

JUNE 9, 2026

**REGULAR
CITY COMMISSION MEETING**

AT 6:00 PM

**LOCATION:
IRB CIVIC AUDITORIUM
1507 BAY PALM BLVD
INDIAN ROCKS BEACH, FL. 33785**



AGENDA

**CITY OF INDIAN ROCKS BEACH
CITY COMMISSION MEETING**
Civic Auditorium/Commission Chambers
1507 Bay Palm Blvd., Indian Rocks Beach, FL. 33785
Tuesday, June 9, 2026, at 6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – City Clerk, Lorin Kornijtschuk

- **Mayor-Commissioner Lan Vaughan**
- **Vice-Mayor Commissioner Janet Wilson**
- **Commissioner John Bigelow**
- **Commissioner Hilary King**
- **Commissioner Kellee Watt**

1. PRESENTATIONS:

- 1.1. REPORT OF** Pinellas County Sheriff's Office
- 1.2. REPORT OF** Pinellas Suncoast Fire & Rescue District
- 1.3. RECOGNITION OF** Code Enforcement Officer Frank Pecoraro

2. NEIGHBOR'S 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:

Items of community interest include; expression of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or

community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the Agenda.

3.1. City Manager

3.2. City Attorney

3.3. City Commission *[3-minute time limit per City Commission Member.]*

4. WORK SESSION ITEMS:

4.1. Budget Kickoff Presentation and Direction for the Finance Budget Review Committee *[Presented by Administrative Director, Robin Gomez]*

5. CONSENT AGENDA:

These items consist of non-controversial, or "housekeeping" items required by law. Items may be considered individually by any Commissioner making such request prior to a motion and vote on the Consent Items.

5.1. APPROVAL OF May 12, 2026, Regular City Commission Meeting Minutes *[City Clerk, Lorin Kornijtschuk]*

6. PUBLIC HEARINGS:

6.1. Golf Carts, Low-speed Vehicles, and Micromobility Devices Ordinance
Second Reading of

Ordinance No.: 2026-03

“AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING SECTION 62-40 OF THE CODE OF ORDINANCES RELATING TO GOLF CARTS, LOW-SPEED VEHICLES, AND MICROMOBILITY DEVICES; PROVIDING FOR COMPLIANCE WITH FLORIDA STATUTES SECTION 316.212; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER, CODIFICATION EFFECTIVE DATE.”

- a) Mayor-Commissioner opens the Public Hearing.
- b) Mayor-Commissioner closes the Public Hearing.
- c) Commission considers Ordinance No. 2026-03 on the Second Reading.

6.2 VARIANCE REQUEST - BOA CASE No. 2026-02 - 2709 Bay Boulevard
[Presented by Planning and Zoning Consultant, Hetty Harmon]

Variance request from Sec.110-131(1)(g) of the Code of Ordinances, of 1’ 10” above the required 35 foot maximum building height resulting in a building height of 36’ 10” feet for a new residential dwelling located at 2709 Bay Blvd., Indian

Rocks Beach, Florida, and legally described as Lot 12, Twelfth Addition to Re-Revised Map of Indian Beach, recorded in Plat Book 31 Page 25 of the Public Records of Pinellas County. Property ID #06-30-15-42246-000-0340.

- a) Mayor-Commissioner opens the Public Hearing.
- b) Mayor-Commissioner closes the Public Hearing.
- c) Commission considers BOA Case No. 2026-02.

7. **ACTION ITEMS** *[Items requiring consideration and a vote by the City Commission]*

7.1 **Appointments to the Planning and Zoning Board** [City Clerk]

- a) **Appoint** Alternate Member #1, Mr. Michael Mirmanesh, as a Regular Member of the Planning and Zoning Board for a two-year term expiring May 31, 2028.
- b) **Accept** the resignation of Mr. Sylvester and declare the seat vacant.
- c) **Appoint** Alternate Member #2, Mr. Tim Dunfey, as a Regular Member of the Planning and Zoning Board to complete the remainder of Mr. Sylvester's term expiring May 31, 2027.
- d) **Reappoint** Mr. Albert Valery, or **appoint** another qualified applicant to the Planning and Zoning Board, as a Regular Member for a two-year term expiring May 31, 2028.
- e) **Appoint** an applicant as Alternate Member #1 of the Planning and Zoning Board for a two-year term expiring May 31, 2028.
- f) **Appoint** an applicant as Alternate Member #2 of the Planning and Zoning Board for a two-year term expiring May 31, 2028.

7.2. **Appoint** Alternate Member #2 to the Board of Adjustment and Appeals, for a three-year term expiring June 30, 2029, following Janet Hunt's declination of appointment.

7.3 **Appoint** a member of the City Commission as the City's voting delegate for the Florida League of Cities.

8. **NEIGHBOR'S FEEDBACK.** *[1-minute time limit per speaker.]*

At the end of the meeting, any member of the audience may come forward, give their name and address, and express any comment or concern regarding what was discussed on the current night's city commission meeting or ask a question which will be answered at a later date. 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.

9. FUTURE AGENDA ITEMS.

At this time, the City Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

10. NOTED ITEMS

[Insert items Copies of agreements, announcements, etc. that City Manager wants to present to City Commission for their information but not items for discussion].

ADJOURNMENT

APPEALS: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding 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).

If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact City Hall at 727.595.2517 or City Clerk Lorin Kornijtschuk at lkornijtschuk@irbcity.com no later than 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

POSTED: June 5, 2026

Upcoming City Meetings and Events:

Hurricane Task Force: June 10, 2026, at 6:00 p.m.

Special Magistrate Hearing: Tuesday, June 23, 2026, at 2:30 p.m.

Barrier Island Governmental Council Meeting: Wednesday, June 24th at 9:00 AM

Regular City Commission Meeting: Tuesday, July 14, 2026, at 6:00 p.m.

All meetings to be held in the City of Indian Rocks Beach Civic Auditorium located at: 1507 Bay Palm Blvd. Indian Rocks Beach, FL. 33785 unless otherwise noted.

AGENDA ITEM NO. 1.1
REPORT OF
Pinellas County Sheriff's Office

AGENDA ITEM NO. 1.2

**REPORT OF
Pinellas Suncoast Fire & Rescue District**

AGENDA ITEM NO. 1.3

RECOGNITION OF

**Code Enforcement Officer
Frank Pecoraro**

AGENDA ITEM NO. 2
NEIGHBORS COMMENTS

AGENDA ITEM NO. 3.1

REPORTS OF

City Manager

AGENDA ITEM NO. 3.2

REPORTS OF

City Attorney

AGENDA ITEM NO. 3.3

REPORTS OF

City Commission

AGENDA ITEM NO. 4.1

WORK SESSION

**Budget Kickoff Presentation and Direction
for the Finance Budget Review Committee**

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: June 9, 2026 **AGENDA ITEM:** 4.1

ORIGINATED BY: Robin I. Gomez, Administrative Director

AUTHORIZED BY: Ryan Henderson, City Manager

SUBJECT: **FY 2027 Budget Kickoff Presentation and Direction for the
Finance Budget Review Committee.**

BACKGROUND

City staff have begun the FY 2027 City Budget process to compile and obtain necessary revenue, expense, capital, operational, and other information to review/discuss that will produce a budget aligned with the City's strategic priorities. The enclosed kickoff presentation provides the following:

- 1. General Fund Revenue and Expense History**
- 2. Millage Rates, Property Valuations, Property Taxes**
- 3. Proposed 2026 FL Legislation – Impacts on City of IRB**
- 4. Budget Estimates, Considerations, Other**
- 5. Finance & Budget Review Committee**

We will utilize a variety of input and suggestions to compile a detailed FY 2027 budget that continues the City's direction of Building Community, again aligned with the City's strategic priorities.

ATTACHMENTS:
FY 2027 Budget Kickoff Presentation



FY 27 BUDGET

BUILDING COMMUNITY

June 9, 2026



Introduction

- 1. GENERAL FUND REVENUE-EXPENSE HISTORY**
 - 2. MILLAGE RATES, PROPERTY VALUATIONS, TAXES**
 - 3. PROPOSED LEGISLATION – IMPACTS**
 - 4. BUDGET ESTIMATES, CONSIDERATIONS, OTHER**
- FINANCE & BUDGET REVIEW COMMITTEE**



