

MINUTES

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION MEETING**

Civic Auditorium

1507 Bay Palm Blvd., Indian Rocks Beach, Florida 33785

Tuesday, February 10, 2026, at 6:00 P.M.

CALL TO ORDER

Mayor-Commissioner Houseberg called the meeting to order at 6:00 P.M., followed by the Pledge of Allegiance.

ROLL CALL

Commissioner's Present

- Mayor-Commissioner Denise Houseberg
- Vice-Mayor Commissioner Janet Wilson
- Commissioner Hilary King
- Commissioner John Bigelow
- Commissioner Jude Bond

For clarity, items are listed in agenda order, although they might not be discussed in that sequence.

1. PRESENTATIONS

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

The Sheriff's Office presented January 2026 statistics for the City of Indian Rocks Beach. The Sheriff's Office recorded 799 total events, including 301 direct patrols, 206 traffic stops, 5 arrests, 2 accidents, and 217 citations/warnings issued. The report covered various patrol activities, including traffic controls, assisting citizens, and house checks.

No questions were asked by the Commission.

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

City Commission Meeting Minutes, February 10, 2026

Deputy Chief presented the January 2026 statistics. The district responded to 311 total calls (65 fire-related, 246 EMS-related). Indian Rocks Beach specifically had 41 calls (10 fire, 31 EMS) with no major events. The department welcomed back Firefighter Paramedic Mary Miller from deployment in Germany and hired a new firefighter-paramedic. Three new positions were filled, bringing the department to minimum staffing levels. The department recorded 1,330 hours of fire training and completed continuing medical education for geriatric patient care. Fire Station 28 demolition began on 94th Avenue in the Oakhurst area for a renovation project.

No questions were asked by the Commission.

2. NEIGHBOR'S COMMENTS

- **Mr. Conley, 188 Haven Beach Drive:** requested funding or assistance for skate park repairs, noting deteriorating conditions that create safety hazards, and offered to lead the restoration effort.
- **Dan Mynsberg, 442 Harbor Drive North:** raised concerns about an oversized political banner at 2316 Gulf Boulevard that exceeds allowable size limits and lacks required disclosure information.
- **John Pfanstiehl, 448 Harbor Drive South:** praised the new enforcement report but expressed concern about the slow pace of short-term rental enforcement.
- **Don House, 2104 Beach Trail:** announced his candidacy for city commissioner while criticizing divisive language regarding short-term rentals.
- **Scott Shapiro, 2030 20th Avenue Parkway:** thanked the Commission for the newsletter update and called for civility and unity among neighbors, noting that the current election is the nastiest he has seen in 25 years.
- **Mr. Lieberman, 2507 Bay Boulevard:** praised the Commission for their responsiveness to constituent concerns, citing a quickly replaced pickleball court light as an example, and complimented each Commissioner for their volunteer service.
- **Bob Coplen, 447 20th Avenue:** presented detailed compliance statistics showing that 1,032 short-term rentals were operating illegally as of January 2026 and calculated over one million dollars in foregone registration fee revenue.
- **Jerry Newton, 438 Harbor Drive North:** an example of a property operating illegally for three years that received only a \$5,000 fine, and questioned whether the magistrate's fines are too lenient given the duration of violations.

- **Jeff Graham, 1900 Beach Trail:** questioned whether Indian Rocks Beach faces unique challenges compared to other Florida beach communities and suggested working together rather than taking divisive sides.

Public comment closed

3. REPORTS OF:

3.A. City Attorney

City Attorney Mr. Maggard provided no report.

3.B. City Manager

City Manager Henderson introduced a new short-term rental enforcement one-page report to be placed next to agendas at every meeting. He committed to transparency about enforcement progress. The report tracks registration fees, hearings, and cases with monthly updates. He thanked neighbors for feedback on desired information, acknowledged staff efforts in creating the tracking system, and stated his commitment to enforcing all ordinances, especially short-term rental regulations. He promised continued progress and more information to come.

3.C. City Commission

Commissioner Bond commented on Bob Coplen's charts, noting he didn't mention the end showing compliance improved from 90% non-compliant to 72% non-compliant. He stated this shows incremental progress in the overall percentage of compliant rentals, which is positive.

Commissioner Bigelow expressed relief at not running in the current election year. He stated he is not on social media and is unaware of online discussions. He wished good luck to all candidates and residents, whether happy or unhappy with the current situation.

Commissioner King appreciated all public speakers and acknowledged community angst and those hesitant to speak publicly. She praised data and information sharing at the meeting as positive and encouraged more community members to speak, stating their perspectives help drive Commission decisions.

