

APRIL 8, 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, APRIL 8, 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. APPROVAL OF** March 27, 2025, Swearing In Ceremony Minutes.
- B. APPROVAL OF** March 27, 2025, Regular City Commission Meeting Minutes.
- C. PROCLAMATION-** National Public Works Week- May 18th ~ May 24th, 2025.

6. PUBLIC HEARINGS: None

7. OTHER LEGISLATIVE MATTERS: None

8. WORK SESSION ITEMS [DISCUSSION ONLY]: Forward Pinellas Mixed-Use Strategy Recommendations.

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: April 4, 2025.

**PLANNING AND ZONING MEETING
THURSDAY, APRIL 24, 2025, 6:00 P.M.
LOCATION: HOLIDAY INN HARBORSIDE - 401 2ND STREET INDIAN ROCKS BEACH**

**NEXT REGULAR CITY COMMISSION MEETING
TUESDAY, MAY 13TH 2025, 6:00 P.M.
LOCATION: CHURCH OF THE ISLES - 200 24TH AVENUE INDIAN ROCKS BEACH**

AGENDA ITEM NO. 1 A

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

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

AGENDA ITEM NO. 3 C

REPORTS OF City Commission

AGENDA ITEM NO. 4

ADDITIONS/DELETIONS

AGENDA ITEM NO. 5 A

CONSENT AGENDA

MINUTES
CITY OF INDIAN ROCKS BEACH
SWEARING IN CEREMONY
TUESDAY, MARCH 25TH 2025 @ 5:30 P.M.
CHURCH OF THE ISLES

200 24TH AVENUE INDIAN ROCKS BEACH, FLORIDA 33785

Mayor-Commissioner Houseberg called the meeting to order at 5:30 P.M.

MEMBERS' PRESENT: Mayor-Commissioner Denise Houseberg, Vice-Mayor Commissioner Janet Wilson, Commissioner Jude Bond, Commissioner-Elect Bigelow, and Commissioner-Elect King.

OTHERS PRESENT: City Attorney Jay Daignault, City Manager Gregg Mims, City Clerk Lorin Kornijtschuk, and Finance Director Dan Carpenter.

1. **Commissioner John Bigelow**
 Sworn in by City Attorney Jay Daignault.
2. **Commissioner Hilary King**
 Sworn in by City Attorney Jay Daignault.
3. **ADJOURNMENT.**

Motion to adjourn was made by Commissioner Bond and seconded by Vice Mayor-Commissioner Wilson to adjourn at 5:34 p.m.

Date Approved

Denise Houseberg, Mayor-Commissioner

Attest: _____
Lorin A. Kornijtschuk, City Clerk

AGENDA ITEM NO. 5 B

CONSENT AGENDA

MINUTES
CITY OF INDIAN ROCKS BEACH
CITY COMMISSION MEETING
TUESDAY, MARCH 25, 2025- 6:00 PM
CHURCH OF THE ISLES 200 24TH AVENUE 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 Jude Bond, Commissioner John Bigelow, and Commissioner Hilary King.

OTHERS PRESENT: City Manager Gregg Mims, Finance Director Dan Carpenter, City Clerk Lorin Kornijtschuk, and City Attorney Jay Daigenault.

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

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

A PCSO representative reviewed the February 2025 Crime Analysis report.

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

Kimberly Hampton, District Administrator of Pinellas Suncoast Fire & Rescue District provided a report to the City.

Mayor-Commissioner Houseberg opened Public Comment.

2. PUBLIC COMMENTS.

Kelly Cisarik, 448 Harbor Drive South, expressed concern over certain legislative bills currently being discussed in Tallahassee. She referenced a Real Property and Land Use Development Bill (HB943).

John Pfanstiehl, 448 Harbor Drive South, highlighted the development of bills related to affordable housing, including House Bill 401 and HB 943. He also shared his observations of neighborhoods affected by a growing number of short-term rentals.

Neil Lieberman, 1214 Bay Pine Boulevard #2, raised concerns about the lack of proper lighting in Kolb Park.

Nannette Prevost, Largo Florida spoke about the rising suicide rates and mental health issues in the area. She discussed the challenges of dealing with mental health crises. She offered her non-profit's services to help improve local emergency response and mental health care.

Diane Daniels, 309 10th Avenue, spoke about her work on recycling, particularly during Green Fest. She questioned the effectiveness of the city's recycling system. She suggested working with Waste Connections to improve recycling education and ensure that residents are properly informed about recyclable materials.

Kelly Watt, 431 Harbor Drive South raised concerns about non-compliance with short-term rental regulations. She analyzed a random sample of properties and found multiple code violations. She

suggested that the city could potentially collect fines for non-compliance. Don House, 2104 Beach Trail, spoke about the legal challenges the city is facing due to lawsuits from short-term rental owners. He suggested that the city should align itself with Pinellas County's stronger regulations to avoid further legal trouble.

Bob Copeland, 447 20th Avenue, suggested that the commission needs to ensure they have accurate, detailed information before making decisions.

Jerry Newton, 438 Harbor Drive North raised concerns about the city's investment in software to manage short-term rentals.

Mayor-Commissioner Houseberg closed Public Comment.

3 A. REPORT OF the City Attorney.

City Attorney Jay Daigneault on behalf of City Attorney Randy Mora

Update on Legislative Bills (HB 943)

- The city attorney addressed concerns regarding several bills currently before the legislature that may impact local government, particularly HB 943.
- HB 943 could affect local governments by imposing caps on sovereign immunity and making changes to local amendments that could have permanent consequences.
- A memo from the city attorney's office will be sent to the council to provide more details on these bills.

Update on Lawsuit Settlement and Revised Ordinance

- The city attorney provided an update on a separate lawsuit involving Homes Not Hotels, which was filed by a different law firm than the one handling the AP 6 case.
- The law firm representing Homes Not Hotels has indicated they are willing to dismiss their lawsuit if the city passes a revised ordinance that was tabled on February 11, 2025.

Action Needed:

- The city attorney is seeking guidance from the commission on whether they wish to schedule a work session to further discuss the proposed revised ordinance and determine whether they want to proceed with its adoption.
- This request does not obligate the commission to pass the ordinance, but rather to engage in a discussion to assess whether the ordinance should move forward through the adoption process.

Response from the Commission:

- **Commissioner Bigelow** expressed support for having another work session.
- **Vice Mayor Wilson** responded by acknowledging that the topic had already been discussed thoroughly and expressed that she was not in favor of revisiting the discussion, as he felt it had already been adequately covered.
- **Commissioner Bond** was not in favor of the work session.

- **Commissioner King** clarified that if the workshop was to only discuss the same revised ordinance from the previous session, she would not support it, as she felt that discussing it again would not lead to a successful outcome.
- **Mayor-Commissioner Houseberg** was not in favor of the work session.

