None**

**Vote 5-0**

- B. RESOLUTION NO. 2024-04.** A Resolution of the City Commission of the City of Indian Rocks Beach, Florida, appointing a voting delegate and first and second alternate voting delegates to represent the City of Indian Rocks Beach at the Barrier Islands Governmental Council (BIG-C) Meetings; and providing for an effective date.

**BACKGROUND:** The BIG-C By-Laws, Article III, Section 2, Representation, states that all elected officials of each municipality shall be members of the council, one of whom shall be appointed by the municipality as the voting delegate. Each municipality may appoint other elected officials as alternate voting delegates. Each municipality shall designate their delegates in writing. Delegate #1 - Name - Voting Delegate.

Delegate #2 - Name - Alternate to Delegate #1.

Delegate #3 - Name - Alternate to Delegate #2.

An alternate voting delegate may vote when the voting delegate is absent. Each city is entitled to one vote.

The object of the BIG-C is to stimulate communications between the barrier island cities to focus on problems common to all, including but not limited to: tourism, recycling, public transportation, beach preservation, renourishment and access, marine environment, air and water quality, public safety, density management, waterway regulation, taxation based on permanent residents and average transient population, to unite and be able to have one voice addressing the county, state, and federal governments while respecting the individuality of each.

**ANALYSIS:** The City Commission needs to appoint a voting delegate and two alternate voting delegates to the BIG-C. The BIG-C meetings are held the last Wednesday of each month at 9:00 a.m., with the location rotating between the membership cities.

**MOTION MADE BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER WILSON TO APPROVE** Resolution No. 2024-04, appointing **Mayor Denise Houseberg** as the City's voting delegate, at the BIG-C meetings, with **Commissioner Wilson** as the first alternate voting delegate, and **Commissioner Jude Bond** as the second alternate voting delegate.

Mayor-Commissioner Houseberg opened public comment. Seeing and/or hearing no one wishing to speak, the public hearing was closed.

**Roll Call Vote:**

**AYES: Bigelow, Bond, Wyant, Wilson, Houseberg**

**NAYES: None**

**Vote 5-0**

**12. WORK SESSION ITEMS.**

**A. DISCUSSION on establishing the appointments of electors to serve on the Charter Review Committee.**

City Attorney Mora presented the Work Session and will email the presentation after the meeting.

**BACKGROUND:**

**Section 15.4. - Charter review committee.**

- (a) The city commission shall appoint a charter review committee no sooner than five (5) years and no greater than ten (10) years beginning in January 2014. The city commission, by resolution, shall establish membership, appointment and procedures of the Charter review committee.
- (b) The charter review committee will meet no later than thirty (30) days after appointment for the purpose of organization and shall elect a chair and vice chair from among its members. Further meetings of the charter review committee shall be held at the call of the chair. All meetings shall be open to the public. A majority of members shall constitute a quorum.
- (c) The charter review committee shall review the charter of the city and applicable county, state and federal statutes and laws in order to recommend amendments to the city Charter, if any. The charter review committee shall complete its review and submit its report to the city commission no later than six (6) months after the original appointment of the committee. Included in the report shall be any proposed amendments to the Charter. After review of the report by the city commission, the city commission may call for a referendum election on the proposed amendments, if any, in accordance with the general election laws of the State of Florida. Passage of amendments shall require approval of a majority of electors voting in said election on such amendment.

(Ord. No. 2003-33, § 2, 11-2-2004; Ord. No. 2014-43, § 2, 3-10-2015; Ord. No. 2014-44, § 2, 3-10-2015)

**ANALYSIS:**

As set forth in the City Charter, the City Commission must appoint a Charter Review Committee by January 2024.

Staff recommends that the City Commission discuss the establishment of the Charter Review Committee, and establish criteria for membership, appointment process and procedures or review process for inclusion in the development of a proposed ordinance for City Commission consideration.

Staff recommends that the City Commission take legislative action to establish the Charter Review Committee. Within this action, the City Commission must establish criteria for membership, set forth the process for the appointment of members and provide procedural or process for the Committee's utilization.

City Attorney Mora stated what was done in 2014 was that every member of the commission appointed an elector to be a member of the Charter Review Committee. The Charter Review Committee would have to have their first meeting within 30 days of when they were appointed. They will appoint their own chair, they will establish how often they should meet, 3 out of the 5 members constitute a quorum, they were not compensated, and meetings were held in the public hall. This is an advisory committee. City Attorney Mora asked the commission what the consensus would be on how many committee members and how they would want the committee members selected.

**Per City Commission direction, staff will draft a resolution for City Commission consideration incorporating the required criteria.**

**13. OTHER BUSINESS.** None.

**14. ADJOURNMENT.**

**Motion was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bigelow to adjourn at 7:55 p.m. Unanimous approval by acclamation.**

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Denise Houseberg, Mayor-Commissioner


Attest: \_\_\_\_\_  
Lorin A. Kornijtschuk, City Clerk


**AGENDA ITEM NO. 5 C  
CONSENT AGENDA**

**DESIGNATING Commissioner Wilson to serve  
as the City's voting delegate at the Florida  
League of Cities Conference on August 15-17,  
2024 in Hollywood, FL.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** May 14, 2024 **AGENDA ITEM:** 5 C

**ORIGINATED BY:** Lorin A. Kornijtschuk 

**APPROVED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** Designating Commissioner Wilson to serve as the City's voting delegate at the Florida League of Cities Conference on August 15 – 17, 2024.

---

**BACKGROUND:**

The Florida League of Cities' (FLC) By-Laws requires that each City select one person to serve as the City's voting delegate. Article I - Meetings of the Organizations, Section 4 of the By-Laws states "At all meetings of the League, all delegates shall be registered, and a voting delegate shall be designated by each member to cast all votes allowed to a member. If a voting delegate is unable to serve, another may be delegated. A non-voting delegate may participate in a meeting of the League in all respects except voting. Meeting registration fees shall be fixed from time-to-time by the FLC Board of Directors.

**ANALYSIS:**

Appoint Commissioner Wilson as the City's voting delegate at the FLC Conference on August 15 – 17, 2024, which Conference is being held in Hollywood, Florida.

**MOTION:**

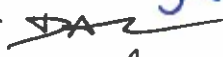
**I move to APPROVE/DENY** Commissioner Wilson as the City's voting delegate at the Florida League of Cities Conference on August 15 – 17, 2024.


**AGENDA ITEM NO. 5 D  
CONSENT AGENDA**

**AUTHORIZING THE City Manager to execute  
the Second Amendment to the Exclusive  
Residential Recycling Service Contract with  
Waste Connections of Florida, Incorporated  
for the IRB Curbside Recycling Program.**

# INDIAN ROCKS BEACH CITY COMMISSION AGENDA MEMORANDUM

**MEETING OF:** May 14, 2024 **AGENDA ITEM:** 5D

**ORIGINATED BY:** Dean A. Scharmen, Public Works Director  
Dan Carpenter, Finance Director 

**APPROVED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** Authorizing the City Manager to execute the Second Amendment to the Exclusive Residential Recycling Service Contract with Waste Connections of Florida, Incorporated for the IRB Curbside Recycling Program.

---

**BACKGROUND:**

The City has conducted a Curbside Recycling Program for numerous years.

The current contract with Waste Connections of Florida, Incorporated will expire on December 31, 2024.

In February, 2024, the staff requested to extend the current contract for an additional Two (2) Year Period.

Waste Connections has indicated that the current contract could be extended subject to a 3% increase.

**ANALYSIS:**

The new contract will commence on January 1, 2025 and expire on December 31, 2026.

The following service levels, rate structures and exit clause will apply:

Single-family and Multi-family units – 1 time per week (Wednesday) – \$12.17 per unit/per month.

Condominiums - 1 time per week (Wednesday) – \$30.23 per service pick-up.

The City has the right to terminate/exit the contract with 60 days written notice to the contractor.



**FISCAL IMPACT:**

It should be noted that within the FY 2024/25 Budget, under the Solid Waste Department Budget, Account Number 402-534-000-034-600, the staff will be requesting to appropriate funds in the amount of \$418,726.00 to fund the City's Curbside Recycling Program.

**MOTION:**

I move to approve authorizing the City Manager to execute the Second Amendment to the Exclusive Residential Recycling Service Contract with Waste Connections of Florida, Incorporated for the IRB Curbside Recycling Program as presented.

**SECOND AMENDMENT TO EXCLUSIVE RESIDENTIAL RECYCLING SERVICE  
CONTRACT**

This Second Amendment to that certain Exclusive Residential Recycling Service Contract (the "Second Amendment") is entered into and made effective as of January 1, 2025 (the "Second Amendment Effective Date"), by and between **THE CITY OF INDIAN ROCKS BEACH, FLORIDA**, ("City") and **WASTE CONNECTIONS OF FLORIDA, INC.** ("Contractor"). City and Contractor shall be sometimes referred to collectively as the "Parties."

**RECITALS:**

**WHEREAS**, the City and Contractor entered into that certain Residential and Commercial Refuse and Recycle Service Contract commencing on January 1, 2019, as subsequently amended (the "Agreement"); and

**WHEREAS**, the Parties desire to amend, clarify or restate portions the Agreement as further described herein.

**AGREEMENT:**

**NOW, THEREFORE**, and in consideration of these premises and such other lawful consideration, the receipt and sufficiency of which each of the parties hereto acknowledge, the parties agree as follows:

1. Extension of Term. This Second Amendment shall memorialize and acknowledge the Parties extending the Agreement for an additional two (2) year period per Section 11.2 of the Agreement, and shall now expire on December 31, 2026.
2. Rates. Effective as of January 1, 2025, Exhibit A of the Agreement shall be deleted and replaced with Exhibit "A" attached hereto and incorporated herein this Second Amendment.
3. Reaffirmation. The Parties hereby reaffirm their agreement with all the terms and provisions of the Agreement as amended by this Second Amendment.
4. Entire Agreement. The Agreement and this Second Amendment represents the entire agreement among the Parties with respect to the matters that are the subject hereof
5. Counterparts; Facsimile Signatures. This Second Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which shall collectively constitute one and the same instrument representing this Second Amendment between the parties hereto, and it shall not be necessary for the proof of this Second Amendment that any party produce or account for more than one such counterpart. Facsimile signatures shall be given the same force and effect as original signatures and shall be treated for all purposes and intents as original signatures.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment as of the Second Amendment Effective Date.

