

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 16th 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 10th 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.

Mayor-Commissioner Houseberg closed the Public Comment.

3 A. REPORT OF the City Attorney.

City Attorney Mora stated the Florida Legislation has passed Senate Bill 280 but has not yet been sent to the Governor. He stated at the May 13th executive session/shade meeting all parties involved continue to work towards a resolution on the pending short-term rental litigation.

3 B. REPORT OF the City Manager.

City Manager, Gregg Mims stated that his written report is in the agenda packet. He recognized Mishelle Hargett Administrative Assistant as a new part of the City Team.

3 C. REPORT OF the City Commission.

Commissioner Wyant stated this is her first month and is getting used to how everything works. She stated she enjoyed A2K's Music in the Park event. She stated she likes the new RIP current signs posted at the beach. It is educational and important because we have a lot of people visiting here who do not know about RIP Currents.

Mayor-Commissioner Houseberg stated she met with Senator Nick DeCeglie to find out how the City and him could work together moving forward. She stated she and the City Manager will meet with the Senator in June to discuss how he can participate in the projects we have going on.

4. ADDITIONS/DELETIONS. None.

City Attorney Randy Mora read Consent Agenda 5 A through 5 I.

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** Burt Valery to the Local Planning Agency / Planning and Zoning Board, as 1st Alternate for a two-year term expiring on May 31, 2026.
- I. ACCEPT/FILE** March 2024 Year-to-Date Financial Report.

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.

Mayor-Commissioner Houseberg asked for a consensus on going forward with researching mixed-use. Unanimous approval.

Mayor-Commissioner Houseberg opened public comment, hearing and seeing no one, public comment was closed.

City Attorney Mora read Resolution Number 2024-05 by title only.

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.

City Attorney Mora asked each Commissioner to announce their intended appointees:

Commissioner Bigelow appointed Kelle Watt.

Commissioner Bond appointed Edward Hoofnagle.

Vice-Mayor Commissioner Wilson appointed Mark Arnold.

Commissioner Wyant appointed Allison Devore.

Mayor-Commissioner Houseberg appointed Elizabeth Flynn.

City Attorney Mora asked the City Clerk to confirm that each of the members identified are residents and electors of the city. City Clerk responded in the affirmative.

City Attorney Mora stated the terms of the Committee Members begin May 15, 2024 and expire November 1, 2024.

Roll Call Vote:

AYES: Bigelow, Bond, Wyant, Wilson, Houseberg

NAYES: None

Vote 5-0

Mayor-Commissioner Houseberg opened public comment, hearing and seeing no one, public comment was closed.

10. ADJOURNMENT.

Motion was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bigelow to adjourn at 7:16 p.m. Unanimous approval by acclamation.

6/4/2024
Date Approved

Lorin A. Kornijtschuk, City Clerk