3 B. REPORT OF the City Manager.

Gulf Boulevard Undergrounding Phase 2:

- The project area spans from 5th to just north of 16th.
- The project, which involves installing conduits, is expected to be completed by June this year.
- The timeline for Duke Energy to install the lines and remove poles is unclear due to their ongoing storm-hardening efforts mandated by the state.

City Hall Project:

- The construction is progressing with Sheetrock being installed.
- The anticipated completion date for moving into City Hall is July 2025.

Local Voices United (Florida League of Cities):

- The public is encouraged to use the “Local Voices United” link on the city’s website to receive information and to contact state legislators regarding pending legislation.

AquaFence Proposal:

- The city has applied for state funding to purchase an Aquafence to protect City Hall from water intrusion, similar to systems used by Tampa General.
- The total project cost is \$635,000, with \$476,250 coming from the state and \$158,750 from the city. The city’s portion would come from CIP funds.

Text My Gov Proposal:

- Text My Gov is a two-way communication tool that allows residents to send questions and receive responses through text messaging.
- It provides a way to report issues, and receive alerts, and is available to residents who sign up for specific types of notifications (e.g., storm-related updates).
- The city has budgeted for this system and will offer up to 50,000 text messages per year.

Mixed-Use Projects on Gulf Boulevard:

- The commission had previous work sessions on mixed-use projects along Gulf Boulevard.
- The city will hear a presentation from Forward Pinellas at the April IRB City Commission meeting regarding possible changes to the land development code.

Magistrate Hearings:

- The city has scheduled hearings for April, May, and June to address violations, particularly illegal vacation rentals, noise issues, and garbage violations.

Vacation Rental Hotline:

- A hotline will be set up to report issues related to vacation rentals, managed by Granicus.
- The system allows tracking and updates for complaints related to vacation rentals.

Beach Parking:

- A discussion regarding beach parking will be added to the May IRB City Commission meeting agenda.

Public Recognition:

- Public Works Director, Dean Scharmen. was recognized for receiving the Chairperson of the Year Award from the Florida West Coast Chapter of the American Public Works Association.
- The City recognized the passing of past Commissioner Terry Hamilton Wollen.
- The City recognized Mary Beth Dunn, the former IRB Home president, for her contributions to the community.
- The successful unveiling of the City's 6th Public Art Installation. Sponsored by IRB Home.

Storm Recovery Efforts:

- Staff continues to support recovery efforts, helping residents navigate the permitting process post-hurricane.

Other :

- The replacement of court lighting at Kolb Park is scheduled to move forward after being temporarily on hold due to the hurricane's impact.
- Meeting recordings are uploaded to the city website a few weeks after the meetings.
- Letters have been sent to vacation rental operators who are not in compliance with fire code requirements, giving them time to correct the issues.
- Congratulations to Commissioner Elect Hilary King and thank you to Hope Wyant.

Beach Easement Process:

- Pinellas County is collecting easements for beach access, and the city has made multiple efforts to inform residents about the need to sign these easements.
- As of now, a lack of signatures could impact future beach projects in IRB.

○ Timeline:

- **DECEMBER 12, 2024**-PINELLAS COUNTY COASTAL MANAGEMENT MAILED EASEMENT PACKETS TO PROPERTY OWNERS THAT HAVE NOT SIGNED EASEMENTS.
- **DECEMBER 18, 2024**-CITY OF IRB ISSUES PRESS RELEASE INFORMING RESIDENTS OF THE NOURISHMENT PROJECT PROVIDING INSTRUCTIONS AND CONTACT INFORMATION.

- **FEBRUARY 4, 2025**-CITY OF IRB ISSUES PRESS RELEASE REMINDING RESIDENTS OF THE NOURISHMENT PROJECT PROVIDING INSTRUCTIONS AND CONTACT INFORMATION, AS WELL AS INFORMATION ON UPCOMING WEBINARS.
- **FEBRUARY 4, 2025**-CITY OF IRB PUBLISHED AN ALERT BANNER ON THE CITY WEBSITE.
- **FEBRUARY 4, 2025**-CITY OF IRB POSTED NOTIFICATION AT ALL BEACH ACCESSSES.
- **FEBRUARY 4, 2025**-CITY OF IRB MAILED LETTERS TO RESIDENTS THAT HAVE NOT SIGNED FOR NOURISHMENT INSTRUCTIONS AND INFORMATION REGARDING THE UPCOMING WEBINAR.
- **FEBRUARY 4, 2025**-CITY OF IRB CREATED A SECTION ON THE WEBSITE INFORMING RESIDENTS ABOUT THE APPROACHING DEADLINE, ALONG WITH INSTRUCTIONS.
- **FEBRUARY 19, 2025**-CITY OF IRB ISSUED A PRESS RELEASE INFORMING RESIDENTS THAT THE CITY OF IRB WOULD BE ATTENDING THE SIGNING EVENT AT INDIAN SHORES TOWN HALL.
- **FEBRUARY 20 & 21, 2025**-CITY TEAM MEMBER ATTENDED SIGNING EVENT AT INDIAN SHORES CITY HALL TO NOTARIZE EASEMENTS 10 AM-2 PM.
- **FEBRUARY 27, 2025**-CITY TEAM MEMBER ATTENDED A SIGNING EVENT AT INDIAN SHORES CITY HALL TO NOTARIZE EASEMENTS 2 PM-6 PM.
- **FEBRUARY 27, 2025**-CITY TEAM MEMBERS WENT DOOR TO DOOR AND LEFT DOOR HANGER TO RESIDENTS THAT HAVE NOT SIGNED THE EASEMENT.
- **MARCH 21, 2025**-CITY OF IRB MAILED LETTERS TO SIXTY-FOUR (64) PROPERTY OWNERS WHO HAVE NOT SIGNED FOR EASEMENT, THE LETTERS INCLUDED THE EASEMENT PACKET THAT WAS MAILED TO IRB BEACHFRONT PROPERTY OWNERS ON DECEMBER 12, 2024 FROM PINELLAS COUNTY COASTAL MANAGEMENT.
- CITY TEAM MEMBERS COLLABORATED WITH COUNTY EMPLOYEES TO PROVIDE UPDATED CONTACT INFORMATION FOR RESIDENTS THAT THE COUNTY HAD OUTDATED INFORMATION RESULTING IN THE SIGNING OF SEVERAL ADDITIONAL PROPERTIES.

Commissioner King inquired about a potential modification to the perpetual easement, which she believed had changed. **Mayor Commissioner Houseberg** informed that no such change had occurred at the federal level.

Finance Director, Dan Carpenter provided a **PowerPoint** with a detailed update on the financial impacts of two hurricanes that affected the city and the steps taken to recover costs through insurance and FEMA reimbursements.

