

MARCH 25, 2025

**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

AGENDA
CITY OF INDIAN ROCKS BEACH
CITY COMMISSION MEETING
TUESDAY, MARCH 25, 2025 @ 6:00 P.M.
CHURCH OF THE ISLES
200 24TH AVENUE
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. RESOLUTION NO. 2025-01.** A Resolution of the City Commission of the City of Indian Rocks Beach, accepting the official results of the March 11, 2025, Indian Rocks Beach General Municipal Election, for two city commission seats; providing for an effective date.
- B. APPROVAL OF** December 11, 2024, Attorney-Client Session Meeting Minutes.
- C. APPROVAL OF** February 11, 2025, Regular City Commission Meeting Minutes.
- D. APPROVAL OF** minutes from and **CONFIRMATION OF** action taken during February 27, 2025, Special City Commission Meeting.
- E. SETTING** the dates for the City Commission Budget Work Sessions and Public Hearings for Fiscal Year 2025/2026 Operating Budget and Capital Improvements Budget.

6. PUBLIC HEARINGS:

- A. ABT CASE 24-2025- QUASI-JUDICIAL PROCEEDING- 2699 GULF BOULEVARD- TURKISH FLAME MEDITERRANEAN LLC-. 2COP:** Beer; wine. By the drink or in sealed containers for consumption on or premises where sold, for Turkish Flame Mediterranean LLC, located at 2699 Gulf Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 1, Block 5, Re-Revised Map of Indian Beach. [Parcel Number: 01-30-14-42030-005-0010].

7. OTHER LEGISLATIVE MATTERS:

- A. RESOLUTION NO. 2025-02.** 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.
- B. RESOLUTION NO. 2025-03.** 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.

8. WORK SESSION ITEMS [DISCUSSION ONLY]: None

9. OTHER BUSINESS.

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, no later than FIVE (5) days before the proceeding for assistance.

POSTED: March 21, 2025.

**NEXT REGULAR CITY COMMISSION MEETING
TUESDAY, APRIL 8, 6:00 P.M.
CHURCH OF THE ISLES 200 24TH AVENUE INDIAN ROCKS BEACH**

AGENDA ITEM NO. 1 A

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



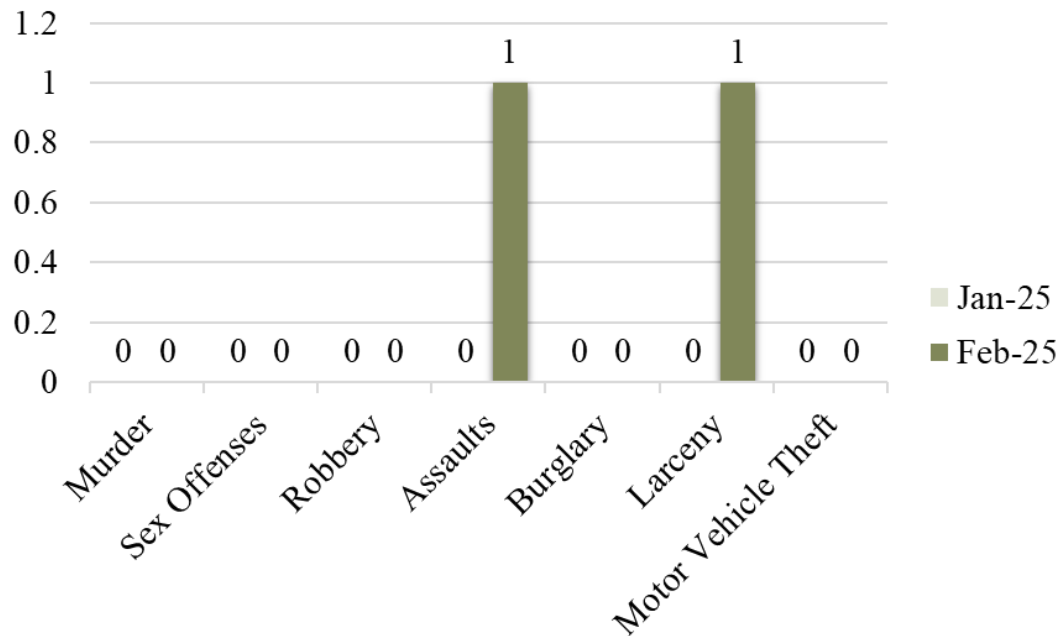
STRATEGIC PLANNING DIVISION

INDIAN ROCKS BEACH ANALYSIS

Select UCR Property & Person Crimes

February 2025

Select UCR Property & Person Crimes	January 2025	February 2025	February 2024 YTD	February 2025 YTD
Murder	0	0	0	0
Sex Offenses	0	0	0	0
Robbery	0	0	1	0
Assaults	0	1	9	1
Burglary	0	0	3	0
Larceny	0	1	6	1
Motor Vehicle Theft	0	0	0	0
GRAND TOTAL	0	2	19	2



Arrests

February 2025

There was a total of 7 people arrested in the City of Indian Rocks Beach during the month of February resulting in the following charges:

ARREST TYPE & DESCRIPTION	TOTAL
Misdemeanor	3
Battery-Domestic Related	1
Trespass After Warning	2
Warrant	1
Warrant Arrest	1
Traffic Misdemeanor	3
Driver's License Suspended/Revoked-1st Conviction	2
No Valid Driver's License	1
Grand Total	7

*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 **723** events in the City of Indian Rocks Beach during the month of February resulting in **981** 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 February. **CAD data is filtered by problem type.*

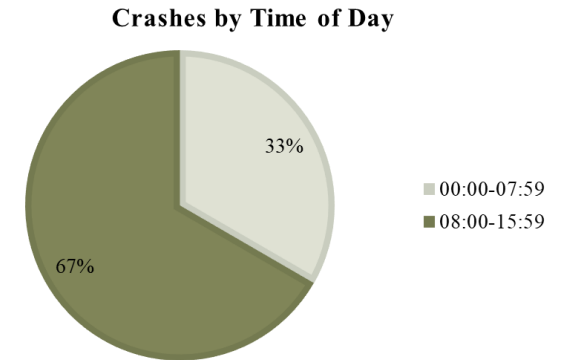
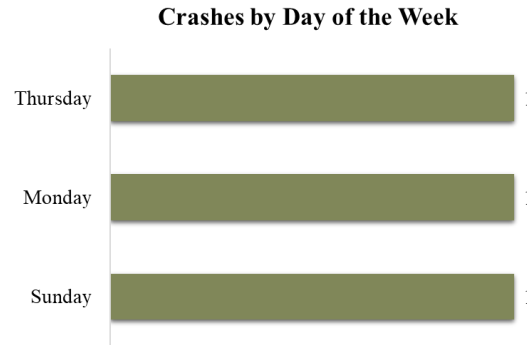
February 2025

DEPUTY ACTIVITY	TOTAL
Traffic Stop	246
Directed Patrol	121
Vehicle Abandoned/Illegally Parked	94
House Check	21
Information/Other	21
911 Hangup Or Open Line	20
Suspicious Person	18
Assist Citizen	15
Contact	13
Ordinance Violation	12
Trespass	11
Area Check	11
Lost/Found/Abandoned Property	10
Supplement	9
Suspicious Vehicle	9
Noise	8
Transport Prisoner	7
Building Check Business	7
Assist Other Agency	6
Accident	6
Animal Call	5
Assist Motorist	5
Fraud/Forgery-Not In Progress	3
Warrant Service/Attempt	3
Theft-Not In Progress	3

Crash & Citation Analysis

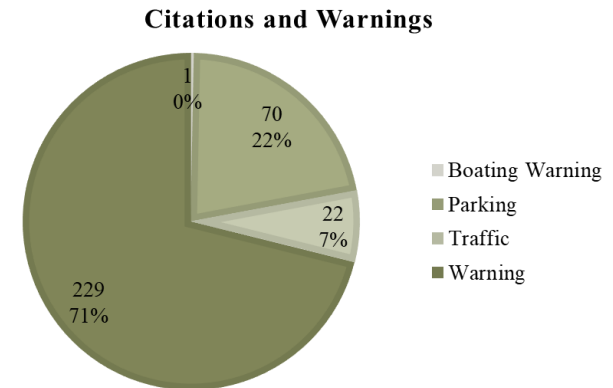
There were **3** crashes in the City of Indian Rocks Beach during February 2025. *Crash data is filtered by disposition type and may include “accident and hit and run” problem types.

CRASH LOCATIONS	TOTAL
13th Ave/Gulf Blvd	1
5th Ave/East Gulf Blvd	1
2206 Beach Trail	1



There were a total of **322** citations and warnings issued in the City of Indian Rocks Beach during February 2025.

TOP 10 TRAFFIC CITATION LOCATIONS	TOTAL
8th Ave & Gulf Blvd	4
5th Ave & Gulf Blvd	3
9th Ave & Gulf Blvd	3
12th Ave & Gulf Blvd	3
4th Ave & 1st St	1
2nd Ave & Gulf Blvd	1
4th Ave & Gulf Blvd	1
15th Ave & Gulf Blvd	1
7th Ave & 1st St	1
20th Ave & Gulf Blvd	1



AGENDA ITEM NO. 1 B

**REPORT OF
Pinellas Suncoast Fire & 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

March 2025 City of Indian Rocks Beach City Managers Report

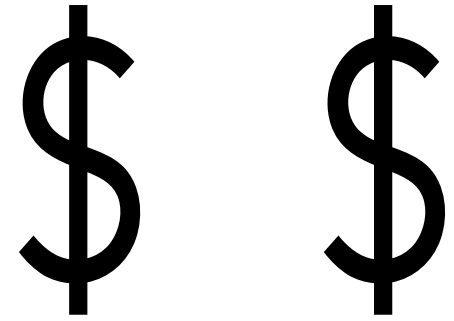
- Financial Review/Hurricane Impact, Presented by Dan Carpenter, Finance Director (Attached)
- Gulf Boulevard Undergrounding Phase II Update
- City Hall Project Update/timeframe
- Reminder of Local Voices United link on the City's Website
- AquaFence appropriation request from the State of Florida
- TextMyGov Proposal
- Mixed Use Study/Presentation
- Magistrate Hearings
- Indian Rocks Beach Short Term Rental Hotline
- Dean Scharmen/APWA Chairperson of the Year Award 2025 from APWA Florida West Coast Branch
- Additional Recognitions

CITY OF INDIAN ROCKS BEACH

Financial Review/Hurricane Impacts

3/25/2025

Working Together



AGENDA

- Reserves – Unassigned Fund Balance
- Hurricane Helene & Milton Financial Impacts
- Insurance Recovery
- FEMA Recovery
- Budget Adjustments/Reserve Appropriation
- Summary & Questions



Reserves – Unassigned Fund Balance 14 Year History – General Fund



Actual September 30, 2012	<u>\$ 1,897,716</u>	66.0%
Actual - September 30, 2013	<u>\$ 2,158,038</u>	71.8%
Actual - September 30, 2014	<u>\$ 2,249,862</u>	73.7%
Actual - September 30, 2015	<u>\$ 4,004,554</u>	117.6%
Actual - September 30, 2016	<u>\$ 4,276,070</u>	99.0%
Actual - September 30, 2017	<u>\$ 2,651,086</u>	60.7%
Actual - September 30, 2018	<u>\$ 2,977,565</u>	80.0%
Actual - September 30, 2019	<u>\$ 3,420,275</u>	94.4%
Actual - September 30, 2020	<u>\$ 3,465,519</u>	91.4%
Actual - September 30, 2021	<u>\$ 3,853,865</u>	105.0%
Actual - September 30, 2022	<u>\$ 4,395,982</u>	118.0%
Actual - September 30, 2023	<u>\$ 5,253,790</u>	124.0%
Final 2024 Budget	<u>\$ 4,549,326</u>	94.5%
City Manager Proposed 2025 Budget	<u>\$ 5,416,618</u>	111.0%