GF REV-EXP FY 19 - 26

	2019 BUDGET	2020 BUDGET	2021 BUDGET	2022 BUDGET	2023 BUDGET	2024 BUDGET	2025 BUDGET	2026 BUDGET
Millage Levy	1.8326	1.8326	1.8326	1.8326	1.8326	1.73	1.73	1.73
REVENUE								
PROPERTY TAXES	2,085,250	2,233,800	2,371,020	2,547,870	2,963,060	3,171,800	3,549,380	3,574,070
FRANCHISE FEES	429,000	433,000	433,000	456,000	474,250	496,560	564,000	564,000
LICENSES & PERMITS	301,510	332,510	57,310	47,310	47,310	47,310	47,310	47,310
COMMUNICATION TAX	92,000	92,000	88,000	88,000	80,000	80,000	90,000	90,000
STATE SHARED REVENUE	113,400	113,400	93,130	116,140	122,230	128,340	128,340	128,340
1/2 CENT SALES TAX	282,200	282,200	231,910	289,880	304,370	319,590	319,590	319,590
ALCOHOL TAX	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
FINES	17,500	9,000	9,000	20,000	40,000	75,000	100,000	150,000
MISC REVENUE	206,250	227,350	262,210	199,850	230,220	413,970	480,220	480,220
FEDERAL - AMERICAN RESCUE PLAN	-	-	-	37,950	-	-	-	-
VRR & INSPECTIONS	-	-	-	-	-	100,000	100,000	300,000
COST ALLOCATION	180,740	143,380	148,860	148,860	148,860	-	-	-
TRANSFER FROM OTHER FUNDS - MULTIMODAL IMPACT F	-	-	10,630	-	-	-	-	55,000
TRANSFER FROM OTHER FUNDS - RECREATION IMPACT F	-	-	11,370	-	-	-	-	31,000
TOTAL REVENUE	3,717,850	3,876,640	3,726,440	3,961,860	4,420,300	4,842,570	5,388,840	5,749,530
DEPARTMENTAL EXPENDITURES								
CITY COMMISSION	50,340	52,840	51,840	51,840	55,070	60,300	60,800	60,800
CITY MANAGER	219,110	230,160	252,200	278,610	313,760	308,340	289,650	305,120
FINANCE	343,340	337,150	349,610	370,310	384,380	464,690	498,680	518,700
CITY ATTORNEY	68,100	69,300	100,500	87,700	87,700	152,000	157,000	370,000
PLANNING & ZONING	84,450	70,550	80,550	85,650	85,650	85,200	85,200	91,000
CITY CLERK	163,970	160,920	166,370	179,220	187,590	143,790	150,180	158,920
LAW ENFORCEMENT	1,041,610	1,073,670	1,101,160	1,135,200	1,189,100	1,284,740	1,377,820	1,480,860
PERMITS & INSPECTIONS	273,160	290,850	68,900	21,430	5,000	-	-	-
CODE ENFORCEMENT	57,920	65,470	89,540	110,470	167,120	360,320	300,270	317,210
LIBRARY	104,670	106,770	107,920	113,510	118,290	121,100	123,660	109,460
PUBLIC WORKS	153,270	131,120	132,790	132,830	1,216,560	1,387,630	1,323,300	1,427,870
STREETS & DRAINAGE	211,610	265,300	238,970	341,660	-	-	-	-
BUILDING MAINTENANCE	100,430	127,020	113,440	130,180	-	-	-	-
PARKS	470,550	496,170	464,530	514,180	-	-	-	-
LEISURE SERVICES	36,500	38,200	37,700	40,200	40,200	36,700	36,700	32,200
CENTRAL SERVICES	329,780	346,030	354,990	359,250	415,690	408,220	478,010	507,040
TRANSFERS - TO CAPITAL IMPROVEMENT FUND	-	-	-	-	154,190	-	500,000	-
TOTAL EXPENDITURES	3,708,810	3,861,520	3,711,010	3,952,240	4,420,300	4,813,030	5,381,270	5,379,180

55%

45%



MILLAGE, ASSESS VALUE, PT

City of Indian Rocks Beach
 History of Ad Valorem Millage, Taxable Assessed Values and Tax Levies
 Fiscal Years Ending 1992-2025

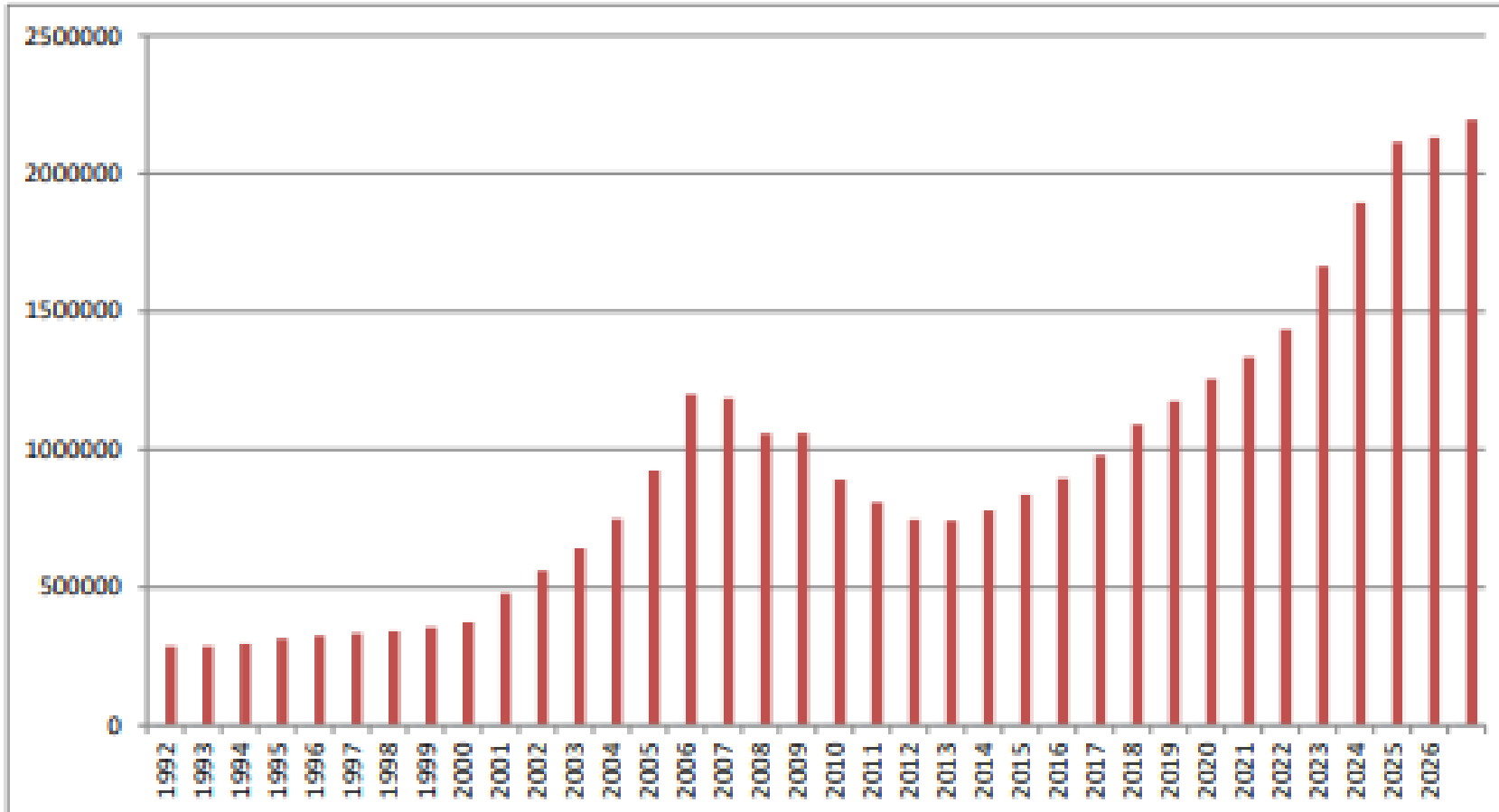
Fiscal Year Ending	Ad Valorem Millage	Taxable Assessed Value *	Assessed Value Increase/Decrease from Prior Year	Ad Valorem Taxes Levied	Ad Valorem Actual Receipts	Total Collections as a Percent of Taxes Levied
1992	2.4989	286,845	1.86%	716,779	691,920	96.5%
1993	2.5185	287,419	0.20%	723,865	702,198	97.0%
1994	2.5185	295,951	2.97%	745,353	725,188	97.3%
1995	2.5185	315,089	6.47%	793,553	771,579	97.2%
1996	2.5185	325,341	3.25%	819,373	797,583	97.3%
1997	2.5185	333,474	2.50%	839,856	816,602	97.2%
1998	2.5185	340,174	2.01%	856,729	829,813	96.9%
1999	2.5185	354,723	4.28%	893,371	867,818	97.1%
2000	2.5190	373,229	5.22%	939,979	910,628	96.9%
2001	2.5190	478,929	28.32%	1,027,219	1,000,125	97.4%
2002	2.5190	561,390	17.22%	1,201,850	1,164,916	96.9%
2003	2.5190	643,281	14.59%	1,407,363	1,359,441	96.6%
2004	2.3930	748,779	16.40%	1,531,840	1,484,097	96.9%
2005	1.7810	924,608	23.48%	1,635,525	1,559,391	95.3%
2006	1.5200	1,200,184	29.80%	1,817,485	1,590,909	87.5%
2007	1.4695	1,185,913	-1.19%	1,814,799	1,758,465	96.9%
2008	1.4695	1,057,009	-10.87%	1,742,699	1,693,152	97.2%
2009	2.0000	1,058,306	0.12%	2,114,018	2,054,982	97.2%
2010	2.0000	890,266	-15.88%	1,780,532	1,725,545	96.9%
2011	2.0000	807,343	-9.31%	1,614,686	1,562,977	96.8%
2012	2.0000	746,106	-7.59%	1,481,363	1,444,099	97.5%
2013	2.0000	743,032	-0.41%	1,486,064	1,433,488	96.5%
2014	2.0000	777,548	4.65%	1,555,096	1,508,443	97.0%
2015	2.0000	835,448	7.45%	1,670,896	1,620,770	97.0%
2016	2.0000	893,431	6.94%	1,786,861	1,728,283	96.7%
2017	1.9300	978,057	9.47%	1,887,650	1,831,021	97.0%
2018	1.9300	1,090,596	11.51%	2,104,850	2,033,059	96.6%
2019	1.8326	1,175,532	7.79%	2,154,280	2,089,648	97.0%
2020	1.8326	1,255,762	6.82%	2,301,309	2,233,800	97.1%
2021	1.8326	1,334,019	6.23%	2,444,723	2,379,957	97.4%
2022	1.8326	1,435,253	7.59%	2,630,245	2,551,610	97.0%
2023	1.8326	1,664,195	15.95%	3,049,804	2,963,060	97.2%
2024	1.7300	1,894,492	13.84%	3,277,471	3,179,075	97.0%
2025	1.7300	2,113,778	11.57%	3,656,836	3,549,380	97.1%
2026	1.7300	2,129,832	0.76%	3,684,609	3,574,070	97.0%
2027	1.7300	2,193,727	3.0%¹	3,795,148	3,681,293	97.0%

* In Thousands

¹Estimates pending



MILLAGE, ASSESS VALUE, PT





PROPERTY TAX COLLECTIONS

City of Indian Rocks Beach

History of Ad Valorem Millage, Taxable Assessed Values and Tax Levies

Fiscal Year Ending	Ad Valorem Millage	Taxable Assessed Value *	Assessed Value Increase/Decrease from Prior Year	Ad Valorem Taxes Levied	Ad Valorem Actual Receipts	Total Collections as a Percent of Taxes Levied
2021	1.8326	1,334,019	6.23%	2,444,723	2,379,957	97.4%
2022	1.8326	1,435,253	7.59%	2,630,245	2,551,610	97.0%
2023	1.8326	1,664,195	15.95%	3,049,804	2,963,060	97.2%
2024	1.7300	1,894,492	13.84%	3,277,471	3,179,075	97.0%
2025	1.7300	2,113,778	11.57%	3,656,836	3,549,380	97.1%
2026	1.7300	2,129,832	0.76%	3,684,609	3,574,070	97.0%