- The total financial impact is about \$6.2 million, with half-covering debris removal and the other half covering infrastructure damage.

- So far, the city has secured \$2.75 million in recovery (insurance + FEMA), leaving about \$3.4 million yet to be recovered.
- Budget adjustments will be requested later in the year to account for these unforeseen expenses, and discussions about potential transfers from reserves will also be part of the ongoing budget process.

3 C. REPORT OF the City Commission

Vice Mayor Commissioner Wilson:

- Highlighted Indian Rocks Beach events; Winterfest, Greenfest, and various mix-and-mingle gatherings, were well-received. She also mentioned the reopening of the boardwalk and welcomed the latest statue installation.
- She mentioned House Bill 401, which deals with zoning issues, as something the commission should keep an eye on, even though it may not make it out of committee.
- She expressed concern about HB 301 and its companion SB 1570, which could increase liability for cities in tort claims, potentially negatively affecting municipalities.
- She noted that she receives daily updates from the Florida League of Cities on legislative issues, making it easier to track relevant developments.

Commissioner Bigelow:

- Welcomed Hillary King to the commission and offered his thanks to her.

Commissioner Bond :

- Acknowledged the passing of Terry Hamilton Wollen, who passed away on February 6th, and expressed that she deeply cared for the city.

Commissioner King:

- Commissioner King she met with City Attorney Mora to discuss Sunshine Laws and the Code of Ethics
- She highlighted the issue of displaced residents (and business owners) not having the necessary permits, with many people still unaware that they don't need to wait for their substantial damage letter. She also shared her personal experience with the permitting process, which took 35-40 hours to complete but was ultimately manageable. She suggested that the city might host additional sessions to help residents navigate the permit application process, possibly with the support of volunteers.
- She discussed the emotional responses surrounding the Pickleball Park Reservation System, particularly at Kolb Park, where there have been issues with unruly behavior from participants. She proposed a workshop to get input from citizens on how to create an effective Reservation Management System, especially considering how challenging it may be to monitor and enforce an open park system.

Mayor Houseberg:

- Mayor Commissioner Houseberg praised the success of the Rotary Launch Event, it was successful in raising funds, and those funds are being set aside for hurricane relief donations.

- Upcoming Events:
 - Easter Egg Hunt: April 12th at Kolb Park.
 - Taste of IRB: April 26th at Chic-a Si Park.

4. ADDITIONS/DELETIONS. None.

The City Attorney read Consent Agenda 5 A through 5 E.

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.

Motion made by Vice-Mayor Commissioner Wilson, seconded by Commissioner King to approve the consent agenda, consisting of agenda items 5 A – 5 E.

MOTION APPROVED 5-0

6. PUBLIC HEARINGS:

- A. ABT CASE 24-2025- QUASI-JUDICIAL PROCEEDING- 2699 GULF BOULEVARD- TURKISH FLAME MEDITERRANEAN LLC-. 2 COP:** 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].

[Beginning of Staff Report]

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 2 COP 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 complies 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.

[End of Staff Report]

City Clerk Kornijtschuk presented ABT Case No. 24-2025.

City Attorney Daigneault duly swore in Mr. Bora Caliskan who gave testimony during the quasi-judicial proceeding.

Mr. Bora Caliskan, 2699 Gulf Boulevard, Indian Rocks Beach, FL. 33785 provided a brief description of his establishment.

Public comment opened by Mayor Commissioned Houseberg.

John Pfanstiehl, 448 Harbor Drive South, showed support for the Turkish Flame's request for an Alcoholic Beverage Use Designation 2 COP.

Public comment closed by Mayor Commissioner Houseberg.

Motion made by Vice-Mayor-Commissioner Wilson, seconded by Commissioner Bigelow to approve 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.***

Ayes: Bigelow, Bond, King, Wilson, Houseberg

Nay: None

MOTION APPROVED 5-0

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.

City Attorney Daigneault read Resolution No. 2025-02 by title only.

Mayor Commissioner Houseberg stated she would like to appoint Janet Wilson.

Commissioner Bond stated it did not align with tradition.

Motion made by Commissioner Bigelow, seconded by Commissioner King to nominate Vice Mayor Commissioner Wilson to continue serving as Vice Mayor.

AYES: Bigelow, King, Wilson, Houseberg

NAY: Bond

MOTION TO APPROVE CARRIED 4-1

- 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.

City Attorney Daigneault read Resolution No. 2025-03 by title only.

Mayor Commissioner Houseberg stated that she typically attends all the Big C meetings.

Motion made by Vice Mayor Commissioner Wilson, seconded by Commissioner Bigelow to nominate Mayor Commissioner Houseberg as 1st delegate.

Ayes: Bigelow, Bond, King, Wilson, Houseberg

Nay: None

MOTION TO APPROVE CARRIED 5-0

Motion made by Commissioner Bigelow, seconded by Commissioner King to nominate Vice Mayor Commissioner Wilson as 2nd delegate

Ayes: Bigelow, Bond, King, Wilson, Houseberg

Nay: None

MOTION TO APPROVE CARRIED 5-0

Motion made by Commissioner Bigelow, seconded by Vice Mayor Commissioner Wilson to nominate Commissioner King as 3rd delegate

Ayes: Bigelow, Bond, King, Wilson, Houseberg

Nay: None

MOTION TO APPROVE CARRIED 5-0

8. WORK SESSION: None.

9. OTHER BUSINESS: None.

10. ADJOURNMENT.

Motion was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bond to adjourn at 7:30 p.m. Unanimous approval by acclamation.

Date Approved

Denise Houseberg, Mayor-Commissioner

Attest: _____
Lorin A. Kornijtschuk, City Clerk

AGENDA ITEM NO. 5 C

CONSENT AGENDA

CITY OF INDIAN ROCKS BEACH

PROCLAMATION



NATIONAL PUBLIC WORKS WEEK May 18th ~ May 24th, 2025

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities as well as to the public health, high quality of life, and well-being of the people of the City of Indian Rocks Beach; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings and other structures and facilities essential for our citizens; and,

WHEREAS, "People, Purpose, Presence" are the three cornerstone ideals that motivate Public Works professionals to serve in their communities every day. Meeting the needs of people is what gives Public Works its sense of purpose. Many times, Public Works professionals will never meet those whose lives have been impacted because when things are going right, no one knows that Public Works is there. With or without fanfare, Public Works is ever-present, working in the background to advance quality of life for all; and

WHEREAS, the year 2025 marks the 65th Annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now; and

RESOLVED, that I, Denise Houseberg, **Mayor-Commissioner of the City of Indian Rocks Beach, Florida**, and on behalf of the City Commission, do hereby proclaim the week of May 18th ~ May 24th, 2025 to be;

National Public Works Week

IN WITNESS WHEREOF, I, Denise Houseberg, Mayor-Commissioner, have hereunto set my hand and caused the Seal of the City of Indian Rocks Beach, Florida, to be affixed this 8th day of April 2025.