WASTE CONNECTIONS OF FLORIDA, INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

WITNESS:

By: \_\_\_\_\_  
Name: \_\_\_\_\_

CITY OF INDIAN ROCKS BEACH, FLORIDA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

WITNESS:

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**EXHIBIT "A"**

**RATES**

**Residential Unit Rates (Per Unit)**

\$12.17 per home – per month

**Condominium**

\$30.23 per pickup

**Additional Carts**

## Scharmen, Dean

---

**From:** Ian Boyle <ian.boyle@wasteconnections.com>  
**Sent:** Tuesday, February 20, 2024 12:40 PM  
**To:** Scharmen, Dean  
**Cc:** William Krimmel; Mims, Gregg; Carpenter, Dan; Mora, Randy (City Attorney); Olson, Colleen  
**Subject:** RE: Waste Connections Extension

Dean,

Thank you. I will make the request ASAP.

**Ian Boyle**  
**Waste Connections of Florida, Inc**  
(813) 352-9156  
[ian.boyle@wasteconnections.com](mailto:ian.boyle@wasteconnections.com)

---

**From:** Scharmen, Dean <dscharmen@irbcity.com>  
**Sent:** Tuesday, February 20, 2024 12:23 PM  
**To:** Ian Boyle <ian.boyle@wasteconnections.com>  
**Cc:** William Krimmel <william.krimmel@wasteconnections.com>; Mims, Gregg <gmims@irbcity.com>; Carpenter, Dan <carpenterd@irbcity.com>; Mora, Randy (City Attorney) <randy@cityattorneys.legal>; Olson, Colleen <colson@irbcity.com>  
**Subject:** RE: Waste Connections Extension

Good Afternoon Ian

Appreciate the e-mail.

Based upon our telephone conversation this morning, to extend the contract for another 2 years (2025 & 2026) Waste Connections of Florida, Inc. is requesting an increase of 3% for 2025 and then would request a CPI increase for 2026 with a maximum of 3% based upon section 10.1 of the Contract.

Please proceed forward with having your Legal Department create the document.

Thank You, Be Safe and Be Kind !!!

Respectfully,



**Dean A. Scharmen**  
Public Works Director  
City of Indian Rocks Beach

1507 Bay Palm Boulevard  
Indian Rocks Beach, Florida 33785  
T-727/595-6889  
[dscharmen@irbcity.com](mailto:dscharmen@irbcity.com)

**Florida Public Works - First to Respond, Last to Leave**  
[www.apwafloida.com](http://www.apwafloida.com)



**All government correspondence is subject to the public records law.**



---

**From:** Ian Boyle  
**Sent:** Tuesday, February 20, 2024 9:39 AM  
**To:** Scharmen, Dean <[dscharmen@irbcity.com](mailto:dscharmen@irbcity.com)>  
**Cc:** William Krimmel <[william.krimmel@wasteconnections.com](mailto:william.krimmel@wasteconnections.com)>  
**Subject:** Waste Connections Extension

Dean,

Hope this email finds you well. Our Controller did a proforma on our contract and we can extend with a 3% rate adjustment.

If this works for you I can have our Legal Dept create an amendment to our contract.

Thank you for your patience.

**Ian Boyle**  
**Government Affairs Manager**

**Waste Connections of Florida, Inc**

(813) 352-9156  
5135 Madison Ave  
Tampa FL 33619

[ian.boyle@wasteconnections.com](mailto:ian.boyle@wasteconnections.com)


**AGENDA ITEM NO. 5 E  
CONSENT AGENDA**

**RECEIVE/FILE THE annual updates to  
Pinellas County's Local Mitigation  
Strategy (LMS).**

# INDIAN ROCKS BEACH CITY COMMISSION AGENDA MEMORANDUM

**MEETING OF:** May 14, 2024 **AGENDA ITEM:** 5E

**ORIGINATED BY:** Dean A. Scharmen, Public Works Director

**AUTHORIZED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** Receive and File the Annual Updates to Pinellas County's Local Mitigation Strategy (LMS).

---

**BACKGROUND:**

The City of Indian Rocks Beach's participation in the Pinellas County Local Mitigation Strategy goes back to May 25, 1999 when the Indian Rocks Beach City Commission adopted Resolution No. 99-43, Pinellas County Local Mitigation Strategy. The City's continuing support for this effort is evidenced by Resolutions 2004-13, 2006-85, 2010-38, 2015-25 and 2020-06.

The adoption of the Local Mitigation Strategy is a critical part of maintaining and decreasing IRB's ISO rating to reduce flood insurance premiums within the municipal limits.

The LMS is a countywide hazard mitigation plan that includes the County and participating municipalities, as well as several agencies and non-governmental stakeholders. LMS is a plan developed to reduce and/or eliminate the risks associated with natural and man-made hazards.

These plans must be in accordance with the Federal Disaster Mitigation Act of 2000. The current LMS also serves as the County's and many municipalities' Floodplain Management Plan. Participation in the National Flood Insurance Program's Community Rating System requires the adoption of a Floodplain Management Plan.

**ANALYSIS:**

Submission of the Annual Updates to Pinellas County's Local Mitigation Strategy to the City Commission is required as part of the City's participation in the National Flood Insurance Program's (NFIP) CRS Program.

The City's participation in the CRS Program results in over \$590,000 of savings to the Indian Rocks Beach residents who purchase flood insurance through the NFIP.

The LMS Annual Report and Updates can be provided upon request at City Hall.

**FISCAL IMPACT:**

N/A

**MOTION:**



N/A



**AGENDA ITEM NO. 5 F  
CONSENT AGENDA**

**REAPPOINTMENT OF Regular Board member Earl Wesson Jr. to the Finance & Budget Review Committee for a three-year term, expiring May 31, 2027.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** May 14, 2024 **AGENDA ITEM: 5 F**  
**ORIGINATED BY:** Lorin A. Kornijtschuk, City Clerk   
**APPROVED BY:** Brently Gregg Mims, City Manager   
**SUBJECT:** The reappointment of Regular Board Member Earl Wesson Jr., to the Finance and Budget Review Committee for a three-year term, expiring May 31, 2027.

---

**BACKGROUND:**

The current members of the Finance and Budget Review Committee:

Kathryn Blankenship Alvarez : Expires in 2025  
Phillip Hanna : Expires in 2027  
Vacant Position

**ANALYSIS:**

Board Member Earl Wesson Jr. would like to be considered for reappointment to the Finance and Budget Review Committee.

**MOTION:**

I move to **APPROVE/DENY** the reappointment of Regular Board Member Earl Wesson Jr. to the Finance and Budget Review Committee for a three-year term, expiring May 31, 2027.

**AGENDA ITEM NO. 5 G  
CONSENT AGENDA**

**APPOINTMENT OF Paul Zagami to the Board  
of Adjustments and Appeals, for a three-year  
term expiring on June 30, 2027.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** May 14 , 2024      **AGENDA ITEM:** 5 G

**ORIGINATED BY:** Lorin A. Kornijtschuk, City Clerk

**APPROVED BY:** Brently Gregg Mims, City Manager

**SUBJECT:** Appointment to the Board of Adjustments and Appeals as a regular board member, Paul Zagami, for a three-year term expiring on June 30, 2027.

---

**BACKGROUND:**

The current members of the Board of Adjustments and Appeals:

Rick Alvarez : Expires June 2024.

Stewart DeVore- Resigned in February 2024, but remains on until his seat is filled.

David Watt- Expires June 2024.

Karen O'Donnell – Expires June 2024.

Vacant Position due to Michael Campbell's resignation.

1<sup>st</sup> Alternate Vacant

2<sup>nd</sup> Alternate Vacant.

**ANALYSIS:**

Appointment to the Board of Adjustments and Appeals as a regular board member, Paul Zagami, for a two-year term expiring on June 30, 2026 to fill Michael Campbells vacancy due to his resignation in April 2024.

**MOTION:**

**I move to APPROVE/DENY** the appointment to the Board of Adjustments and Appeals as a regular board member, Paul Zagami, for a two-year term expiring on June 30, 2026.