59%

* In Thousands



PROPERTY TAX USES

- Property taxes are recorded in the City's **General Fund** that serves as the foundation for the **City's administration, personnel, public safety, and quality of life.**
- Help pay/fund departments and programs including:
 - **Law Enforcement - PCSO**
 - **Commission, City Manager's Office, Finance/HR**
 - **Clerk, Legal, Information Technology, Library**
 - **Public Works-beautification, streets, parks**
 - **Insurance**
 - **Capital & Infrastructure**



PROPERTY TAX

Property Tax/Millage - who sets the rates? City's millage/tax rate of **1.73** represents approximately **11%** of the total property tax bill in IRB:

TAXING AUTHORITY	MILLAGE	
1 PC General Fund	4.5423	28.63%
2 PC Health Dept	0.0713	0.45%
3 PC EMS	0.8050	5.07%
4 Pinellas Suncoast Fire	0.6700	4.22%
5 School Board - State	3.0450	19.19%
6 School Board - Local	3.2480	20.47%
7 City of Indian Rocks Beach	1.7300	10.90%
8 SWFWMD	0.1831	1.15%
9 PC Planning Council	0.0175	0.11%
10 JWB	0.8250	5.20%
11 PSTA	0.7300	4.60%
TOTAL	15.8672	100.00%

The other taxing authorities set their millage/tax rates, the City of IRB does not control, set, or otherwise direct those millage/tax rates.



\$.40

SCHOOLS



\$.38

PIN COUNTY



\$.11

IRB

\$.11

SP DIS



INDIAN ROCKS BEACH PROPERTY TAXPAYER



PROPERTY TAX CALCULATION

➤ **Property Tax Calculation:** property assessed **taxable value**, divide by **1,000**, multiply by **millage rate**

➤ Property assessed **taxable value = \$650,000**

Divided by 1,000 = \$650

\$650 multiplied by 1.73 millage rate = \$1,124.50, paid to IRB

➤ **For every \$100,000 in assessed taxable value**, an IRB property **pays \$173.00** in property taxes to the City of Indian Rocks Beach.

➤ Next page **sample bill:** taxable value of **\$340,095, divided by 1,000 = \$340.095, multiplied by 1.73 millage rate = \$588.36, paid to IRB**



IRB Property Tax Bill

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
GENERAL FUND	4.5423	\$390,817.00	\$50,722.00	\$340,095.00	\$1,544.81
HEALTH DEPARTMENT	0.0713	\$390,817.00	\$50,722.00	\$340,095.00	\$24.25
EMS	0.8050	\$390,817.00	\$50,722.00	\$340,095.00	\$273.78
PINELLAS SUNCOAST FIRE	0.6700	\$390,817.00	\$50,722.00	\$340,095.00	\$227.86
SCHOOL-STATE LAW	3.0450	\$390,817.00	\$25,000.00	\$365,817.00	\$1,113.91
SCHOOL-LOCAL BD.	3.2480	\$390,817.00	\$25,000.00	\$365,817.00	\$1,188.17
INDIAN ROCKS BEACH	1.7300	\$390,817.00	\$50,722.00	\$340,095.00	\$588.36
SW FLA WTR MGMT.	0.1831	\$390,817.00	\$50,722.00	\$340,095.00	\$62.27
PINELLAS COUNTY PLN.CNCL.	0.0175	\$390,817.00	\$50,722.00	\$340,095.00	\$5.95
JUVENILE WELFARE BOARD	0.8250	\$390,817.00	\$50,722.00	\$340,095.00	\$280.58
SUNCOAST TRANSIT AUTHORITY	0.7300	\$390,817.00	\$50,722.00	\$340,095.00	\$248.27
Total Ad Valorem Taxes	15.8672				\$5,558.21



IRB IMPACTS

HOMESTEAD vs NON-HOMESTEAD

	2021	%	2022	%	2023	%	2024	%	2025	%
Assessed Value of Homestead	\$468,181,981	34%	\$524,930,733	33%	\$563,559,648	31%	\$579,492,715	29%	\$585,813,649	28.8%
Assessed Value of NON-Homestead	\$905,306,861	66%	\$1,066,477,718	67%	\$1,243,907,507	69%	\$1,431,003,974	71%	\$1,451,781,011	71.2%
TOTAL	\$1,373,488,842		\$1,591,408,451		\$1,807,467,155		\$2,010,496,689		\$2,037,594,660	

- **Number and % of NON-Homestead have grown faster than Homestead**
- **Above changes lead to a decrease in Exemption amounts/\$\$\$**
- **Proposed legislation currently only impacting Homestead**
 - **Less of a GF revenue impact to IRB**



FL 2026 LEGISLATION

HJR 201: Elimination of Non-School Property Tax for Homestead

- EXEMPT homestead properties from all ad valorem tax, except schools
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget

HJR 201 (All)
\$2,770,946
Scenario Tax
\$3,688,088
Current Law Tax
-24.87%
% Change

IRB - INDIAN ROCKS BEACH
(\$917K)
Tax Impact

Save our Homes from Excessive Property Taxes

CS/HJR 1-F

Developed by Blake Zurman
Pinellas County Property Appraiser's Office
2025

Pinellas Property Tax Transparency Tool

Current HX2 25,722

Extra \$25,000

Extra \$50,000

Extra \$100,000

Extra \$150,000

Extra \$200,000

Additional HX2 Exemption

User entered homestead exemption to extend the current HX2 exemption.

Tax Impact \$HX2

(\$347.7K)

-9.4% ▼

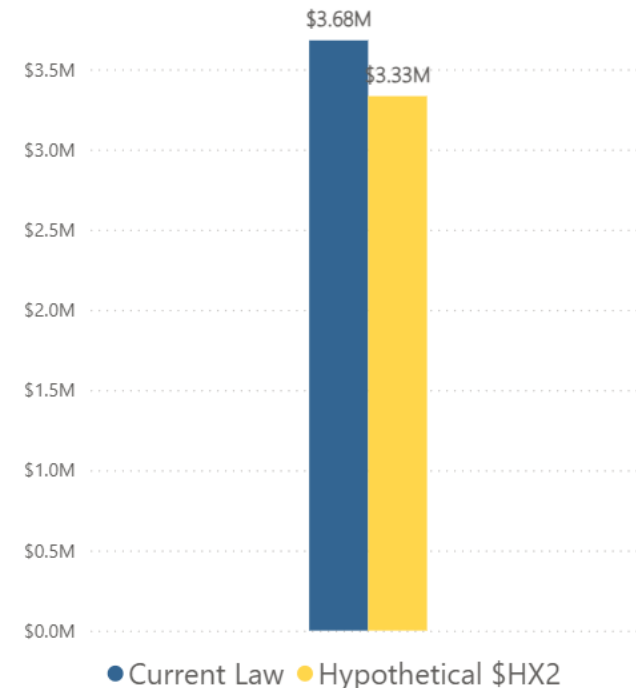
Hypothetical \$HX2

\$3.33M

Current Law \$HX2

\$3.68M

Custom \$ Exemption



Tax Authority

Selected: IRB - INDIAN ROCKS BE...

- 16 - EMER MEDICAL SVC
- 17A - PIN PLANNING CO...
- 17B - JUVENILE WELFARE.
- 17C - SW FLA WATER MG.
- IRB - INDIAN ROCKS BEA.
- PSF - PINELLAS SUNCOA...