Denise Houseberg, Mayor-Commissioner

AGENDA ITEM NO. 6 A

PUBLIC HEARINGS

AGENDA ITEM NO. 7 A
OTHER LEGISLATIVE MATTERS

AGENDA ITEM NO. 8

WORK SESSION

**Forward Pinellas Mixed-Use
Strategy Recommendations.**

Indian Rocks Beach Mixed-Use Strategy Recommendations

Indian Rocks Beach City Commission Meeting
April 8, 2025



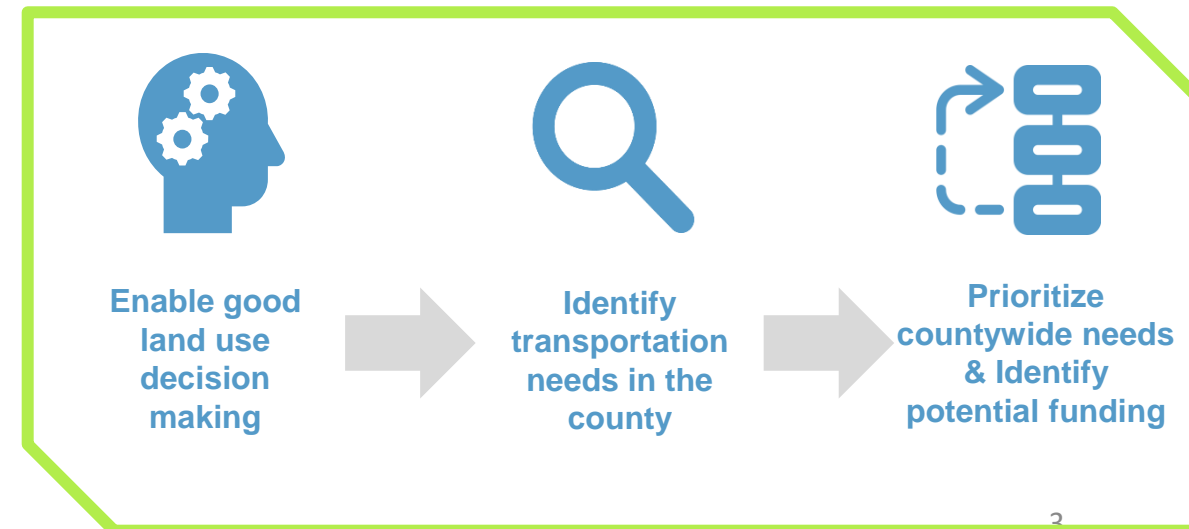
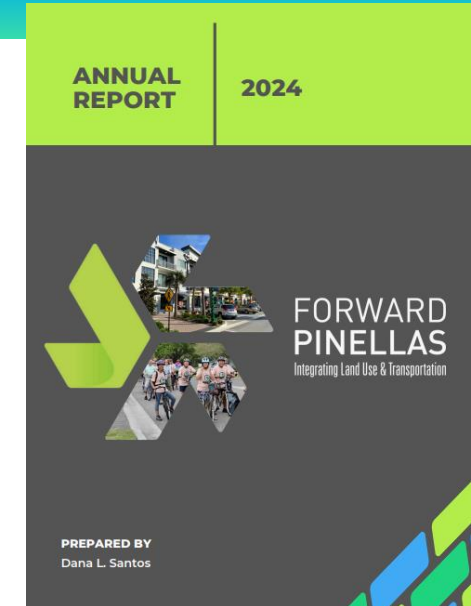
Overview



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

Our Agency

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



Our Governing Board

- Voting members of the Forward Pinellas Board are elected officials who represent:
 - Pinellas County Board of County Commissioners
 - 24 Pinellas municipalities
 - Pinellas Suncoast Transit Authority (PSTA)
- To help the Forward Pinellas Board make informed decisions, advisory committees review plans and provide input prior to any board action. Committees include:
 - Planners Advisory Committee (PAC)
 - Citizens Advisory Committee (CAC)
 - Technical Coordinating Committee (TCC)
 - Bicycle Pedestrian Advisory Committee (BPAC)
 - Local Coordinating Board (LCB)



Board meetings are held the second Wednesday of each month.

Live stream:

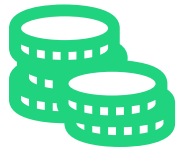
www.youtube.com/pinellascountymeeting



2020 GULF BLVD. VISIONING STUDY



Visioning Study Themes



**Economic
Vitality**



**Transportation
and Mobility**



**Community
Character**



**Quality of Life and
Environmental
Protection**

Visioning Study Principles and Actions

- Themes with guiding principles and near term, mid-term and long-term recommendations
- Near-term and Mid-Term Recommendations include “Community Character” improvements such as determining **if** and **where** the City will like mixed-use development





WHAT IS MIXED - USE?



Mixed-Use Development

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



Source: City of Tarpon Springs

Forward Pinellas Mixed-Use Bonus

What does the mixed-use bonus do?

- Allows use of the density and full intensity of the parcel in return for cohesive community character and economic development opportunities

What is required to use the bonus?

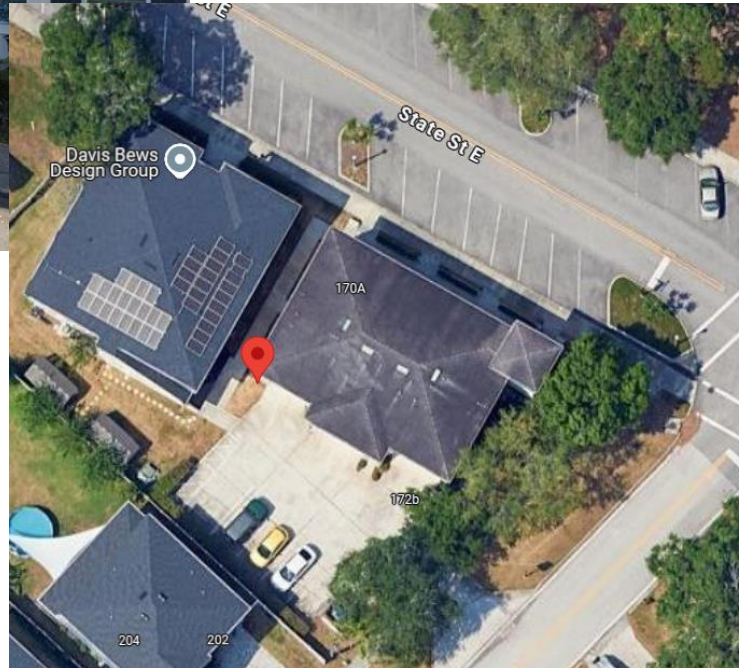
- Vertical mixed use (located within the same building)
- Regulations governing the size, scale, and mix of uses
- Design features that encourage community character, walkability and multimodal transportation:
 - Lower parking standards
 - Reduced setbacks
 - Required sidewalks