Administrative  
727/595-2517

Building/Planning & Zoning  
727/517-0404  
727/596-4759 (Fax)

Library  
727/596-1822

Public Services  
727/595-6889  
727/593-5137 (Fax)

**CITY OF INDIAN ROCKS BEACH**  
**APPLICATION for Serving on a City Board**

1. **Name:** Paul Zagami

**Home Ph:** 727-458-2618 **Cell Ph:** 727-458-2618

**Work Ph:** 727-458-2618 **Email:** paul.zagami@yahoo.com

2. **Home Address:** 335 12th Ave, Indian Rocks Beach, FL 33785

3. **Occupation:** FL Licensed Real Estate Sales Associate, FL Licensed Pharmacist

4. **Education & Training:** BS, State University of NY at Buffalo, School of Pharmacy  
MBA, University of Phoenix, Marketing

5. **Experience: Brief Job History, use additional sheets, if necessary:**  
2014-2019 Walgreens, Regional Vice President, Store & Pharmacy Operations, New York City, CT, RI  
2013-2014 Walgreens, District Manager, Buffalo Grove, IL  
2011-2013 Walgreens, Corporate Director of Special Initiatives, Deerfield, IL  
2007-2011 Walgreens, District Manager, Pittsburgh, PA  
2006-2007 Walgreens, District Manager Trainee, Tampa, FL, Newark, DE  
2004-2006 Walgreens, Store Manager, Brandon FL  
2002-2004 Walgreens, District Pharmacy Supervisor, Riverview, FL

6. **Are you a resident of the city, if so, for how long?** Resident, 1997-2007, 2019-date

7. **Are you a registered voter:**  **Yes**  **No**

*see reverse side*

8. *Have you ever held public office at any time:*  Yes  No  
*If yes, when?* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. *Have you ever served on a city board/committee:*  Yes  No  
*If yes, please state the boards/committees and the dates that you served on those boards/committees:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. *Do you currently serve on a city board/committee:*  Yes  No  
*If yes, please state the board/committee and when your term will expire on that board/committee:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. *Are you related to a commissioner or an employee of the City of Indian Rocks Beach?*  Yes  No

12. *Please check the boards/committees that you are interested in serving on:*

- Board of Adjustments & Appeals*
- Finance & Budget Review Committee*
- Planning & Zoning Board*

13. *Would you consider serving on another board/committee other than the one(s) you selected above?*  Yes  No

*The Office of the City Clerk will submit your application when vacancies occur. Applications are effective one year from the date of submittal. If you have any questions, please contact the City Clerk at 727/595-2517.*



*Signature*

April 9, 2024

*Date*

**AGENDA ITEM NO. 5 H  
CONSENT AGENDA**

**APPOINTMENT OF Burt Valery to the Local  
Planning Agency/Planning and Zoning Board,  
as 1<sup>st</sup> Alternate for a two-year term expiring  
on May 31, 2026.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** May 14 , 2024      **AGENDA ITEM:** 5 H

**ORIGINATED BY:**      **Lorin A. Kornijtschuk, City Clerk**

**APPROVED BY:**      Brently Gregg Mims, City Manager

**SUBJECT:**      Local Planning Agency / Planning Zoning Board as a 1<sup>st</sup> alternate board member, Bert Valery, for a two-year term expiring on June 30, 2026.

---

**BACKGROUND:**

The current members of Local Planning Agency / Planning Zoning Board:

Adrienne Dausen – Expires May 2026.

Scott Holmes – Expires May 2026.

Fredrick McFall – Expires May 2026.

Dave Mott— Expires May 2025.

Peter Sawchyn – Expires May 2026.

Herb Sylvester – Expires May 2026.

Myra Warman — Expires May 2026.

1<sup>st</sup> Alternate Vacant

2<sup>nd</sup> Alternate Vacant.

**ANALYSIS:**

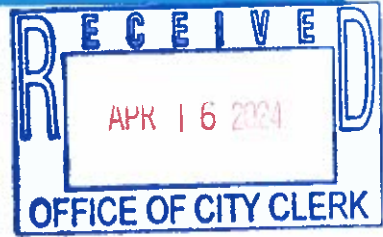
Appointment to the Local Planning Agency / Planning Zoning Board as a 1<sup>st</sup> alternate board member, Bert Valery, for a two-year term expiring on June 30, 2026.

**MOTION:**

**I move to APPROVE/DENY** the appointment of Bert Valery to the Local Planning Agency / Planning Zoning Board as a 1<sup>st</sup> alternate board member, for a two-year term expiring on June 30, 2026.



APPLICATION TO SERVE ON THE BOARD  
CITY OF INDIAN ROCKS BEACH 1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL. 33785  
(727)595-2517 ~ CITY CLERK: LKORNIJTSCHUK@IRBCITY.COM



Date: 4/11/24  
Name: ALBERT A. VALERY, JR.  
Signature: [Handwritten Signature]  
Phone: 727 215 5560  
Email: bertvalery1@hitmail.com  
Home Address: 2000 20th Ave PKWY, IRB, FL 33785  
Occupation: INSURANCE SALES

How long have you been a resident of IRB: Since 1979

Are you a registered voter:  Yes  No

Are you related to a commissioner or an employee of the City of IRB?  Yes  No

Please indicate the boards/committees that you are interested in serving on

- Board of Adjustments & Appeals
- Finance & Budget Review Committee
- Planning & Zoning Board

\* Would you consider serving on another board/committee other than the one(s) selected?  Yes  No

Have you ever held public office at any time?  Yes  No

If yes, please provide description & dates served: Served on P&Z, Bd of Adj & City Comm.

Have you ever served on a city board/committee?  Yes  No

If yes, please provide boards/committees and dates served: P&Z 7 yrs, Bd of Adj 7 yrs, City Commissioner 2 yrs

Do you currently serve on a city board/committee?  Yes  No

If yes, please provide boards/committees and when term will expire: \_\_\_\_\_

\* If appointed to P&Z, then I would accept Bd of Adj & Appeals as well.

Provide a description of the following:

Education & Training:

ED. = WANTAGIT H.S. '59  
VILLANOVA UNIV '63 BS in Eco, Acct & Law  
ST. JOHN LAW SCHOOL '63-64

IRB P&Z - Net 2K per month for 7 years  
Former Pinellas Co. B.A.C., served as Pres 1983-85, still sen  
Appt. to STATE B.A.C. by Gov. Graham 1983  
Conceived & developed Pinella Trail 1985  
work closely with PinCo MPO / Forward Pinellas  
Commissioner IRB - Proposed Golf/Courts #got passed  
Founder A2K - first President

Experience/Brief Job History:

Aetna L. & C. '63-64 L.I., N.Y.  
Marine Benefit Life '64-65 NYC, N.Y.  
Aetna L & C '65-66 LI, N.Y.  
Conn. Mutual Life '66-74 LI, N.Y.  
Marine Benefit Life '74-79 Clearwater, Fla  
VALERY AGENCY '79-present I.R.B., FL.

Submit your application by email: [lkornijtschuk@irbcity.com](mailto:lkornijtschuk@irbcity.com), deliver or mail to:

1507 Bay Palm Boulevard Indian Rocks Beach, FL. 33785

The office of the City Clerk will submit your application when vacancies occur.

Applications are effective one year from the date of submittal.

Please contact the City Clerk at 727/595-2517 with questions.

**AGENDA ITEM NO. 5 I  
CONSENT AGENDA**

**ACCEPT/FILE March 2024 Year-to-Date  
Financial Report.**

# AGENDA MEMO

## INDIAN ROCKS BEACH CITY COMMISSION

**MEETING OF:** May 14, 2024

**AGENDA ITEM:** 5I

**ORIGINATED BY:** Dan Carpenter, Finance Director 

**AUTHORIZED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** March 2024 Year-to-Date Financial Report

---

### **BACKGROUND:**

Staff presents a quarterly year-to-date financial results to the City Commission.

### **ANALYSIS:**

Financial reports comparing March 2024 fiscal year-to-date actual revenues and expenditures to budget are attached.

**City of Indian Rocks Beach**  
**FY 2024 BUDGET TO ACTUAL REPORT**  
**AS OF MARCH 31, 2024**

	<u>3/31/2024</u> <u>Period to Date</u> <u>Actual</u>	<u>FY 2024 TOTAL</u> <u>APPROVED BUDGET</u>	<u>OVER/(UNDER)</u> <u>BUDGET</u>	<u>% OF</u> <u>TOTAL FY 2024</u> <u>APPROVED BUDGET</u>
<b>001 GENERAL FUND</b>				
AD VALOREM TAX	\$ 2,821,909	\$ 3,171,800	\$ (349,891)	89%
FRANCHISE FEE	\$ 197,661	\$ 496,560	\$ (298,899)	40%
COMMUNICATIONS SERVICES TAX	\$ 39,245	\$ 80,000	\$ (40,755)	49%
BUSINESS REG & OCC LICENSES	\$ 174,547	\$ 147,310	\$ 27,237	118%
PERMITS & FEES	\$ 10,110	\$ 8,800	\$ 1,310	115%
INTERGOVERNMENTAL	\$ 191,086	\$ 447,930	\$ (256,844)	43%
CHARGES FOR SERVICES	\$ 5,614	\$ 7,000	\$ (1,386)	80%
PARKING FEES	\$ 99,512	\$ 183,750	\$ (84,238)	54%
FINES AND FORFEITS	\$ 22,624	\$ 75,000	\$ (52,376)	30%
INTEREST ON INVESTMENT	\$ 172,909	\$ 200,000	\$ (27,091)	86%
MISCELLANEOUS	\$ 249,170	\$ 24,420	\$ 224,750	1020%
<b>TOTAL REVENUE</b>	<b>\$ 3,984,387</b>	<b>\$ 4,842,570</b>	<b>\$ (858,183)</b>	<b>82%</b>

CITY COMMISSION	\$ 36,503	\$ 60,300	\$ (23,797)	61%
CITY MANAGER	\$ 151,794	\$ 308,340	\$ (156,546)	49%
FINANCE	\$ 217,151	\$ 464,690	\$ (247,539)	47%
CITY ATTORNEY	\$ 86,706	\$ 152,000	\$ (65,294)	57%
PLANNING	\$ 33,841	\$ 85,200	\$ (51,359)	40%
CITY CLERK	\$ 70,458	\$ 143,790	\$ (73,332)	49%
LAW ENFORCEMENT	\$ 640,929	\$ 1,284,740	\$ (643,811)	50%
BUILDING & CODE ENFORCEMENT	\$ 153,304	\$ 360,320	\$ (207,016)	43%
PUBLIC WORKS	\$ 538,248	\$ 1,387,630	\$ (849,382)	39%
LIBRARY	\$ 61,615	\$ 121,100	\$ (59,485)	51%
RECREATION	\$ 24,420	\$ 36,700	\$ (12,280)	67%
CENTRAL SERVICES	\$ 212,764	\$ 408,220	\$ (195,456)	52%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,227,733</b>	<b>\$ 4,813,030</b>	<b>\$ (2,585,297)</b>	<b>46%</b>

