

**Tuesday, June 4, 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, JUNE 4, 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 May 14, 2024 City Commission Meeting Minutes.

B. **REAPPOINTMENT OF Karen O'Donnell** to the Board of Adjustment and Appeals for a three-year term, expiring June 30, 2027.

C. **PROCLAMATION:** June 2024 LGBTQ Pride Month.

6. **PUBLIC HEARINGS:** None.

7. **OTHER LEGISLATIVE MATTERS:** None.

8. **WORK SESSION:** None.

9. **OTHER BUSINESS. :** None.

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 31, 2024.

**NEXT REGULAR CITY COMMISSION MEETING  
TUESDAY, JULY 9, 2024@ 6:00 P.M.**

**AGENDA ITEM NO. 1 A**

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

**AGENDA ITEM NO. 1 B**

**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 May 2024 (May 1 through May 29)**

65 calls for emergency services into Indian Rocks Beach:

54 Medical Calls handled by PSFRD Paramedics and EMTs, to include Motor Vehicle Crashes, Water Rescues, Cardiac Events, Strokes, Environmental, and Trauma Alerts.

11 Fire related calls to include outside fire, structure fire, fuel spills, gas odors and elevator emergencies.

Pinellas Suncoast Fire and Rescue District has a contract in place to purchase land on the northern end of Indian Rocks Beach to better serve the community. An additional fire station is planned and will begin design and permitting in the very near future.

We have purchased an additional asset to our Water Rescue Program, a fully outfitted jet-ski with a rescue sled, mounted on a custom trailer for easiest access directly into the Gulf, reducing response times. Training is nearing completion, and the unit should be in service in the next few weeks. I am arranging with my personnel to have the jet-ski on display outside the auditorium at approximately 5:30 on Tuesday, June 4<sup>th</sup>.

Fire Administration has been working diligently to update our disaster plans and emergency operations plans.

Thank you,  
Jeffrey Davidson, Fire Chief  
Pinellas Suncoast Fire and Rescue District

**AGENDA ITEM NO. 2**

**PUBLIC COMMENTS**

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



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

**Memorandum**

**TO:** City Manager – Gregg Mims  
**From:** Code Enforcement & Finance Departments  
**Date:** 05/29/2024  
**Re:** Vacation Rental Registration Numbers , Code Violations , Parking  
Tickets , Fines , Court & Magistrate Hearings

336 Vacation Rental Registrations processed thru Finance Dept (to date)  
0 Vacation Rental Registrations pending in Finance Department  
347 VR inspections completed by Code Enforcement (to date)  
40 VR inspections pending scheduling in Code Enforcement  
5 VR inspections currently scheduled in Code Enforcement

45 Parking Violation Tickets Issued  
7 Code Violation Letters Sent  
6 Fines / Notice to Appear – Circuit Court  
0 Notice to Appear – Magistrate court  
0 Courtesy Letter Sent

FINANCE DEPT  
Dan Carpenter

CODE ENFORCEMENT  
Mike Kelley

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

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

**AGENDA ITEM NO. 5A**

**CONSENT AGENDA**

**APPROVAL OF the  
May 14 , 2024**

**Regular City Commission Meeting Minutes**

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**CITY COMMISSION MEETING**  
**TUESDAY, MAY 14, 2024- 6:00 PM**  
**1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL 33785**

Mayor-Commissioner Houseberg 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, City Manager Gregg Mims, Finance Director Dan Carpenter, Public Works Director Dean Scharmen, Planning and Zoning Consultant Hetty Harmon, City Clerk Lorin Kornijtschuk, and Administrative Assistant Mishelle Hargett.

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

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

A PCSO representative provided an update on recent events.

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

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

**2. PUBLIC COMMENTS.**

Suzanne Gibson, 1206 Bayshore Boulevard stated she is concerned about the drainage problem that is occurring on Bayshore Boulevard.

Church of the Isles Pastor Wesley Snedeker, 6416 Farrand Ave. N. St. Petersburg, requested the Commission to proclaim the month of June Pride Month.

Mark Schmitz, 405 16<sup>th</sup> Ave. stated he is concerned about the flooding on Bayshore Boulevard and provided a few solutions.