Vice-Mayor Commissioner Wilson thanked Robin Gomez for joining a Rotary presentation on February 4th, demonstrating education and legislative advocacy using proposed tax reform bills. She received positive feedback from Rotary. She shared concerning statistics: only 9 of 40 senators and 24 of 120 representatives have local government experience. Nearly 1,800 bills

were filed during this session, with over 500 impacting municipal governments and eroding local control. She spent parts of weeks 2-3 of the legislative session in Tallahassee advocating for IRB and the Suncoast League of Cities. She testified before the Judiciary Committee on Senate Bill 840, potentially restoring local control eroded by SB 180. She met with senators, representatives, and aides on tax reform and sovereign immunity bills. She helped Representative Valdez prepare for a committee meeting on SB 1049, and an amendment was added to the bill based on regional concerns about unintended consequences. She emphasized the importance of regional advocacy representing over 1 million residents and expressed concern about the lack of movement on SB 840 and its companion bill. She urged residents to contact Senator Dieceglie and Representative Berfield to support SB 840. She noted uncertainty about serving next month and thanked the Commission for the opportunity to serve for the past two years and four months.

Mayor-Commissioner Houseberg proposed adding an agenda item for the March meeting to address short-term rental ordinance conflicts with HOA rules in commercial buildings on the west side. She discussed with condo owners who indicated that city ordinance requirements for signage and other items conflict with their HOA rules and requested exemption consideration for commercial buildings.

Mayor-Commissioner Houseberg directed the city manager and city attorney to add a work session item to the March agenda regarding an exemption for commercial buildings from certain short-term rental ordinance requirements

Ayes: Commissioner Bond, Commissioner Bigelow, Commissioner King, Vice-Mayor Commissioner Wilson, Mayor-Commissioner Houseberg

Nays: None

Vote outcome: Passed (5-0)

4. WORK SESSION ITEMS

4.A. Neighbor Advisory Board

City Manager Henderson introduced the concept of a Neighbor Advisory Board. He explained the Commission has the power to create an advisory board and requested Commission direction on the number of neighbors to serve on the board, the work/purpose of the board, and the frequency of meetings. He noted staff would typically provide a designated liaison to work with advisory boards and stated he would serve in that capacity. He advised starting with one board, given limited staff resources, and cautioned against creating too many boards initially. He confirmed the board would be advisory in nature and recommended monthly meetings with open meetings training for members.

Public Comment Opened

- **Don House, 2104 Beach Trail:** shared his positive experience serving on a 7-member advisory committee for the noise ordinance and suggested distinguishing between "neighborly" and "citizen" terminology, noting that neighbors may include non-residents like seasonal residents.
- **David Watt, 431 Harbor Drive South:** agreed with the citizen advisory board concept and suggested the board makeup might need to change depending on the topic, proposing flexibility with topic-specific boards that could start and end as needed.
- **Kelly Watt, 431 Harbor Drive South:** supported a topic-specific approach similar to the charter review committee, noting that different residents have different expertise and suggesting multiple boards could run simultaneously on different topics.
- **Lynn Rothman, Harbor House Drive:** emphasized that the distinction between resident and citizen terminology needs clarification, noting some people with second homes could attend meetings, and she supported term limits.
- **Mr. Lieberman, 2507 Bay Boulevard:** praised the collaborative approach and encouraged citizen involvement through committees, emphasizing the importance of people getting involved rather than just complaining.
- **Jeff Graham, 1900 Beach Trail:** suggested three criteria for advisory board members: sense of curiosity, good critical thinking skills, and being a good listener open to others' views, arguing that one committee with these qualities could handle multiple topics.
- **Lan Vaughan, 301 Harbor Drive:** commended the carve-out for the west side of Gulf Boulevard, supported the "neighbor" name, and suggested four categories, including hurricane recovery and prevention, beach preservation, and communication, along with a separate advisory board for businesses.

- **John Hamann, 106 Gulf Boulevard:** questioned whether the board should have actual authority rather than just an advisory role and suggested giving the board some voting power to attract quality participants who want to make a difference.
- **Scott Shapiro, 2030 20th Avenue Parkway:** expressed gratitude that the advisory board concept is being revived and recommended having alternates, diverse representation, including short-term rental owners, and emphasized that boards should never sunset.
- **Diane Daniel, 309 10th Avenue:** expressed interest in participating, possibly through ad hoc committees for specific topics, and requested consideration for part-year residents who could contribute.
- **Patty Katz, 124 13th Avenue:** supported the advisory board concept but expressed concern about negative dynamics and strong personalities contaminating the process, urging an application process that ensures diverse, open-minded members focused on community benefit.
- **RB Johnson, 1206 Beach Trail:** distinguished between standing advisory boards and ad hoc committees, noting the city previously had several boards, and suggested that focused ad hoc committees accomplish more in a shorter time than large amorphous boards covering too much.