**101 CAPITAL PROJECTS**

IC SURTAX PENNY FOR PINELLAS	\$ 271,017	\$ 500,000	\$ (228,983)	54%
UTILITY UNDERGROUND GRANT	\$ 1,349,691	\$ 3,123,310	\$ (1,773,619)	43%
GRANTS - AMERICAN RESCUE PLAN & D	\$ -	\$ 1,950,590	\$ (1,950,590)	0%
GRANTS -SWFWMD	\$ -	\$ 197,500	\$ -	0%
<b>TOTAL REVENUE</b>	<b>\$ 1,620,708</b>	<b>\$ 5,771,400</b>	<b>\$ (4,150,692)</b>	<b>28%</b>
CONSTRUCTION PROJECTS	\$ 2,289,809	\$ 6,311,920	\$ (4,022,111)	36%
<b>TOTAL EXPENDITURE</b>	<b>\$ 2,289,809</b>	<b>\$ 6,311,920</b>	<b>\$ (4,022,111)</b>	<b>36%</b>

**402 SOLID WASTE FUND**

GRANT REVENUE	\$ -	\$ 3,000	\$ -	0%
SOLID WASTE	\$ 1,040,873	\$ 1,865,660	\$ (824,787)	56%
<b>TOTAL REVENUE</b>	<b>\$ 1,040,873</b>	<b>\$ 1,868,660</b>	<b>\$ (824,787)</b>	<b>56%</b>
SOLID WASTE	\$ 724,385	\$ 1,964,000	\$ (1,239,615)	37%
<b>TOTAL EXPENDITURE</b>	<b>\$ 724,385</b>	<b>\$ 1,964,000</b>	<b>\$ (1,239,615)</b>	<b>37%</b>

**AGENDA ITEM NO. 6**  
**PUBLIC HEARINGS**

**AGENDA ITEM NO. 8**

**WORKSHOP**

**DISCUSSION OF Mixed-Use Development.**

INDIAN ROCKS  
BEACH  
SPECIAL AREA PLAN  
2009



# INDIAN ROCKS BEACH - SPECIAL AREA PLANS "A VISION FOR GROWTH AND DEVELOPMENT"



CITY OF INDIAN ROCKS BEACH, FLORIDA  
JUNE, 2009



FLORIDA CENTER FOR COMMUNITY DESIGN + RESEARCH  
SCHOOL OF ARCHITECTURE AND COMMUNITY DESIGN  
UNIVERSITY OF SOUTH FLORIDA

deep. Most of these parcels appear to have been platted initially as residential parcels and in later instances assembled and rezoned for a range of neighborhood-scale commercial uses. Aside from the one full block between 25th and 26th Avenues, this zoning designation applies only to the Gulf Boulevard facing parcels. The eastern portion of the vacant block at 25th Avenue facing 1st Street is zoned for "Medium Density Residential". With half the block zoned for "Business" and the other half zoned for "Medium Density Residential" would pose a significant challenge to realizing the vision for this area. In order for any type of mixed-use development to occur on this block, zoning for the parcels on the eastern half of the block should be rezoned with the same "Business" designation as the Gulf Boulevard facing parcels.

In addition to the land-use designations for parcels in this area, existing zoning regulations also identifies another significant development criteria. Height restrictions for this area limit any new infill building to two stories over parking. Given the small size of these commercial parcels and the challenge of meeting other site development criteria, such as setbacks, other zoning revisions are needed to encourage development that achieves a good urban design fit in the area. Although it's unclear as to why the area hasn't seen any new private-sector investment in recent times, meeting all requirements appears to have been a contributing factor.

#### 8.6 PEDESTRIAN ACCESS AND PUBLIC REALM

The Uptown Commercial Area with its collection of businesses along Gulf Boulevard, functions as an entrance to the adjacent residential neighborhood to the east and to the city from the north. Along with the beachfront condominiums on the west side of Gulf Boulevard, these residential areas have direct access to commercial uses in the area.

The addition of several new developments and a number of public realm enhancements envisioned

by the plan will transform this area into a more vibrant pedestrian environment. Streetscape enhancements such as sidewalks, plantings, and crosswalks will welcome local residents as well as visitors to the area. Altogether, these improvements will foster greater pedestrian activity and help stabilize the area.

#### 8.7 ECONOMIC DEVELOPMENT POTENTIAL

The economic development potential of the Uptown Commercial Area also appears promising. With its vacant parcels and opportunities for other building renovations, the area could realize an additional 20,000 to 30,000 square feet of commercial space over the years.

With the addition of a mixed-use development at 25th Avenue anchoring the northern end of Gulf Boulevard, this area could begin to function as a well-defined, linear commercial destination for residents in adjacent neighborhoods. This parcel has the potential to accommodate a "junior" commercial anchor use such as a market, or a complex of professional offices.

Complemented by other interventions such as neighborhood-scale storefront businesses and restaurants, public realm enhancements, and beach access enhancements, the area could become so economically stable, linear commercial district from 22nd Avenue to 28th Avenue. Altogether, these types of public and private-sector interventions would significantly enhance the area's local market appeal and its visual identity as a neighborhood asset.



Uptown Commercial Area

### 10.0 SPECIAL AREA PLANS CONSISTENCY WITH THE EVALUATION AND APPRAISAL REPORT, THE COMPREHENSIVE PLAN AND THE CODE OF ORDINANCES

While the Special Area Plan envisions the long-term transformation of the City's three commercial sub-districts, it also reflects the spirit and intent of the objectives identified in the recently completed Evaluation and Appraisal Report (EAR). The Special Area Plans specifically address sections 1c (Encourage mixed-use development), 1d (Encourage redevelopment as a land development strategy with special emphasis on infill, reuse and revitalization), and 1e (Address issues of non-conforming uses within the context of redevelopment).

Relative to mixed-use development, the Special Area Plan identifies a number of opportunities for developing mixed-use buildings in each of the City's commercial areas. The mixed-use structures envisioned are both context-sensitive and reflect the desired community conditions. The Special Area Plan also proposes a land development strategy that proposes infill development that achieves a good urban design fit in the three commercial areas. In addition to this, existing non-conforming uses and other conditions that are incongruent with the Plan. As a response to these conditions, the Plan proposes a number of alternatives intended to ensure greater compatibility with surrounding development patterns.

With regards to the Comprehensive Plan, the Special Area Plans are largely consistent with its Future Land Use Element (FLUE). While all of the proposed conditions in the Special Area Plans reflect the objectives of the Future Land Use Element, a small inconsistency exists between an existing land use designation and the proposed conditions on the full-block mixed-use development between 25th and 26th Avenues in the Uptown Commercial Area.

With half the block under the "Business" zoning designation and the other half zoned for "Medium Density Residential", this type of project would not be feasible without a rezoning of the eastern portion of this block. The Special Area Plans recommendation is to rezone the subject parcels in order to facilitate a mixed-use development on this block that functions as a neighborhood commercial anchor and a gathering place for residents.

In addition to this, the Plan recommends a few additional map amendments and rezoning for a select number of other parcels. These rezoning designations are intended to make Gulf Boulevard commercial development more feasible. These parcels are directly adjacent to Gulf Boulevard commercial parcels, but front on 1st Street. Because several of the commercial parcels in the northern part of the City are typically too shallow (i.e. less than 150 feet) to accommodate certain commercial uses and their site development requirements, pairing them with abutting 1st Street properties would make commercial development along Gulf Boulevard significantly more feasible. Although these parcels are currently zoned for residential development, a commercial rezoning would not represent an incursion into the neighborhood fabric. The subject properties include: the parcel that was used for parking behind the former (Portofino) restaurant at 28th Avenue; the two parcels behind the former convenience store on the southern edge of 25th Avenue at Gulf Boulevard;

The only other inconsistency between the Special Area Plans and the existing zoning are the development intensity standards posed by the existing zoning in the Narrows. The current standards have effectively served as a disincentive for private sector real estate investment and redevelopment in here for over twenty years. At present, these standards would render almost any new mixed-use commercial project economically un-feasible. These standards will need to be revised in order to facilitate a favorable private-sector response. The Special Area Plan for the Narrows envisions several parcels with new and renovated buildings

constructed up to four stories - and a few key parcels with "landmark" projects constructed up to six stories.

The rationale for this proposed modest increase in density is provide an incentive for private-sector investment, to ensure that the appropriate types of mixed-use development occurs here, in to ensure that the future buildings are economically viable in the market place.

The other inconsistency between the Comprehensive Plan and the Special Area Plan is related to the full-block commercial development envisioned between 25th and 26th Avenues. As proposed, this mixed-use development would not be possible under current zoning for this block. The inconsistency with existing zoning results from the western half of the block zoned for "Business" and the eastern half zoned "Medium Density Residential". In order to facilitate such a project here, the eastern half of the block would need to be rezoned, along with a map amendment to the Land-Use Element of the City's Comprehensive Plan. The recommendation for this rezoning is intended to bolster the City's economic development agenda and encourage the type of development on this block that would benefit all of the City's residents.