Millage

Selected: IRB

- IRB

Parcel Number

Clear all Selections

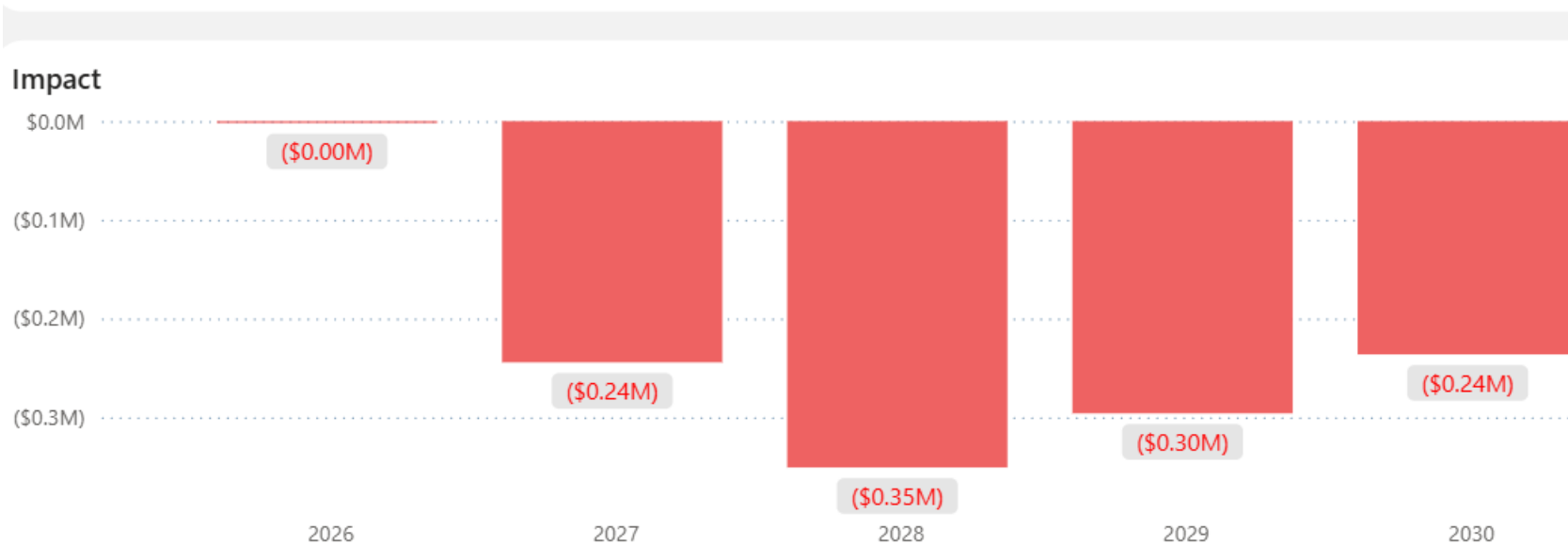
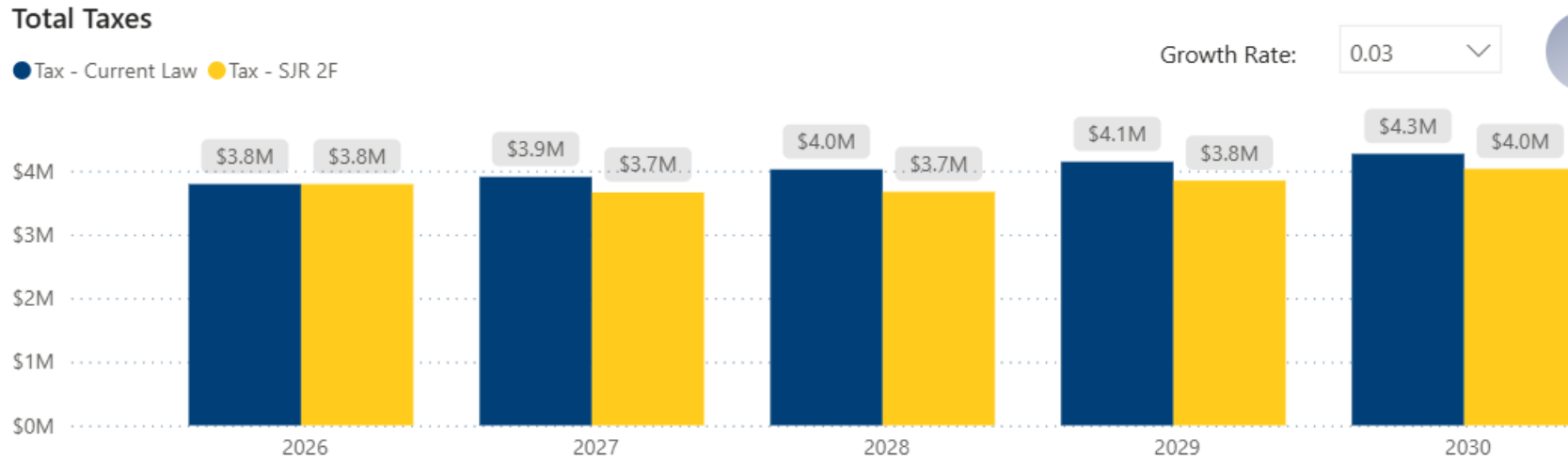
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Save our Homes from Excessive Property Taxes

CS/HJR 1-F





FL LEGISLATION

CS/HJR 1-F

- **Increases the homestead exemption from current \$50,000, to \$150,000, begin Jan 1, 2027, and to \$250,000, on Jan 1, 2028**
- **Annual inflation adjustments begin 2029**
- **Exclude school district levies**
- **Reduces the annual assessment increase limitation for specified non-homestead property from 10% to 5%, begin Jan 1, 2027**
- **Property taxes continue to fund city operations approved by elected officials unless a specific expenditure is prohibited by law**



FL LEGISLATION

- **Total Tax Paid** **\$5,558.21**
- **- All Tax Levies except Schools** **(\$ 3,256.13)**
- **New Tax Bill** **\$2,302.08**
- **a 58.6% decrease**
- **Impacts of reduced revenue to all taxing authorities**
 - **Revenue replacement ?**
 - **Reduced budgets = reduced services ?**



FL LEGISLATION – add'l exempt

- **Total Tax Paid** **\$5,558.21**
- **-\$150k homestead exempt** **(\$ 957.41)**
- **New Tax Bill** **\$4,600.80** **17% dec**
- **-\$250k homestead exempt** **(\$1,914.83)**
 - **New Tax Bill** **\$3,643.38** **34% dec**
- **Impacts of reduced revenue to all taxing authorities**
 - **Revenue replacement ?**
 - **Reduced budgets = reduced services ?**



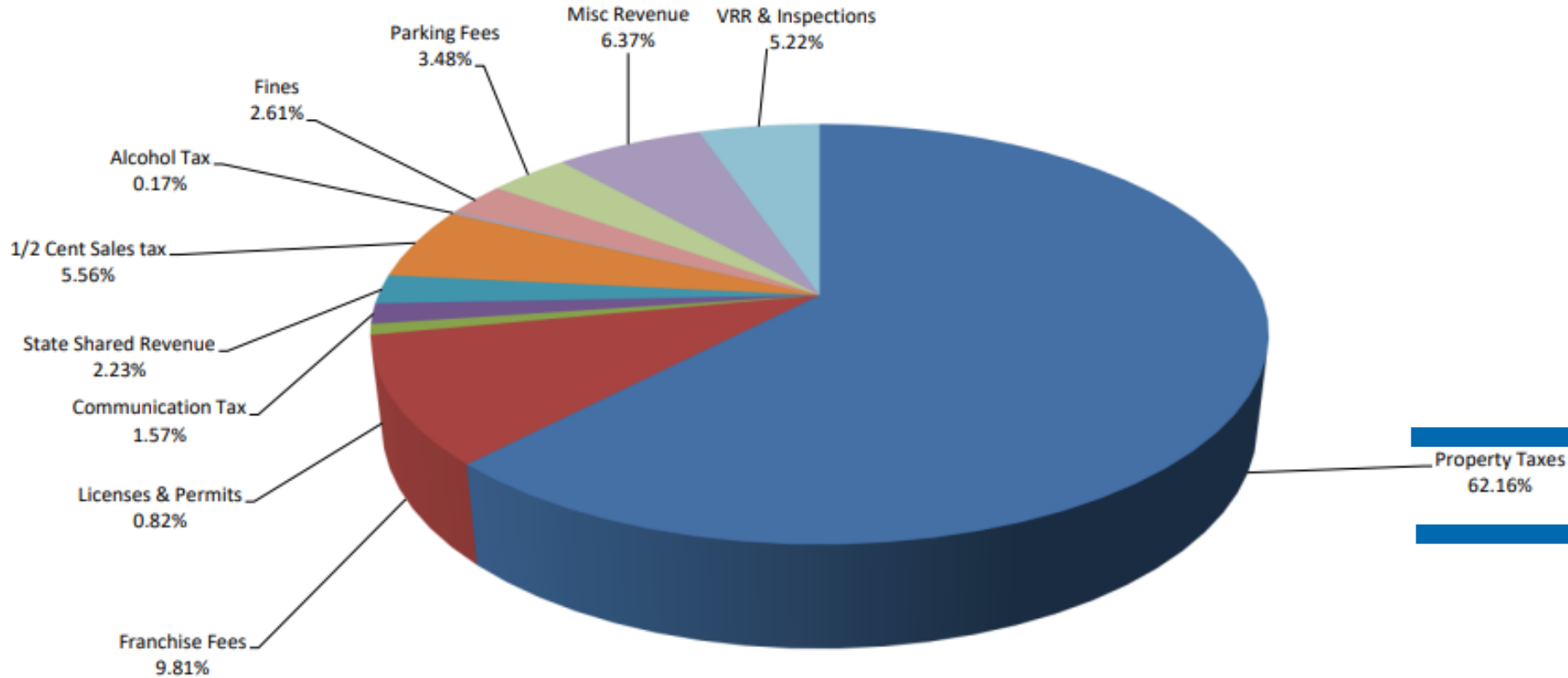
GENERAL FUND REVENUE

	2023	% of	2024	% of	2025	% of	2026	% of
	BUDGET	Total GF	BUDGET	Total GF	BUDGET	Total GF	BUDGET	Total GF
Millage Levy	1.8326		1.73		1.73		1.73	
PROPERTY TAXES	2,963,060	67.0%	3,171,800	65.5%	3,549,380	65.9%	3,574,070	62.2%
FRANCHISE FEES	474,250	10.7%	496,560	10.3%	564,000	10.5%	564,000	9.8%
LICENSES & PERMITS	47,310	1.1%	47,310	1.0%	47,310	0.9%	47,310	0.8%
COMMUNICATION TAX	80,000	1.8%	80,000	1.7%	90,000	1.7%	90,000	1.6%
STATE SHARED REVENUE	122,230	2.8%	128,340	2.7%	128,340	2.4%	128,340	2.2%
1/2 CENT SALES TAX	304,370	6.9%	319,590	6.6%	319,590	5.9%	319,590	5.6%
ALCOHOL TAX	10,000	0.2%	10,000	0.2%	10,000	0.2%	10,000	0.2%
FINES	40,000	0.9%	75,000	1.5%	100,000	1.9%	150,000	2.6%
MISC REVENUE	230,220	5.2%	413,970	8.5%	480,220	8.9%	480,220	8.4%
FEDERAL - AMERICAN RESCUE PLAN	-		-		-		-	
VRR & INSPECTIONS	-		100,000	2.1%	100,000	1.9%	300,000	5.2%
COST ALLOCATION	148,860	3.4%	-		-		-	
TRANSFER FROM OTHER FUNDS - MULTIMODAL	-		-		-		55,000	1.0%
TRANSFER FROM OTHER FUNDS - RECREATION	-		-		-		31,000	0.5%
TOTAL REVENUE	4,420,300	100.0%	4,842,570	100.0%	5,388,840	100.0%	5,749,530	100.0%