Don House, 2104 Beach Trail asked how much the lawsuits will cost the City. He stated nobody owns property on the beach or in the business district and the City Commission needs a more diverse group.

Amy, 1517 Bay Boulevard, stated she is a renter and is concerned about the flooding on her street. She stated that she was concerned about the overflowing trash in and around the parks and beach.

Doug Valery, 207 10<sup>th</sup> Avenue, thanked the commission for passing the short-term vacation rental ordinance. He requested the City Commission to consider banning commercial gas-powered equipment to help reduce noise.

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

6. **PUBLIC HEARINGS:** None.
7. **OTHER LEGISLATIVE MATTERS:** None.
8. **WORKSHOP – Mixed-Use.**

City Manager Mims stated as a part of the agenda packet there is the excerpts of the special area plan which goes back to 2009 that references mixed use project and also a Vision Study Project that Forward Pinellas helped the City with. The goal of the presentation is to inform how Mixed-Use works.

A presentation on Mixed Use Development done by Whit Blanton, Rodney Chappel and Linda Fisher of Forward Pinellas.

City Manager Mims asked for further clarification on incentives.

Mr. Blanton used Natures Food Patch Project in Dunedin as an example. Dunedin's development director felt the city has a financial stake in that project. The City subsidized the parking structure in that development. As part of the subsidy of the parking structure, it is open and free to the public as well.

Mayor-Commissioner Houseberg replied , we want to see what impact this has to the future of Indian Rocks Beach and asked what the pros and cons are of adding mixed use.

Mr. Blanton replied, certainty, predictability, and cost are always an issue for the developer. He stated if the commission could get comfortable with putting something in the ordinance that the outcome will fit the character of the City, while giving the developer a lot more wherewithal to pursue that process because it is in the ordinance. He stated that parking is also an important economic policy.

Mayor-Commissioner Houseberg asked if we were to rework the City's land development code what are the steps to getting there.

Mr. Chappel replied with changes to the land development code and comprehensive plan.

City Manager Mims asked how other cities administer the mixed-use bonus.

Mr. Chappel replied, the rule of thumb is the larger communities do administrative approvals versus smaller communities work with the public hearing process.

Commissioner Bigelow expressed concern about how far back can mixed use property push into the residential areas.

Mr. Chappel replied, the bonus approach does allow for the Commission to dictate specifically where it can be applied.

Commissioner Bigelow asked how much this would cost.

Mr. Blanton replied that it would be within the framework of \$30,000.

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

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

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





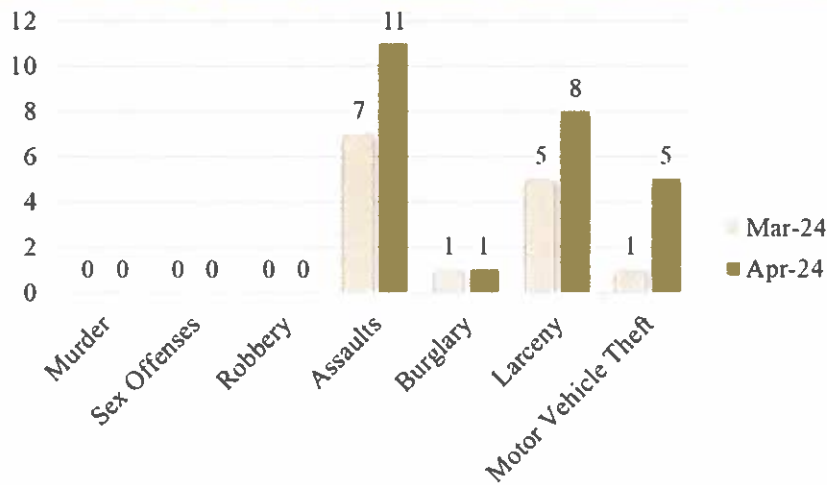
STRATEGIC PLANNING DIVISION

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.