INDIAN ROCKS  
BEACH  
GULF BLVD  
VISION STUDY  
FORWARD PINELLAS



# City of Indian Rocks Beach

## Gulf Boulevard Visioning Study



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

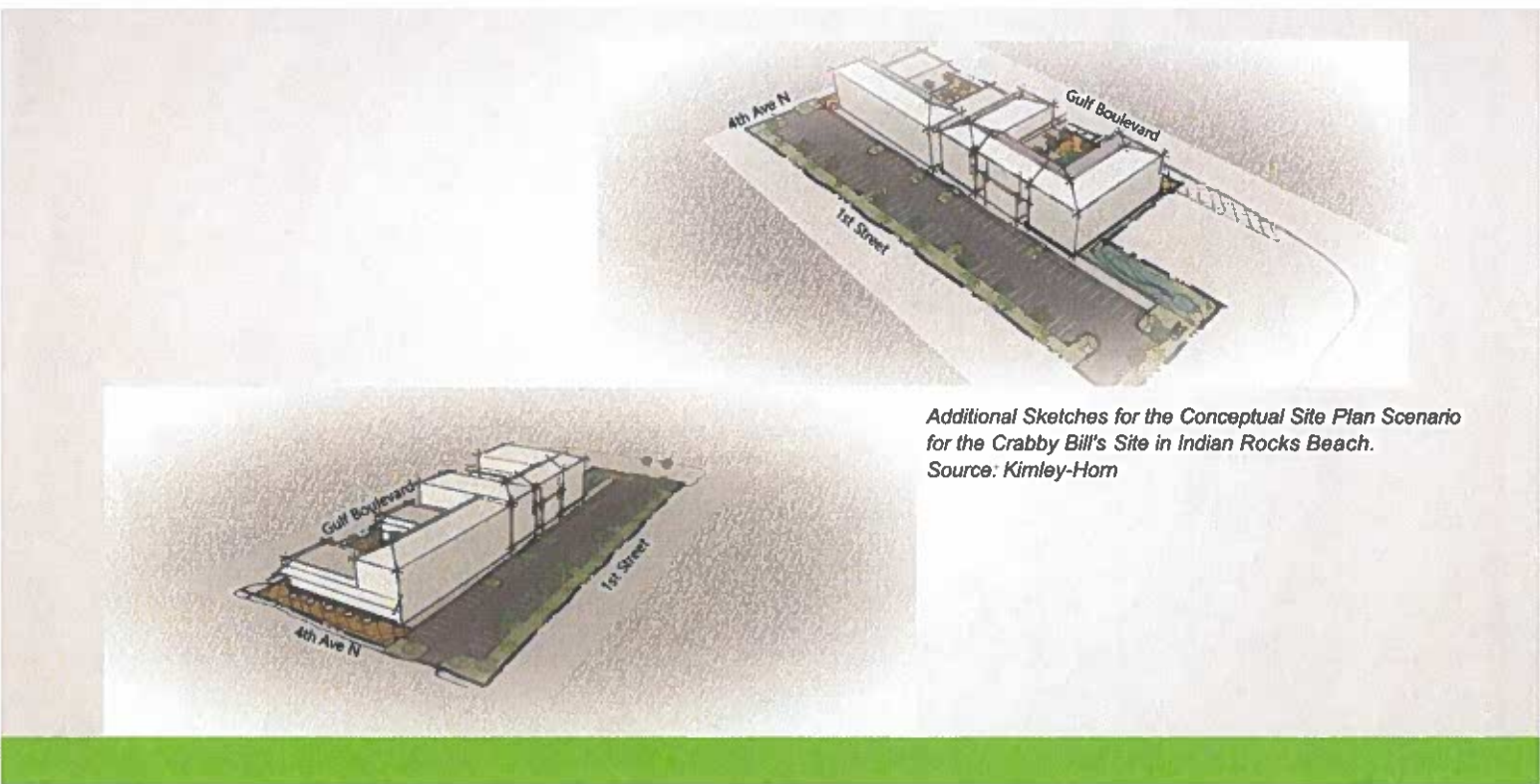


August 2020

on allowable height and setback requirements. The City could also consider developing an overall summary table of zoning districts that includes allowable uses, setbacks, and heights.

Regarding parking requirements, the shared-parking matrix for mixed-use development is subject to multiple interpretations, which can inhibit projects during the site plan development process because of the lack of clear understanding of requirements. The City could update required parking standards and simplify the shared parking matrix and could consider using the Urban Land Institute/Institute of Transportation Engineers parking shared matrix standards. The off-site parking requirements are also limiting, as they require that off-site parking be located within 1,500 feet of the site. The City could also provide clarity on the number of parking spaces required as identified by use, particularly the restaurant uses. Currently the standards mention 1 space/60 square feet of floor area and 1 space/80 linear inches of bench area. The City could also allow for more flexibility in the parking standards by allowing adjacent on-street parking spaces to count towards on-site parking requirements.

To address the desire of the community to preserve its existing character and form while promoting strategic, small-scale development, the community could consider incorporating changes to the LDC that will not only promote a more pedestrian scale environment but can also preserve historic resources. Additionally, there are many strategies the community can use to achieve their goals related to community character and form. The community will need to determine the best course of action to implement its vision moving forward.



heights, and work to simplify the shared parking matrix in the LDC and provide clarity on number of parking spaces required as identified by use.

- **Near Term (1-2 years):** It is highly recommended that the City add elements to the Indian Rocks Beach business triangle overlay zone and within the LDC in general to encourage a pedestrian-scale environment, such as waiving setback requirements completely, and adjusting the parking standards to reduce requirements. The LDC should provide incentives to locate parking to the rear of buildings and off-site and shared parking requirements should be more flexible. The City should allow adjacent on-street parking spaces to count towards on-site parking requirements.
- **Near Term (1-2 years):** The City should work with developers during the site plan approval process to negotiate for desired elements the City would like incorporated in the community.
- • **Mid-Term (2-4 years)** The community has identified an interest in mixed-use development, however, only in certain contexts. The retail market assessment identified the Narrows as having medium to higher potential for mixed-use development based on conversations with existing owners, and Uptown as lower to medium potential. The City must determine where it would like mixed-use development to locate as it will require development incentives, which require support from the community.
- **Mid-Term (2-4 years):** The City has also identified a desire to preserve historic resources. As part of this effort, the community should consider a historic preservation strategy such as those outlined in the Community Character section of this report or identify one that it would like to implement.

#### Transportation and Mobility



- **Near Term (1-2 years):** The community has expressed an interest in exploring the option of providing a free circulator service within the community, particularly in the Narrows. This option would potentially reduce parking needs and help ease congestion. The City should issue a request for information (RFI) from the circulator service providers to gauge interest and find out potential costs.
- **Near Term (1-2 years):** There are several strategies to improve visibility, such as the reduction of the height of vegetation that may inhibit visibility, and the improvement of both pedestrian scale and overhead lighting.
- **Near Term (1-2 years):** To address parking requirements, it is highly recommended that the City conduct a parking study to provide the information needed for the community to better assess their parking needs and propose strategies to address

# CASE STUDY

## Nature's Food Patch – Dunedin, FL



Source: City of Dunedin, SB Friedman  
SB Friedman Development Advisors

- Developed in 2018 in mixed-use building
  - 8,000 square feet of grocery space; 11,000 square feet total retail space
  - Smaller-format grocer focused on prepared foods and experiential shopping
  - Co-tenants include hair salon and cocktail bar
  - 65 luxury apartment units
- **Market Demand:** Required marketing and research to demonstrate strong demographics and sufficient demand for grocer
- **Site:** Needed to assemble site large enough to facilitate parking and access
  - Site previously occupied by metal manufacturer, sold to city in 1999. City sold land to developer to assemble large enough site
- **Financial Feasibility:** Required creative financial structuring
  - Supportable grocery tenant rent challenged financial feasibility: Developer offered discounted rent to grocer tenant for first 5 years
  - Grocery store appears to be cross-subsidized by apartment rents: Higher residential rents due to presence of grocer
- **Vision/Political Support:** Required collective vision and city leadership to complete public-private partnership
  - City partnered with developer for land assembly and garage development; developer constructed garage and city pays maintenance
  - City financed public improvements including sidewalks and roads
  - Community Redevelopment Area (CRA) provided funds to support development



PLANNED UNIT  
DEVELOPMENT  
SECTION OF  
IRB LAND  
DEVELOPMENT  
CODE

## ARTICLE V. - PLANNED UNIT DEVELOPMENT

*Footnotes:*

-- (9) --

**Editor's note**— Ord. No. 2017-15, § 1(Exh. A), adopted September 11, 2018, amended article V in its entirety to read as herein set out. Former article V, §§ 110-641—110-652, pertained to similar subject matter. See Code Comparative Table for complete derivation.

## Sec. 110-641. - Purpose.

The purpose of this section is to describe planned unit development districts used to impose special development standards in certain areas. The location of planned unit development districts is established by the city based on the need for special development standards in specified areas. A planned unit development district imposes additional or different development standards than those that would otherwise apply in a conventional zoning district.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

## Sec. 110-642. - Definitions.

*Planned unit development (PUD):* Land under unified control, planned and constructed as a whole in a single unified development or in approved phases. PUDs may include a variety of land uses and types of dwelling units as well as related uses and facilities. There is no minimum acreage size required for a PUD. The PUD is allowed in every zoning district except the single family residential zoning district.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

## Sec. 110-643. - Planned unit development (PUD).

## (1) Purpose and intent of the PUD zoning district:

- (a) It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which may not be provided for or allowed in the other zoning districts otherwise established by this Code. The PUD zoning district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in one of the other listed districts, but that otherwise conform to the City of Indian Rocks Beach Comprehensive Plan.
- (b) These PUD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission (the "city commission" or "commission") the absolute authority to establish limitations and regulations thereon for

the benefit of the public health, welfare and safety. By encouraging flexibility while retaining control by the city commission, the PUD is designed to accomplish one or more of the following:

1. Permit innovative residential, nonresidential, and mixed-use developments provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as various street widths compatible with the type of development project proposed, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.
2. Provide flexibility to meet changing needs, technologies, economics and consumer preferences.
3. Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.
4. Lower development and building costs by permitting smaller networks of utilities, and the use of more economical development patterns and shared facilities.
5. Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.
6. Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.
7. Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.
8. Provide an efficient public process for considering complex developments where the proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.