GENERAL FUND REVENUE

TOTAL GENERAL FUND REVENUES BY SOURCE



2026 GENERAL FUND REVENUES

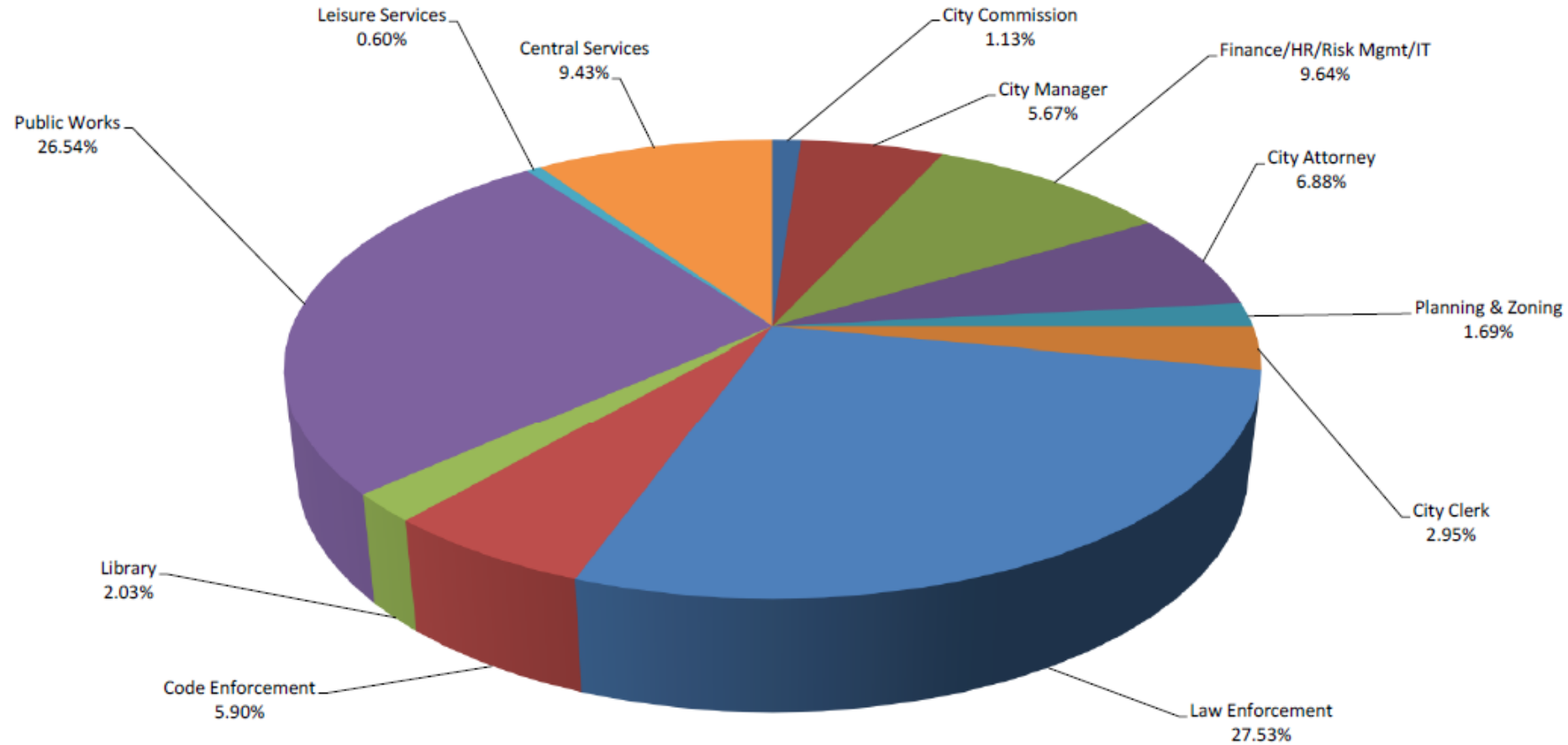


GENERAL FUND EXPENSES

	2023	% of	2024	% of	2025	% of	2026	% of
	BUDGET	Total GF	BUDGET	Total GF	BUDGET	Total GF	BUDGET	Total GF
CITY COMMISSION	55,070	1.2%	60,300	1.3%	60,800	1.1%	60,800	1.1%
CITY MANAGER	313,760	7.1%	308,340	6.4%	289,650	5.4%	305,120	5.7%
FINANCE	384,380	8.7%	464,690	9.7%	498,680	9.3%	518,700	9.6%
CITY ATTORNEY	87,700	2.0%	152,000	3.2%	157,000	2.9%	370,000	6.9%
PLANNING & ZONING	85,650	1.9%	85,200	1.8%	85,200	1.6%	91,000	1.7%
CITY CLERK	187,590	4.2%	143,790	3.0%	150,180	2.8%	158,920	3.0%
LAW ENFORCEMENT	1,189,100	26.9%	1,284,740	26.7%	1,377,820	25.6%	1,480,860	27.5%
PERMITS & INSPECTIONS	5,000	0.1%	-	0.0%	-	0.0%	-	0.0%
CODE ENFORCEMENT	167,120	3.8%	360,320	7.5%	300,270	5.6%	317,210	5.9%
LIBRARY	118,290	2.7%	121,100	2.5%	123,660	2.3%	109,460	2.0%
PUBLIC WORKS	1,216,560	27.5%	1,387,630	28.8%	1,323,300	24.6%	1,427,870	26.5%
STREETS & DRAINAGE	-		-		-		-	
BUILDING MAINTENANCE	-		-		-		-	
PARKS	-		-		-		-	
LEISURE SERVICES	40,200	0.9%	36,700	0.8%	36,700	0.7%	32,200	0.6%
CENTRAL SERVICES	415,690	9.4%	408,220	8.5%	478,010	8.9%	507,040	9.4%
TRANSFERS - TO CAPITAL IMPROVEMENT FUND	154,190	3.5%	-		500,000	9.3%	-	
TOTAL EXPENDITURES	4,420,300	100.0%	4,813,030	100%	5,381,270	100%	5,379,180	100.0%



GENERAL FUND EXPENSES



2026 GENERAL FUND DEPARTMENTS



FY 27 BUDGET

- 1. Recommend Same Millage Rate: 1.73**
- 2. Capital items – roads/streets, parks, vehicles**
- 3. Operational considerations – salaries, benefits, positions**
- 4. Parking Fund**
- 5. Reserves**



FY 27 BUDGET

1. FINANCE & BUDGET REVIEW COMMITTEE

a. General Fund revenues – taxes & fees

b. Expenses

c. Future



FY 27 BUDGET

Next Budget Meeting:

Tue, July 14, 5 pm

Thank you !

Robin I. Gomez, Administrative Director

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rgomez@irbcity.com

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AGENDA ITEM NO. 5.1

CONSENT AGENDA

**Approval of May 12, 2026
Regular City Commission Meeting Minutes**

MINUTES
CITY OF INDIAN ROCKS BEACH
CITY COMMISSION REGULAR MEETING
Tuesday, May 12, 2026
6:00 p.m.

The City of Indian Rocks Beach Board of Commissioner held a regular City Commission meeting at 6:00 p.m. on May 12, 2026 in the Civic Auditorium/Commission Chambers at City Hall, located at 1507 Bay Palm Blvd. Indian Rocks Beach, Florida.

CALL TO ORDER

Mayor Commissioner Vaughan called the meeting to order at 6:00 P.M., followed by the Pledge of Allegiance and a moment of silence.

ROLL CALL

Present: Mayor Commissioner Lan Vaughan, Vice Mayor Commissioner Janet Wilson, Commissioner John Bigelow, Commissioner Hilary King, and Commissioner Kellee Watt.

Quorum established.

(To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.)

1. PRESENTATIONS

A. PROCLAMATION for Beckett Smith

Presented by: Mayor Commissioner Vaughan

Mayor Commissioner Vaughan presented a proclamation recognizing Beckett Smith, a 15-year-old artist and resident of Indian Rocks Beach, for his artistic excellence and community contribution.

Proclamation presented to Beckett Smith and family.

B. REPORT OF Pinellas County Sheriff's Office

Presented by: Sheriff's Office Representative

The Pinellas County Sheriff's Office (PCSO) submitted a written Crime Analysis Report for the month of April 2026.

The City Manager noted that the Commission had requested crime statistics be broken out by residents versus non-residents. The captain is still working on this and awaiting approval through the chain of command.

C. REPORT OF Pinellas Suncoast Fire & Rescue District

Presented by: Fire Chief Ken Grimes

Chief Grimes provided a comprehensive report for the month.

Chief Grimes provided a detailed explanation of Resolution 2026-11 supporting two additional ALS positions.

2. NEIGHBOR'S COMMENTS

Beth McMullen, 481 Harbor Dr. S.: Supports Chief Grimes' request for additional Advanced Life Support staffing.

Don House, 2104 Beach Trail: Raised concern that true city unity must include businesses, not just residents, in Commission decision-making.

Lee Wilkerson, 490 Harbor Dr. N : Warned that overcrowded rental homes are damaging IRB's reputation as a charming, authentic beach town.

Jade (IRB Creamery), 1401 Gulf Blvd. : Celebrated her business's 5th anniversary and expressed support for finding solutions to short-term rentals and parking challenges.

Rev. Wesley Sneteker, Church of the Isles : Requested that the Commission declare June 2026 Pride Month.

Diane Daniel, 309 10th Ave.: Suggested the city create a memorial or public art installation to acknowledge the community's loss from hurricane-related demolitions. She also urged the Commission to issue a Pride Month proclamation.

Susan Bell, 717 1st St. : Praised the city's code enforcement office for its prompt and thorough response to her email inquiry.

Lindsay Magnus, 1309 Gulf Blvd. : Stress that local business owners are individual investors who chose IRB deliberately and cannot absorb further parking reductions.

Gary Huggins, 814 Beach Trail : Reported confrontations with illegal parkers on the shell road section of Beach Trail between 7th and 9th Ave., which blocks emergency vehicle access. He requested the city install signage along that trail to prevent illegal parking.

Sean Rowland, 1206 Gulf Blvd. : Raised concerns about the absence of an impact study for proposed parking changes affecting local businesses. He also flagged ticketing issues affecting IRB Little League families and noted insufficient field capacity to support girls' softball.

3. REPORTS OF: City Manager and City Commission

A. City Manager

Parking Study – East of Gulf Boulevard

City Manager Henderson recommended commissioning a comprehensive parking study for the area east of Gulf Boulevard, citing a 2020 Forward Pinellas Vision Report that had originally suggested such a study. The recommendation followed feedback received via email and public comment, as well as prior Commission discussion about residential only on street parking.