Public Comment Closed

Vice-Mayor Commissioner Wilson emphasized diversity across beachfront, single-family homes, townhouses, and the business community, suggesting a hurricane post-mortem as the first task.

Commissioner King supported diversity and a topic-based approach with a timeline rather than a standing board, prioritizing hurricane recovery.

Commissioner Bigelow agreed on geographic and housing-type diversity, including condo association presidents.

Mayor Commissioner Houseberg suggested 7 as a good, odd number and discussed attendance flexibility.

The Commission discussed 2-year terms (Commissioner Bond preferred 1 year), monthly meetings, open meetings, training, volunteer status, and the application process. They agreed to move quickly to capitalize on current interest, with applications opening immediately and member selection at the next meeting. The Commission discussed board composition, agreeing on 7 members (5 residents, 2 business owners).

4.B. Charter Officer Performance Review Criteria

City Manager Henderson explained that the International City Management Association guidelines recommend yearly evaluation of the city manager to determine if meeting Commission needs and effectively carrying out policy. He noted this best practice also applies to

the City Clerk and City Attorney as charter officers. He stated the purpose is to establish evaluation criteria in advance, so charter officers understand how they will be evaluated yearly, typically on the anniversary of their appointment. He referenced backup materials with evaluation forms and information provided by Commissioner King on other cities' practices, which aligns with the ICMA evaluation form. He emphasized this is good governance and standard practice.

Commissioner King provided research materials from other Florida cities, including Panama City (city manager) and Winter Haven (city attorney), and noted ICMA resources. She indicated the city hasn't done formal charter officer evaluations previously.

Vice-Mayor Commissioner Wilson supported implementing established successful formats from other cities, noting they could adjust after the first year.

Commissioner Bigelow agreed, comparing it to employee evaluations in business.

Commissioner Bond expressed support.

The Commission agreed to implement evaluations on the anniversary of appointments.

5. ADDITIONS/DELETIONS: None

6. CONSENT AGENDA

The following items were presented on the Consent Agenda:

- A. APPROVAL OF January 13, 2026, Regular City Commission Meeting Minutes.
- B. APPROVAL OF January 22, 2026, Special City Commission Meeting Minutes.
- C. RECEIVE/FILE December 2025 Year-To-Date First Quarter Financials.
- D. APPROVAL OF Interlocal Agreement (ILA) - Post Storm Recovery Services
- E. AUTHORIZING City Manager to enter into a Service Agreement between the City of Indian Rocks Beach and ParkMobile, LLC for mobile on-demand parking payment services

Motion: Motion to pull the Item E Park Mobile Service agreement from the consent agenda

Moved by: Vice-Mayor Commissioner Janet Wilson

Seconded by: Commissioner King

Vote outcome: Passed Unanimously

Motion: Approve the consent agenda as presented (Items A through D)

Moved by: Vice-Mayor Commissioner Wilson

Seconded by: Commissioner Bond

Vote outcome: Passed Unanimously

6.E. AUTHORIZING City Manager to enter into a Service Agreement between the City of Indian Rocks Beach and ParkMobile, LLC for mobile on-demand parking payment services

(This item was pulled from the consent agenda for separate consideration)

City Manager Henderson introduced the ParkMobile service agreement, noting it was part of the paid parking program discussion. He recommended approval of an agreement with ParkMobile, piggybacking off an existing Pinellas County contract.

Ashley Barton, ParkMobile Market Director, presented ParkMobile's services, explaining it's part of the Arrive urban mobility company with 70+ million users in the US, operating in over 600 cities and municipalities. She detailed the app features, including zone parking, find my car function, push notifications, multi-vehicle management, and 24/7 customer support. The app offers multilingual support through Google integration for guest checkout. Payment increments can be as short as 15 minutes. Implementation typically takes 60 days.

City Attorney Maggard noted the agreement was being finalized to align with the piggyback contract terms and would require final review before execution.

Commissioner Bigelow questioned whether other companies had been considered and if competitive bidding occurred.

City Manager Henderson explained that no other providers had approached the city, and they chose not to competitively bid because piggybacking off the existing contract would provide the best rate.

Commissioner Bond noted that ParkMobile's market saturation would provide the best consumer experience. He asked about the minimum time increment (15 minutes).