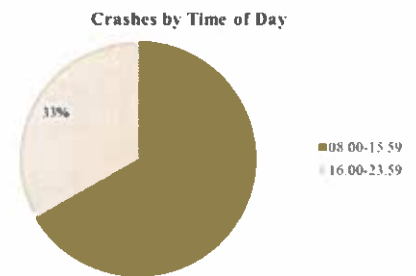
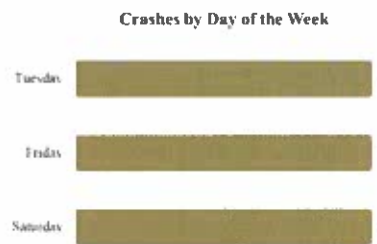
### April 2024

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

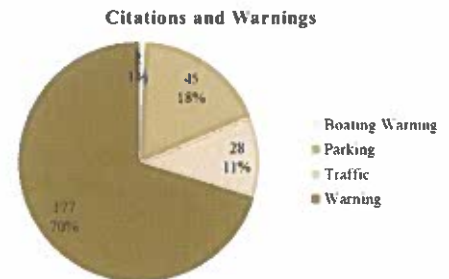
There were 3 crashes in the City of Indian Rocks Beach during April 2024. \*Crash data is filtered by disposition type and may include "accident and hit and run" problem types.

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





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.

# 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



Enable good  
land use  
decision  
making



Identify  
transportation  
needs in the  
county



Prioritize  
countywide needs  
& Identify  
potential funding



# 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

2 PUBLIC WORKSHOPS

9 MONTH STUDY DURATION

# Visioning Study Themes



**Economic  
Vitality**



**Transportation  
and Mobility**



**Community  
Character**



**Quality of Life and  
Environmental  
Protection**

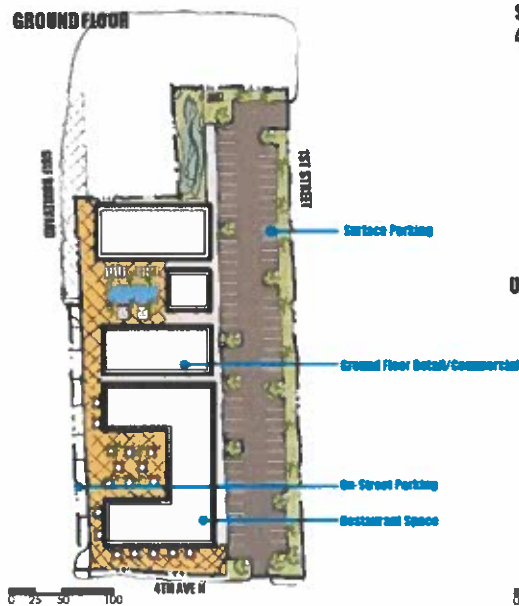
# Visioning Study Principles and Actions

- 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



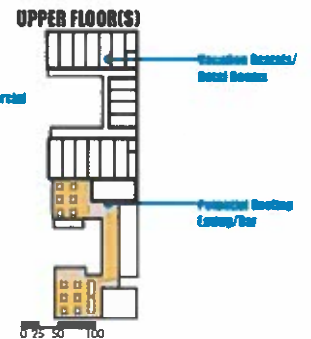
# Conceptual Mixed-Use Redevelopment Scenario

- Crabby Bill's Property
  - Mixed-use redevelopment feasibility
  - Parking and stormwater requirement constraints



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

- 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)