* Actual September 30, 2024 - \$6,200,000.00

Hurricane Helene & Milton Financial Impacts

Total Estimated Costs - \$6.2 million

\$3.1 million – Debris Removal

\$3.1 million - Damages

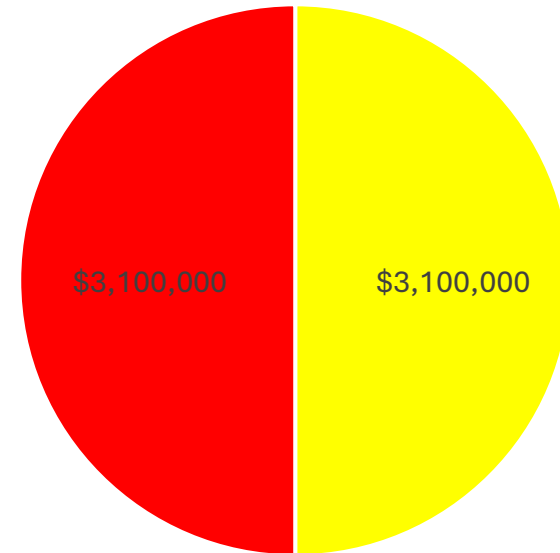
Helene & Milton

DEBRIS

38k Yards of
debris

Construction
Debris

Vegetative Debris



DAMAGES

City Hall Flooding

PW Bldg Flooding

Dune Walkovers

Building Contents

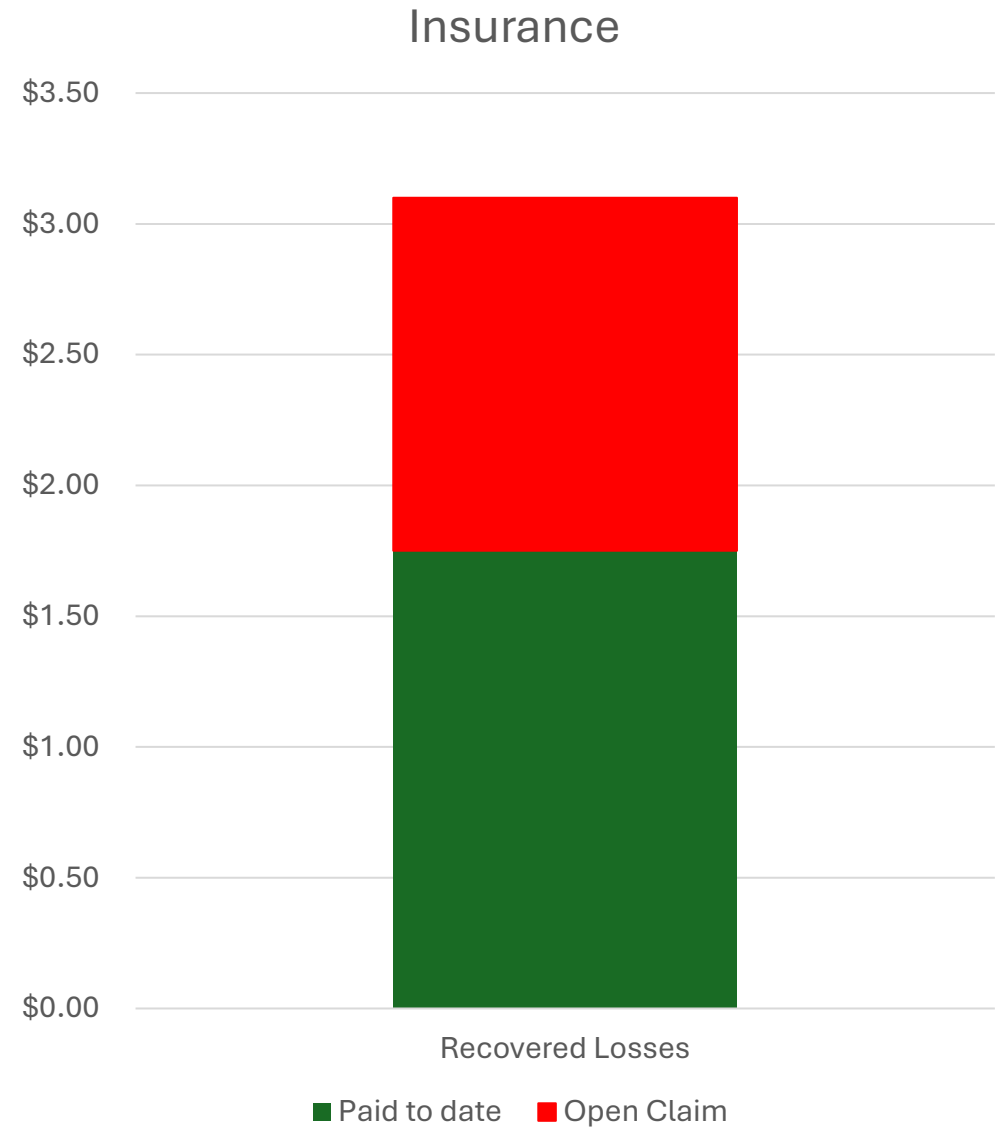
Parks and Other
Properties

■ Damages

■ Debris

Hurricane Helene & Milton Insurance Recovery

	Loss Total	Insurance Payments Received	Open Claim
City Hall	\$ 1,000,000	\$ 900,000	\$ 100,000
PW Complex	\$ 200,000	\$ 150,000	\$ 50,000
Dune Walkovers	\$ 900,000	\$ 700,000	\$ 200,000
Parks Other PIO	\$ 1,000,000	\$ -	\$ 1,000,000
Totals	\$ 3,100,000	\$ 1,750,000	\$ 1,350,000



Hurricane Helene & Milton FEMA Recovery

	Loss Total	FEMA Received	Net Unreimbursed
Debris	\$ 2,900,000	\$ 1,000,000	\$ 1,900,000
Prof Svcs	\$ 200,000	\$ -	\$ 200,000
Totals	\$ 3,100,000	\$ 1,000,000	\$ 2,100,000



Hurricane Helene & Milton Financial Impacts Summary

\$6,200,000 - Reserve Balance (9/30/2024)

(\$6,200,000) - Total Estimated Costs from Storms

\$0 - Reserve Balance (Prior to Reimbursements)

\$1,750,000 - Insurance Reimbursements (Flood & Excess Policy)

\$1,000,000 - FEMA Reimbursement (Expedited Claim, Pending Final Approval)

\$2,750,000 - Total Reimbursements to date

\$1,350,000 - Balance of Reimbursement Claims for Insurance

\$2,100,000 - Balance of Reimbursement Claim FEMA

\$3,450,000 - Total Reimbursement Claim Open

Hurricane Helene & Milton

Budget Adjustments/Reserve Appropriation

- The budget may be amended in two ways: an informal budget transfer requested by department heads and approved by the City Manager that transfers dollars between line items within a department or from one department to another; **and a budget amendment which increases expenditures or the spending level of a fund, as requested by the City Manager and approved by the City Commission.**



- Budget adjustments may be necessary based on additional operational costs, including litigation costs
- Budget adjustments would be brought before the City Commission within 60 days of fiscal year end or September 30, 2025.
- The Adopted FY 2025 Budget includes a \$500k transfer from General Fund Reserves to the Capital Projects Fund that has been eliminated



AGENDA ITEM NO. 3 C
REPORTS OF City Commission

AGENDA ITEM NO. 4
ADDITIONS/DELETIONS

AGENDA ITEM NO. 5 A

CONSENT AGENDA

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION AGENDA MEMORANDUM**

MEETING OF: March 25, 2025

AGENDA ITEM: 5 A

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk 

AUTHORIZED BY: Brently Gregg Mims, City Manager 

SUBJECT: **RESOLUTION NO. 2025-01.** Declaring results of the March 11, 2025 Municipal General Election.

BACKGROUND:

An election was held on March 11, 2025. Many municipal codes require that election results be ratified or declared by the governing body via resolution once the election results are certified by the canvassing authority. Alternately, codes may provide that election results are self-executing upon certification by the canvassing authority without resolution by the governing body. The City's Code is silent on the matter.

ANALYSIS:

Although the City Attorney's Office is not aware of any statutory authority requiring ratification outside the context of a bond referendum, there is some old case law suggesting that it is necessary. Because the City's Code does not directly address the issue, the City Clerk has prepared this resolution in an abundance of caution.

The results of the Election are reported as follows:

FOR CITY COMMISSIONER SEATS (TWO OPEN SEATS)

✓John Bigelow	338
✓Hilary King	423
Michael Mirmanesh	251
Hope Wyant	114

The whole number of votes cast was 1,126

MOTION:

I move to **APPROVE/DENY** Resolution No. 2025-01 declaring the results of the March 11, 2025 Municipal General Election.

**CERTIFICATE OF COUNTY CANVASSING BOARD
STATE OF FLORIDA**

Pinellas County

We, the undersigned, EDWIN JAGGER, County Judge; BRIAN SCOTT, County Commissioner; and JULIE MARCUS, Supervisor of Elections, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the 14th of March, A.D., 2025, and proceeded publicly to canvass the votes given for the several offices, and persons, and amendments herein specified at the **Municipal Elections** held on the 11th day of March, A.D., 2025, as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For City of Gulfport, Mayor, the whole number of votes cast was 2,597, of which number

Sam Henderson received 1,018 votes

Karen Love received 1,436 votes

John William Liccione received 143 votes

For City of Gulfport, Councilmember Ward 2, the whole number of votes cast was 2,582, of which number

Byron E. Chalfont received 302 votes

Marlene Shaw received 1,545 votes

Christine Anne Brown received 735 votes

For City of Indian Rocks Beach, Commissioner (Vote for up to Two), the whole number of votes cast was 1,126, of which number

John Bigelow received 338 votes

Hilary King received 423 votes

Michael Mirmanesh received 251 votes

Hope Wyant received 114 votes

For Town of Indian Shores, Council Members (Vote for up to Two), the whole number of votes cast was 286, of which number

Robert E. "Bo" Bauman received 71 votes

Mark Housman received 94 votes

Nicholas J. Menchise received 121 votes

**** Official Results****

For City of Oldsmar, Mayor, the whole number of votes cast was **1,648**, of which number

Katie Gannon received **899** votes

Dan Saracki received **749** votes

For City of Oldsmar, Council Member Seat 4, the whole number of votes cast was **1,623**, of which number

David Pratt received **615** votes

Sean Swauger received **1,008** votes

For Town of Redington Shores, Commissioner District 4, the whole number of votes cast was **85**, of which number

Joseph Licata received **35** votes

Larry Maynard received **50** votes

For City of South Pasadena, Commissioners (Vote for up to Two), the whole number of votes cast was **569**, of which number

Mark McAlees received **150** votes

Benjamin F. Thomas received **137** votes

Lynda Thompson received **282** votes

For City of St. Pete Beach, Commissioner District 2, the whole number of votes cast was **666**, of which number

Grant Izzi received **241** votes

Lisa Robinson received **425** votes

For City of Tarpon Springs, Commissioner Seat 3, the whole number of votes cast was **1,512**, of which number

Mike Eisner received **791** votes

Georganna E. Frantzis received **721** votes

For City of Treasure Island, Mayor, whole number of votes cast was **1,351**, of which number

John E. Doctor received **1,077** votes

Doyle Wayne Lawson received **274** votes

For City of Treasure Island, City Commissioner District 2, whole number of votes cast was **363**, of which number

Chris Clark received **309** votes

Diana L. Crabill received **54** votes

**** Official Results****

For Town of Redington Shores, Proposed Referendum Questions
Town of Redington Shores No. 1 Referendum Question

Home Rule and Roles of Town Commission and Town Manager

Charter section 1 addresses the Town's creation but does not reference home rule. Charter section 3 provides for a Commission form of government and does not reference a Town executive although one now exists. Should section 1 of the Charter be amended to add home rule and should section 3 be amended to recognize a Town Manager responsible for managing the Town's administrative affairs?

YES 120 votes

NO 153 votes

Town of Redington Shores No. 2 Referendum Question

Town Powers

Section 4 of the Charter contains various outdated or preempted powers such as regulating dirigibles and creation of hospitals for the insane or indigent. Should section 4 be amended to remove these provisions and to add specific reference to the authority of the Commission to adopt and enforce property maintenance standards?

YES 157 votes

NO 113 votes

Town of Redington Shores No. 3 Referendum Question

Commissioner Removal and Stipends

Charter section 5 currently allows a disabled Commissioner to remain indefinitely on the Commission even if good cause for removal otherwise exists, and section 6 states Commissioners receive a salary even though they are not employees. Should Charter section 5 be amended to allow removal for good cause, and should Charter section 6 be amended to provide Commissioners receive a stipend for their service?

YES 177 votes

NO 97 votes

Town of Redington Shores No. 4 Referendum Question

Election Districts

Currently, Charter section 8 provides four election districts based on population. However, the Charter does not address the potential that one master homeowner or condominium association could be allowed to hold two district seats. Should section 8 of the Charter be amended to add that future election district lines should be drawn to avoid this outcome?

YES 192 votes

NO 80 votes

**** Official Results****

Town of Redington Shores No. 5 Referendum Question

Induction into Office; Commission Meetings

Currently, Charter section 10 addresses elections. However, it does not address induction into office and the current Charter language on that point (to be relocated to section 10) could result in two different dates for induction of a new Commissioner. Should section 10 of the Charter be amended to provide a more specific day for induction and to maintain current monthly Commission meetings?

YES 199 votes

NO 72 votes

Town of Redington Shores No. 6 Referendum Question

Commission Powers and Duties

Currently, both sections 11 and 16 of the Town Charter contain provisions outlining powers and duties of the Commission, at times in a redundant or less than consistent manner. Should sections 11 and 16 of the Charter be merged into one section setting forth the powers and duties of the Commission, including the power to adopt ordinances and budgets, and to appoint a Town manager, attorney, and clerk?

YES 182 votes

NO 87 votes

Town of Redington Shores No. 7 Referendum Question

Treasurer Duties; Charter Review

Currently, section 17 of the Town Charter designates the Clerk as Treasurer and custodian of funds, although the Town has used qualified financial firms to provide financial services for many years and the Clerk has not served in that role. Should section 17 of the Charter be amended to remove this antiquated provision and instead to become a stand-alone section addressing the Town's periodic charter review process?

YES 177 votes

NO 83 votes

Town of Redington Shores No. 8 Referendum Question

Signature Requirements

Currently, Charter section 18 requires every contract, bond, deed, and other instruments to be signed by the Clerk and Mayor or Vice Mayor. This requirement has become antiquated and in some cases is inconsistent with modern contracting methods and the Town's procurement rules. Should section 18 of the Charter be repealed and state law be allowed to control what signatures are required on given Town documents?

YES 172 votes

NO 90 votes

Town of Redington Shores No. 9 Referendum Question

Signing and Payment of Warrants

Currently, Charter section 19 requires all warrants (payment authorizations) to be paid in the order presented, and to be signed by the Clerk. The Clerk no longer serves as Treasurer, and the Mayor and administrative officer review pay requests. Should section 19 of the Charter be amended to provide warrants must be paid in a timely manner, and signed by the Mayor/Vice-Mayor and Commission-authorized co-signer?

YES 189 votes

NO 72 votes

**** Official Results****

Town of Redington Shores No. 10 Referendum Question

Loan and Revenue Bond Approvals

Currently, Charter section 22 requires 4/5 of the Commission to approve a revenue bond, and constrains loans to 1/2 of taxes levied in one year. Florida statutes address the municipal bond process, and a loan constraint may impair the Town's ability to respond to major infrastructure damage. Should section 22 of the Charter be amended to remove the loan limitation and require bonds to be issued in accordance with state law?