City Attorney Maggard confirmed St. Petersburg competitively bid, and ParkMobile was the lowest bidder, allowing Indian Rocks Beach to piggyback on similar pricing terms.

Mayor-Commissioner Houseberg asked about multilingual capabilities (confirmed through Google integration) and implementation success rate (confirmed smooth with a 60-day typical timeline).

Motion: Authorize City Manager Henderson to enter into an agreement with Park Mobile, subject to final review by the city attorney

Moved by: Vice-Mayor Commissioner Wilson

Seconded by: Commissioner King

Vote outcome: Passed (5-0)

7. PUBLIC HEARINGS

7.A. BOA-2026-01 - QUASI-JUDICIAL PROCEEDING 452 HARBOR DRIVE, INDIAN ROCKS BEACH, FLORIDA

Variance request from Sec.110-131(1)(g) of the Code of Ordinances, of 4 feet above the required 35 foot maximum building height resulting in a building height of 39 feet for a new residential dwelling located at 452 Harbor Dr S Indian Rocks Beach, Florida, and legally described as Lot 38, Twenty-Third Addition to RE-Revised Map of Indian Beach, recorded in Plat Book 38 Page 75 of the Public Records of Pinellas County. Property ID # 06-30-15-42444-000-0380.

City Attorney Maggard introduced the case as a variance request from Section 110-131(1)(g), requesting 4 feet above the required 35-foot maximum building height, resulting in 39 feet for a new residential dwelling at 452 Harbor Drive South. He swore in individuals who would be testifying.

Planning and Zoning Consultant Hetty Harmon provided her presentation.

Public Comment Opened

Ryan Minasi, Director of Land Development and Planning, Johnson Pope (representing applicant): presented detailed justification for the variance request. He explained the property owner's goal to construct a 3,500 sq ft single-family home with an elevated garage to mitigate flood damage, minimize insurance costs, and address potential FEMA requirement changes post-Hurricane Elaine. He argued that the hardship arises from the city's use of road crown elevation rather than Base Flood Elevation (BFE) as the height reference point, which FEMA doesn't use and neighboring coastal communities don't follow. He cited that North Redington Beach, Bel Air Beach, Pinellas County, Treasure Island, and Madera Beach all measure height from BFE. He noted the city's height standard hasn't been amended since approximately 1980 (45 years ago) and is outdated compared to modern FEMA guidance. He emphasized the variance represents minimum relief necessary for safe, flood-compliant construction with standard ceiling heights. He stated 11-12 adjacent property owners support the request. He argued approval advances zoning code intent by promoting public safety and flood resilience without impacting views or

neighborhood compatibility. He noted only 20% of the sloped roof would approach the requested 4-foot variance area.

Public Comment Closed

Motion: to approve BOA case #2026-01 452 Harbor Dr. S variance requested from Section 110-131(1)(g) of the Code of Ordinances of four feet above the required 35 foot maximum building height, resulting in a building height of 39 feet for a new residential dwelling located at 452 Harbor Dr. S. Indian Rocks Beach, FL and legally described as Lot 38, Twenty-Third Addition to revised map of Indian Rocks Beach recorded in Plat Book 38, page 75 of the Public Records of Pinellas County

Moved by: Vice-Mayor Commissioner Janet Wilson

Seconded by: Commissioner Bigelow

Ayes: Commissioner Bigelow, Vice-Mayor Commissioner Wilson, Mayor Commissioner Houseberg

Nays: Commissioner Bond, Commissioner King

Vote outcome: Passed (3-2)

7.B. ORDINANCE NO. 2026-01 - SECOND/FINAL READING/PUBLIC READING

An ordinance of the City of Indian Rocks Beach, Florida, amending chapter 62 of the Code of Ordinances, amending section 62-31. – parking violation fines; creating section 62-39. – paid metered parking on beach accesses; establishing a schedule of hours for paid meter parking; establishing a process for setting the hourly rates for paid metered parking; providing exemptions; providing for applicability, repealer, severability, codification, and an effective date, on second reading.

City Manager Ryan Henderson noted that the item was approved on first reading at the last Commission meeting. A voted recommendation changed the start time of the program from 6:00 AM to 8:00 AM, which has been addressed in the second reading. Paid parking would begin at 8:00 AM. No additional presentation was provided based on the previous two presentations.

Public Comment Opened

Pete Maydec (not a resident of Indian Rocks Beach): expressed concern that the rate of \$4.50 is exorbitant and compared it to other locations further south.

