

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**CITY COMMISSION MEETING**  
Civic Auditorium  
1507 Bay Palm Blvd., Indian Rocks Beach, Florida 33785  
**Tuesday, April 14, 2026, at 6:00 P.M.**

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**CALL TO ORDER**

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

**ROLL CALL**

**Present:** Commissioner Kellee Watt; Commissioner John Bigelow; Commissioner Hilary King; Vice Mayor-Commissioner Janet Wilson; Mayor-Commissioner Lan Vaughan.

A quorum was present.

**1. PRESENTATIONS**

**A. Report of the Pinellas County Sheriff's Office**

A representative of the Sheriff's Office presented the monthly activity report.

- Commissioner Watt inquired about the feasibility of separating data by resident versus non-resident status. The Sheriff's Office agreed to explore this possibility.

**B. Report of Pinellas Suncoast Fire & Rescue District**

Fire Chief Grimes provided an update regarding district operations, service levels, station coverage, and current legislative and funding matters affecting emergency medical and fire services.

- Mayor Vaughan requested public access to Fire Department reports; Chief agreed to provide electronic copies.

**2. NEIGHBORS' COMMENTS**

**Mayor Commissioner Vaughan opened public comment.**

Lee Wilkerson, 810 Gulf Blvd; 306 Gulf Blvd; 490 Harbor Dr N

- Raised concerns about over-tourism and its impact on quality of life.
- Emphasized prioritizing residents' access to amenities, including parking and beach use.
- Encouraged policy adjustments to better support residential community growth.

Beth McMullen 481 Harbor Drive South

- Addressed manatee protection and awareness:
  - Noted seasonal slow-speed zones (April 1–October 31)
  - Shared concerns about watercraft strikes and limited visibility of signage

- Proposed voluntary placement of manatee awareness signage on private docks
- Offered to assist residents with obtaining signage

Lindsay Magnus, Grove Surf Café, 1309 Gulf Blvd

- Spoke on parking challenges affecting businesses and visitors
- Expressed concern that paid parking may limit beach accessibility
- Suggested exploring metered neighborhood parking options

Xavier De Marchi, Café Paris, 2300 Gulf Blvd

- Requested review of pedestrian crossing timing at Gulf Boulevard and Walsingham Road.

Anne Lopez, 337 12<sup>th</sup> Ave

- Reported significant neighborhood parking congestion on 12th Avenue
- Noted increase in non-resident day visitors who do not patronize local businesses
- Requested consideration of off-street parking solutions

Scott Shapiro, 2030 220th Ave Pkwy

- Spoke in support of tourism and its economic benefits
- Commended the City for improved transparency and citizen engagement initiatives

**Mayor Commissioner Vaughan closed public comment.**

### **3. REPORTS OF**

#### **A. City Manager**

City Manager Ryan Henderson provided an update regarding park improvements:

- Installation of a shade structure at Brown Park playground is scheduled.
- The project was funded through the City’s Capital Improvement Plan (CIP) in the prior fiscal year.

#### **B. City Commission Reports**

##### **Commissioner King**

- Reported observations regarding improper use of recycling containers:
- Suggested the Commission revisit recycling practices and data to determine effectiveness, particularly given increased tourism.

##### **Vice-Mayor- Commissioner Wilson**

- Announced upcoming “Taste of IRB” event: April 25, 2026.
- Provided updates on:
  - State legislative redistricting session (April 20–24)
  - Anticipated tax reform discussions
  - Upcoming Suncoast League of Cities meeting
- Reported participation in a Florida League of Cities webinar on municipal charters.

##### **Commissioner Bigelow**

- Noted ongoing discussion regarding a short-term rental ordinance, referencing consultation with legal expert Greg Stewart.
- Requested a future agenda item regarding increased registration fees.
- Raised concerns about golf cart usage, particularly in the Harbor Drive area.

##### **Commissioner Watt**

- Reported outreach to attorney Greg Stewart, who drafted and defended the Flagler County short-term rental ordinance and has submitted a proposal to assist the City as an expert consultant.