YES 161 votes

NO 98 votes

Town of Redington Shores No. 11 Referendum Question

Ethics in Contracting

Currently, Charter section 28 prohibits the Commission from employing or contracting with any Commissioner or the Clerk, or their spouses or children. However, it does not mention their business partners, nor does it reference the Town administrative officer. Should section 28 of the Charter be amended to expressly reference the Florida Ethics Code, and to preclude contracting with a Commissioner, the Manager, the Clerk, or their respective spouses, children or business partners?

YES 217 votes

NO 46 votes

Town of Redington Shores No. 12 Referendum Question

Budget Amendments

Currently, section 32 of the Charter provides the Mayor must consent to budget amendments. The Mayor is only ceremonial, and the Commission may approve a budget amendment by majority vote under its general powers. Should section 32 of the Charter be repealed to allow the Commission to amend budgets by a majority vote regardless of the Mayor's consent?

YES 194 votes

NO 70 votes

Town of Redington Shores No. 13 Referendum Question

Town Notices

Currently, section 33 of the Charter addresses public notice methods centered on newspaper ads. Current Florida laws provides for additional electronic notice measures for those who may not subscribe to newspapers. Should Charter section 33 be amended to recognize and allow the Town to use all lawful forms of notice?

YES 237 votes

NO 36 votes

Town of Redington Shores No. 14 Referendum Question

Minor Errors and Redundant Provisions

Currently, Charter section 9 unnecessarily references the Town Code. Section 14 states the Commission may adopt ordinances. Section 20 states the Clerk appoints deputies. Section 27 states the Commission has powers provided by law. Section 29 states the Clerk keeps Town records. Section 34 contains a grammar error. Should sections 9 and 34 be amended to correct their deficiencies and sections 14, 20, 27 and 29 be repealed as redundant?

YES 195 votes

NO 71 votes

**** Official Results****

Town of Redington Shores No. 15 Referendum Question

Mayoral Authority

Currently, Charter section 15 provides the Mayor's powers are confined only to those in the Charter. However, various state statutes confer some added roles, duties or authority on municipal mayors, such as to receive service of process and to respond to emergencies. Should section 15 of the Charter be amended to clarify the Mayor's authority is confined both to the Charter and state law?

YES 206 votes

NO 64 votes

Town of Redington Shores No. 16 Referendum Question

First Commissioners/First Charter

Currently, section 7 of the Charter sets forth the "first commissioners" who took office in 1955, and section 35 of the Charter sets forth the process used when the Town's residents first voted to become incorporated and to adopt the initial Charter. These provisions have no current purpose and need not be included in the Charter. Should sections 7 and 35 of the Charter be repealed?

YES 186 votes

NO 86 votes

For City of Tarpons Springs, Proposed Charter Amendments
City of Tarpon Springs No. 1 Charter Amendment

Adding Dredge and Spoil Sites to Acquisition by City Eminent Domain

Sponsored by the Charter Revision Commission. The City Charter presently allows for the acquisition by the City of real property under the power of eminent domain exclusively for water and sewer utility easements, public rights-of-way, public parking, and storm drainage improvements. Shall the Charter be amended to include eminent domain for dredge and spoil sites?

YES 834 votes

NO 672 votes

City of Tarpon Springs No. 2 Charter Amendment

Increasing Exemption Threshold for Real Property

Sponsored by Charter Revision Commission. The City Charter presently requires a voter referendum and approval by the affirmative vote of four members of the Board of Commissioners if the City wishes to purchase, sell, exchange, convey, or lease real property in any amount greater than \$350,000.00. Shall the Charter be amended to increase the amount to \$500,000.00?

YES 730 votes

NO 788 votes

City of Tarpon Springs No. 3 Charter Amendment

Identifying Funding Source

Sponsored by Charter Revision Commission. The City Charter presently provides for the Board of Commissioners to adopt sale, purchase, conveyance and leasing procedures by ordinance. Shall the Charter be amended to require the Board of Commissioners to identify funding sources as part of the sale, purchase, conveyance and leasing procedures?

YES 1,337 votes

NO 167 votes

**** Official Results****

City of Tarpon Springs No. 4 Charter Amendment

Real Property Acquired by Referendum or Maximum Purchase Price Requires Disposal by Referendum

Sponsored by Charter Revision Commission. Proposed restrictions on disposal of real property owned by the City. Shall the Charter be amended to require real property purchased by the City by public referendum or real property which has a value equal to or greater than the maximum value the City may purchase without requiring a referendum, be sold, swapped, or traded only upon approval by referendum?

YES **953** votes

NO **526** votes

City of Tarpon Springs No. 5 Charter Amendment

Enumerating the Powers, Responsibilities, and Duties of the Board of Commissioners

Sponsored by Charter Revision Commission. The City Charter presently provides the Board of Commissioners with numerous duties, responsibilities and powers including the adoption of a budget. Shall the Charter be amended to require the Board of Commissioners to review the Charter for funding requirements when adopting the City budget?

YES **1,311** votes

NO **186** votes

City of Tarpon Springs No. 6 Charter Amendment

Duties of the Board of Commissioners Plan Review

Sponsored by Charter Revision Commission. The City Charter presently provides for the Board of Commissioners to review and update all elements of the Comprehensive and Master plans every three (3) fiscal years. Shall the Charter be amended to require the Board of Commissioners to review, update, retire, abandon or deem completed all City Master, Action, Sustainability, Comprehensive and Strategic Plans?

YES **1,146** votes

NO **317** votes

City of Tarpon Springs No. 7 Charter Amendment

Duties of the Board of Commissioners to Increase Review Process from Three to Five Years

Sponsored by Charter Revision Commission. City Charter Section 8, Board of Commissioners, Composition, Duties, Responsibilities and Powers, requires the Board of Commissioners to review and update plans every three fiscal years. Shall the Charter be amended to increase the review and update to every five fiscal years?

YES **505** votes

NO **988** votes

City of Tarpon Springs No. 8 Charter Amendment

Qualifications and Dates for Annual Election

Sponsored by Charter Revision Commission. The City Charter presently does not contain language specifying the qualifying time for City Commission elections. Shall the Charter be amended to provide for a qualifying time of thirty (30) days for the office of City commission?

YES **1,224** votes

NO **250** votes

**** Official Results****

City of Tarpon Springs No. 9 Charter Amendment

Notification of Open Seats for Annual Election

Sponsored by Charter Revision Commission. The City Charter does not specifically notify registered voters prior to qualification as to which Commission seats are open for election. Shall the Charter be amended to provide registered voters notification by first class mail thirty (30) days before qualifying the specific Commission seats open for election?

YES 1,207 votes

NO 274 votes

City of Tarpon Springs No. 10 Charter Amendment

Removal of Redundant Language

Sponsored by the Charter Revision Commission. The City Charter contains redundant language regarding individual Commissioners' contact with the City Manager. Shall the Charter be amended to remove the redundant language?

YES 1,211 votes

NO 268 votes

City of Tarpon Springs No. 11 Charter Amendment

Legal Review of Non-compliance Issues Found by an Internal Audit

Sponsored by Charter Revision Commission. The City Charter presently does not require legal review of non-compliance issues raised in the City's internal audit. Shall the Charter be amended to require legal review of any non-compliant issues raised by the Internal Audit?

YES 1,293 votes

NO 186 votes

City of Tarpon Springs No. 12 Charter Amendment

Prioritizing Future Capital Improvement Programs

Sponsored by Charter Revision Commission. The City Charter authorizes the City Manager to keep the Board of Commissioners fully advised as to the financial condition and future needs of the City. Shall the Charter be amended to require the City Manager to prioritize future capital improvement programs?

YES 1,146 votes

NO 332 votes

City of Tarpon Springs No. 13 Charter Amendment

Residency Requirement for the City Manager, Assistant City Manager, Fire Chief and Police Chief

Sponsored by Charter Revision Commission. The City Charter presently requires the City Manager and limited positions to establish legal residency in the City and allows the Board of Commissioners to temporarily excuse the residency requirements for up to one year. Shall the Charter be amended to require the City Manager, the Assistant City Manager, the Fire Chief and Police Chief to reside within the City's planning boundaries?

YES 1,099 votes

NO 398 votes

**** Official Results****

City of Tarpon Springs No. 14 Charter Amendment

Residency Requirements for Department Heads and Directors

Sponsored by the Board of Commissioners. The City Charter requires numerous City employees to reside within the City. The Charter Commission is proposing all City Department Heads and Directors reside within ten miles of City Hall. The Board of Commissioners, for competitive purposes, desire to limit the residency requirement to essential employees. Shall the Charter be amended to require only the City Manager, Assistant City Manager, Fire Chief and Police Chief to have residency requirements?

YES **894** votes

NO **596** votes

City of Tarpon Springs No. 15 Charter Amendment

Residency Requirements for Department Heads and Directors

Sponsored by Charter Revision Commission. The City Charter presently requires certain directors to reside within the City and allows the Board of Commissioners to temporarily excuse the residency requirements for up to one (1) year. Shall the Charter be amended to require all Department Heads and Directors to reside within ten (10) miles of the Tarpon Springs City Hall?

YES **891** votes

NO **596** votes

City of Tarpon Springs No. 16 Charter Amendment

Increase the Authority to Expend Budgeted Funds Without Competitive Bidding

Sponsored by the Charter Revision Commission. The City Manager is currently authorized to spend up to \$25,000.00 on budgeted goods or services without competitive bidding. Shall the Charter be amended, due to increased costs of goods and services, to increase the City Manager's authority to \$50,000.00?

YES **599** votes

NO **892** votes

City of Tarpon Springs No. 17 Charter Amendment

Increase the Monetary Requirement for Competitive Bids

Sponsored by the Charter Revision Commission. The Charter currently limits all purchases of \$25,000.00 or more, for which bids are required, to be competitively bid. Shall the Charter be amended, due to increased costs of goods and services, to increase the amount to \$50,000.00 for statutory competitive bids?

YES **667** votes

NO **820** votes

City of Tarpon Springs No. 18 Charter Amendment

Financial Statements

Sponsored by the Charter Revision Commission. The City posts all financial statements on its web site and has hard copies available at City Hall. The Charter currently requires financial statements to be made available at the office of the City Clerk and quarterly financial statements at the library. Shall the Charter be amended to remove the outdated requirements for printing financial statements?

YES **863** votes

NO **628** votes

**** Official Results****

City of Tarpon Springs No. 19 Charter Amendment

Providing for a City Sidewalk Improvement Plan

Sponsored by the Charter Revision Commission. The Charter has a sidewalk improvement fund but is silent as to a sidewalk improvement plan. Shall the Charter be amended to require a Sidewalk Improvement Plan by 2029?

YES **1,335** votes

NO **129** votes

City of Tarpon Springs No. 20 Charter Amendment

Providing for an Increase in Sidewalk Improvement Funding

Sponsored by Charter Revision Commission. The City Charter created a street and sidewalk fund to support street, drainage, and sidewalk improvements annually in the amount of \$100,000.00. The Charter Revision Commission has determined that the annual funds are insufficient. Shall the requirements of the sidewalk fund be amended to allow the Board of Commissioners to appropriate up to \$300,000.00 annually for sidewalk improvements from the fund?

YES **1,126** votes

NO **335** votes

City of Tarpon Springs No. 21 Charter Amendment

Initiative and Referendum

Sponsored by Charter Revision Commission. The City Charter presently requires initiative petitions to contain verified signatures of at least 15% of the qualified electors registered to vote at the last regular municipal election. Shall the Charter be amended to reduce the percentage of qualified electors to initiate a petition to 10%?

YES **695** votes

NO **741** votes

City of Tarpon Springs No. 22 Charter Amendment

Initiative and Referendum

Sponsored by the Charter Revision Commission. The Charter requires a referendum election be held 90 days from the date of filing thereof, or as soon thereafter as the supervisor of elections shall permit. Shall the Charter be amended to simply require a referendum election be held at the next city or county election?

YES **1,000** votes

NO **429** votes

City of Tarpon Springs No. 23 Charter Amendment

Amend City Hospital Name

Sponsored by Charter Revision Commission. The City Charter presently references the city owned hospital as Advent Health North Pinellas. The name of the hospital Lessee is Tarpon Springs Hospital Foundation, Inc. Shall the Charter be amended to reflect the current and accurate name of the Lessee of the city owned property, Tarpon Springs Hospital Foundation, Inc.?

YES **1,003** votes

NO **440** votes

**** Official Results****

City of Tarpon Springs No. 24 Charter Amendment

Clarification of Grammar and Scrivener's Errors

Sponsored by Charter Revision Commission. Currently, the City Charter contains multiple grammar and scrivener's errors. Shall the City Charter be comprehensively amended to correct any and all grammar and scrivener's errors?

YES **1,311** votes

NO **138** votes

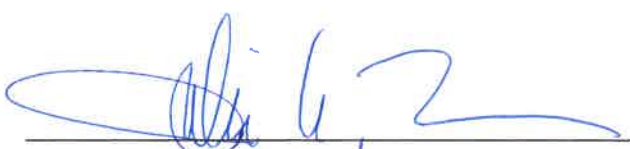
We certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.