The Culby Building, Gulfport



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

170 State Street East, Oldsmar



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



CURRENT OPTIONS FOR MIXED-USE DEVELOPMENT



Professional Office, Business and Neighborhood Mixed-Use

- Professional Office District (P-1)
 - Allows mix of uses within same district (i.e., professional offices, medical clinics, single-family and two-family detached) but not within same structure
- Neighborhood Mixed-Use (NMU)
 - Similar regulations as Professional Office
 - Allows residential on floors above commercial
- Business District (B)
 - Allows single-family, two-family and multifamily on the floors above commercial, hotels, motels and motor lodges



Existing Mixed-Use Building
in Indian Rocks Beach

Planned Unit Development (PUD) Zoning District

- Designed to encourage:
 - Innovative residential, nonresidential, and mixed-use developments
 - Design that encourages travel by foot, bicycle, and transit
 - Traditional quality-of-life design features that create pedestrian scale
- Maximum height: 50 feet, 40 feet above 10 ft pilings
- Must otherwise conform to the Comprehensive Plan
- City Commission has wide latitude



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

Pros and Cons of Existing Options

Pros

- Traditional zoning has clear requirements
- PUD district allows significant flexibility
- Generally predictable to the community
- Does not require the City to develop new land development regulations

Cons

- Traditional zoning district standards are too limiting for most mixed-use development
- Open-ended PUD district standards favor experienced developers with larger properties
- Opportunities to achieve the City's redevelopment vision may be lost

Pros and Cons of the Mixed-Use Bonus



Pros

- Creates more redevelopment and economic return potential
- Easier to use than PUD district standards
- Greater opportunity for the City to realize its vision
- Opportunities to create housing above storm surge levels

Cons

- Requires the City to adopt new land development regulations
- Change may create uncertainty in the community