(c) All building code, housing code and other land use regulations of this Code are applicable to a PUD, unless otherwise approved within the PUD Ordinance.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-644. - Justification and minimum requirements for rezoning to planned unit development.

(1) An applicant for a PUD rezoning must present evidence in the PUD narrative that the rezoning to PUD is justified by one or more of the following:

(a)

The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.

- (b) The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.
- (2) The applicant for the PUD rezoning must further present evidence in the aforementioned PUD narrative that the rezoning to PUD meets the following standards:
- (a) The density and/or intensity, character and type of development proposed in the development plan is consistent with the Comprehensive Plan, future land use map and the concurrency management system, and the development plan meets one or more of the objectives set forth in section 110-643 of this Code.
  - (b) An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2) design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property owners; (3) traffic circulation to ensure the transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) density or intensity, including type and size of structures or units, and height shall be considered to address compatibility.
  - (c) Usable open spaces and recreation areas provided within a PUD must provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.
  - (d) Every dwelling unit or other use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all public roads within any PUD shall be constructed in accordance with the latest applicable FDOT specifications. The city further recommends that private roads be built to the latest applicable FDOT specifications connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.
  - (e)

Sufficient off-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in the land development regulations in the city's Code, and any deviations must be specifically identified and approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.

- (f) Utilities and essential public services, including but not limited to sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-645. - Process for rezoning property to PUD zoning district.

- (1) An application for the review, approval, and public hearings concerning a PUD zoning district shall proceed in the following manner:

- (a) Preliminary review by relevant city staff.

1. An application for preliminary review by relevant city staff shall be submitted to the city.
2. Relevant city staff may include the building official, city planner, public services director, city attorney, city manager and other staff as designated by the city manager. Individual staff members may provide comments, including but not limited to recommended reconfigurations, modifications, additions or deletions to the preliminary submission.

- (b) PUD application, narrative and associated documents.

1. After the owner has received comments from city staff and incorporated those comments into the proposed development of the PUD, the application for rezoning to PUD may be submitted along with the requisite narrative and any other associated documents.
2. City staff will review the PUD application, narrative and associated documents for consistency with the Land Development Code. When the review is complete, the rezoning of the property to the PUD district will proceed to the requisite public hearings. City staff may require an applicant to supplement their submission before it can proceed to public hearing.

- (c) PUD ordinance and public hearings. A PUD ordinance will be prepared and presented to the following bodies within a reasonable time after initial review and approval by city staff:

1. The planning and zoning board, for review and recommendation to city commission; and
2. The city commission, for final review and approval or denial.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-646. - Application requirements for preliminary review by city staff.

- (1) The preliminary application for initial review by city staff should include a location map, a brief description of the project and a conceptual plan.
- (2) City staff shall review the application and prepare a report including comments from the city departments about the possibility of rezoning to PUD.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-647. - Application requirements for rezoning to PUD.

- (1) In addition to the standard rezoning application and submission, the applicant shall submit a PUD narrative describing the PUD and setting for the manner in which the proposed PUD complies with the requirements of section 110-643 of this Code.
- (2) Applications for review of a PUD rezoning shall be available from the planning and zoning department (hereafter, the "department"). The completed application shall be signed by all owners of the property subject to the proposal, and, where applicable, their agent; all signatures shall be notarized. Signatures by other parties will be accepted only with notarized proof of legal authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. All applications will be required to comply with the following submittal requirements and where applicable and necessary additional submittal requirements as specified by the city staff or designated by the city manager.

(a) The application shall include documents and drawings showing:

1. Name, address, e-mail address, and telephone number of owner.
2. Legal description of property involved.
3. Parcel identification numbers.
4. Survey of property.
5. Description of intended use(s).
6. PUD narrative.
7. Description of proposed development activities.
8. Development plans for all proposed project activities.
9. A site plan drawn to scale. Each site plan sheet shall show:
  - (a) The north arrow;
  - (b) The graphic scale;
  - (c)

The drawing date;

- (d) All existing and proposed structures with the setbacks from each other and the property line;
  - (e) The lot coverage; and
  - (f) The proposed parking and landscaping.
10. Traffic analysis.
  11. Flood zones.
  12. Architectural renderings.
  13. Electronic version of plans and all documents.
- (b) Where applicable to the development activity proposed, the city staff may require the following to be submitted as part of the application:
1. Building, structure, sidewalk and pavement location, height and setback;
  2. Location, length and width of proposed driveways and driveway alignment with driveways on surrounding land;
  3. A map of vegetative cover including the location and identity by common name of all protected trees;
  4. Floor plan for existing and proposed structures;
  5. A detailed landscape plan meeting or exceeding the requirements of this Code for all new or existing uses;
  6. Sign plans, including the location of signs on the site; dimensions of all signs, including maximum square footage, height and width; and distance from the ground to the bottom of the sign display area (including borders); and
- (3) City staff will review the PUD application for compliance prior to any public hearings.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-648. - PUD ordinance and public hearing.

- (1) The PUD ordinance must include the following:
  - (a) Written findings the proposed PUD ordinance complies with the provisions of this article;
  - (b) The PUD agreement;
  - (c) The development plan for the PUD;
  - (d) The schedule for development of the PUD;
  - (e) The legal description of the area within the PUD; and
  - (f) Language requiring:
    - 1.

That the proposed development shall proceed in accordance with the PUD ordinance, the development plan for the PUD, the schedule for development of the PUD, and such conditions and safeguards as may be established by the city commissioners in such ordinance.

2. That the proposed development will be completed according to plans approved by the PUD ordinance, and that there will be continuing operating and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.
3. That any commitments made in the application or approved PUD report shall be binding on the applicant's successors in title or interest.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-649. - Minor adjustments to approved PUD.

- (1) For all PUD developments, the staff and commission shall review the plans. In order to facilitate minor adjustments, changes which comply with the following criteria may be approved by the city manager or designee.
  - (a) The number of dwelling units is the same or less.
  - (b) The open space is in the same general location and in the same amount, or greater amount.
  - (c) The floor area of the buildings is the same or less.
  - (d) The streets follow approximately the same layout.
  - (e) Access points for the project site are the same or less in number and in the same general location.
  - (f) Extension of time limits for development for periods not exceeding two years upon showing good cause, submission of a development status report and submission of a revised schedule of development.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-650. - Time limits.

- (1) The development of the PUD must proceed according to the schedule for development included in the PUD ordinance. If the development does not commence within the time frame specified in the PUD ordinance, or in the case of a phased development, a phase of development does not commence within the time frame specified in the PUD ordinance, the ordinance shall become invalid and no further development shall be permitted. If time limits contained in the approved PUD are not complied with and not extended for good cause, the city commission may initiate rezoning of the property or any part of it, and/or amend the approved PUD development plan, so as to best protect adjoining properties and the public health, safety or welfare. City staff shall



initiate action to rezone the property to another appropriate zoning district by following the rezoning procedure set forth in this Code. No development shall be permitted under an expired PUD.

- (2) Extensions of time: Applicants may request extensions of time on PUD ordinances. Such extensions may be granted for a maximum of up to four years. Extensions may be granted only upon a showing by the applicant that reasonable efforts have been made towards securing the required permits and commencing work on the project, that any proposed amendment of the development plan will serve to the benefit of the city and the project, and the extension is based upon good cause, as determined by the city manager. Any such extension shall not automatically extend the normal expiration date of a certificate of concurrency, building permit, site plan approval, development agreement or other development order. Failure to complete phasing on schedule shall require a new concurrency review and obligation to obtain the appropriate certificate of concurrency reservation pursuant to this Code, where applicable.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

#### Sec. 110-651. - Permits.

All construction in the development of a PUD shall proceed only under applicable permits issued by the city and any other regulatory department or agency. No building permit, certificate, or other document authorizing construction or occupancy within a PUD shall be issued except in accordance with the approved development plan.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

#### Sec. 110-652. - Unified control.

- (1) All land included in any PUD shall be under the complete, unified, legal, otherwise-encumbered control of the owner, whether the owner be an individual, partnership, corporation, other entity, group or agency. The owner may designate an agent of record for the purposes of this process.
- (2) The city attorney shall review all agreements, contracts, guarantees and other necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.
- (3) The application shall not be considered by the city commission until the city attorney has certified in writing that the legal requirements of this section have been fully met. The city attorney may require the applicant to provide an opinion of its attorney to the same effect. The owner shall acknowledge within the application that the applicant and any successors and assigns in title and/or interest shall be bound by any commitments made in the adopted PUD ordinance unless otherwise approved by the city commissioners.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Sec. 110-653. - Phasing.

When provisions for phasing are included in the development plan, each phase must be so planned and so related to previous development, surrounding properties and the available public facilities and services that a failure to proceed with subsequent phases will have no adverse impact on the PUD or surrounding properties.

(Ord. No. 2017-15, § 1(Exh. A), 9-11-2018)

Secs. 110-654—110-680. - Reserved.