Edwin Jagger, County Judge



Brian Scott, County Commissioner



Julie Marcus, Supervisor of Elections

**CITY OF INDIAN ROCKS BEACH
RESOLUTION 2025-01**

A RESOLUTION OF THE CITY COMMISSION OF INDIAN ROCKS BEACH, FLORIDA, ANNOUNCING THE RESULTS OF THE MARCH 11, 2025, GENERAL MUNICIPAL ELECTION, FOR TWO CITY COMMISSIONER SEATS, EACH TO BE SEATED FOR TWO-YEAR TERMS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Indian Rocks Beach Resolution No. 2024-08 called for a general election on March 11, 2025, for the purpose of electing, at large, qualified candidates to fill the vacancies of two Commissioner Seats for two-year terms; and

WHEREAS, said Resolution No. 2024-08 stipulated in Section 2 that the outcome of the election for two Commissioner seats shall be determined by the candidates receiving the greatest number of votes for each seat; and

WHEREAS, a Municipal Election was held on Tuesday, March 11, 2025, in the City of Indian Rocks Beach, Florida, to elect two persons to the City Commission, and

WHEREAS, the Pinellas County Canvassing Board served as the canvassing board for the City of Indian Rocks Beach for the purpose of declaring Election results as provided for in Section 3.1 of the City Charter and Article V, Section 22-131 of the Indian Rocks Beach Code of Ordinances, and

WHEREAS, the Pinellas County Canvassing Board did certify the election results on March 14, 2025, and has submitted the Certificate of the Pinellas County Canvassing Board with the Election results to the City, and

WHEREAS, the City of Indian Rocks Beach shall declare the results of this Election by means of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That a Municipal Election was held on the second Tuesday of March on March 11, 2025, as prescribed by Article IV, Section 22-101 of the City of Indian Rocks Beach Code of Ordinances.

Section 2. That the Pinellas County Canvassing Board, serving as the City of Indian Rocks Beach Canvassing Board, has transmitted the results of the Election as required by law.

Section 3. That the election for City Commissioner at large shall be determined by the candidate receiving the highest number of votes for the vacant seat.

Section 4. That the results of the Election are reported as follows:

FOR CITY COMMISSIONERS (TWO OPEN SEATS)

√ John Bigelow	338
√ Hilary King	423
Michael Mirmanesh	251
Hope Wyant	114

Section 5. That the City Commission of the City of Indian Rocks Beach, Florida, hereby directs the City Clerk to publish the results of this election and Resolution No. 2025-01 shall be incorporated as part of the Public Records of the City of Indian Rocks Beach, Florida.

Section 6. That the official Certificate of the Pinellas County Canvassing Board is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 7. This Resolution shall become effective immediately upon its passage and adoption in the manner provided by law.

PASSED AND ADOPTED this 25th day of March, 2025, by the City Commission of the City of Indian Rocks Beach, Florida.

Denise Houseberg, Mayor-Commissioner

ATTEST: _____
Lorin A. Kornijtschuk, City Clerk
/lak

AGENDA ITEM NO. 5 B

CONSENT AGENDA

MINUTES
**CLOSED EXECUTIVE SESSION OF THE CITY OF INDIAN ROCKS BEACH COMMISSION
AND LITIGATION COUNSEL
WEDNESDAY, DECEMBER 11, 2024
HOLIDAY INN HARBOURSIDE
PELICAN SANDPIPER ROOM
401 2ND STREET
INDIAN ROCKS BEACH, FL 33785**

1. Call Public Meeting to Order.

Mayor-Commissioner Houseberg called the meeting to order at 4:00 p.m.

2. Pledge of Allegiance and a moment of silence.

3. Roll Call-Members Present:

Mayor-Commissioner Houseberg, Commissioner Wyant, Commissioner Wilson, Commissioner Bond, Commissioner Bigelow

Others Present: City Attorney Randy Mora, Litigation Counsel Carlos Kelly, and certified court reporter

Mayor-Commissioner Houseberg read the following:

This will be a Closed Executive Session of the City of Indian Rocks Beach Commission and its litigation counsel. Notice is hereby given that today, on Wednesday, December 11th, 2024, at 4:00 p.m., the City Commission of the City of Indian Rocks Beach, Pinellas County, Florida, is holding a Closed Executive Session at the Holiday Inn Harbourside, Pelican Sandpiper Room, located at 401 2nd Street, Indian Rocks Beach, Florida 33785.

The meeting will be attended by Mayor Houseberg, Vice-Mayor Wilson, Commissioner Bigelow, Commissioner Bond, Commissioner Wyant, City Attorney Randy Mora, and Litigation Counsel Carlos Kelly, as well as a certified court reporter, whose attendance has already been coordinated.

This session will constitute a Closed Executive Session concerning pending litigation to which the City is presently a party before a court. Those cases are as follows:

715 Gulf, LLC v.. City of Indian Rocks Beach; and

AP 6, LLC v. City of Indian Rocks Beach; and

Florida Dreamscape Vacation Rentals, LLC v. City of Indian Rocks Beach; and

Harbor Vista Ventures, LLC v. City of Indian Rocks Beach; and

IRB Connect, LLC v. City of Indian Rocks Beach; and

Peak Ventures, LLC v. City of Indian Rocks Beach; and

Shearer v. City of Indian Rocks Beach.

All of these cases pending in the Middle District of Florida. During this sessions, the Commission discussion shall be confined to settlement negotiations and strategy sessions related to litigation expenditures, as authorized by Section 286.011 (8) of Florida Statutes.

The estimated length of the attorney-client session is two hours. At the conclusion of the closed portion of the meeting, we will reconvene in public to formally adjourn.

And we will now recess to the Closed Executive Session.

Public Meeting Closed at 4:07 p.m.

Closed Executive Held in re: seven cases identified above and on public notice

Public Meeting Resumed at 5:37 p.m.

The Commission formally reconvened the public meeting at 5:37 p.m., upon the conclusion of the executive session, for the limited purpose of formal adjournment.

City Attorney Mora opened the doors to determine if any member of the public was waiting to attend public meeting, but noted no one present.

Motion was made by Vice-Mayor Wilson and **Seconded** by Commissioner Wyant to adjourn. **Unanimous approval by acclamation**. Adjourned at 5:38 p.m.

AGENDA ITEM NO. 5 C

CONSENT AGENDA

MINUTES
CITY OF INDIAN ROCKS BEACH- CITY COMMISSION MEETING
TUESDAY, FEBRUARY 11, 2025- 6:00 PM
HOLIDAY INN HARBORSIDE- 401 2ND STREET – PELICAN-SANDPIPER ROOM
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 Hope Wyant, and Commissioner Jude Bond attending telephonically.

OTHERS PRESENT: City Attorney Randy D. Mora, City Clerk Lorin Kornijtschuk, Planning and Zoning Consultant Hetty Harmon, and Attorney Carlos Kelly.

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

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

The Pinellas County Sheriff's Office submitted a written crime analysis report for January 2025.

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

Nothing reported.

2. PUBLIC COMMENTS.

Elizabeth Flynn, 914 Hidden Harbor Drive, emphasized the importance of enforcing existing regulations, to ensure the well-being of residents and visitors, despite the focus on hurricane response and short-term rental issues.

Carol Britz, 466 20th Avenue, reminded citizens about the upcoming general election on March 11th and stressed the importance of requesting mail-in ballots, which had been purged by the county. She also announced a candidate meeting on February 19th.

David Whiteside, 446 Harbor Drive South, expressed concern over the inconsistency of damage assessments post-hurricane, with significant discrepancies between properties.

John Pfanstiehl, 448 Harbor Drive South, expressed concerns about the rush to pass a complex ordinance without adequate time for residents to review it.

Kellee Watt, 431 Harbor Drive South thanked City Attorney Mora for responding to her email and shared her observations about short-term rental ordinances in Naples. She expressed confusion

about why the city's zoning restrictions no longer seem to apply, and she requested information or a document explaining the chronological changes that led to this shift.

Bob Copeland, 447 20th Avenue, expressed concern about the city's short-term rental issues. Copeland highlighted a lawsuit regarding 285 illegal short-term rentals in the city, pointing out discrepancies in fire safety inspections.

David Watt, 431 Harbor Drive South expressed his concerns about recent actions and comments by some City Commissioners, which he feels have eroded trust and confidence among residents. Watt was upset by the perceived actions of a commissioner who attended a lawsuit mediation alone, without clear explanation or transparency, and he questioned how this decision was made. Watt concluded by requesting that Commissioner Wyant recuse herself from any further votes related to the short-term rental issue.

Phil Wrobel, 112 13th Avenue informed the Commission that the upcoming "Meet the Candidate Forum" will be held on February 19, 2025, at the Church of the Isles located at 200 24th Avenue Indian Rocks Beach from 6:00 p.m. – 8:00 p.m.

Patti Katz, 124 13th Ave, Patti Katz expressed concern over a recent meeting where she noticed that only one short-term rental owner, who is suing Indian Rocks Beach, was praised by the commission.

Rob Hubbard, 406 12th Avenue, shared his perspective on the role of commissioners, stressing that they should represent the majority opinion of the residents rather than rely on their personal views.

Maureen Ballock, 436 Harbor Drive North, emphasized that commissioners are responsible for representing the citizens and listening to their concerns. Ballock urged commissioners to respect the voices of the citizens, particularly regarding the proposed changes to the short-term rental ordinance. She stated that many residents oppose these changes.

Lee Wilkerson, 490 Harbor Drive North stated the importance of considering the long-term impact of decisions, especially as the town undergoes significant changes over the next 10 to 15 years.

Beth McMullen, 481 Harbor Drive South, expressed concern with recent events, particularly regarding a lawsuit against the city and a specific vote.

Retired Major Susan Smith shared that she chose to retire in the area and believes that if the community wants improvements, they must actively fight for them.

Mayor-Commissioner Houseberg closed Public Comment.

3A. REPORT OF the City Attorney.

City Attorney Mora stated that the second week of February is approaching, and with it, the upcoming legislative session. He noted that a special session on immigration recently took place, during which the House and Senate reached an agreement, and the bill was sent to the governor for approval. Mora also mentions another special session, which appears to be tied to coordination between the executive and legislative branches. He assured the commission that they are closely monitoring this situation, particularly regarding potential obligations that the government may face. Mora confirmed that the city is expecting to receive additional lawsuits.

3 B. REPORT OF the City Manager.

City Attorney Mora read the City Manager's report.

- **City Hall Restoration**

The City Administration Team continues to work with our various insurance providers on insurance claims. The city received an initial payment of **\$1,056,684.12**. This payment does not include contents coverage or payment from our Flood Insurance Company. Our contractor, working with us, has submitted permitting documents to Pinellas County. We are waiting for the permit. Once received we expect the construction to take several months.

- **Beach Accesses/Pinellas County Beach Access Park**

All IRB Beach Accesses are open. The total cost to clear and open our accesses was approximately **\$987,200**. The cost associated with this effort was clearing debris, sand, and, in some cases, building step-downs. In a combined effort by Pinellas County and IRB, the IRB Pinellas County Beach Access Park is now open. The beach chair vendor will reopen soon.

- **City of IRB Nature Preserve**

The City of IRB Nature Preserve is closed until February 18, 2025, to complete restoration and maintenance activities. Per the adopted Capital Improvement Plan the Nature Preserve Boardwalk has been reconstructed. The total cost for the Boardwalk portion is **\$1,112,162**. A Nature Preserve reopening event has been set for Tuesday, February 18, 2025, at 9:00 AM. The public are invited to attend.

- **Hurricane Related Permits**

The City Team, along with our engineering firm CivilSurv, continues to work with property owners to secure renovation or demolition permits. The permitting portal is available on our website, and IRB City Hall Team Members continue to work with the public daily to complete the required documents. Mike Kelly and Frank Pecoraro are available daily to assist property owners in completing them. They may be reached at 727-595-2517 or are available on a first come first served basis at City Hall.

- **Kolb Park Tennis Lighting**
A purchase order has been issued to Musco Sports Lighting to install new lighting at the Kolb Park Tennis Courts, replacing the lighting that was damaged by the hurricanes. We expect this work to be completed within 90 days.
- **Vacation Rental Licensing**
Vacation rental operators continue to voluntarily submit the required documents to start the vacation rental licensing process. Based on the pending actions of the IRB City Commission concerning vacation rental ordinance #2025-01 the Administrative Team will adjust the registration documents if needed. Three vacation rental operators who have failed to register with the city are tentatively scheduled to appear before the City's Magistrate in April. Administrative activities associated with vacation rental compliance will greatly increase with a policy decision by the IRB City Commission concerning the pending IRB Vacation Rental Ordinance and Team Members' availability as we transition from public assistance from hurricane recovery to "normal" duties.

3 C. REPORT OF the City Commission.

Commissioner Bigelow made a motion to table Agenda Item 6 B.

City Attorney Mora clarified that the motion to table this item can only be considered when the meeting reaches that specific Agenda Item (Agenda Item 6 B).

Vice-Mayor Commissioner Wilson addressed some misconceptions during the City Commission Meeting, starting by clarifying her appointment and subsequent election. She was appointed in November 2023 to fill the seat left vacant by Joe McCall's resignation and was later elected to the seat in March 2024. Wilson stated that her appointment was encouraged due to her experience in Ohio working on legislative issues and citizen-led campaigns.

She acknowledged that before her appointment, she was not widely known in the community, except by those involved in local activities like the dog park, IRB Fitness, and Yoga Zen. Wilson emphasized that she does not act to please others and is independent in her decision-making. She values data and avoids drama when forming opinions.

She also urged attendees to pay attention to important legislative issues, specifically House Bill 401 regarding residential land use development regulations and Governor DeSantis' proposed overhaul of ballot initiatives. Wilson expressed concern that this bill could make it harder to gather enough signatures for ballot initiatives, despite it being previously unsuccessful. She believes it will continue to be a threat.

Mayor-Commissioner Houseberg reported key points discussed at the Big C meeting in January, particularly about the beach renourishment project. Currently, 93 easements have been signed (about 52% of residents), but the deadline for completing the necessary easements is approaching, and it is unlikely the remaining ones will be obtained in time. To address concerns, a Zoom session will be held on February 13 from 6 to 7:30 p.m. to explain the beach sand replacement project. The session link is available on the city's website, under the hurricane resources section.