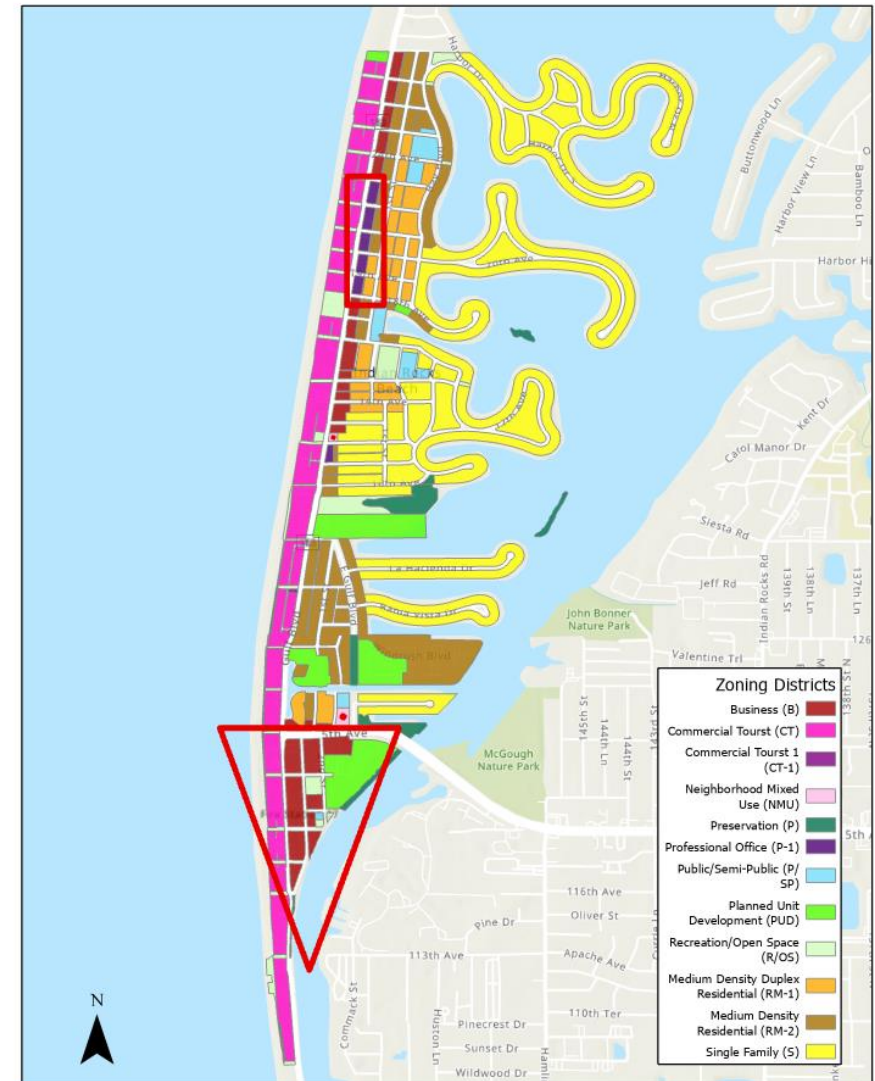


MIXED-USE REGULATIONS RECOMMENDATIONS

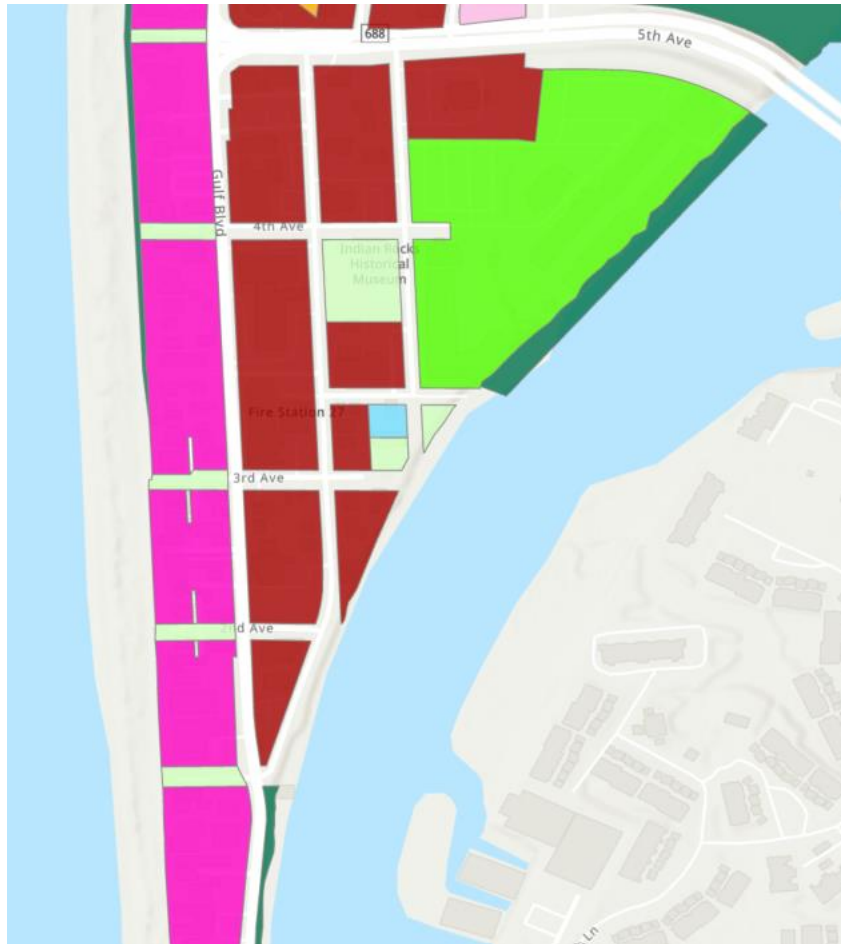


Zoning Districts and Regulations for Consideration

- Zoning Districts: Professional Office (P-1), Neighborhood Mixed-Use (NMU), Business (B) and Business District Triangle Overlay
- Recommendations for following regulations:
 - **Flexibility** in allowable uses to provide mixed-use development provisions
 - **Clarity** on lot and unit sizes
 - Height **differentiation** between mixed-use and non mixed-use
 - Density/intensity **incentives** for mixed-use developments



Zoning Districts and Regulations for Consideration



Business Triangle District



Neighborhood Mixed-Use Properties



Professional Office District

Zoning Districts	
Business (B)	Dark Red
Commercial Tourist (CT)	Magenta
Commercial Tourist 1 (CT-1)	Dark Purple
Neighborhood Mixed Use (NMU)	Light Pink
Preservation (P)	Dark Green
Professional Office (P-1)	Dark Purple
Public/Semi-Public (P/SP)	Light Blue
Planned Unit Development (PUD)	Light Green
Recreation/Open Space (R/OS)	Light Green
Medium Density Duplex Residential (RM-1)	Orange
Medium Density Residential (RM-2)	Brown
Single Family (S)	Yellow

Professional Office (P-1) and Neighborhood Mixed-Use (NMU)

- Only **3 parcels** designated NMU in entire city
- NMU is very similar to P-1

What's the same?

- Allowable uses, accessory uses minimum unit sizes, setbacks, density, floor area ratio, building height

What's different?

- **NMU has special exception uses**, while P-1 does not: Public building; Essential services; Churches, synagogues or other homes of worship; Publicly owned parks or recreation areas
- NMU clearly allows single-family, two-family and multifamily on the **floors above commercial** while P-1 does not, making it a more flexible category

Professional Office (P-1) and Neighborhood Mixed-Use (NMU)

Option 1 - Consolidate Categories

- Allow residential uses on the floors above office for P-1
- Move special exception uses from NMU into P-1
- Remove Neighborhood-Mixed Use Zoning District (existing parcels would be grandfathered)
- Reduce setbacks for P-1

Option 2 - Density/Intensity Bonus for P-1

- Allow residential uses on the floors above office for P-1
- Keep NMU category as is, but reduce setbacks
- Reduce setbacks for P-1
- Density/intensity bonus for P-1
- No density/intensity bonus for NMU due to limited properties

Professional Office (P-1) and Neighborhood Mixed-Use (NMU)

- Recommended setbacks:

Setback Type	Existing in Professional Office	Recommendation
Front Yard	25 feet	10 feet
Rear Yard	15 feet	5 feet (with alley) 10 feet (with no alley or if on north/south street)
Side yard	20 feet	10 feet (with minimum of 5 feet on each side)

- Creates options for increased walkability and pedestrian access
- Provides option to place parking behind buildings where feasible

Mixed-Use Regulation Recommendations for P-1

- Density and Intensity Bonus – allows for increased density and intensity provided that certain criteria are met in the interest of preserving the intent of the zoning district and best interest of community
- Special Criteria:
 - Mixed-use development **required to be placed on pilings** (maximum height of 10 feet)
 - For mixed-uses, **maximum height of 35 feet above pilings**. Current height for P-1 is 25 feet above pilings.
 - Residential uses allowed on **upper floors only**
 - Requires **comprehensive application process** to demonstrate eligibility and alignment with P-1 zoning district objectives

Mixed-Use Regulation Recommendations for P-1

- Density and Intensity Bonus Recommendations:

Development Standard	Existing	Proposed Maximum with Bonus Only
Floor Area Ratio (FAR)	0.4 FAR	0.6 FAR
Density, units per acre (UPA)	Single-family 7.5 UPA Multifamily 15 UPA	15 UPA

Special Criteria and conditions for mixed-use density and intensity bonus:

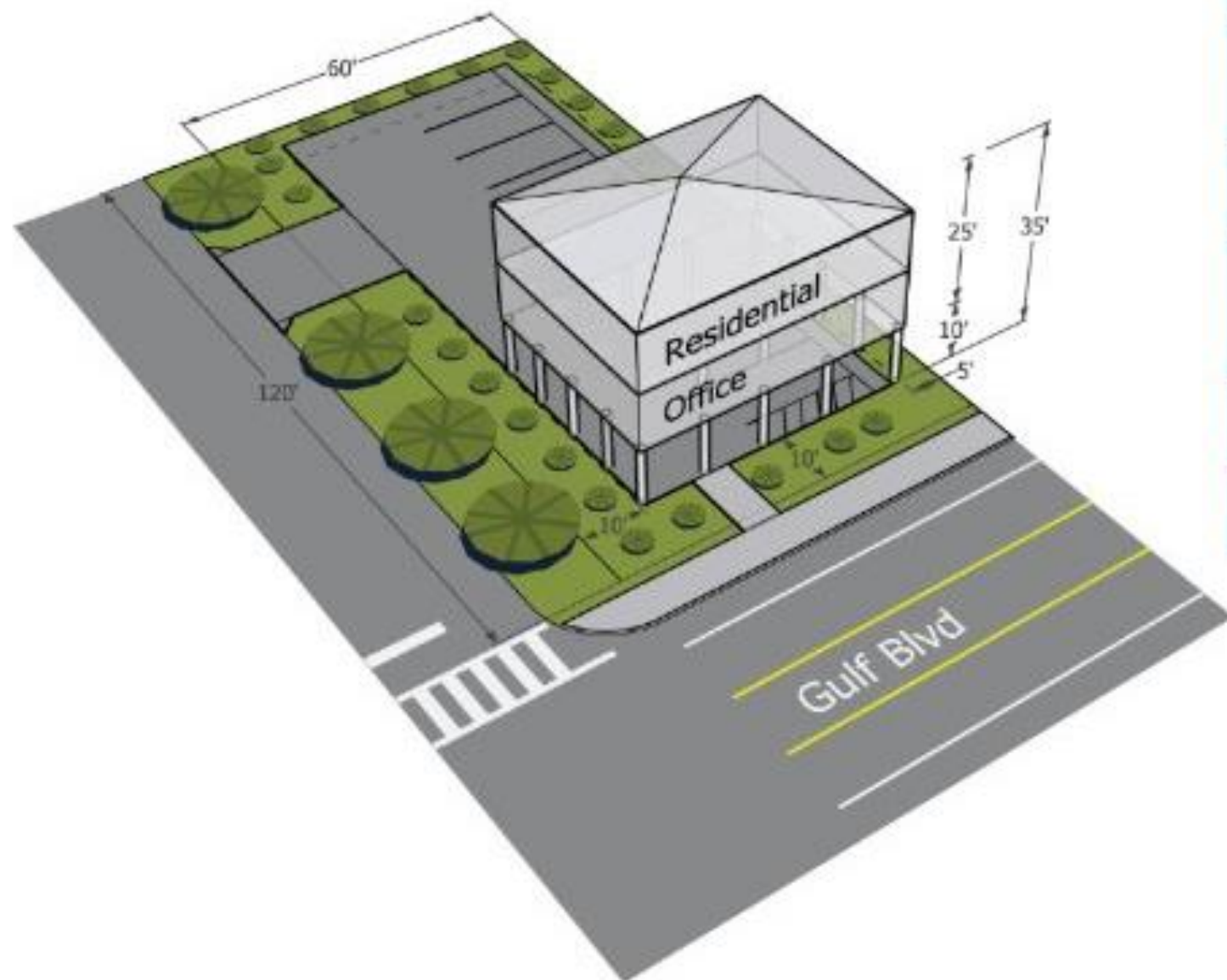
- 60 percent** of mixed-use development should be nonresidential, remaining **40 percent** can be residential
- Example:
 - 7,200 square foot (sf) parcel (120 ft x 60 ft parcel, which is typical in P-1)
 - At 0.6 FAR and 15 UPA, a total of 5,280 sf can be built
 - With 60/40 percent rule, nonresidential development must be at least 3,168 sf and remaining 2,112 sf may be residential

Office Space Scenario



Lot Dimensions	60' x 120' (7,200 sq. ft.)	
Floor Area Ratio	max. 0.4	0.17 (1,250 sq. ft.)
Impervious Surface	max. 70%	52% (3,741 sq. ft.)
Building Setbacks	Front	min. 25'
	Sides	min. 10' ea.
	Rear	min. 15'
Building Height	max. 25' (+ max. 10' pilings)	15'
Parking	1 spot / 250 sq. ft.	5 spots
Requirement		Shown

Mixed-Use Scenario



Lot Dimensions	60' x 120' (7,200 sq. ft.)	
Floor Area Ratio	max. 0.6 (with bonus)	0.2 (1,500 sq. ft.)
Residential Units	max. 15 units per acre	2 units (15 u./acre) (750 sq. ft./unit)
Impervious Surface	max. 70%	63% (4,515 sq. ft.)
Building Setbacks	Front	min. 10'
	Sides	min. 5' ea.
	Rear	min. 10'
Building Height	max. 25' (+ max. 10' pilings)	35' (with pilings)
Parking	1 spot / 250 sq. ft. 2 spots / res. unit	6 spots bus. 4 spots res.
	Recommended	Shown

Recommendations for Business District

- Clarification of allowable uses and paid parking lots:
 - Current standards allow for single-family, two-family and multifamily on the **floors above commercial** in the Business District
 - Recommend allowable uses to **clarify**: “Residential dwelling on floors above retail and personal services, business and financial service uses, offices restaurants, craft/microbrewery or distillery and paid parking lots”
 - Currently, paid parking lots are an allowable use solely in the Business District Triangle Overlay
 - **Option for consideration: Should paid parking lots be allowed as an accessory use only in the Business Triangle Overlay?**
- Recommend reducing setbacks:

Setback Type	Existing	Recommendation
Front Yard	25 feet	10 feet
Rear Yard	15 feet	5 feet (with alley) 10 feet (with no alley or if on north/south street)
Side yard	20 feet	10 feet (with minimum of 5 feet on each side)

Mixed-Use Recommendations for Business Triangle

- Mixed Use Density/Intensity Bonus Eligibility Standards for Business District Triangle Overlay Zone only:
 - Propose mixed-use regulations be allowed in Business Triangle Overlay zone, given eligibility of certain criteria that enhance character and economic development opportunities for the city
 - **Site orientation, public realm enhancements and ground floor design and use**
 - Similar requirements for Planned Unit Development, but would allow for similar flexibility within the Business District
 - Examples
 - “Building entrances shall face and be visible from adjacent primary streets and be directly accessible from the sidewalk to such street”
 - “Ground level facades along Gulf Boulevard shall have at least 50 percent transparency at the ground level”