# Indian Rocks Beach Mixed-Use Strategy

Indian Rocks Beach City Commission Workshop

May 14, 2024



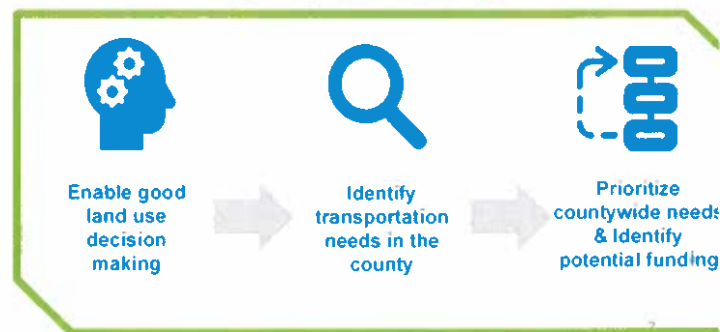
# Overview



- Who Is Forward Pinellas?
- Overview of the 2020 Gulf Boulevard Visioning Study
- What is Mixed-Use?
- Current Options for Mixed-Use Development
- Forward Pinellas Mixed-Use Bonus
- Questions & Answers

# Our Agency

- Formed by the merger of two Pinellas County agencies
  - Metropolitan Planning Organization (MPO) - Addresses transportation/mobility needs across the county
  - Pinellas Planning Council (PPC) - Coordinates land use decision making across the county
- Our role
  - Forum for countywide decision making on transportation and land use issues
  - Provide technical assistance to 24 local governments and unincorporated Pinellas County



# Our Governing Board

- Voting members of the Forward Pinellas Board are elected officials who represent:
  - Pinellas County Board of County Commissioners
  - 24 Pinellas municipalities
  - Pinellas Suncoast Transit Authority (PSTA)



- To help the Forward Pinellas Board make informed decisions, advisory committees review plans and provide input prior to any board action. Committees include:
  - Planners Advisory Committee (PAC)
  - Citizens Advisory Committee (CAC)
  - Technical Coordinating Committee (TCC)
  - Bicycle Pedestrian Advisory Committee (BPAC)
  - Local Coordinating Board (LCB)

Board meetings are held the second Wednesday of each month.

Live stream:

[www.youtube.com/pinellascountymeeting](http://www.youtube.com/pinellascountymeeting)



2020 GULF BLVD.  
VISIONING STUDY

# Visioning Study Approach



Establish a vision and principles to guide future growth and redevelopment decisions



**CODE REVIEW, CASE STUDIES & GIS ANALYSIS**  
Evaluate land use patterns and sites susceptible to change



**RETAIL MARKET ANALYSIS**  
Understand demand for local grocery store and mixed-use



**WORKSHOPS & INTERVIEWS**  
Understand perspectives of residents and business owners



**BETA TEST ANALYSIS**  
Evaluate feasibility of converting Crabby Bills to a mixed-use development





# Visioning Study Themes



**Economic  
Vitality**



**Transportation  
and Mobility**



**Community  
Character**



**Quality of Life and  
Environmental  
Protection**

# Visioning Study Principles and Actions

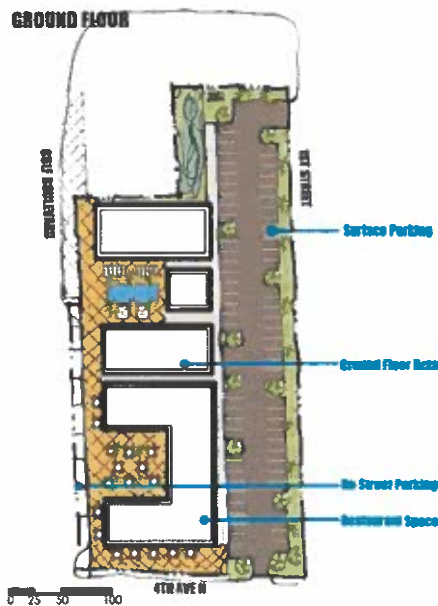
- Each theme has a vision statement, guiding principles, and recommended near term (1-2 years), mid-term (2-4 years), and long-term (4+ years) actions
- “Community Character” Near and Mid-Term Recommendations
  - Update the Land Development Code to provide additional clarity
  - Make parking requirements more flexible
  - Determine if and where the City would like mixed-use development - may require development incentives



# Conceptual Mixed-Use Redevelopment Scenario

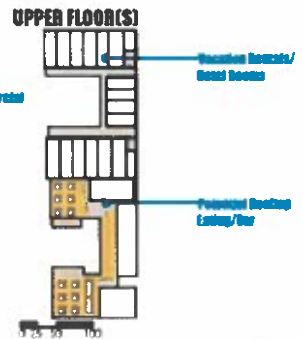
## Crabby Bill's Property

- Mixed-use redevelopment feasibility
- Parking and stormwater requirement constraints



## Scenario 1 Site Plan: 4th Ave N & Gulf Boulevard Frontage:

- Details:**
- Mixed-use Development
  - Restaurant Space (11,000 SF)
  - Ground floor commercial (7,000 SF)
  - Upper floor vacation rentals/hotel rooms (16 units/floor) (~500 SF/unit)
  - Potential rooftop restaurant/bar
  - Outdoor cafe seating
  - Surface parking at rear of building along 1st Street (75 spaces)
  - On-street parallel parking on Gulf Boulevard (8 spaces)



# Visioning Study Principles and Actions

- Forward Pinellas recommended the City Commission further engage the public to determine which strategies and/or recommendations they would like to implement and where
  - Uptown Commercial Area - 28<sup>th</sup> Avenue south to 22<sup>nd</sup> Avenue
  - Midtown Commercial Area - 18<sup>th</sup> Avenue south to 11<sup>th</sup> Avenue
  - The Narrows - 6<sup>th</sup> Avenue south to 1<sup>st</sup> Avenue



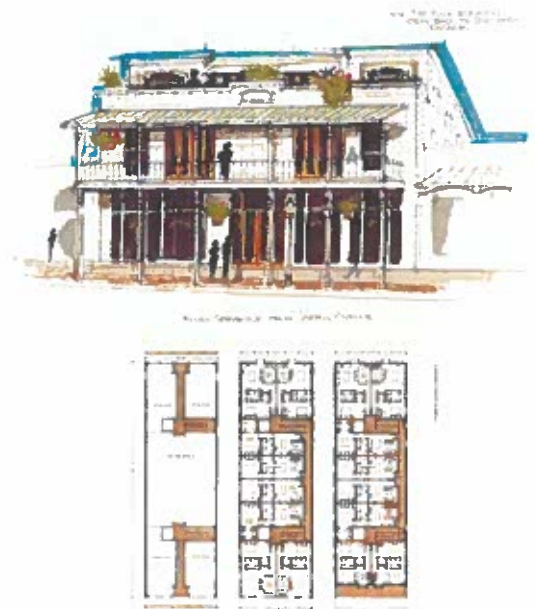


WHAT IS MIXED -  
USE?



# Mixed-Use Development

- Mixed-use development incorporates two or more uses into the same building
- Often refers to development with ground floor commercial/retail uses and upper floor residences
- Typically characterized as walkable and pedestrian-friendly, offering residents more chances to live, work and shop in a single neighborhood and reduces dependence on driving



Source: City of Tarpon Springs

## The District on 9<sup>th</sup>, St. Petersburg



- 4 townhomes + 4 storefronts
- 3 stories
- 17,700 sq. ft. total
  - 13,600 residential (including garages)
  - 4,100 nonresidential
- 5,900 sq. ft. building footprint
- 1.5 Floor Area Ratio (FAR)
- Mixed-use portion of a larger 34-unit development

## The Culby Building, Gulfport



- 5 apartments + 5 storefronts + 1 large office
- 3 stories
- 13,900 sq. ft. total
  - 4,900 residential
  - 9,000 nonresidential
- 4,400 sq. ft. building footprint
- 1.7 Floor Area Ratio (FAR)



## 170 State Street East, Oldsmar



- 5 apartments + 4 offices
- 2 buildings, 2 stories each
- 13,100 sq. ft. total
  - 7,800 residential (including garages)
  - 5,300 nonresidential
- 3,200 sq. ft. footprint for each building
- 0.84 Floor Area Ratio (FAR)



**CURRENT OPTIONS  
FOR MIXED-USE  
DEVELOPMENT**



## Mixed-Use Development in Traditional Zoning



Existing Mixed-Use Building  
in Indian Rocks Beach

- Requires “proportionate share” of density and intensity standards
- Example using Professional Office (P-1) zoning district:
  - Largest lots are about 0.5 acres or 22,000 square feet
  - 7.5 residential units per acre = maximum of 4 units
  - 0.40 nonresidential floor area ratio = maximum of 8,800 square feet

## Mixed-Use Development in Traditional Zoning



Existing Mixed-Use Building  
in Indian Rocks Beach

- Requires “proportionate share” of density and intensity standards
- Example using Professional Office (P-1) zoning district:
  - 2 residential units (50%) + 4,400 nonresidential square feet (50%)
  - 1 residential unit (25%) + 6,600 nonresidential square feet (75%)
  - 3 residential units (75%) + 2,200 nonresidential square feet (25%)

## Mixed-Use Development in Traditional Zoning

How does that compare with our examples?

IRB Example	The District on 9th*	The Culby Building	170 State Street E
2 units	4 units	5 units	5 units
4,400 sq. ft.	4,100 sq. ft.	9,000 sq. ft.	5,300 sq. ft.
0.5 acres	0.2 acres	0.2 acres	0.4 acres

\* Part of a larger development

# Planned Unit Development (PUD) Zoning District

- Accommodates unique proposals not allowed in other zoning districts
- Allows a mix of residential and nonresidential uses
- No minimum acreage size
- Allowed in every zoning district except single-family residential



Curlew Landings Townhomes  
(Photo credit: Lippy Real Estate, 2024)

# Planned Unit Development (PUD) Zoning District

- Designed to encourage:
  - Innovative residential, nonresidential, and mixed-use developments
  - Design that encourages travel by foot, bicycle, and transit
  - Traditional quality-of-life design features that create pedestrian scale
- Must otherwise conform to the Comprehensive Plan
- City Commission has absolute authority



Bayside Oaks Townhomes  
(Photo credit: Realtor.com, 2024)

## Pros and Cons of the Status Quo

- Traditional zoning has clear requirements
- PUD district allows significant flexibility
- Generally predictable to the community
- Does not require the City to develop new land development regulations
- Traditional zoning district standards are too limiting for most mixed-use development
- Open-ended PUD district standards favor experienced developers with larger properties
- Opportunities to achieve the City's redevelopment vision may be lost





**FORWARD  
PINELLAS MIXED-  
USE BONUS**



# Forward Pinellas Mixed-Use Bonus

What does the mixed-use bonus do?