- The study would examine parking solutions east of Gulf in a holistic manner, considering both residents and businesses.
- Available parking in the area is limited, Kolb Park and City Hall are among the few existing lots, and many residential streets already have “no parking” signs.
- The City Manager identified potential opportunities with privately owned lots and suggested exploring partnerships.
- Community input would be gathered through open meetings, and workshops.
- A third-party consultant would be engaged to lead the study.

Integration with Master Plan & Land Development Regulation Update

The parking study is proposed to be incorporated into the broader scope of the City's master plan and land development regulation (LDR) code update, which will also involve a third-party consultant through an RFQ process.

- A phased approach was discussed: a “bridge agreement” could initiate work before the end of the current fiscal year, with the bulk of the study budgeted in the next fiscal year.
- The proposed east-of-Gulf parking study would run parallel to and not interfere with the current six-month paid beach parking pilot program.

Mayor Commissioner Vaughan also raised a question regarding a possible Pinellas County traffic study on Gulf Boulevard and suggested the City explore whether county funding could help offset study costs.

August Commission Meeting – Venue Change Notice

City Manager Henderson advised the Commission that the August 18th Commission meeting (previously rescheduled from August 11th) conflicts with Election Day. Because City Hall serves as a polling location, the meeting will be relocated to the Holiday Inn.

B. City Commission

Commissioner King discussed several grant opportunities available through the Florida League of Cities, including FEMA's Building Resilient Infrastructure and Communities program, FEMA Flood Mitigation Assistance, and Fish Florida nonprofit grants for youth education. She also requested that the Commission initiate a conversation about the recycling contract renewal ahead of the contract's expiration.

Vice Mayor Commissioner Wilson thanked IRB Homes for organizing the Taste of IRB event and announced the upcoming Mix and Mingle at Hurricane Eddie's. She reported on the Beach Art Center gallery opening and highlighted the need for sponsors to support youth art camp scholarships. Wilson provided an update on the Suncoast League of Cities and shared a legislative update from Jennifer Webb regarding a potential last-minute tax reform amendment. She cautioned the Commission about homestead reduction proposals that would disproportionately impact small towns, emphasizing the urgency of public education on the matter before it reaches the ballot, at which point such outreach would no longer be permitted.

Commissioner Watt announced that a weekend code enforcement contact number is now available through City Hall. She reported on a productive planning session and praised the Taste of IRB event. Watt also recognized Mayor Commissioner Vaughan for his presentation at the State of the Beaches Community Conversation, and thanked Vice Mayor Commissioner Wilson for the introduction at her first Suncoast League of Cities meeting. She additionally noted that the Coast Guard is currently seeking volunteers.

Commissioner Bigelow: Thanked everyone for over 30 board member applications, expressing confidence in ability to fill positions properly.

Mayor Commissioner Vaughan highlighted the city's commitment to responsiveness to address residents' concerns. Sunday construction was halted and weekend code enforcement phone lines were opened, with residents encouraged to call in with any challenges. Mayor Commissioner Vaughan announced the launch of a Hurricane Task Force beginning May 13th, to be chaired by Commissioner King. He promoted upcoming events including the IRB Mix and Mingle and Coffee with the City, and shared plans to extend future Coffee with the City gatherings to local businesses as a networking opportunity. He also reported on his attendance at the IRB Action 2000 meeting with City Manager Henderson.

4. WORK SESSION ITEMS: *None*

5. CONSENT AGENDA

The following items were presented on the Consent Agenda:

- **A. APPROVAL OF** April 14, 2026, Regular City Commission Meeting Minutes

- **B. APPROVAL OF** April 15, 2026, Work Session Minutes
- **C. APPROVAL OF** April 16, 2026, Work Session Minutes
- **D. AUTHORIZING THE** City Manager to execute an Interlocal Agreement with Pinellas County for the Disaster Debris Monitoring and Management Services within Geographic Pinellas County.
- **E. AUTHORIZING THE** City Manager to execute a First Amendment to the Interlocal Agreement between Pinellas County and the City of Indian Rocks Beach for the Florida Department Of Environmental Protection Annual Regulatory Program and Surveillance Fees.
- **F. APPROVAL OF** Resolution No. 2026-11 supporting the addition of two EMS Authority Funded Advanced Life Support Positions by the Pinellas County Board of County Commissioners Acting as the EMS authority.
- **G. APPROVAL OF** March 31, 2026, year-to-date Financial Report

Motion made by Commissioner Watt, which was seconded by Commissioner King to pull items; 5D, 5E, 5F, and 5G from consent agenda to individual consideration

Motion passed (5-0)

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King to approve items A, B, and C of consent agenda

Motion passed (5-0)

5D. Interlocal Agreement with Pinellas County for Disaster Debris Monitoring and Management Services

Presented by: Public Works Director Dean Scharmen

Commissioner Watt asked about number of debris removal vendors available.

Director Scharmen explained that Pinellas County has seven debris removal vendors on contract with staggered expiration dates. New bid would extend furthest contract from 2025 to 2030, including debris monitoring.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt to approve item D of the consent agenda authorizing the City Manager to execute an

interlocal agreement with Pinellas County in the disaster debris monitoring and management service within geographic Pinellas County.

Roll call vote:

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

Nays: None

Motion passed (5-0)

5E. First Amendment to Interlocal Agreement between Pinellas County and the City of Indian Rocks Beach for the Florida Department of Environmental Protection Annual Regulatory Program and Surveillance Fees.

Presented by: Public Works Director Dean Scharmen

Commissioner Watt asked for clarification on fee structure and proportional allocation by population.

Director Scharmen confirmed total county bill is \$30,299 (including FDOT portion). City's proportional fee based on population decreased from \$150.65 in 2025 to \$139 in 2026.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to approve item E of the consent agenda authorizing the City Manager to execute a First Amendment to the interlocal agreement between Pinellas County and the City of Indian Rocks Beach for the Florida Department of Environmental Protection annual regulatory program and surveillance fees.

Roll call vote:

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

Nays: None

Motion passed (5-0)

5F. Resolution No. 2026-11, Support for ALS Coverage.

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, SUPPORTING THE ADDITION OF TWO (2) EMS AUTHORITY FUNDED ADVANCED LIFE SUPPORT (ALS) POSITIONS BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS ACTING AS THE EMS AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: City Manager Ryan Henderson and Fire Chief Ken Grimes

City Manager explained item pulled to add two 'whereas' clauses suggested by Chief Grimes for consistency with other cities: (1) City contributes meaningfully to countywide EMS system through financial participation and supports sustainability; (2) While recognizing value of regional approach, city seeks to ensure consistent minimum level of service in its service area. Resolution will be used as guiding document as Chief seeks support from other cities.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to approve Resolution number 2026-11 with the addition of the two whereas clauses that support the addition of two EMS authority funded advanced life support positions by the Pinellas County Board of County Commissioners acting as the EMS authority and providing for an effective date.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

5G. March 31, 2026 Year-to-Date Financial Report

Presented by: Administrative Director Robin Gomez

Administrative Director Gomez presented detailed financial report for first six months of fiscal year (October 1 - March 31) covering three major funds: General Fund, Capital Fund, and Solid Waste Fund.

Highlights:

- Property tax collections at nearly 90% (largest revenue source, collected primarily in first half via county tax collector distribution December-June)
- Licenses and permits exceeded budget due to vacation rental registration and business tax receipts
- Miscellaneous revenue is significantly higher due to insurance proceeds from September/October 2024 storms
- General Fund expenditures slightly under budget at midyear
- Capital projects (Aqua Fence, road mill/resurfacing, park upgrades) just starting, more activity expected in second half
- Penny for Pinellas revenue at 44% (2-month collection lag)
- Solid Waste Fund revenues exceeding expenditures, both on track

Mayor Commissioner Vaughan asked about business revenue streams, half-cent sales tax, state shared revenue, STR taxes, and bed taxes. Robin Gomez clarified that cities do not receive

tourist development tax directly but benefit indirectly through formulas. Commissioner Watt asked about central services expenditure category; Robin Gomez explained it covers citywide costs and offered to provide detailed breakdown.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to approve item G, the March 31st, 2026 Year-to Date Financial Report.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

A. First Reading of Ordinance No. 2026-03, Golf Carts, Low-Speed Vehicles, and Micromobility Devices.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING SECTION 62-40 OF THE CODE OF ORDINANCES RELATING TO GOLF CARTS, LOW-SPEED VEHICLES, AND MICROMOBILITY DEVICES; PROVIDING FOR COMPLIANCE WITH FLORIDA STATUTES SECTION 316.212; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER, CODIFICATION EFFECTIVE DATE.

City Attorney Matthew Maggard read Ordinance 2026-03 by title only.

City Attorney Maggard presented ordinance amending Section 62-40 to bring city code into compliance with Florida Statute 316.212.

Key Changes:

- Updated minimum operating age from 14 to 18 years unless operator has valid learner's permit or driver's license (if under 18 with learner's permit, must be accompanied by licensed adult 18+)
- Added equipment requirements for operation on public roads per state statute
- Clarified penalties—\$500 fine for city ordinance violation; could also be cited under traffic statute 316 if operating on roadway/Gulf Blvd

Commissioner Watt questioned summary stating minimum age of 14. Mayor Commissioner Vaughan confirmed ordinance updates to current state law and asked about communication with Sheriff. Mayor Commissioner Vaughan noted the ordinance mentions motor vehicles not

allowed on sidewalks and requested clarification for second reading whether this includes electric bikes.

City Manager Henderson explained communication plan: press release, meeting with golf cart rental operators, updated pamphlets. Noted ordinance brings city into uniformity with other Pinellas County beach cities, helping with enforcement as Sheriff's officers rotate. Corrected memo typo: minimum permit age is 15, not 14.

Public Hearing Opened

Patti Katz, 124 13th Ave. stated it should be a priority that everyone is aware of the rules.