Density and Intensity Bonus for Business Triangle

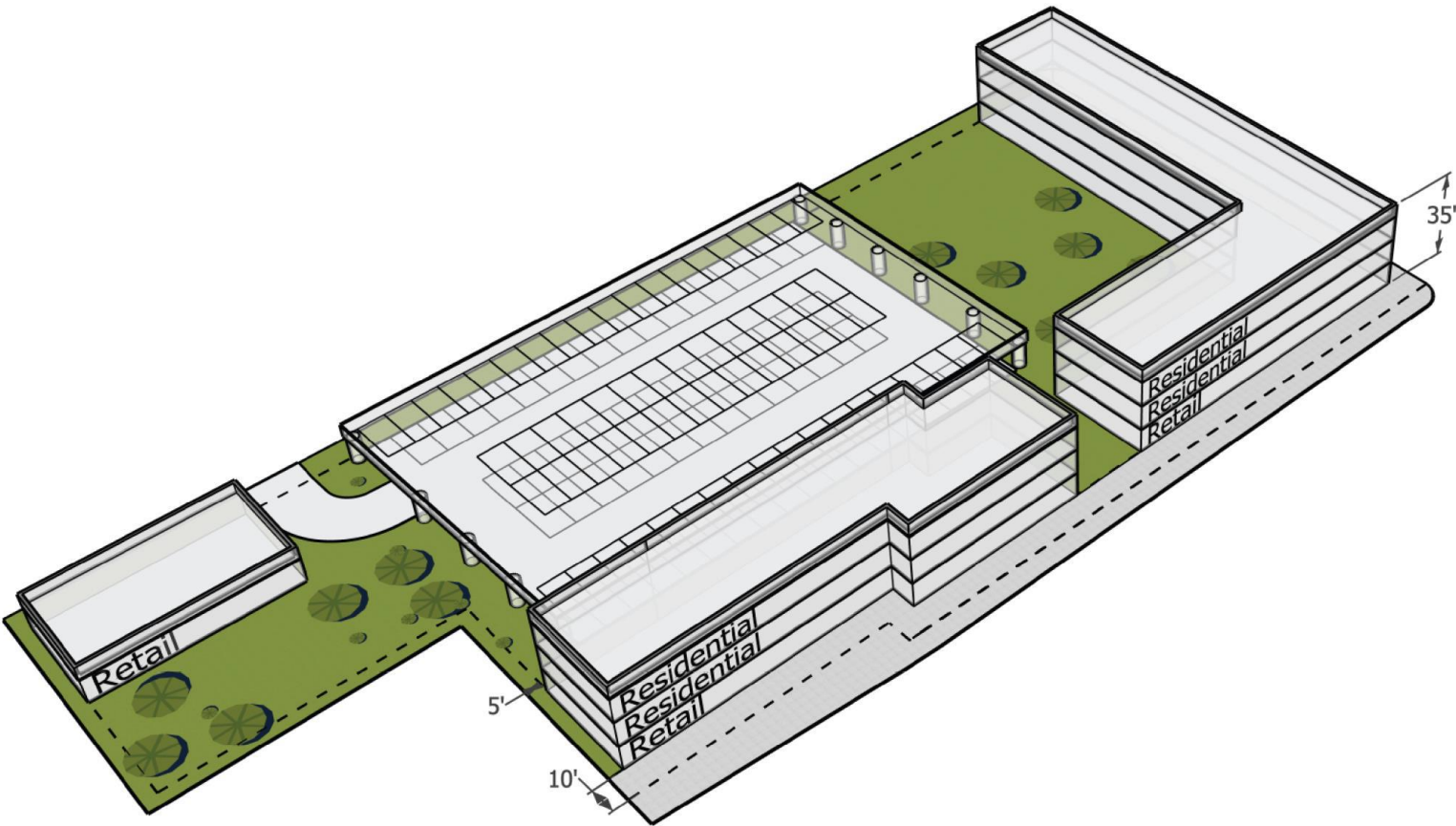
- Density and Intensity Bonus Recommendations for Business Triangle Overlay Zone:

Development Standard	Existing	Proposed Maximum with Bonus Only
Floor Area Ratio (FAR)	0.55 FAR	0.7 FAR
Density, units per acre (UPA)	18 UPA for permanent dwelling 15 UPA for temporary lodging	18 UPA

- Density and Intensity Bonus Calculations Example:
 - 7,200 square foot (sf) parcel
 - At 0.7 FAR and 18 UPA, a total of 6,540 sf can be built
 - With 60/40 percent rule, nonresidential development must be 3,925 sf and remaining 2,616 sf can be residential
- Current maximum height: 25 feet above pilings (maximum pilings height of 10 feet)
- Recommended: 35 feet maximum height, **only for mixed-use developments and if building is located above pilings.** Maximum height of pilings remains 10 feet
- Similar to P-1 recommendations, residential uses only allowed on upper floors to be eligible for bonus

B - Business District | Proposed Mixed-Use Bonus Regulations

Maximum Building Height Scenario



Lot Dimensions	77,349 sq. ft. / 1.77 acres	
Floor Area Ratio	max. 0.7	0.27 (20,715 sq. ft.)
Residential Units	max. 18 units per acre	31 units (18 u./acre) (1,336 sq. ft./unit)
Impervious Surface	max. 70%	69% (53,206 sq. ft.)
Building Setbacks	Front	min. 10'
	Sides	min. 5' ea.
	Rear	min. 5'
Building Height	max. 35' (+ max. 10' pilings)	35'
Parking	1 spot / 250 sq. ft. 2 spots / res. unit (-10% benefit*)	83 spots bus. 62 spots res. (130 w/ benefit)
Recommended		Shown

*Parking requirements in the business district triangle overlay zone shall be ten percent less than what is otherwise required.



Summary of Recommended Strategy

- Provide **flexibility in density and intensity** to make mixed-uses a more viable option
- **Option** to increase height only for mixed-uses in exchange for **option to protect** from flooding
- Reduce minimum setbacks to provide a more **pedestrian friendly environment**
- Require certain **aesthetic standards** to qualify for mixed-use bonus
- Overall benefits of standards include opportunities for **economic development, maintaining and enhancing character** through improved design standards

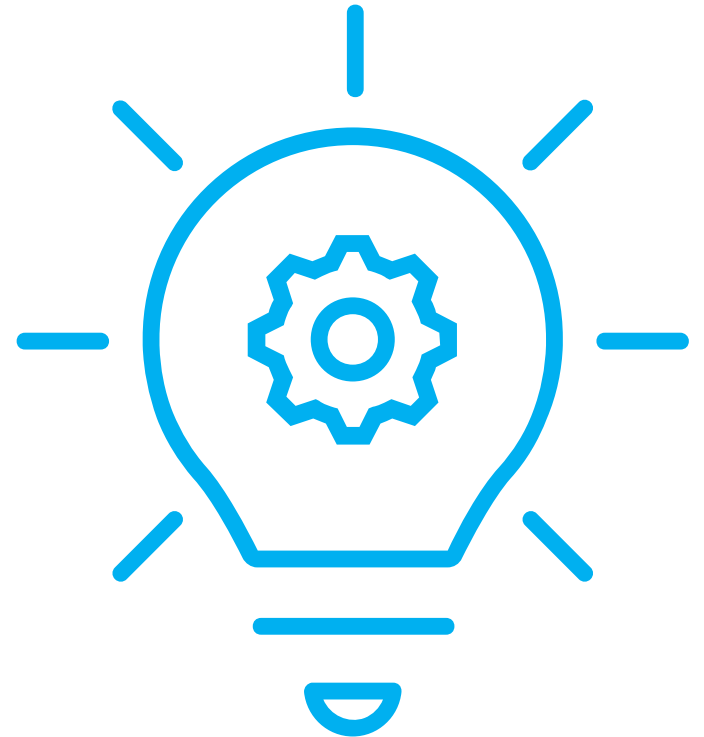
Next Steps

- Today – Answer Commission questions and receive feedback
- Next – Make edits based on feedback
- Potentially May/June – Present to Planning & Zoning board
- Potentially July/August - Return with updates to Commission, potential adoption of recommended changes



Discussion Questions

- Which option for the **Professional Office/Neighborhood Mixed-Use** recommendations is more favorable?
- Should paid parking lots be changed to an **accessory use only** in the Business Triangle Overlay?
- Are there other **considerations or design standards** the Commission would like to see included for the density/intensity bonuses?



Questions?

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AGENDA ITEM NO. 9

OTHER BUSINESS

AGENDA ITEM NO. 10

ADJOURNMENT