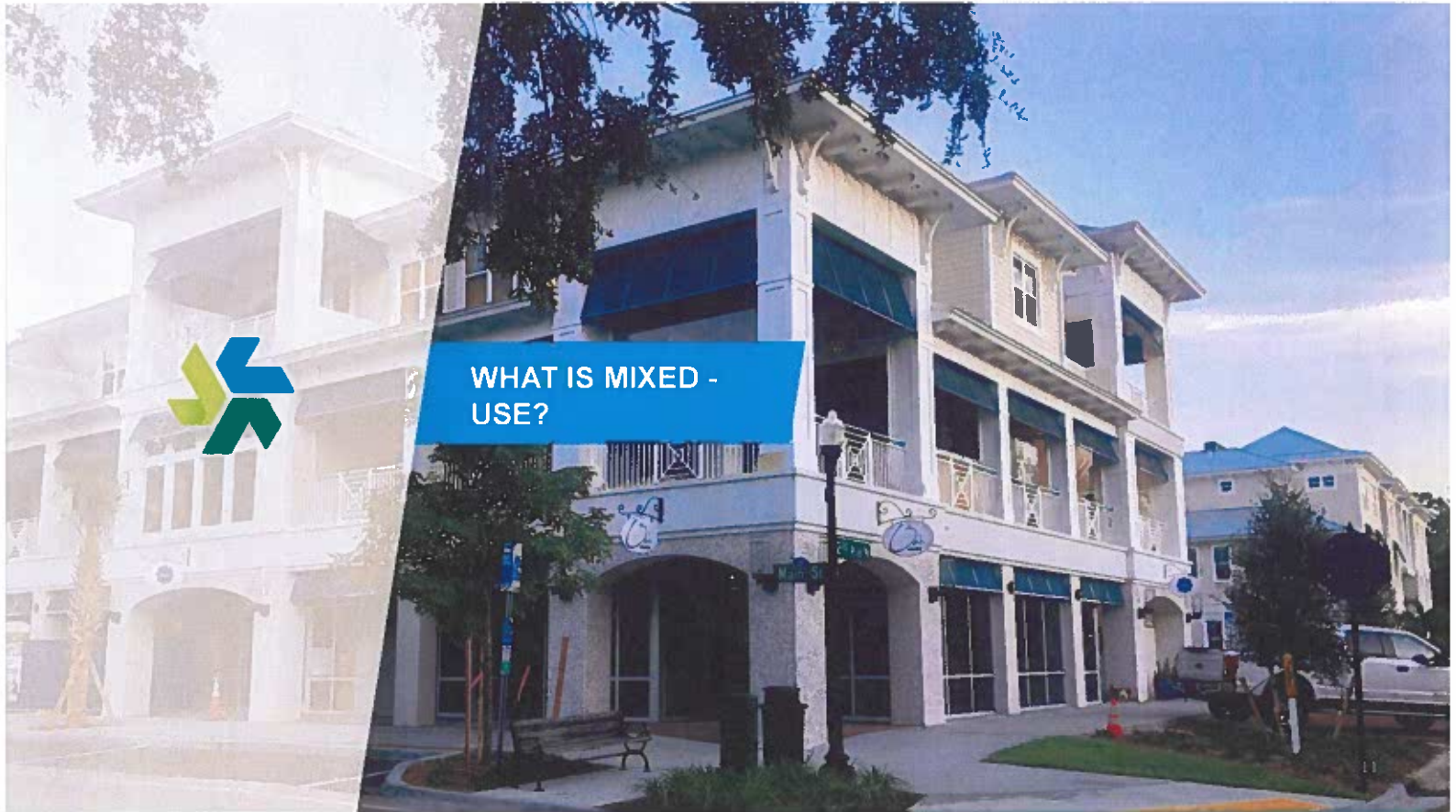
# Visioning Study Principles and Actions

- 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





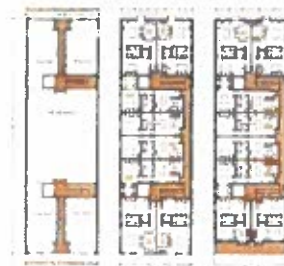
**WHAT IS MIXED -  
USE?**





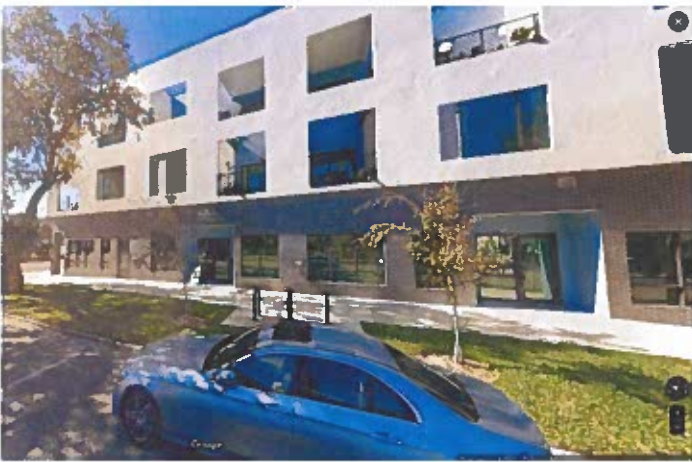
# Mixed-Use Development

- 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)