#### **Mayor-Commissioner Vaughan**

- Reported on community engagement activities:
  - Easter Egg Hunt – successful event with strong volunteer participation
  - Attendance at Sheriff’s Office awards ceremony
  - Participation in Beach Art Center events
- Announced “Friday Neighbors’ Coffee” initiative led by the City Manager
- Encouraged residents to:
  - Volunteer
  - Apply for board positions
- Noted upcoming participation in the Taste of IRB event

#### **4. Work Session A: Land Development Regulations**

City Manager Henderson presented an overview:

- The City’s Land Development Regulations have not undergone comprehensive review since 1981
- Identified need for a full, cohesive update rather than piecemeal revisions
- Preliminary topics for review include:
  - Building height restrictions
  - Impervious surface limitations
  - Other zoning and development standards

#### **Recommendation:**

- Issue a Request for Proposals (RFP) to engage a qualified planning firm
- Begin process immediately, with:
  - Funding included in the next fiscal year budget
  - Project start targeted for October 1

#### **Commission Discussion**

- **Commissioner King:**
  - Supported hiring a consultant
  - Recommended early engagement of the Planning & Zoning Board
  - Emphasized need for a Master Plan to precede code updates
- **Vice Mayor Commissioner Wilson:**
  - Requested an expedited timeline due to potential state legislative changes
- **Commissioner Watt:**
  - Requested cost estimate (City Manager estimated ~\$50,000 minimum)
  - Recommended adding impervious surface ratio regulations
- **Commissioner Bigelow:**
  - Supported consultant engagement and noted overdue nature of updates
- **Planning Consultant Hetty Harmon:**
  - Confirmed list presented is preliminary and non-exhaustive
- **Mayor Commissioner Vaughan:**
  - Emphasized importance of:

- Timely action
- Aligning updates with broader vision and strategy
- Supported development of RFP with staff input

#### **4. Work Session B: No Parking Sign Placement**

City Manager Henderson introduced the item:

- Current no-parking signage developed on an ad hoc basis over time
- Existing signage concentrated near Gulf Boulevard but does not extend deeply into residential areas
- Increased concerns regarding:
  - Spillover parking into neighborhoods
  - Impact of upcoming paid parking pilot program

#### **Commission Discussion**

- **Commissioner King:**
  - Advocated for a holistic parking strategy rather than incremental changes
  - Suggested evaluating:
    - Residential permit parking
    - Metered parking
    - Broader parking policies
- **Commissioner Watt:**
  - Reported strong resident support for restricting neighborhood parking
  - Proposed:
    - “No parking” in residential areas except for permit holders
  - Highlighted congestion on streets such as:
    - 12th Avenue
    - Bay Pine
    - Areas near City Hall
  - Noted safety concerns due to lack of sidewalks
- **Vice Mayor Commissioner Wilson:**
  - Supported resident-only parking, citing pedestrian safety
- **Commissioner Bigelow:**
  - Supported restriction in residential areas
  - Raised concerns about emergency vehicle access
- **Mayor Commissioner Vaughan:**
  - Emphasized public safety as primary concern
  - Noted current parking program is a pilot for evaluation

#### **City Manager Clarification**

- Paid parking pilot begins May 18 and will be evaluated over approximately six months
- Suggested potential need for a comprehensive parking study to determine:
  - Boundaries of parking restrictions
  - Appropriate enforcement strategies

**Mayor Commissioner Vaughan opened public comment.**

**Lee Wilkerson, 810 Gulf Blvd.**

- Small businesses don't have enough parking for employees and customers
- Suggests expanding hourly public parking near retail to improve turnover and revenue
- Believes the city is being overused and may need to limit access to preserve its character

**Lynn Rothman, 929 Harbor House Dr.**

- Asked whether part-time residents with out-of-state vehicle registration qualify for parking decals
- Received clarification that property ownership is sufficient, as long as vehicle registration is presented

**Bob Coplen, 447 20th Ave**

- Views parking as a data-driven issue — demand has simply outgrown the island's geographic capacity
- Suggests using certain island areas for additional parking and adding controls for construction-related vehicles