- Allows use of the density and full intensity of the parcel in return for transit-supportive design
- In our previous example of a 0.5-acre parcel in the P-1 zoning district:

Without Bonus	With Bonus
2 units	4 units
4,400 sq. ft.	8,800 sq. ft.

# Mixed-Use Development in Traditional Zoning

How does the bonus compare with our examples?

IRB Example	The District on 9th*	The Culby Building	170 State Street E
4 units	4 units	5 units	5 units
8,800 sq. ft.	4,100 sq. ft.	9,000 sq. ft.	5,300 sq. ft.
0.5 acres	0.2 acres	0.2 acres	0.4 acres

\* Part of a larger development

# Forward Pinellas Mixed-Use Bonus



Artisan Apartments, Dunedin

## What is required to use the bonus?

- Vertical mixed use (located within the same building)
- Regulations governing the size, scale, and mix of uses
- Design features that encourage walking, biking and transit use:
  - Lower parking standards
  - Reduced setbacks
  - Required sidewalks

## These concepts might sound familiar...

### PUD Zoning District Standards

- Encourage mixed-use development
- Provide roadway access and off-street parking
- Connect to adjacent sidewalks, greenways, trails, bikeways, and transit stops
- If sidewalks do not exist, they shall be provided



Harborside Resort

## These concepts might sound familiar...

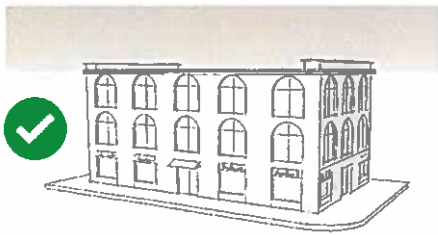
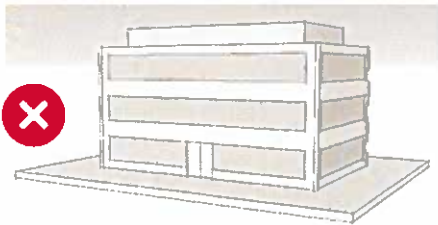
### Visioning Study Recommendations

- Allow mixed-use development
- Reduce or waive setback requirements
- Encourage parking to locate to the rear of buildings or offsite
- Reduce parking requirements for developments that include bicycle parking or covered trolley/transit stops



Conceptual Redevelopment  
of Crabby Bill's Property

## More specific guidelines would be helpful



City of Gulfport Code of Ordinances  
Waterfront Redevelopment District

- Provide a path from the sidewalk to the building entrance that does not require walking through parking spaces
- Ensure that the ground floor has active uses (retail or office) which are prominently visible from the sidewalk
- Provide bike racks or other bicycle storage
- Provide access to adjacent parking areas so that vehicles don't have to exit onto Gulf Blvd. to reach adjacent properties

## Pros and Cons of the Mixed-Use Bonus



- Creates more redevelopment potential
- Easier to use than PUD district standards
- Incentivizes mixed-use redevelopment
- Greater opportunity for the City to realize its vision
- Requires the City to adopt new land development regulations
- Change may create uncertainty in the community



Questions?

## **AGENDA ITEM NO. 9**

### **OTHER BUSINESS RESOLUTION 2024-05**

**A RESOLUTION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ESTABLISHING AND APPOINTING ELECTORS TO SERVE ON THE CHARTER REVIEW COMMITTEE; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR THE POWERS AND DUTIES OF THE COMMITTEE; PROVIDING FOR THE APPOINTMENT AND MEMBERSHIP OF THE COMMITTEE; PROVIDING FOR QUORUM REQUIREMENTS; PROVIDING FOR PUBLIC MEETING REQUIREMENTS; PROVIDING FOR THE APPOINTMENT OF A CHAIRPERSON AND VICE-CHAIR; PROVIDING FOR MEETING INTERVALS AND STAFF SUPPORT; PROVIDING FOR VOLUNTEER SERVICE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF INDIAN ROCKS BEACH  
RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ESTABLISHING AND APPOINTING ELECTORS TO SERVE ON THE CHARTER REVIEW COMMITTEE; PROVIDING FOR THE ADOPTION OF RECITALS; PROVIDING FOR THE POWERS AND DUTIES OF THE COMMITTEE; PROVIDING FOR THE APPOINTMENT AND MEMBERSHIP OF THE COMMITTEE; PROVIDING FOR QUORUM REQUIREMENTS; PROVIDING FOR PUBLIC MEETING REQUIREMENTS; PROVIDING FOR THE APPOINTMENT OF A CHAIRPERSON AND VICE-CHAIR; PROVIDING FOR MEETING INTERVALS AND STAFF SUPPORT; PROVIDING FOR VOLUNTEER SERVICE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article XV of the City of Indian Rocks Beach Charter, entitled “General Provisions”, in Section 15.4 (a), entitled “Charter Review Committee,” provides that the City Commission, by resolution, shall establish membership, appointment, and procedures of the Charter Review Committee (the “Committee”); and

**WHEREAS**, Section 15.4 (b), of the City of Indian Rocks Beach Charter provides that “[t]he Charter Review Committee will meet no later than thirty (30) days after appointment for the purpose of organization and shall elect a chair and vice chair from among its members,” and shall meet when called by the chair; and

**WHEREAS**, all meetings of the Committee shall be open to the public; and

**WHEREAS**, Section 15.4 (c), of the City of Indian Rocks Beach Charter provides that the Committee shall “review the Charter of the City and applicable county, state and federal statutes and laws in order to recommend amendments to the City Charter, if any,” and complete its review by submitting its report to the City Commission no later than six (6) months after the original appointment of the committee; and

**WHEREAS**, after reviewing the Committee’s report, the City Commission may call for a referendum election on the proposed amendments, if any, in accordance with the general election laws of the State of Florida; and

**WHEREAS**, passage of amendments shall require approval of a majority of electors voting in said election on such amendment; and

**WHEREAS**, the City last reviewed its Charter in 2014; and

**WHEREAS**, the City Commission has expressed a desire to establish and appoint individuals to serve on a Charter Review Committee.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Indian Rocks Beach, Florida, that:

**SECTION 1 - RECITALS.** The above recitals are true and correct and are incorporated herein by reference.

**SECTION 2 -- POWERS AND DUTIES.** A Charter Review Committee (the "Committee") is hereby created to conduct a review of the entire Charter of the City of Indian Rocks Beach and to make non-binding recommendations to the City Commission regarding any suggested changes to the City Charter. The Committee shall complete and submit the report documenting its recommendations to the City Commission on or before October 1, 2024.

**SECTION 3 – MEMBERSHIP.** The Committee shall consist of a total of five members, each of which shall be appointed by the City Commission. Each member of the City Commission shall separately nominate a qualified elector of the City of Indian Rocks Beach to serve on the Committee. Each of the nominees shall only be appointed upon a majority vote of the City Commission.

The following electors are hereby appointed to serve as members of the Charter Review Committee:

	<b>Appointed Member</b>	<b>Appointing Commissioner</b>
1.		Mayor-Commissioner Houseberg
2.		Vice-Mayor Wilson
3.		Commissioner Bond
4.		Commissioner Bigelow
5.		Commissioner Wyant

The terms of the Committee members shall commence May 15, 2024, and expire November 1, 2024. In the event an appointed member vacates their office by resignation, removal, relocation outside of the City, death, or by other means, the City Commissioner who appointed the member to the vacated seat shall have the opportunity to nominate their replacement, subject to the approval of a majority of the Commission.

**SECTION 4 - QUORUM.** Three out of the five appointed members of the Committee shall constitute a quorum for the purpose of convening and conducting the business of the Committee. A physical quorum shall be required for the Committee to meet and conduct its business.

**SECTION 5 – PUBLIC MEETINGS.** The Committee shall conduct its meetings in a manner that is open to the public, in accordance with Chapter 286, Florida Statutes.

**SECTION 6 – CHAIRPERSON.** At the Committee’s first meeting, its members shall elect one of its members to serve as the Chairperson and one member to be Vice-Chairperson. The Chairperson shall serve as the presiding officer during any meeting of the Committee, with the full authority to vote on all official acts and decisions of the Committee. The Vice-Chairperson shall serve as the Chairperson in the event of the Chairperson’s absence or incapacity to fulfill their duties as the Chair and presiding officer.

**SECTION 7 – MEETING INTERVALS.** Once appointed, the Committee shall meet at least once a month, or as the business of the Committee shall otherwise require. Either the City Manager or the Committee Chair shall have the authority to call a meeting of the Committee.

**SECTION 8 – STAFF SUPPORT.** The City Manager, City Attorney, and the City Clerk shall provide administrative support and act as staff to the Charter Review Committee. The records and minutes of the deliberations and decisions of the Committee shall be kept and shall be filed with the City Clerk.

**SECTION 9 – NO COMPENSATION.** Members of the Committee shall serve without compensation.

**SECTION 10 – SEVERABILITY.** If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

**SECTION 11 – EFFECTIVE DATE.** This Resolution shall become effective upon adoption by the City Commission of the City of Indian Rocks Beach, Florida.

**PASSED AND ADOPTED** on this \_\_\_ day of \_\_\_\_\_, 2024, by the City Commission of the City of Indian Rocks Beach, Florida.

**ATTEST:**

\_\_\_\_\_  
Lorin Kornijtschuk, City Clerk

\_\_\_\_\_  
Denise Houseberg  
Mayor-Commissioner

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Randol D. Mora, City Attorney

**AGENDA ITEM NO. 10**

**ADJOURNMENT**