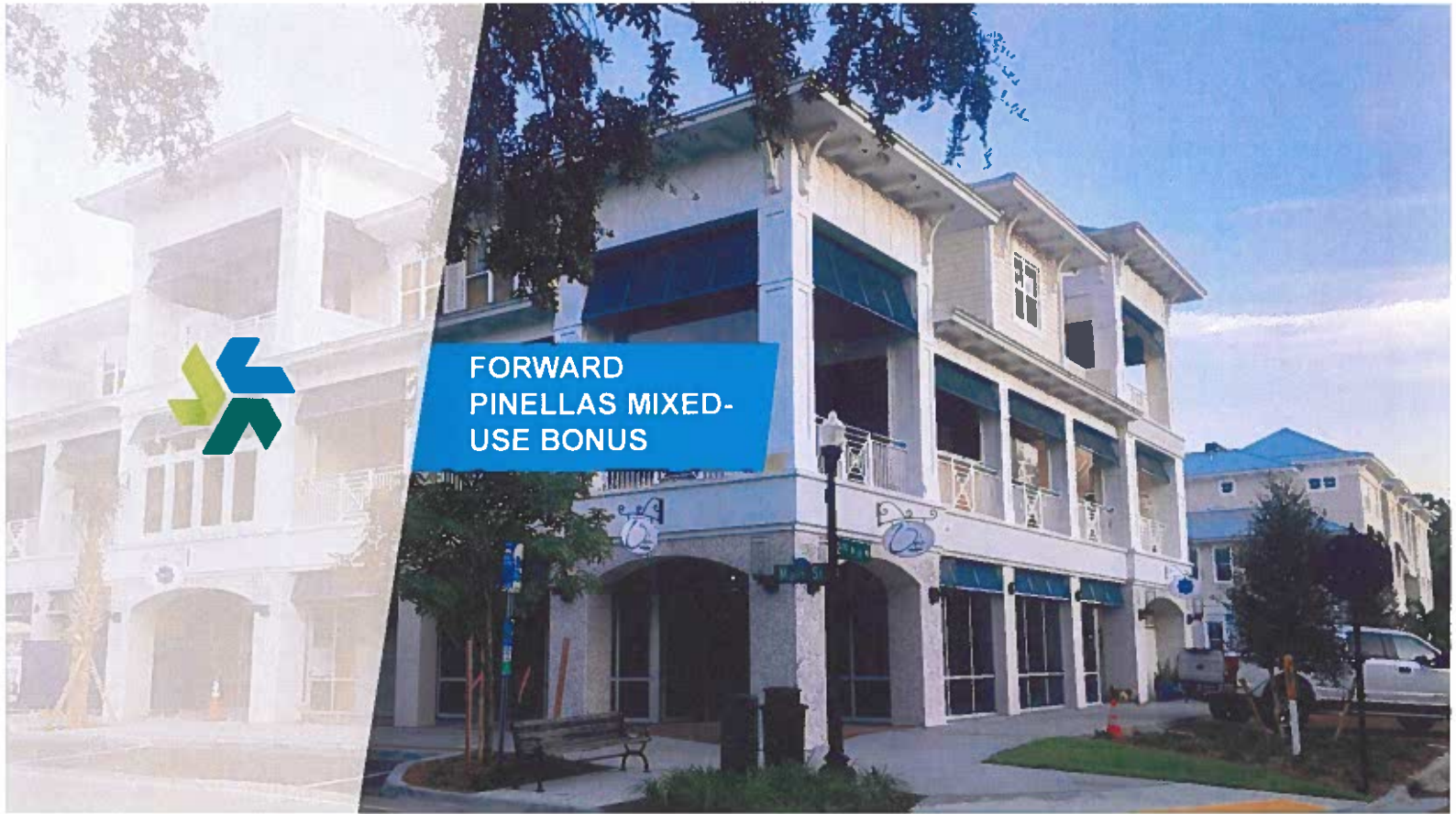
## Pros and Cons of the Status Quo



- 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...

