

**CITY OF INDIAN ROCKS BEACH
PLANNING & ZONING BOARD MEETING MINUTES
THURSDAY, JULY 17, 2025 – 6:00 P.M.
HOLIDAY INN HARBORSIDE – KEY WEST ROOM
401 2ND STREET, INDIAN ROCKS BEACH, FLORIDA 33785**

1. CALL TO ORDER

Chair Rick McFall called the meeting to order at 6:00 P.M. and welcomed attendees, outlining ground rules for the meeting.

2. ROLL CALL

Present:

- Chair Rick McFall
- Member Scott Holmes
- Member Adrienne Daus
- Member Bert Valery
- Member Myra Warman (arrived at 6:06 P.M.)
- Planning Consultant Hetty Harmon
- City Attorney Matthew Newton
- City Clerk Lorin Kornijtschuk

ABSENT BOARD MEMBERS: Herb Sylvester

3. APPROVAL OF MINUTES

Motion by Member Holmes to approve the April 24, 2025, Meeting Minutes.

Seconded by Member Daus.

Motion passed unanimously.

4. PRESENTATION – FORWARD PINELLAS: MIXED USE

Rodney Chatman, Nousheen Rahman, and Nicole Galasso from Forward Pinellas presented proposed mixed-use zoning modifications focusing on the Professional Office and Business Triangle districts. The presentation included modeling for density, intensity, parking, building height, and setback allowances.

Chair Rick McFall:

- Voiced concern about increased density worsening Gulf Boulevard traffic.
- Questioned how reduced setbacks would impact visibility and safety.
- Asked how stormwater retention would be handled on dense sites.
- Inquired about resident and customer parking arrangements.
- Concerned that elevating buildings on pilings would create a "dead zone" at street level.
- Questioned whether additional height was financially necessary or excessive for IRB.
- Suggested that any height increase be subject to a public referendum.

Member Myra Warman:

- Noted frequent congestion on Gulf Boulevard, sometimes taking 10 minutes to go five blocks.
- Questioned if the proposed development would truly reduce vehicle usage.
- Emphasized that many residents will still choose to drive rather than walk long distances.

Member Bert Valery:

- Noted that the proposal addressed some needs in his area.
- Questioned why only 23rd to just north of 18th Avenue was included.
- Suggested, other commercial areas further south should be considered.
- Emphasized the need for a comprehensive, citywide approach.
- Urged that new regulations be effective, developer-friendly, and support vehicle access.
- Recommended revisiting the idea of a city-run trolley system to alleviate traffic.

Member Adrienne Dausen:

- Found visual examples unclear due to missing parking metrics.
- Noted that current sidewalks are too narrow (approx. 3 feet) compared to successful mixed-use cities.
- Raised concerns about low elevation and storm risks.
- Questioned whether infrastructure limitations were factored into the models.
- Requested visuals reflecting "Main Street USA" aesthetic.
- Emphasized balancing density with character, green space, and design.

Member Scott Holmes:

- Asked if landscaping and buffer requirements were sufficient.
- Suggested alternatives to pilings, such as dry or wet floodproofing.
- Concerned about the aesthetics of raised buildings.
- Concerned that large parking garages could worsen traffic congestion.
- Recommended adding limits or disincentives to prevent maxing out all development allowances.

PUBLIC COMMENT :

- **Sean Roland** asked for a long-range impact study showing how many businesses and units could be added under the proposed regulations.
- **RB Johnson** gave detailed historical context, cautioning that elevating buildings on pilings removes walkability and creates “dead zones” at street level.
- **Matt Loeder (Crabby Bill’s)** supported mixed-use when done well and emphasized the importance of parking to reduce congestion. Voiced concern over hurricane resilience and rebuilding feasibility.
- **John Pfanstiehl** opposed the plan, saying it would encourage the teardown of charming 1–2 story buildings and push unwanted development incentives. Advocated use of PUDs instead of zoning changes.
- **Alicia Harris** supported the idea of mixed use in limited areas to improve walkability and redevelop aging properties.
- **Sarah Johnson** noted that the IRB’s fire department had to purchase land due to increased response time, warning that added density could endanger public safety.

Planning Consultant Hetty Harmon confirmed that this meeting was conducted in a workshop format to gather feedback and that Forward Pinellas will incorporate board and public input before returning with revised proposals.

5. ADJOURNMENT

Motion to adjourn by Member Holmes.

Seconded by Member Dausen.

Meeting adjourned at 8:02 P.M.