**Xavier De Marchi, Café Paris, 2300 Gulf Blvd.**

- Unauthorized vehicles are regularly occupying his business's private parking spaces
- Wants better enforcement and a regulatory change allowing officers to ticket violators on private property

**Dan Minesburg, 442 Harbor Dr N**

- Construction vehicles should be required to display permits for street parking
- Recommends revisiting how many residential decals are issued and creating temporary permits for special events or large vehicles

**Carol Foley, 431 Harbor Dr N**

- Residents face real difficulty hosting guests due to limited driveway space
- Argues it's unreasonable to expect guests to park at a distance

**Patty Katz, 124 13th Ave**

- Supports expanding the decal system and accommodating guest parking needs
- Open to paid parking as a necessary adjustment, but puts resident convenience first

**Anne Lopez, 337 12th Ave**

- Asked about parking spaces along Gulf Blvd near the Narrows
- Was informed those spaces fall under FDOT jurisdiction, not the city's

**Tom Wilson, 444 Harbor Dr S**

- Believes parking adjustments, though unpopular at first, could prove effective

**Rick Welch, 405 12th Ave**

- Supports stronger enforcement and a decal system
- Stresses that clear public communication must come before any new policies are rolled out

**Lindsay Magnus, Grove Surf Café, 1309 Gulf Blvd**

- Current or proposed parking restrictions are hurting businesses and their employees
- Advocates for metered parking as a middle-ground solution before moving to stricter residential-only rules
- Wants to preserve beach access for visitors and families

**Scott Shapiro, 2030 220th Ave Pkwy**

- Believes post-hurricane construction is a major contributor to current congestion
- Opposes excessive "no parking" signage and over-regulation
- Urges the city to seek broader public input and avoid monetizing parking before restrictions are implemented

**Mayor Commissioner Vaughan closed public comment.**

## 5. CONSENT AGENDA

The following items were presented for approval:

- A. **APPROVAL OF** March 25, 2026, Regular City Commission Meeting Minutes.
- B. **APPROVAL OF Resolution NO. 2026-08.** A Resolution of the City of Indian Rocks Beach, Florida, requesting that Pinellas County and the Pinellas Suncoast Fire & Rescue District cooperate to allocate the A portion of the Tiki Gardens property located in Indian Shores for the construction of a fire and EMS stations; and providing for an effective date.

**Motion:** To approve the consent Agenda consisting of items A and B.

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner Watt

**Vote:** Carried unanimously, 5-0.

**Ayes:** Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice-Mayor-Commissioner Wilson, Mayor-Commissioner Vaughan

**Nays:** None

## 6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. **Conduct a Public Hearing/ Consider/ Discussion/ Action on; Ordinance NO. 2026-02. Second Reading.** An Ordinance of the City of Indian Rocks Beach, Florida, establishing the Neighbor Advisory Board; providing for establishment, purpose, and membership; providing for term of membership; providing for compensation of members; providing for officers; providing for meetings; providing for powers and duties; providing for, repealer, severability, codification and effective date.

### Commissioner Watt

- Requested the Commission revisit membership eligibility criteria, noting that prior feedback provided to the City had not been incorporated into the ordinance draft.
- Proposed adding language requiring members to be "citizens," defined as individuals who are registered to vote within the City limits.
- Acknowledged Vice Mayor Wilson's prior point that the Commission would be making appointments and could screen applicants through the board application; however, stated that because the ordinance could remain in effect for decades, eligibility criteria should be codified rather than left solely to the discretion of future Commissions.

- Clarified her distinction between “citizen” and “resident”: a citizen holds the right to vote if they choose to register, whereas a resident simply lives in the area. Noted that advisory boards have historically been referred to as “citizen advisory boards” for this reason.
- Ultimately supported the compromise language of “full-time resident” as a clear and workable solution.