Public Hearing Closed

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to approve Ordinance No. 2026-03, an ordinance of the City Commission of the City of Indian Rocks Beach, FL amending Section 62-40 of the Code of Ordinances relating to golf carts, low speed vehicles and micro mobility devices. Providing compliance with Florida Statutes Section 316.212. providing for severability; providing for repealer, codification and effective date.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

B. Resolution No. 2026-12 – Adopting Strategic Priorities and Associated Objectives

CITY OF INDIAN ROCKS BEACH, FLORIDA RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ADOPTING STRATEGIC PRIORITIES AND ASSOCIATED OBJECTIVES TO GUIDE THE CITY'S VISION, POLICY DEVELOPMENT, AND OPERATIONAL DECISION-MAKING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: City Manager Ryan Henderson

City Manager Henderson presented a comprehensive overview of the strategic planning retreat held April 15-16, 2026, facilitated by Mike Mowry of SGR.

The presentation covered:

- **Reputational drivers:** What the city wants to be known for including community identity, small town character, strategic growth, civic governance, and environmental stewardship
- **Pressing needs:** Short-term rental issues, legislative advocacy, regulatory action, enforcement, disaster management, transportation/public safety, and governance/land use
- **Five strategic priorities:** Attend to hurricane needs, create a master plan, enforce city ordinances, increase residential population, and protect home rule

City Manager Henderson emphasized the retreat notes were available for public review and thanked staff and commissioners for their participation.

Public Hearing Opened

Matthew Barrowclough, 211 11th Ave. : Concerned short-term rentals are blamed without proper analysis.

Beth McMullen, 481 Harbor Dr. S: Praised small town vibe commitment and 'community over commodity' motto.

Diane Daniel, 309 10th Ave: Acknowledged real estate cost challenges but praised initiative as phenomenal.

Jeb Graham, 1900 Beach Trail: Hoped for good ordinances and enforcement.

John Phanstiehl, 448 Harbor Dr. South: Praised Commission leadership after 30+ years.

Beth Flynn, 914 Harbor House Dr.: Praised the report but concerned environment is not listed as one of five strategic priorities.

Sean Rowland, 1206 Gulf Blvd: Short term rental owners' voices are not truly considered.

Paul Zagami, 335 12th Ave: Appreciated strategic priorities for preservation.

Public Hearing Closed

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to approve Resolution No. 2026-12, A resolution adopting strategic priorities and associated objectives to guide the City's vision, policy development and operational decision making, providing for implementation and providing for an effective date establishing the Indian Rocks Beach strategic goals.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

C. Resolution No. 2026-13, Affirming Commitment to Preserving Full-Time Residential Communities.

**CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2026-13**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AFFIRMING THE CITY'S COMMITMENT TO PRESERVING AND PROMOTING FULL-TIME RESIDENTIAL COMMUNITIES; RECOGNIZING THE IMPORTANCE OF HOMEOWNERSHIP IN SINGLE-FAMILY NEIGHBORHOODS; ACKNOWLEDGING THE IMPACT OF SHORT-TERM RENTALS ON THE CITY'S RESIDENT POPULATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: City Attorney Matthew Maggard and City Manager Ryan Henderson

City Attorney Maggard read the resolution by title only.

City Manager Henderson explained resolution emerged from the strategic retreat as affirmation of city's position on preserving residential communities. It will serve as springboard for conversations with other communities and Tallahassee advocacy regarding short-term rental impacts. Resolution language formulated from Commissioner retreat input with additional language by Manager and Attorney. Ties to strategic priorities of protecting home rule and increasing residential population.

Mayor Commissioner Vaughan read the entire Resolution 2026-13 aloud to the Commission and public, covering all whereas clauses and sections affirming commitment to full-time residency.

Public Hearing Opened

Patti Katz, 124 13th Ave: Praised speakers who own short-term rentals who want to work with community.

John Thayer, 1819 Bay Blvd: Questioned the purpose and necessity of Resolution 2026-13

Jeb Graham, 1900 Beach Trail: Expressed concern that the resolution is unnecessary targets lawful short-term rental owners.

Beth McMullen, 481 Harbor Dr: Supported the resolution as a commitment to preserve neighborhoods.

Sean Rowland, 1206 Blvd: Encouraged Commission to explore broader reasons for population decline beyond Short-term rentals.

Gary Huggins, 814 Beach Trail: Urged Commission to protect the community and beach,

Beth Flynn, 914 Harbor House Dr.: Expressed confusion about what the resolution actually accomplishes.

Public Hearing Closed

Commission Discussion:

Commissioner King expressed concern that the resolution's whereas clauses focus too heavily on limiting short-term rentals in single-family neighborhoods without acknowledging the desire to retain short-term rentals in appropriate areas. She felt it was exclusionary and did not cover other methods to encourage long-term residency.

Commissioner Watt clarified the resolution was intended to focus on one specific topic short-term rentals impact on residential neighborhoods as discussed in strategic planning. Session.

City Attorney Maggard explained the resolution is a coalition-building tool to present to other cities and eventually Tallahassee, addressing state preemption that has eliminated local zoning authority. He clarified the resolution recognizes lawful short-term rentals in appropriate districts but addresses the deterioration of residential communities.

Vice Mayor Commissioner Wilson emphasized the importance of having full Commission support.

Commissioner Bigelow stated protecting neighborhoods from negative impacts is a primary reason for his service.

Mayor Commissioner Vaughan described the resolution as a tool for building alliances with other mayors facing similar issues.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to approve Resolution No. 2026-13, a resolution of the City Commission of the City of Indian Rocks Beach, Florida, affirming the City's commitment to preserving and promoting full time residential communities, recognizing the importance of home ownership and single-family neighborhoods, acknowledging the impact of short-term rentals on the City's resident population, and providing for an effective date.

Roll call vote:

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

Nays: None

Motion passed (5-0)

All Commission members signed the resolution.

D. Appointments to City Boards

Presented by: City Clerk Lorin Kornijtschuk and City Manager Ryan Henderson

City Clerk outlined vacancies:

- Board of Adjustments: 2 members, 2 alternates
- Planning and Zoning Board: Reappoint Frederick McFall or appoint qualified resident, plus 2 alternates
- Finance and Budget Review Committee: 4 members, 2 alternates
- Neighbor Advisory Board: 5 members, 2 alternates

Public Hearing Opened and Closed (no public speakers)

Commissioner Bigelow announced a voting conflict of interest and recused himself from voting on the appointment of Marie Mazara to the Finance Budget Review Committee, as Ms. Mazara is his wife. In accordance with Section 112.3143, Florida Statutes, Commissioner Bigelow abstained from the vote. (Form 8B, Memorandum of Voting Conflict, is attached to and incorporated into these minutes.)

Motion made by Commissioner Watt, which was seconded by Commissioner King, to nominate Jackie Russo as a member of the Board of Adjustments.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson; Commissioner Bigelow, Mayor Commissioner Vaughan

Nays: None

Motion passed (5-0)

Mayor Commissioner Vaughan sought a nomination to appoint Michael Mirmanesh as a member to the Board of Adjustments.

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Bigelow, to nominate Michael Mirmanesh as a member of the Board of Adjustments.

Roll call vote:

Ayes: Commissioner Bigelow, Mayor Commissioner Vaughan

Nays: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson

Motion failed (2-3)

Motion made by Commissioner Watt, which was seconded by Commissioner King, to nominate Mark Rieumont as a member to the Board of Adjustments.

Roll call vote:

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

Nays: None

Motion passed (5-0)

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to nominate Liz Covington as Alternate Member # 1 to the Board of Adjustments.

Roll call vote:

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

Nays: None

Motion passed (5-0)

Motion made by Commissioner King, which was seconded by Commissioner Watt, to nominate Janet Hunt as Alternate Member # 2 to the Board of Adjustments.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson

Nays: Commissioner Bigelow, Mayor Commissioner Vaughan

Motion passed (3-2)

Motion by Commissioner Watt, which was seconded by Vice Mayor Commissioner Wilson, to reappoint Frederick Rick McFall for another two-year term to the Planning and Zoning Board.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson; Commissioner Bigelow, Mayor Commissioner Vaughan

Nays: None

Motion passed (5-0)

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to nominate Diane Lincoln as alternate #1 to the Planning and Zoning Board.

Roll call vote:

Ayes: Commissioner King, Vice Mayor Commissioner Wilson

Nays: Commissioner Watt, Commissioner Bigelow, Mayor Commissioner Vaughan

Motion failed (2-3)

Motion made by Commissioner Watt, which was seconded by Commissioner Bigelow, to nominate Michael Mirmanesh as alternate # 1 to the Planning and Zoning Board.

Roll call vote:

**Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Mayor
Commissioner Vaughan**
Nays: Vice Mayor Commissioner Wilson
Motion passed (4-1)

**Motion made by Commissioner Watt, which was not seconded, to nominate Laura West as
alternate #2 to the Planning and Zoning Board.**

Motion failed (no second)

**Motion made by Commissioner King, which was seconded by Commissioner Bigelow, to
nominate Tim Dunfey as alternate # 2 to the Planning and Zoning Board.**

Roll call vote:

**Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson,
Commissioner Bigelow, Mayor Commissioner Vaughan**
Nays: None
Motion passed (5-0)

**Motion made by Commissioner Watt, which was seconded by Vice Mayor Commissioner
Wilson, to nominate Maureen Ballock as a member to the Finance and Budget Review
Committee.**

Roll call vote:

**Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson,
Commissioner Bigelow, Mayor Commissioner Vaughan**
Nays: None
Motion passed (5-0)

**Motion made by Commissioner Watt, which was seconded by Vice Mayor Commissioner
Wilson, to nominate Dan Doherty as a member to the Finance and Budget Review
Committee.**

Roll call vote:

**Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson, Mayor
Commissioner Vaughan**
Nays: Commissioner Bigelow
Motion passed (4-1)

Mayor Commissioner Vaughan sought a nomination to appoint Marie Mazara as a member to the
Finance and Budget Review Committee.

**Motion made by Commissioner Watt, which was seconded by Commissioner King, to
nominate Marie Mazara as a member of the Finance and Budget Review Committee.**

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson, Mayor Commissioner Vaughan

Nays; None

Abstain: Commissioner Bigelow (recused)

Motion passed (4-0) (one recusal)

Motion made by Commissioner King, which was seconded by Vice Mayor Commissioner Wilson, to nominate Heidi Wilkers as a member of the Finance and Budget Review Committee.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

Motion made by Commissioner Watt, which was seconded by Vice Mayor Commissioner Wilson, to nominate Judy Schmeling as Alternate #1 to the Finance and Budget Review Committee.