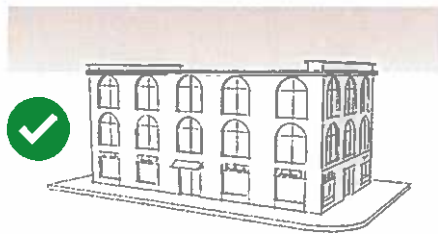
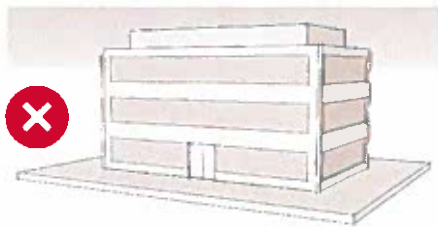
### Visioning Study Recommendations

- 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. 5B**

**CONSENT AGENDA**

**REAPPOINTMENT OF Regular Board Member  
Karen O'Donnell to the Board of Adjustment  
and Appeals for a three-year term, expiring  
June 30, 2027**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** June 4, 2024 **AGENDA ITEM: 5 B**  
**ORIGINATED BY:** Lorin A. Kornijtschuk, City Clerk *WAL*  
**APPROVED BY:** Brently Gregg Mims, City Manager  
**SUBJECT:** The reappointment of Regular Board Member Karen O'Donnell, to the Board of Adjustment and Appeals for a three-year term, expiring June 30, 2027.

---

**BACKGROUND:**

The current members of the Board of Adjustment and Appeals:

Paul Zagami  
David Watt  
Stewart Devore  
Karen O'Donnell  
Vacant Position

**ANALYSIS:**

Board Member Karen O'Donnell. would like to be considered for reappointment to the Board of Adjustment and Appeals.

**MOTION:**

I move to **APPROVE/DENY** the reappointment of Regular Board Member Karen O'Donnell to the Board of Adjustment and Appeals for a three-year term, expiring June 30, 2027.

**AGENDA ITEM NO. 5 C**

**CONSENT AGENDA**

**PROCLAMATION**

**June 2024 LGBTQ Pride Month**

# CITY OF INDIAN ROCKS BEACH PROCLAMATION



**WHEREAS**, the month of June is designated in many communities across the United States as Pride Month and a dedicated time to celebrate the value of lesbian, gay, bisexual, transgender, queer and non-binary individuals, and to acknowledge the history of prejudice and discrimination that continues to impact the LGBTQIA+ community; and

**WHEREAS**, LGBTQIA+ Americans have made important and lasting contributions in all aspects of society from science to the arts, in addition to promoting equal rights for all regardless of sexual orientation or gender identity; and

**WHEREAS**, in the absence of our own events in Indian Rocks Beach, we encourage our residents to celebrate St. Pete PrideFest 2024; and

**WHEREAS**, the term pride signifies promoting the increased visibility, self-affirmation, and dignity of this population, and emphasizes pride in contrast to shame and social stigma that continue to be felt by many in our society, particularly youth; and

**WHEREAS**, during Pride Month, we recognize the resilience and determination of the many individuals who continue to fight against barriers to live freely and authentically; and

**WHEREAS**, the City of Indian Rocks Beach supports a workplace and community in which all individuals are treated with dignity and respect;

***NOW, therefore, I, Denise Houseberg, MAYOR-COMMISSIONER OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, and on behalf of the City Commission, do hereby proclaim the month of June 2024 to be***

## PRIDE MONTH

the City of Indian Rocks Beach, in conjunction with National Pride Month, and encourage all residents to continue to grow with us in our recognition, understanding, and celebration of diversity, build connections with one another, and live up to the ideals of freedom, equality, and justice.

**IN WITNESS WHEREOF**, I, Denise Houseberg, Mayor-Commissioner, have hereunto set my hand and caused the Seal of the City of Indian Rocks Beach, Florida, to be affixed this 4th day of June 2024.

---

Denise Houseberg, Mayor-Commissioner



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

**AGENDA ITEM NO. 7**  
**OTHER LEGISLATIVE MATTERS**

**AGENDA ITEM NO. 8**

**WORKSHOP**

**AGENDA ITEM NO. 9**

**OTHER BUSINESS**

**AGENDA ITEM NO. 10**

**ADJOURNMENT**