Additionally, the Mayors from the Big C agreed to send a joint letter to President Trump and the administration, requesting help with obtaining permits and removing the perpetual easement clause from contracts.

Mayor-Commissioner Houseberg asked the Commission for approval to sign the letter on behalf of the city commission.

Roll Call Vote:

AYES: Bigelow, Bond, Wyant, Houseberg.

NAY: Wilson

APPROVED 4-1

4. ADDITIONS/DELETIONS. None.

5. CONSENT AGENDA:

A. APPROVAL OF December 10, 2024, Regular City Commission.

B. RECEIVE & FILE December 2024 Year-To-Date First Quarter Financials.

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

Motion made by Vice-Mayor Commissioner Wilson, seconded by Commissioner Wyant to approve the consent agenda, consisting of agenda item 5 A through 5 B.
Unanimous approval.

Motion passed 5-0

6. PUBLIC HEARINGS:

A. BOA-2025-01 -QUASI-JUDICIAL PROCEEDING 2117 GULF BOULEVARD, INDIAN ROCKS BEACH FLORIDA: Variance Request: from Sec.110-372(5) of the Code of Ordinances, requesting a reduction of one parking space, resulting in a total of (11) parking spaces and from Sec 110-375 requesting a reduction in the aisle width of 2 ft resulting in an aisle width of 22 ft. for property located at 2117 Gulf Blvd. Indian Rocks Beach, Florida, and legally described as Lot 1, Block 49 Re-revised Map of Indian Rocks Beach, according to the plat thereof, recorded in Plat Book 5, Page 6, of the Public Records of Pinellas County, Florida. Parcel # 01-30-14-42030-049-0010.

Staff Report

SUBJECT: BOA CASE NO. 2025-01 – 2117 Gulf Blvd.

Variance request from Sec.110-372(5) of the Code of Ordinances, requesting a reduction of one parking space, resulting in a total of 11 parking spaces and from Sec 110-375 requesting a reduction in the aisle width of 2 ft resulting in an aisle width of 22 ft. for property located at 2117 Gulf Blvd Indian Rocks Beach, Florida, and legally described as Lot 1, Block 49 Re-revised Map of Indian Rocks Beach , according to the plat thereof, recorded in Plat Book 5, Page 6, of the Public Records of Pinellas County, Florida. Parcel # 01-30-14-42030-049-0010

OWNER ESMARK, INC
LOCATION of PROPERTY: 2117 Gulf Blvd
ZONING: P1- Professional Office

Direction	Existing Use	Zoning Category
North	Vacant	P1
East	Residential	RM-2
South	Office	P1
West	Residential	CT

BACKGROUND: The applicant is proposing a two-story office building at this location and proposes access from the alley and exits onto 22nd Avenue instead of Gulf Blvd as it exists today. In order to provide parking within the rear of the building as well as underneath the building they are proposing to reduce the drive aisle width from 24 ft to 22 ft. They are proposing no parking in the front yard setback, and they are requesting to reduce the required parking spaces from 12 to 11.

Sec. 2-152. - Variances.

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

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

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

The County requires a permit to access the property from Gulf Blvd and if there are other options the permit will most likely be denied.

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

The applicant did not create any special conditions or circumstances.

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

Granting the variance would confer special privileges to the applicant.

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

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

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

This is the minimum variance to allow the development of the office building as proposed.

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

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

NOTICE: A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on January 6, 2025 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE RECEIVED: No objections were received.

{End of Staff Report}

City Attorney Mora read by title only Agenda Item No. 6 A, BOA Case No. 2025-01, 2117 Gulf Boulevard.

City Attorney Mora inquired of the City Commission Members if they had any ex-parte communications with the applicant or their agent, with all members responding negatively,

City Attorney Mora inquired of the City Commission Members if any of them had conducted a site visit for the limited purpose of evaluating the application, with all members responding negatively.

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

Planning Consultant Harmon provided her report and stated that the Board of Adjustments and Appeals recommended approval by a vote of 3 to 0.

Daniel Epperly, the applicant's representative, offered plans to each commissioner and explained the development. He stated it follows the allowable pervious surface ratios and the allowable FAR.

Mayor-Commissioner Houseberg opened the public hearing.

Bob Copeland, 447 20th Avenue, stated that no hardship was provided.

Planning Consultant Harmon stated the County requires a permit to access the property from Gulf Blvd and if there are other options the permit will most likely be denied. The applicant did not create any special conditions or circumstances.

Motion made by Vice-Mayor Commissioner Wilson to approve BOA Case 2025-01, 2117 Gulf Boulevard and seconded by Commissioner Wyant.

Roll Call Vote:

AYES: Wyant, Wilson, Houseberg, Bigelow

NAY: None

MOTION TO APPROVE CARRIED 4-0

[Planning Consultant Harmon left the meeting at 6:58 P.M.]

B. ORDINANCE NO. 2025-01- SECOND/FINAL READING/PUBLIC READING-
AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING THE
COMPREHENSIVE REGULATORY SCHEME REGARDING THE MARKETING AND
OPERATION OF SHORT-TERM RENTALS WITHIN THE CITY; AMENDING ARTICLE V,
“VACATION RENTAL REGULATIONS,” WITHIN CHAPTER 18 – “BUSINESSES”; AMENDING
THE ORDINANCE REGULATING THE REGISTRATION, INSPECTION, SAFETY, AND
OPERATION OF VACATION RENTALS WITHIN SPECIFIED ZONING DISTRICTS IN THE
CITY OF INDIAN ROCKS BEACH; AMENDING RELATED DEFINITIONS CONCERNING
PERMISSIBLE OCCUPANCY; ALTERING REGISTRATION REQUIREMENTS; MODIFYING
ENFORCEMENT PROVISIONS; AMENDING INSPECTION REQUIREMENTS; AMENDING
THE DUTIES OF DESIGNATED RESPONSIBLE PARTIES; CLARIFYING LIFE SAFETY
REQUIREMENTS; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION,
SUPREMACY, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

City Attorney Mora read Agenda Item 6 B, Ordinance No. 2025-01 by title only.

City Attorney Mora presented the agenda item and stated this item had been discussed extensively on the first reading in January, and nothing has changed since then.

Motion made by Commissioner Bigelow to table Ordinance No. 2025-01, seconded by Vice-Mayor Commissioner Wilson.

Roll Call Vote:

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

NAY: None

MOTION TO APPROVE CARRIED 5-0

7. **OTHER LEGISLATIVE MATTERS:** None.
8. **WORK SESSION:** None.
9. **OTHER BUSINESS:** None.
10. **ADJOURNMENT.**

Motion to adjourn was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Wyant to adjourn at 7:10 p.m. Unanimous approval by acclamation.

Date Approved

Denise Houseberg, Mayor-Commissioner

Attest: _____
Lorin A. Kornijtschuk, City Clerk

AGENDA ITEM NO. 5 D

CONSENT AGENDA

MINUTES
CITY OF INDIAN ROCKS BEACH- SPECIAL CITY COMMISSION MEETING
THURSDAY, FEBRUARY 27, 2025 AT 10:30 A.M.
HOLIDAY INN HARBORSIDE- 401 2nd STREET – PELICAN-SANDPIPER ROOM
INDIAN ROCKS BEACH, FL. 33785

Mayor-Commissioner Houseberg called the meeting to order at 10:30 a.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 D. Mora, City Manager Gregg Mims, City Clerk Lorin Kornijtschuk, and Attorney Carlos Kelly.

1. **DISCUSSION OF** Settlement Proposal in resolution of AP 6, LLC v. City of Indian Rocks Beach, M.D. Case No. 8:23-cv-01986 and of AP 6, LLC's Bert J. Harris, Jr., Private Property Rights Act Claim.

The City Attorney presented a summary of the legal situation surrounding the City of Indian Rocks Beach and AP 6 LLC. The case began after the city adopted an ordinance regulating short-term rentals in May 2023, which led to a lawsuit from AP 6 in August 2023, challenging the ordinance on various grounds. This case was moved to a federal court in September 2023. Mediation was pursued, but complications arose due to a bill from the 2024 legislative session, which could have affected the city's ability to regulate short-term rentals.

By August 2024, a proposed settlement framework was formalized involving proposed revisions to the City's short term rental ordinance adopted in May 2023, but the City Commission did not approve the settlement terms. In response, AP 6 reopened litigation. The court promptly directed the parties to return to mediation. In January 2025, the Commission held a public meeting to discuss the resulting proposed settlement framework, which Plaintiff conditioned upon resolution of (i) their Bert Harris claim and (ii) passage of a proposed revised ordinance. The Commission first held an hours long discussion concerning the response to Plaintiff's Bert Harris claim. At the conclusion of the public hearing on the City's response to the Harris Act claim, the Commission authorized the City Attorney to send a letter proposing an occupancy concession, in exchange for a negotiated settlement and release agreement. The proposed response did not include any monetary settlement concessions. After the public hearing concerning how to respond to Plaintiff's Bert Harris Claim, a majority of the Commission approved the proposed revised ordinance on first reading. The Commission subsequently held a meeting on February 11, 2025, to consider the second and final reading of the proposed ordinance revisions, but unanimously voted to table second reading of the ordinance to allow time for a work session on the proposed revised ordinance.

After the Commission's February 11 hearing, AP 6 filed to resume litigation. The court granted this motion. The city is now presented with an opportunity to settle the AP 6 case, which would involve resolving the Bert Harris claim and dismissing the federal lawsuit, without changing the city's ordinances. However, other lawsuits against the city remain unresolved, and settling the AP 6 case does not guarantee the dismissal of those suits.

The City Commission must decide whether to accept the settlement offer or continue with litigation.

2. PUBLIC COMMENT.

Mayor-Commissioner Houseberg opened public comment.

Kelly Cisarik, 448 Harbor Drive South, questioned whether the company has met local and state requirements, including compliance with Indian Rocks Beach ordinances, Florida business regulations, and corporate disclosure laws. She also questioned whether AP 6 LLC has the legal standing to sue and whether its ownership structure is properly disclosed.

Kellee Watt, 431 Harbor Drive South, questioned whether AP 6 LLC is properly licensed to operate in Florida. She pointed out that the entity does not appear in the state's business registration database and has not passed a required fire inspection, making it non-compliant with Florida Statute 509.

Diane Daniel, 309 10th Avenue, expressed concern that allowing AP 6 LLC to win the case could set a dangerous precedent. Daniels urged the city to take stronger action, warning that the issue will only worsen if not firmly addressed.

Hilary King, 327 Bahia Vista, urged officials to consider the long-term consequences of settling the case, questioning what alternatives might arise if similar claims are made in the future.

Bob Copen, 447 20th Avenue, expressed concerns about the broader implications of settling the case, emphasizing the need to consider precedent and potential future challenges. He highlighted the importance of ensuring that any decision made does not open the door for further legal or operational issues related to short-term rentals in the community.

Mary Wilkerson, 490 Harbor Drive North, expressed concerns about AP 6, stating they do not seem like good neighbors. She warned that settling the case could set a precedent, encouraging more rental owners to push for similar allowances.

Thea Wilson, 444 Harbor Drive South urged officials to take a firm stand, warning that the issue extends beyond Indian Rocks Beach.

Elizabeth Flynn, 914 Hidden Harbor Drive, stated that initially, she was unsure about allowing 14 occupants but became increasingly uneasy after further research and public input.

Patti Katz, 124 13th Avenue, stated that she is not opposed to short-term rentals but supports those who follow regulations and actively participate in the community. She criticized commissions that disregard residents' concerns and opposed individuals who sue the city over reasonable regulations.

Jennifer Riley, 510 Janice Place, emphasized the real, daily impact short-term rentals have on residents' lives, beyond just discussions at city meetings. She warned that allowing one lawsuit to succeed could set a precedent, encouraging more legal challenges and gradually weakening local ordinances.

Alisa Harris, 208 10th Avenue, expressed frustration with feeling disconnected from the community, where a few individuals dominate discussions. Despite having friends in the community, they are unwilling to engage due to fears of harassment. They desire a peaceful neighborhood with consistent rule enforcement but feel their concerns are being overlooked.

Judy Schmeling, 1509 Bay Shore Boulevard, shared her experience as a short-term rental owner in the panhandle and acknowledges that while she understands the rights of property owners, there should be limits. She mentions that the community she is part of has strict standards, and everyone is expected to follow the rules. She believes that without enforcement of these rules, the situation will continue to worsen.

John Pfanstiehl, 448 Harbor Drive South defends property rights but stresses that residential neighborhoods should remain for residential use, and he is critical of the vacation rental industry's disregard for zoning laws.

Jerry Newton, 438 Harbor Drive North, stated there is a contradiction that short-term rental owners who claim they follow the rules, and are okay with the city's current regulations are the very ones pushing to change those regulations.

Ron Hubbard, 406 12th Avenue criticizes the impact that short-term rentals are having on residential neighborhoods, noting the negative effects on the quality of life and neighborhood stability. Hubbard encourages the commission to take a stronger stance on regulating these rentals and to protect the integrity of the community.

Susan Bell, 717 1st Street, expressed concern about the growing number of short-term rentals in the area, stating that there are already hundreds and more will continue to emerge.

Eddie Bie, 497 20th Avenue, expressed that without limits, the situation will negatively affect the neighborhood and lead to larger problems in the future.

Matthew Barrowclough, 211 11th Avenue stated he would like this Commission to consider the challenges that we are undergoing today and to focus on the build-back process, from the hurricane damages.

Linda Newton, 438 Harbor Drive North, expressed frustration with the increasing number of short-term rentals in her neighborhood, highlighting safety concerns and disruptions.

R.B. Johnson, 1206 Beach Trail accused the owners of short-term rentals of being motivated by greed, claiming they do not care about the welfare of the city or its residents.