### **Mayor-Commissioner Vaughan**

- Reported receiving emails and in-person feedback from residents emphasizing the importance of ensuring the board represents those committed to the community.
- Proposed draft language for a new Item E under Section 2-272, stating: *“Each member of the Neighborhood Advisory Board shall be a voting resident in the community.”*
- Further proposed that subcommittees appointed by the board may include up to three non-residents, with the intent of allowing business stakeholders to participate in sub-boards that report to the Neighborhood Advisory Board.
- Confirmed consensus on revised language after further discussion: *“Each member of the Neighborhood Advisory Board shall be a full-time resident.”*

### **Commissioner King**

- Raised concern that requiring “voting” status could exclude lawful U.S. residents who live in Indian Rocks Beach but are not U.S. citizens and therefore cannot vote, noting that some such individuals are deeply involved in community volunteer activities.
- Suggested removing the word “voting” and using “resident” instead to avoid unintentionally excluding engaged, long-term community members.
- Raised a secondary question regarding whether subcommittee members appointed by the board would also be required to file Form 1 financial disclosures, expressing concern that creating subcommittees as a path to inclusivity could result in additional administrative burdens.
- Agreed that the term “full-time resident” resolved the ambiguity and was an acceptable, more inclusive alternative.

### **Vice Mayor-Commissioner Wilson**

- Noted that the original intent during prior discussions was that the Commission, as the appointing authority, could use the board application to evaluate residency and eligibility on a case-by-case basis.
- Proposed the term “full-time resident” as a straightforward resolution to the debate over “citizen” versus “resident,” avoiding both exclusivity concerns and definitional ambiguity.
- Confirmed agreement with the final consensus language.

### **City Attorney Maggard**

- Clarified that the core distinction under discussion was “resident” versus “citizen”, summarizing Commissioner King’s position as advocating for “resident” and Commissioner Watt’s position as advocating for “citizen.”
- Read Ordinance No. 2026-02 in full into the record.

### **Mayor Commissioner Vaughan opened the public hearing.**

Scott Shapiro, 2030 220th Ave Pkwy.

- Eligibility should be based on demonstrated residency (e.g., utility bill or parking decal)
- Non-property owners and non-citizens have historically contributed significantly to the community and should not be excluded

Bob Coplen, 447 20th Ave.

- Questioned when and why Form 1 financial disclosure requirements became applicable to advisory boards. Prior committees he served on did not require such filings.
- Stated that eligibility should be based on demonstrating residency and emphasized that non-property owners and non-citizens have historically contributed significantly to the community.

City Attorney Maggard, Staff response;

- Boards established by ordinance (e.g., Planning & Zoning, Board of Adjustment) require Form 1 financial disclosures
- Informal committees may not be subject to the same filing requirements

Lynn Rothman, 929 Harbor House Dr.

- Expressed concern that requiring financial disclosure could discourage volunteer participation

David Watt, 431 Harbor Dr. S

- Confirmed Form 1 disclosure was required during his service on the Board of Adjustment
- Stated disclosures serve an important purpose in preventing conflicts of interest

Beth McMullen, 481 Harbor Dr. S.

- Supports requiring full-time residency, advisory boards should represent those who live in and experience the community daily
- Suggests adding disclosure requirements for applicants with short-term rental interests

**Mayor Commissioner Vaughn closed the public hearing.**

The Commission reached unanimous consensus to add the following language as Item E under Section 2-272 of the ordinance: ***“Each member of the Neighborhood Advisory Board shall be a full-time resident.”***

**Motion:** To adopt Ordinance No. 2026-02 as amended

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner King

**Vote:** Carried unanimously, 5-0.

**Ayes:** Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice-Mayor-Commissioner Wilson, Mayor-Commissioner Vaughan

**Nays:** None

- B. Consider/ Discussion/ Action on; Resolution NO. 2026-09.** A Resolution of the City of Indian Rocks Beach, Florida, establishing a Hurricane Readiness Task Force.

**City Manager Ryan Henderson presented Resolution NO. 2026-09:**

**Commission Discussion:**

- **Commissioner King** supported moving forward immediately and noted that the public may not have been aware of the opportunity to apply.
- **Vice Mayor Commissioner Wilson** stated she was prepared to nominate a candidate and emphasized urgency.
- **Commissioner Watt** confirmed nominations could be made without formal applications.
- **Mayor-Commissioner Vaughan** emphasized urgency and suggested including outreach to residents still impacted by prior storms.