Public Comment Closed

Commission Discussion: City Attorney Maggard clarified that a resolution was passed at the last meeting setting the proposed rate at \$4.50, which is not addressed in this ordinance but was previously established.

Motion: To approve ordinance #2026-01, an ordinance of the City of Indian Rocks Beach, FL, amending Chapter 62 of the Code of Ordinances, amending Section 62-31 parking violation fines, creating Section 62-39 paid meter parking on beach accesses. Establishing a schedule of hours for paid meter parking. Establishing a process for setting the hourly rates for paid meter parking. Providing exemptions, providing for applicability repealer, severability codification, and an effective date on second reading.

Moved by: Vice-Mayor Commissioner Wilson

Seconded by: Commissioner Bond

Ayes: Commissioner Jude Bond, Commissioner John Bigelow, Commissioner Hilary King, Vice Mayor Commissioner Janet Wilson, Mayor Commissioner Denise Houseberg

Nays: None

Vote outcome: Passed (5-0)

7.C. ABT CASE 27-2026 - QUASI-JUDICIAL PROCEEDING - 311 GULF BLVD #1, Dimitrios Sioutis d/b/a Kera Pizza Tavern

Requesting 4 COP/SFS Alcoholic Beverage Use Designation (Beer, Wine, Liquor. By the drink for consumption on premises or in a sealed container meeting the requirements of s. 561.20(2)(a)4, F.S., for consumption off premises) for the establishment Kera Pizza Tavern, located at 311 Gulf Boulevard Unit #1, Indian Rocks Beach, Florida, and legally described as INDIAN ROCKS BEACH BLK 9, LOTS 9,10,11.& 20 TOGETHER WITH LOTS 8 & 21 LESS THOSE PARTS LYING WITHIN IBR PLAZA LLC. SUB. PARCEL ID# 12-30-14-42858-009-0100

City Attorney Maggard read the request for a 4 COP/SFS Alcoholic Beverage Use Designation for the establishment Kera Pizza Tavern, located at 311 Gulf Boulevard Unit #1, and swore in individuals who would be testifying.

Public Comment Opened

Mr. Sioutis testified that once the local approval is completed, the application will be submitted to the state. All final inspections have been passed. He estimated the opening timeframe is approximately 45 days after receiving approval. Seating capacity is 162 seats, including outdoors. The layout will be roughly the same as the previous establishment (Slice Pizza), with the bar along the side and the same basic interior layout. He stated no intentions to sell take-out beer and wine. The business is a family pizzeria with Mediterranean food classics, with restaurant service first and alcohol as an extra offering.

Commission Discussion: Commissioners asked questions about the timeframe for opening (45 days estimated), whether the license includes beer, wine, and liquor (confirmed yes), seating capacity (162 seats), layout (same as before), and whether take-out alcohol would be sold (no intentions to do so). Discussion clarified that the 4 COP license was the same license held by the previous establishment. City Attorney confirmed that Commission approval is required before the state will issue the license.

Motion: to approve ABT Case 27-2026 Quasi-judicial proceeding, 311 Gulf Blvd. #1 Dimitrios Sioutis d/b/a Kera Pizza Tavern Requesting 4 COP/SFS Alcoholic Beverage Use Designation (Beer, Wine, Liquor. By the drink for consumption on premises or in a sealed container meeting the requirements of s. 561.20(2)(a)4, F.S., for consumption off premises) for the establishment Kera Pizza Tavern, located at 311 Gulf Boulevard Unit #1, Indian Rocks Beach, Florida, and legally described as INDIAN ROCKS BEACH BLK 9, LOTS 9,10,11.& 20 TOGETHER WITH LOTS 8 & 21 LESS THOSE PARTS LYING WITHIN IBR PLAZA LLC. SUB. PARCEL ID# 12-30-14-42858-009-0100 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.

Moved by: Commissioner Bond

Seconded by: Vice-Mayor Commissioner Wilson

Ayes: Commissioner Bond, Commissioner Bigelow, Commissioner King, Vice-Mayor
Commissioner Wilson, Mayor Commissioner Houseberg

Nays: None

Vote outcome: Passed (5-0)

8. OTHER BUSINESS: None

9. ADJOURNMENT

Motion: motion to adjourn the meeting. 8:36 pm

Moved by: Commissioner Bond

Seconded by: Vice-Mayor Commissioner Wilson

Vote outcome: Passed Unanimously

Date Approved: 3/25/2026



Lan Vaughan, Mayor-Commissioner

Attest: Lorin A. Kornijtschuk
Lorin A. Kornijtschuk, City Clerk