Lauren Farris, 472 Harbor Drive South, emphasized that the majority of the community feels strongly about maintaining existing ordinances, particularly regarding the definition of a bedroom, stressing the importance of listening to residents' concerns and maintaining the integrity of the area.

Beth McMullen, 481 Harbor Drive South, urged the Commission to listen to the community and support their concerns, warning that changing the laws would set a harmful precedent.

Mayor Commissioner Houseberg Closed the Public Comment.

Commission Discussion.

Mayor Commissioner Houseberg asked if 455 20th Avenue, AP6, had a City of Indian Rocks Beach Business Tax Receipt.

City Attorney Mora clarified that whether or not the property has a license is a separate issue and is a code compliance issue that is independent of the proposal. There are specific legal reasons why enforcement of the 2023 ordinance has been delayed. Despite the litigation complexities, the opposing party has legal standing to sue as they own property in Florida. The question of whether the claims will prevail remains separate for the standing to sue.

Commissioner Bond asked for more clarity if the situation were resolved by giving AP6 the four extra people, would this then be phased out upon the sale of the property.

City Attorney Mora clarified that if they sell to an external party, it would be phased out. If it were an internal transfer within the company, it would not.

Commissioner Bond asked if this would put an end to AP6's lawsuit, which is tied to the other lawsuits.

City Attorney Mora replied that it would put an end to AP6's lawsuit. They share legal counsel with the others, including the lawsuit we discussed earlier, and so far, AP6 has been the main one driving the motions. While he can't definitively say whether the other parties are ready or willing to dismiss their lawsuits, it is possible that with AP6 stepping back, some of the other plaintiffs might also choose to drop their actions. That is up to each individual plaintiff to decide.

Commissioner Bigelow commented that we can keep going in circles over this indefinitely, but the decision is never going to get made. We need to get a ruling from the judge on what to do. It is time to move on to other city business.

Mayor Commissioner Houseberg asked if adding two more people to a property would restore the 2023 ordinance's occupancy limits and improve efficiency.

City Attorney Mora explained that the 2023 ordinance includes a phased reduction in occupancy limits over two years. Currently, the limit is set to decrease from 12 occupants to 10 in May. The confusion arises because some refer to the limit as 14, while others calculate it as a reduction of two or four people, depending on the phase. If the city grants an exception to allow more occupants for a particular property, it would resolve that specific lawsuit. There are still multiple other lawsuits pending, so it would not eliminate all legal challenges. The city is still dealing with various legal and operational issues and enforcing the ordinance alone will not make all problems disappear.

Mayor Commissioner Houseberg emphasized that regardless of the litigation outcome, the core issues with short-term rental, such as noise and disturbances will persist. She acknowledged that whether the commission votes for or against a proposal, it will not directly solve these ongoing problems. She stated that the 2023 ordinance despite public criticism at the time, ultimately worked. She stressed the need to operate within established guidelines, remain fair, and recognize that short-term rentals are a legitimate business for some people.

Commissioner Bond asked whether the property in question is owned by a single-owner entity and if the identity of that owner is known.

City Attorney Mora confirmed that, based on public filings, certain members of the ownership structure are known and have been shared with the Commission. However, Mora emphasized that the ownership details are legally irrelevant since property can be owned in various ways, such as through trusts or corporations. He also noted that this reflects broader changes in housing ownership trends but is not pertinent to the legal claim or settlement decision.

Commissioner Wyant emphasized that their duty is to represent the entire community, not just those who attend meetings and voice opinions. She acknowledges that some residents disagree with the majority present and stresses the importance of making decisions that benefit everyone. While not in favor of short-term rentals overtaking neighborhoods, Wyant prioritizes rebuilding the city. She pointed out that regardless of occupancy limits, large gatherings will still happen, making enforcement difficult and costly. Given the challenges the city has faced, they question whether spending millions on legal battles over proving exact overnight occupancy is justifiable.

Vice Mayor Commissioner Wilson suggested a more open discussion where both sides, including attorneys representing different interests, could directly present their perspectives.

City Attorney Mora clarified that anyone, including attorneys, can speak at public meetings if they choose to.

Commissioner Bigelow made a motion to reject the settlement proposal seconded by Vice-Mayor Commissioner Wilson.

Roll Call Vote:

AYES: Bigelow, Bond, Wyant and Wilson

NAYS: Houseberg

MOTION PASSED WITH A VOTE OF 4-1, REJECTING THE SETTLEMENT PROPOSAL.

3. ADJOURNMENT.


Motion to adjourn was made by Vice Mayor Commissioner Wilson and seconded by Commissioner Wyant to adjourn at 12:14 p.m.


AGENDA ITEM NO. 5 E

CONSENT AGENDA

INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM

MEETING OF: March 25, 2025 AGENDA ITEM: 5E

ORIGINATED BY: Dan Carpenter, Finance Director 

AUTHORIZED BY: Brently Gregg Mims, City Manager 

SUBJECT: **Setting the dates for the City Commission Budget Workshops and Public Hearings for the Fiscal 2025/2026 Operating Budget and Capital Improvements Budget.**

BACKGROUND

In March the Property Appraiser provides the Finance Director a tentative calendar for the upcoming Budget and Millage process identifying any conflicting County meetings. Pursuant to Florida Statutes, we have reviewed the required actions by the City and is proposing the attached 2025/2026 Budget Calendar.

We are recommending scheduling the workshops and public hearings to avoid any conflict with the County Commission Hearings and the School Board Hearings.

MOTION

Move to *approve/deny* setting the dates for the City Commission Budget Workshops and Public Hearings for the Fiscal 2025/2026 Operating Budget and Capital Improvement Plan.

FISCAL YEAR 2025/2026

BUDGET CALENDAR

May 5-9, 2025 Monday-Friday	City Commissioners provide initial 2026 Budget input to the City manager and Finance Director
May 30, 2025 Friday	Property Appraiser delivers certification of taxable value (DR-420) to City
June 16, 2025 Monday	Five-Year Capital Improvement Program (CIP) delivered to City Commission and Finance and Budget Committee
June 30, 2025 Monday	Property Appraiser delivers certification of taxable value (DR-420) to City
July 3, 2025 Thursday	Preliminary budget delivered to City Commission and Finance and Budget Committee
July 9, 2025 Wednesday	Finance and Budget Committee Review CIP and Preliminary Budget
July 15, 2025 Tuesday	City Commission CIP and Preliminary Budget Work Session 4:00-6:00pm
July 15, 2025 Tuesday	City Commission Meeting- Commission sets tentative millage rate 6:00pm
August 1, 2025 Friday	City notifies Property Appraiser of tentative millage rate and date/time/place of first public hearing-completed DR420 returned
August 1, 2025 Friday	Tentative budget delivered to City Commission
September 10, 2025 Wednesday	City holds FIRST Public Hearing to adopt a tentative budget and millage rate 6:00pm
September 21, 2025 Sunday	City advertises intent to adopt final budget and millage rate and final public hearing within 15 days of adoption of tentative budget
September 24, 2025 Wednesday	City holds FINAL Public Hearing to adopt final budget and millage rate from 2-5 days after ad appears 6:00pm
September 26, 2025 Friday	City forwards to Property Appraiser the millage rate within 3 days of adopting the Ordinance

Legend

S = Set Date

Meetings with City Commission

Finance and Budget Review Committee

City Staff

AGENDA ITEM NO. 6 A

PUBLIC HEARINGS

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION AGENDA MEMORANDUM**

FOR MEETING OF: March 25, 2025

AGENDA ITEM: 6A

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk 

AUTHORIZED BY: Brently Gregg Mims, City Manager 

SUBJECT: ABT CASE NO. 24-2025 — 2699 GULF BOULEVARD

Turkish Flame Mediterranean LLC- 2COP: Beer; wine. By the drink or in sealed containers for consumption on or premises where sold, for Turkish Flame Mediterranean LLC, located at 2699 Gulf Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 1, Block 5, Re-Revised Map of Indian Beach. [Parcel Number: 01-30-14-42030-005-0010].

BACKGROUND:

Alcoholic Beverage Use Designations are governed by Chapter 6, Alcoholic Beverages.

All alcoholic beverage licenses are under the control of the State of Florida, Division of Alcohol Beverages and Tobacco. However, municipalities have the right to enact ordinances regulating the hours of business and location of place of business and prescribing sanitary regulations thereof, of any license under the State Beverage Law within the county or corporate limits of such municipality. [F.S. 562.45(2)(a)]

On February 19, 2025, Mr. Borahan Caliskan, submitted a 2COP Alcoholic Beverage Designation Application (*Beer; wine. By the drink or in sealed containers for consumption on or off premises where sold*) for the establishment Turkish Flame located at 2699 Gulf Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 1, Block 5, Re-Revised Map of Indian Beach. [Parcel Number: 01-30-14-42030-005-0010].

Mr. Caliskan purchased 2699 Gulf Boulevard, on July 4, 2024, and per 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:

Turkish Flame is located within the B-Business zoning district. The surrounding zoning is B-Business to the north and south, RM2-Medium density multifamily zoning district to the east and CT-Commercial Tourist on the west side of Gulf Boulevard. Turkish Flame is located on the northeast corner of Gulf Boulevard and 27th Avenue.

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

A review of the applicant by the Pinellas County Sheriff's Office, per records maintained within the PCSO records management system, did not identify any offenses. This is not a comprehensive background check and only references the Pinellas County Sheriff's Office records management system.

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 or 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 3, 2025, per Code Section 2-149.

A legal notice was published in the March 5, 2025 edition, of the St. Pete Times Section of the Tampa Bay Times, for a public hearing that has been scheduled on March 25, 2025, for ABT Case No. 24-2025.

CORRESPONDENCE: The city received 4 letters in support.

MOTION:

I move to **APPROVE/DENY** a request for an Alcoholic Beverage Use Designation 2COP (*Beer; wine. By the drink or in sealed containers for consumption on or off premises where sold*), for Turkish Flame Mediterranean LLC, located at 2699 Gulf Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 1, Block 5, Re-Revised Map of Indian Beach. 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.***

REC'D 2-19-2025
LAK

ALCOHOLIC BEVERAGE DESIGNATION APPLICATION
CITY OF INDIAN ROCKS BEACH 1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL. 33785
727.595.2517 ~ CITY CLERK: LKORNIJTSCHUK@IRBCITY.COM

Date: 2.18.2025

Establishment Name (D/B/A): TURKISH FLAME MEDITERRANEAN

Establishment Address: 2699 Gulf Blvd Indian Rocks FL 33785

Establishment Phone: 727 330 6000

Website: TurkishFlame.com

FEIN # 99-3984567 City of Indian Rocks Beach Business Tax Receipt # 2413

Parcel ID#: 01-30-14-42030-005-0010

Legal Description: Lot 1, Block 5, Re-Revised Map.

Legal description of property where the business is located, including a survey which clearly sets out the location of the building(s).

License Series Requested: 2 COP Type/Class Requested 2 COP

Applicant's Full Name: BORAHAN CALISKAN

Applicant's Address: 2699 Gulf Blvd Indian Rocks Beach FL 33785

Cell Phone: 317 602 03 64 Phone: 317 602 03 64 Email: info@turkishflame.com

Driver's License #: XXXXXXXXXXXXXXXX

Date of Birth: XXXXXXXXXX

Social Security #: XXXXXXXXXXXXXXXXXXXX

AFFIDAVIT

I, BORAHAN CALISKAN, hereby swear and affirm that the above information is true and correct.

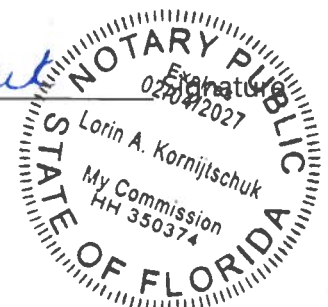
[Signature]
Affiant

State of Florida County of Pinellas

SWORN TO AND SUBSCRIBED before me on this 19 day of February 20 25, by Borhan Caliskan (applicant), who is personally known to me or who produced d/c as identification that he/she did execute the foregoing Affidavit.