**Mayor Commissioner Vaughan opened the public hearing.**

Beth McMullen, 481 Harbor Dr. S noted that the application process did not clearly include this task force and emphasized the importance of public input.

**Mayor Commissioner Vaughan closed public comment.**

**Motion:** To adopt Resolution No. 2026-09.

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner King

**Vote:** Carried unanimously, 5-0.

**Ayes:** Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice-Mayor-Commissioner Wilson, Mayor-Commissioner Vaughan

**Nays:** None

- C. Consider/Discussion/Action on; Setting the calendar for the City Commission Budget Workshops and Public Hearings for the Fiscal year 2027 Operating and Capital Improvements Budget and Scheduling any Additional Commission Meetings in the 2026 calendar year.**

**Finance Director Robin Gomez presented the proposed schedule.**

**Commission Discussion:**

- **Vice Mayor Commissioner Wilson** proposed:
  - Eliminating June 2 workshop and merge into June 9 City Commission meeting
  - Moving August 11 meeting to August 18
- **City Manager Henderson** noted flexibility for additional discussions and workload considerations.

**Motion:** To approve the calendar for the City Commission Budget Workshops and Public Hearings for the Fiscal year 2027 Operating and Capital Improvements Budget and Scheduling any Additional Commission Meetings in the 2026 calendar year. with proposed changes; eliminating June 2 workshop and merge into June 9 City Commission meeting and moving the August 11 City Commission Meeting to August 18.

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner King

**Vote:** Carried unanimously, 5-0.

**Ayes:** Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice-Mayor-Commissioner Wilson, Mayor-Commissioner Vaughan

**Nays:** None

- D. Consider/Discussion/Action on; Resolution NO. 2026-10.** A Resolution of the City of Indian Rocks Beach, Florida, Retaining the Services of Nabors, Giblin, and Nickerson.

**City Manager Ryan Henderson presented Resolution NO. 2026-10**

- **Commissioner Watt** supported engaging expert counsel to guide ordinance revisions and reduce litigation risk.
- **Commissioner Bigelow** shared positive feedback from other municipalities using the firm.
- **Commissioner King** expressed concern about lack of a defined scope and fiscal impact.
- **City Attorney Maggard** explained costs depend on scope and level of engagement.
- **City Manager Henderson** suggested a not-to-exceed limit to allow initial engagement.

**Mayor Commissioner Vaughan opened public comment.**

Beth McMullen, 481 Harbor Dr. S. supported hiring expert counsel and emphasized importance of strong ordinance.

Bob Coplen, 447 20<sup>th</sup> Ave. supported hiring the firm but expressed concern that the funding cap may be insufficient.

**Mayor Commissioner Vaughan closed public comment.**

**Motion:** To approve Resolution NO. 2026-10 with a \$10,000 not-to exceed cap.

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner Bigelow

**Vote:** Carried unanimously, 5-0.

**Ayes:** Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice-Mayor-Commissioner Wilson, Mayor-Commissioner Vaughan

**Nays:** None

**7. NEIGHBORS' FEEDBACK**

Beth McMullen, 481 Harbor Dr S. raised concerns about incomplete YouTube recordings and missing captions.

Bob Coplen, 447 20<sup>th</sup> Ave. raised concerns regarding ordinance review funding and prior offers of financial support.

## 8. FUTURE AGENDA ITEMS

- **Commissioner King:** Recycling program review
- **Commissioner Bigelow:** Short-term rental registration fees; golf cart regulations
- **Mayor Commissioner Vaughan:** Speed limit review; golf cart usage concerns

## 9. ADJOURNMENT

**Motion:** Adjourn the meeting at 8:55 P.M.

**Moved by:** Vice Mayor Commissioner Wilson

**Seconded by:** Commissioner Watt

**Approved by acclamation.**

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## ATTESTATION

These minutes constitute a true and accurate record of the proceedings of the City Commission Meeting held on April 14, 2026.

5.17.26  
Date Approved

  
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Lan Vaughan, Mayor-Commissioner

ATTEST: Lorin A. Kornijtschuk, City Clerk