My Commission Expires: 2/4/2027

Lorin A. Kornijtschuk
of Notary Public





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 564, FLORIDA STATUTES

SERIES: 2COP

TURKISH FLAME LLC

TURKISH FLAME
2699 GULF BLVD
INDIAN ROCKS BEACH FL 33785

LICENSE NUMBER: BEV6214183

EXPIRATION DATE: SEPTEMBER 30, 2025

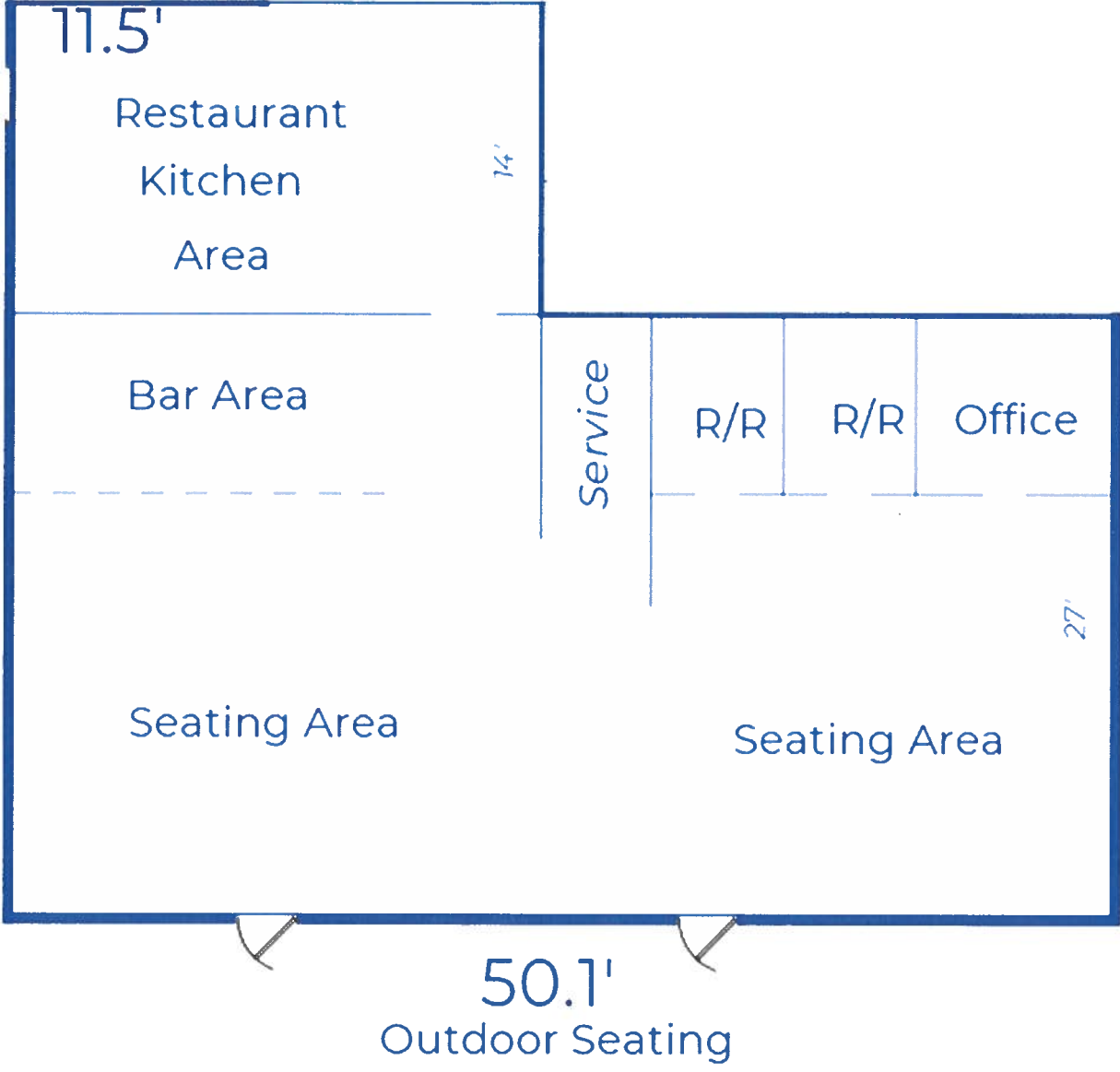
Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/12/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





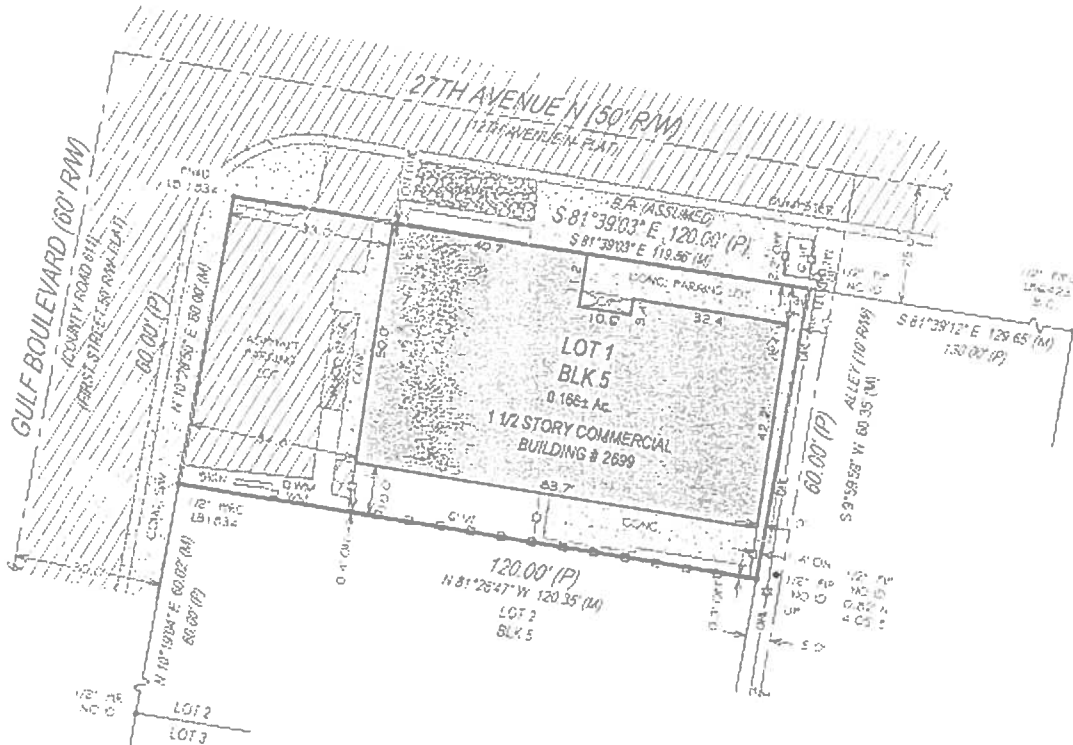
TITLE AGENCY OF FLORIDA
 19535 Gulf Boulevard, Suite C
 Indian Shores, FL 33785
 (727) 569-0700 • Fax (727) 569-2657



PROPERTY ADDRESS: 2699 GULF BOULEVARD, INDIAN ROCKS BEACH, FLORIDA 33785

SURVEY NUMBER: FL2404 5268

2404.5268
 BOUNDARY SURVEY
 PINELLAS COUNTY

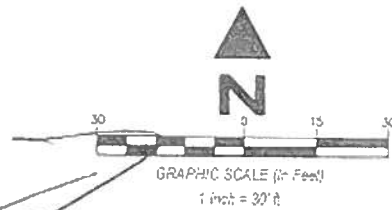


REVIEW OF TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NO. FTPA24-141256
 PINELLAS COUNTY, FLORIDA
 SCHEDULE S-1
 EFFECTIVE APRIL 30, 2024 AT 2:00 A.M.

EXCEPTIONS 1-6, 8: NO SURVEY OR PLOTTABLE MATTERS
 EXCEPTION 7: RESTRICTIONS & EASEMENTS PER P.B. 5, PG. 6; AFFECTS THE SUBJECT PROPERTY,
 NO PLOTTABLE MATTERS

SURVEYOR'S NOTES
 NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
 NONE VISIBLE



C. BOYD ALLEN
 State of Florida Professional Surveyor and Mapper
 License Number 3932
 Exacta Land Surveyors, LLC | L&M 0251



Exacta Land Surveyors, LLC
 157 074
 © 466.735.2916 | 1-866-744-2382
 331 West Bradenton Street, Suite 1005, Bradenton, FL 34205



Florida Land Title Association

AFFILIATE MEMBERS

DATE SIGNED: 05/10/24
 FIELD WORK DATE: 5/10/2024
 REVISION DATE(S): (REV.1 7/1/2024) (REV.2 5/13/2024) (REV.3 5/10/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



Parcel Summary (as of 18-Feb-2025)

Parcel Map

Parcel Number

01-30-14-42030-005-0010

Owner Name

NESE INVESTMENT LLC

Property Use

1227 Store w/Office or Apartment

Site Address

2699 GULF BLVD
INDIAN ROCKS BEACH, FL 33785

Mailing Address

1400 47TH AVE N
ST PETERSBURG, FL 33703-3518

Legal Description

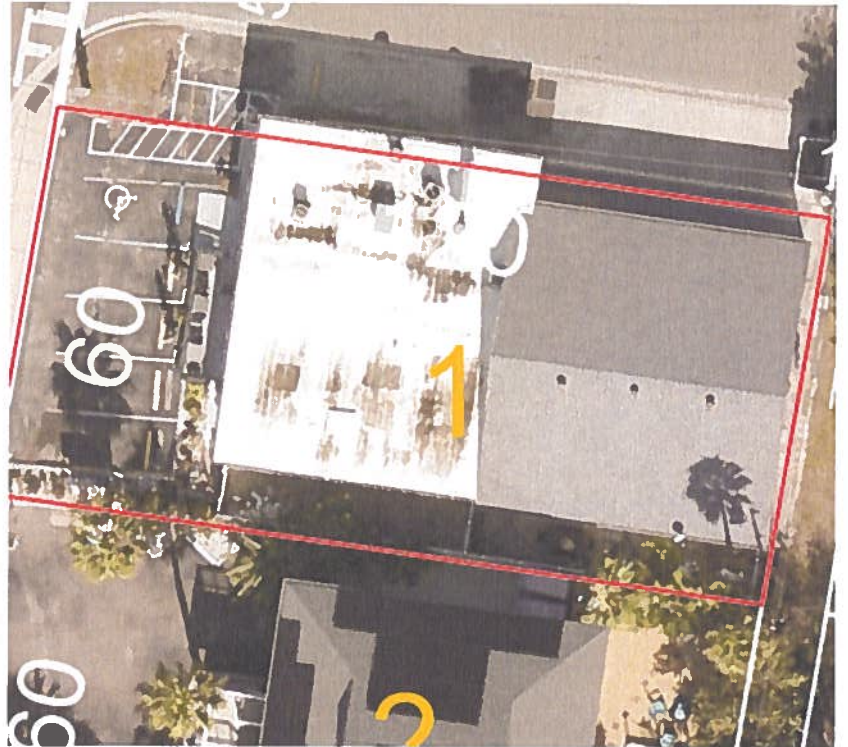
INDIAN BEACH RE-REVISED BLK 5, LOT 1

Current Tax District

INDIAN ROCKS BEACH (IRB)

Year Built

1954



Heated SF	Gross SF	Living Units	Buildings
4,096	4,872	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	54.29%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22857/0357	Find Comps	276.03	A	Current FEMA Maps	Check for EC	Zoning Map	5/6

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$736,000	\$698,281	\$648,281	\$675,338	\$648,281

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$665,000	\$657,285	\$607,285	\$632,285	\$607,285
2022	Y	\$645,000	\$638,731	\$588,731	\$613,731	\$588,731

2021	Y	\$615,000	\$615,000	\$565,000	\$590,000	\$565,000
2020	Y	\$625,000	\$621,844	\$571,844	\$596,844	\$571,844
2019	N	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4631	(IRB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Jul-2024	\$1,600,000	<u>Q</u>	I	DEVOLLI LLC TRE	NESE INVESTMENT LLC	22857/0357
13-Mar-2018	\$722,500	<u>Q</u>	I	JENNINGS ARIYANA SAINT	DEVOLLI LLC TRUSTEE	19987/0288
17-Jan-2017	\$665,000	<u>Q</u>	I	MIRANDA SALVATORE	JENNINGS ARIYANA SAINT	19493/1413
17-Nov-2008	\$125,500	<u>U</u>	I	MIRANDA SALVATORE	MIRANDA, SALVATORE	16428/2700
25-Jan-2006	\$38,000	<u>U</u>	I	MIRANDA FRANCESCO	MIRANDA, SALVATORE	14892/2031

2024 Land Information

Land Area: = 7,196 sf | = 0.16 acres

Frontage and/or View: None

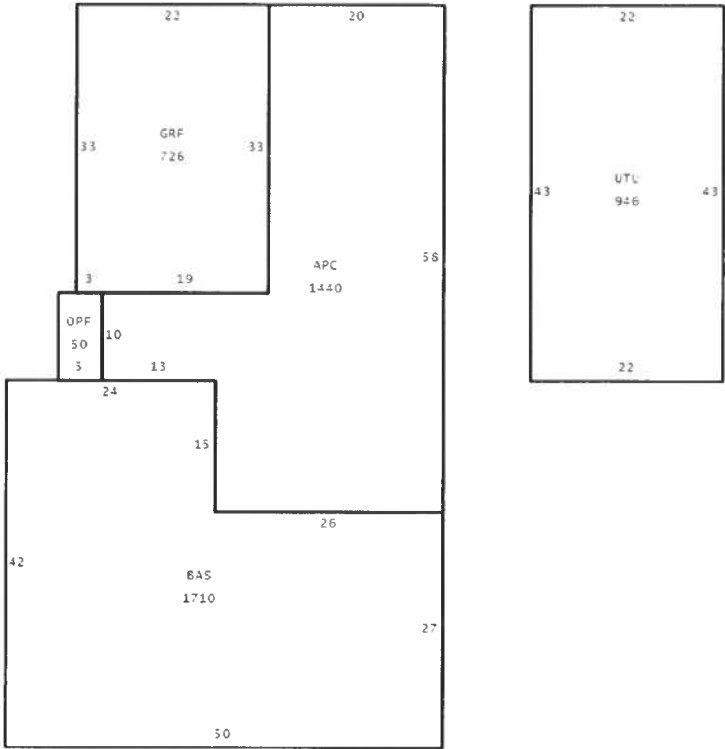
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Mixed Use	60x120	\$60	7,200	SF	1.0000	\$432,000

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	1,710
Floor System	Slab On Grade	Apartment (APC)	1,440
Exterior Walls	Concrete Blk/Stucco	Utility Unfinished (UTU)	946
Unit Stories	2	Garage (GRF)	0
Roof Frame	Gable Or Hip	Open Porch (OPF)	0
Living Units	0	Total Area SF	4,096
Roof Cover	Composition Shingle		4,872
Year Built	1954		
Building Type	Retail W/Apts Above		
Quality	Above Average		
Floor Finish	Carpet Combination		
Interior Finish	Dry Wall		
Cooling	Heat & Cooling Pkg		

Fixtures 9
Effective Age 27



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	1,500.0	\$6,000	\$6,000	0
CONC PAVE	\$12.00	800.0	\$9,600	\$9,600	0
FENCE	\$16.00	135.0	\$2,160	\$1,793	2018

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
EBP-24-22926	HEAT/AIR	01/03/2025	\$11,848
EBP-24-15495	ROOF	09/10/2024	\$20,225
201900148	TPP USE	04/18/2019	\$1,500
201900279	TPP USE	04/05/2019	\$1,950
201800758	PATIO/DECK	10/02/2018	\$1,600
201800279	ADDITION/REMODEL/RENOVATION	06/15/2018	\$19,000
201800239	FENCE	04/02/2018	\$2,475
200900810	ROOF	04/01/2018	\$8,960
200600306	HEAT/AIR	05/16/2006	\$2,900
200500835	HEAT/AIR	10/14/2005	\$2,350



ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE SEARCH OPTIONS

2:17:00 PM 2/4/2025

Data Contained In Search Results Is Current As Of 02/04/2025 02:15 PM.

Search Results - 2 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Permanent Food Service	TURKISH FLAME LLC	Primary	SEA6217832 Seating	Current, Active 02/01/2026
Address*:		License Location	2699 GULF BLVD INDIAN ROCKS BEACH, FL 33785	
		Main Address*:	2699 GULF BLVD INDIAN ROCKS BEACH, FL 33785	
Retail Beverage	TURKISH FLAME LLC	Primary	BEV6214183 2COP	Current, Active 09/30/2025
Address*:		License Location	2699 GULF BLVD INDIAN ROCKS BEACH, FL 33785	
		Main Address*:	2699 GULF BLVD INDIAN ROCKS BEACH, FL 33785	

[Back](#) [New Search](#)

*** denotes**

- Main Address - This address is the Primary Address on file.
- Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
- License Location Address - This is the address where the place of business is physically located.

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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ONLINE SERVICES

[Apply for a License](#)

[Verify a Licensee](#)

[View Food & Lodging Inspections](#)

[File a Complaint](#)

[Continuing Education Course Search](#)

[View Application Status](#)

[Find Exam Information](#)

[Unlicensed Activity Search](#)

[AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

2:17:32 PM 2/4/2025

Licensee Information

Name:	TURKISH FLAME LLC (Primary Name) TURKISH FLAME (DBA Name)
Main Address:	2699 GULF BLVD INDIAN ROCKS BEACH Florida 33785
County:	PINELLAS
License Location:	2699 GULF BLVD INDIAN ROCKS BEACH FL 33785
County:	PINELLAS

License Information

License Type:	Retail Beverage
Rank:	2COP
License Number:	BEV6214183
Status:	Current,Active
Licensure Date:	08/06/2024
Expires:	09/30/2025

Special Qualifications

Qualification Effective

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our

[Chapter 455](#) page to determine if you are affected by this change.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L24000308534
FILED 8:00 AM
July 10, 2024
Sec. Of State
dsultana**

Article I

The name of the Limited Liability Company is:

TURKISH FLAME LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2699 GULF BLVD
INDIAN ROCKS BEACH, FL. US 33785

The mailing address of the Limited Liability Company is:

2699 GULF BLVD
INDIAN ROCKS BEACH, FL. US 33785

Article III

The name and Florida street address of the registered agent is:

BC DINING CONCEPTS LLC
1400 47TH AVE N
ST PETERSBURG, FL. 33703

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BORAHAN CALISKAN

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
BC DINING CONCEPTS LLC
2699 GULF BLVD
INDIAN ROCKS BEACH, FL. 33785 US

L24000308534
FILED 8:00 AM
July 10, 2024
Sec. Of State
dsultana

Signature of member or an authorized representative

Electronic Signature: LOVETTE DOBSON

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

Detail by Street Address

Florida Limited Liability Company
TURKISH FLAME LLC

Filing Information

Document Number	L24000308534
FEI/EIN Number	NONE
Date Filed	07/10/2024
State	FL
Status	ACTIVE

Principal Address

2699 GULF BLVD
INDIAN ROCKS BEACH, FL 33785

Mailing Address

2699 GULF BLVD
INDIAN ROCKS BEACH, FL 33785

Registered Agent Name & Address

BC DINING CONCEPTS LLC
1400 47TH AVE N
ST PETERSBURG, FL 33703

Authorized Person(s) Detail

Name & Address

Title AMBR

BC DINING CONCEPTS LLC
2699 GULF BLVD
INDIAN ROCKS BEACH, FL 33785

Annual Reports

No Annual Reports Filed

Document Images

[07/10/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

CITY OF INDIAN ROCKS BEACH PLANNING DETAIL

Planning Information

Planning No: 202300056	Property No: 2229	Address: NESE INVESTMENT LLC 2699 GULF BLVD INDIAN ROCKS BEACH, FL 33785
Type: Alcoholic Beverage Designation	Review Type: Parallel	
Date Granted: 00/00/0000	Expiration Date: 00/00/0000	
SetBack 1:	SetBack 2:	
SetBack 3:	SetBack 4:	
Property Use:	Date Denied: 00/00/0000	
Status:		
Description:		
 Comments:		

REVIEWS

FEES

<u>Fee Date</u>	<u>Type</u>	<u>Fee</u>	<u>Amount Paid</u>	<u>Date Paid</u>
02/19/2025	Alcoholic beverage designa	\$250.00	\$250.00	02/19/2025
02/19/2025	Advertising fees	\$100.00	\$100.00	02/19/2025
Total:		\$350.00	\$350.00	

February 19, 2025

Lorin A. Kornijtschuk, City Clerk
City of Indian Rocks Beach
1507 Bay Blvd.
Indian Rocks Beach, FL 33785

**RE: Turkish Flame Mediterranean
2699 Gulf Boulevard
2 COP Alcoholic Beverage License Designation**

Dear Lorin,

I have reviewed the application for **Turkish Flame Mediterranean** located at 2699 Gulf Blvd for a 2COP Alcoholic Beverage License Designation and found the application is in compliance with Chapter 6 Alcoholic Beverages and Chapter 110-131 (6) b. Permitted uses of the Indian Rocks Beach Code of Ordinances.

The overall commercial uses and parking for the building at 2699 Gulf Blvd were reviewed for compliance with the parking provided for this site. There is adequate parking on site for this use.

Sincerely,



Hetty C. Harmon, AICP
Senior Planner





PINELLAS COUNTY SHERIFF'S OFFICE

02/19/2025

RE: PUBLIC RECORDS REQUEST of February 19, 2025, Reference # P143878-021925.

To Lorin Kornijtschuk,

The Pinellas County Sheriff's Office received a public records request from you on February 19, 2025. Your request mentioned:

“PCSO REPORTS REFERENCE: BORAHAN CALISKAN DOB: 05/30/1984”

The Pinellas County Sheriff's Office has reviewed its files. In accordance with Florida Public Records Law, Chapter 119 of the Florida State Statutes, we have determined there are no responsive public records for your request.

Sincerely,

Natalie Gegan

Records Technician I

Records Division

From: [Denise Brenton](#)
To: [Lorin Kornijtschuk](#)
Subject: Liquor License
Date: Sunday, March 09, 2025 3:42:44 PM

To Whom it May Concern

As an owner of a Condo at Indian Rocks Beach near Turkish Flame we have no objection to them being able to Serve Alcohol. The Turkish Flame is a great addition to our neighborhood.

Denise Brenton
Driftwood Sands unit 104

From: [Mindyhb](#)
To: [Lorin Kornijtschuk](#)
Subject: Turkish Flame Alcoholic Beverage Use Designation- Support
Date: Sunday, March 09, 2025 2:12:06 PM

We own a condo directly across from the Turkish Flame, and I also own a single-family home in IRB. Unfortunately, I will not be able to attend the meeting on 3/25/25, but I would like to express our support for granting the 2COP Alcoholic Beverage License. This small location has been a challenging one for restaurants to bring in enough revenue to succeed long-term. I believe that securing this license will allow the Turkish Flame a better opportunity to thrive and become a valued part of the IRB community for years to come.

Melinda Burchard, Trustee
Flora Harwood Trust
2618 Gulf Blvd 102
Indian Rocks Beach, FL 33785

From: [Lorin Kornijtschuk](mailto:lorin.kornijtschuk@irbcity.com)
To: "pergo2@brighthouse.com"
Subject: RE: Turkish Flame Alcoholic Beverage Use Designation - Support
Date: Thursday, March 06, 2025 3:22:42 PM

Good afternoon,
Thank you for your message.
Make it a great day.
Sincerely,

*Lorin A. Kornijtschuk, City Clerk
City of Indian Rocks Beach
1507 Bay Palm Boulevard
Indian Rocks Beach, Florida 33785
lorink@irbcity.com
Phone: (727) 595-2517
Website: www.indian-rocks-beach.com
All government correspondence is subject to the public records law.*

From: pergo2@brighthouse.com <pergo2@brighthouse.com>
Sent: Thursday, March 06, 2025 3:13 PM
To: Lorin Kornijtschuk <lorink@irbcity.com>
Subject: Turkish Flame Alcoholic Beverage Use Designation - Support

Dear City Clerk – I received the Notice regarding the Alcoholic Beverage License (2COP) for Turkish Flame at 2699 Gulf Blvd. As a resident of Driftwood Sands directly across Gulf Blvd from the restaurant, I fully SUPPORT their application. This is a fantastic restaurant, and a welcome addition to our area of the City. I cannot attend the hearing on 3/25/25 so this is my SUPPORT letter. Please confirm receipt of this email.

Sincerely,

Robert Pergolizzi
2618 Gulf Blvd #503
Indian Rocks Beach, FL 33785

From: [Jack Berlin](#)
To: [Lorin Kornijtschuk](#)
Subject: Turkish Flame Alcoholic Beverage Use - in support
Date: Thursday, March 06, 2025 6:33:13 PM

Dear Ms Kornijtschuk:

I received the mailed notice regarding the Alcoholic Beverage License (2COP) for Turkish Flame at 2699 Gulf Blvd. As an owner of two units in Driftwood Sands directly across Gulf Blvd from the restaurant, my wife and I fully SUPPORT their application.

I am also the president of our homeowners' association and our board unanimously supports Turkish Flame's Alcoholic Beverage License application, as does every owner I have heard from. We have eaten there four times so far, taken friends, and given gift cards. The Turkish Flame staff has made us feel like friends. As you tell, we really support them as good for the neighborhood.

Sincerely,

Jack and Leslie Berlin
2618 Gulf Blvd 508 & 509
Indian Rocks Beach, FL 33785

--

Jack Berlin
Driftwood Sands

AGENDA ITEM NO. 7 A

OTHER LEGISLATIVE MATTERS

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION AGENDA MEMORANDUM**

FOR MEETING OF: March 25, 2025

AGENDA ITEM: 7 A

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk 

AUTHORIZED BY: Brently Gregg Mims, City Manager 

SUBJECT: **RESOLUTION NO. 2025-02. 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.**

BACKGROUND:

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 inability 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 to serve as Vice Mayor-Commissioner. The term shall commence on March 25, 2025, and shall expire at the newly elected City Commission's first meeting following the certification of the March 10, 2026, Municipal General Election results.

MOTION: To Approve/Deny Resolution No. 2025-02 Appointing Commissioner _____ to serve as Vice Mayor-Commissioner effective March 25, 2025, and until the first meeting of the newly elected City Commission following certification of the March 10, 2026 Municipal General Election Results.

**CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2025-02**

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.

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

WHEREAS, 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; and

WHEREAS, the Indian Rocks Beach City Commission desires to appoint a Vice Mayor-Commissioner.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, DOES HEREBY RESOLVE, that:

Section 1. _____ is hereby appointed to serve as Vice Mayor-Commissioner.

Section 2. Said term shall commence on March 25, 2025, and shall expire on the City Commission's first regular meeting following certification of the March 10, 2026, Municipal Election results.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of March 2025, by the City Commission of the City of Indian Rocks Beach, Florida.

Denise Houseberg, Mayor-Commissioner

ATTEST: _____
Lorin A. Kornijtschuk, City Clerk
/lak

AGENDA ITEM NO. 7 B

OTHER LEGISLATIVE MATTERS

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION AGENDA MEMORANDUM**

FOR MEETING OF: March 25, 2025

AGENDA ITEM: 7 B

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk

AUTHORIZED BY: Brently Gregg Mims, City Manager

SUBJECT: RESOLUTION NO. 2025-03. 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 its 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.

April, 2024 - March, 2025 - Voting Delegates

Mayor-Commissioner Denise Houseberg - Voting Delegate

Vice Mayor-Commissioner Janet Wilson -1st Alternate

Commissioner Jude Bond - 2nd Alternate

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: To Approve/Deny Resolution No. 2025-03, appointing Mayor-Commissioner Houseberg as the City's voting delegate at the Big-C meeting, with Commissioner _____ as the First Alternate Voting Delegate, and Commissioner _____ as the Second Alternate Voting Delegate.

**CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2025-03**

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.

WHEREAS, the object of the Barrier Islands Governmental Council (BIG-C) is to stimulate communications between the barrier islands 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; and

WHEREAS, 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 any other elected official as alternate voting delegates. Each municipality shall designate its delegates in writing; and

WHEREAS, the City Commission desires to appoint members of the City Commission to represent the City at the BIG-C Meetings.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, DOES RESOLVE, that

Section 1. The City Commission hereby appoints **Denise Houseberg** as the City's voting delegate at the BIG-C Meetings and appoints _____ as the 1st alternate voting delegate and Commissioner _____ as the 2nd alternate voting delegate.

Section 2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of March 2025, by the City Commission of the City of Indian Rocks Beach, Florida.

Denise Houseberg, Mayor-Commissioner

ATTEST: _____
Lorin A. Kornijtschuk, City Clerk

/lak

AGENDA ITEM NO. 8

WORK SESSION

AGENDA ITEM NO. 9

OTHER BUSINESS

AGENDA ITEM NO. 10

ADJOURNMENT