Roll call vote:

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

Nays: None

Motion passed (5-0)

Mayor Commissioner Vaughan sought nomination to appoint John Perruccio as Alternate #2 to the Finance and Budget Review Committee.

Motion made Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to nominate John Perruccio as Alternate #2 to the Finance and Budget Review Committee.

Roll call vote:

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

Nays: None

Motion passed (5-0)

Motion made by Commissioner Watt, which was seconded by Commissioner King, to nominate Lee Wilkerson as a member to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson; Commissioner Bigelow, Mayor Commissioner Vaughan

Nays: None

Motion passed (5-0)

Motion made by Vice Mayor Commissioner Wilson, which was not seconded, to nominate Chris Everett as a member to the Neighbor Advisory Board.

Motion failed (no second)

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to nominate Kathy Gerson as a member to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner King, Vice Mayor Commissioner Wilson, Mayor Commissioner Vaughan

Nays: Commissioner Watt, Commissioner Bigelow

Motion passed (3-2)

Motion made by Commissioner Watt, which was seconded by Commissioner King, to nominate Bob Florio as a member to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson, Mayor Commissioner Vaughan

Nays: Commissioner Bigelow

Motion passed (4-1)

Motion made by Commissioner Watt, which was seconded by Commissioner King, to nominate Gary Huggins as a member to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner Watt, Commissioner King, Mayor Commissioner Vaughan

Nays: Commissioner Bigelow, Vice Mayor Commissioner Wilson

Motion passed (3-2)

Motion made by Commissioner Bigelow, which was seconded by Vice Mayor Commissioner Wilson, to nominate Chris Plumlee as a member to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner Bigelow, Commissioner King, Vice Mayor Commissioner Wilson, Mayor Commissioner Vaughan

Nays: Commissioner Watt

Motion passed (4-1)

Mayor Commissioner Vaughan sought a nomination to appoint Patty Katz as Alternate #1 to the Neighbor Advisory Board.

Motion made by Commissioner Watt, which was seconded by Vice Mayor Commissioner Wilson, to nominate Patti Katz as Alternate #1 to the Neighbor Advisory Board.

Roll call vote:

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

Nays: None.

Motion passed (5-0)

Motion made by Commissioner Watt, which was seconded by Commissioner Bigelow, to nominate Tom Wilson as Alternate #2 to the Neighbor Advisory Board.

Roll call vote:

Ayes: Commissioner Watt, Commissioner Bigelow, Mayor Commissioner Vaughan

Nays: Commissioner King, Vice Mayor Commissioner Wilson

Motion passed (3-2)

At 9:27 p.m. Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to extend the meeting.

Motion passed (5-0)

7. NEIGHBOR'S FEEDBACK

Mayor Commissioner Vaughan opened the floor for neighbor's feedback. No members of the public came forward to speak. Floor was closed.

8. FUTURE AGENDA ITEMS

Mayor Commissioner Vaughan raised several street safety concerns, including speed limit enforcement, golf cart regulations, and construction workers parking on both sides of residential streets.

9. ADJOURNMENT

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to adjourn at 9:42 p.m.

ATTESTATION

These minutes constitute a true and accurate summary of the proceedings of the City Commission Meeting held on Tuesday, May 12, 2026.

Date Approved

Mayor-Commissioner Lan Vaughan

ATTEST: Lorin A. Kornijtschuk, City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Bigelow JOHN M	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CITY OF INDIAN ROCKS BEACH
MAILING ADDRESS 451 HARBOR DR. N.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY INDIAN ROCKS BEACH PINELLAS	NAME OF POLITICAL SUBDIVISION: _____
DATE ON WHICH VOTE OCCURRED 5-17-26	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JOHN B. GELow, hereby disclose that on MAY 12, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, PARTNER _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

AS A COMMISSIONER I HAD TO VOTE FOR A BOARD MEMBER OF THE FINANCE BOARD.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5-18-26

Date Filed

J. B. GELow

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

AGENDA ITEM NO. 6.1

PUBLIC HEARING

Second Reading of Ordinance 2026-03

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: June 9, 2026 **AGENDA ITEM:** 6.1

ORIGINATED BY: Ryan Henderson, City Manager

AUTHORIZED BY: Ryan Henderson, City Manager *RmH*

SUBJECT: Second Reading of Ordinance No. 2026-03 – Amendments to Section 62-40 Relating to Golf Carts, Low-Speed Vehicles, and Micromobility Devices

Issue

Consideration of Ordinance No. 2026-03, amending Section 62-40 of the City Code relating to golf carts, low-speed vehicles, and micromobility devices to ensure consistency with amendments to Section 316.212, Florida Statutes, and to clarify operational and enforcement requirements within the City.

Background

The City previously adopted regulations authorizing golf carts and low-speed vehicles to operate on designated municipal streets and approved Gulf Boulevard crossings. In 2023, the Florida Legislature amended Section 316.212, Florida Statutes, establishing additional statewide requirements governing golf cart operations on public roads and streets.

The proposed ordinance updates the City’s existing regulations to conform with current state law while maintaining the City’s existing framework for golf cart usage and public safety.

Summary of Ordinance

The proposed ordinance revises Section 62-40 to incorporate the updated requirements contained in Florida law. The ordinance updates operator eligibility requirements by requiring golf cart operators under the age of 18 to possess a valid learner’s driver’s license or driver license, while operators age 18 and older must possess valid government-issued photographic identification.

The ordinance also updates and clarifies definitions relating to golf carts and low-speed vehicles to more closely align with statutory language, including roadway speed limitations and equipment requirements applicable to low-speed vehicles under state and federal law.

The ordinance further confirms that golf carts may continue to cross Gulf Boulevard only at specifically designated intersections and may not travel north or south along Gulf Boulevard.

The ordinance clarifies enforcement authority for both law enforcement officers and code enforcement officers and adds language requiring the City to provide notice that golf cart operations are regulated and enforced within the City, as required by Section 316.212(8)(a), Florida Statutes. The ordinance also retains the City's prohibition on micromobility devices operating on streets, sidewalks, and sidewalk areas within the City. Finally, the ordinance establishes a penalty provision providing for fines of up to \$500.00 per violation.

Fiscal Impact

Minimal fiscal impact is anticipated. Limited costs may be associated with signage, public notification, and enforcement activities.

Staff Recommendation

Staff recommends approval of Ordinance No. 2026-03 on second reading.

Attachments

1. Ordinance No. 2026-03
2. Section 316.212, Florida Statutes (as amended)

MOTION: I move to approve/deny Ordinance No. 2026-03; An Ordinance of the City Commission of the City of Indian Rocks Beach, Florida, amending section 62-40 of the code of ordinances relating to golf carts, low-speed vehicles, and micromobility devices; providing for compliance with Florida statutes section 316.212; providing for severability; providing for repealer, severability, codification effective date. on second reading.

CITY OF INDIAN ROCKS BEACH

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING SECTION 62-40 OF THE CODE OF ORDINANCES RELATING TO GOLF CARTS, LOW-SPEED VEHICLES, AND MICROMOBILITY DEVICES; PROVIDING FOR COMPLIANCE WITH FLORIDA STATUTES SECTION 316.212; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER, CODIFICATION EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII of the Florida Constitution, Chapter 166, Florida Statutes (the "Municipal Home Rule Powers Act"), and the Charter of the City of Indian Rocks Beach, Florida, the City of Indian Rocks Beach has the authority to enact ordinances in furtherance of the public health, safety, and welfare of the City and its residents; and

WHEREAS, the City of Indian Rocks Beach, Florida (the "City") is authorized pursuant to Florida Statutes Section 316.212 to designate certain roads and streets within its jurisdiction for the operation of golf carts and to regulate the operation thereof; and

WHEREAS, the City has previously enacted Section 62-40 of the City Code of Ordinances, governing the operation of golf carts, low-speed vehicles, and micromobility devices on designated municipal streets and Gulf Boulevard intersections within the City's jurisdictional boundaries; and

WHEREAS, the Florida Legislature amended F.S. § 316.212, effective October 1, 2023, thereby imposing additional requirements and providing updated standards for the regulation of golf cart operations on public roads and streets; and

WHEREAS, the City Commission finds it necessary and desirable to amend Section 62-40 of the Code of Ordinances to conform the City's regulations with the amendments to F.S. § 316.212 and to ensure the continued public safety of residents and visitors regarding golf cart operations within the City; and

WHEREAS, the City Commission has determined that this ordinance is in the best interests of the health, safety, and welfare of the citizens of the City of Indian Rocks Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA:

SECTION 1. RECITALS ADOPTED. The foregoing recitals are hereby adopted and incorporated herein as if fully set forth in this section.

SECTION 2. AMENDMENT OF SECTION 62-40. Section 62-40 of the Code of Ordinances of the City of Indian Rocks Beach, Florida, is hereby amended to read as follows (underlined text indicates new language; strikethrough text indicates deleted language):

Sec. 62-40. - Golf carts, low-speed vehicles, and micromobility devices.

Golf carts and low-speed vehicles as defined in this section may travel on or cross the public roads or streets within the designated areas described in this section, considering factors including the speed, volume, and character of motor vehicle traffic using these roads or streets, and the use of golf carts are hereby permitted in the city with the stipulations to include the following provisions:

(1) Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

a. *Golf cart* shall mean a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreation purposes, and that is not capable of exceeding 20 miles per hour and that may only be operated on designated roadways with a posted speed limit of 30 miles per hour or less.

b. *Low-speed vehicle* shall mean any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles and must comply with federal safety standards as found in 49 C.F.R. Section 571.500. Low-speed vehicles may only be operated on designated roadways with a posted speed limit of 35 miles per hour or less, must be equipped with headlamps, stop lamps, turn signal lamps, tail lamps, reflex reflectors, parking breaks, rearview mirrors, windshields, seat belts, vehicle identification numbers, and must be registered and insured with in accordance with F.S. § 320.02, and titled pursuant to F.S. ch. 319.

c. *Micromobility device* shall mean any motorized transportation device made available for private use by reservation through an online application, website, or software for point-to-point trips and which is not capable of traveling at a speed greater than 20 miles per hour on level ground.

(2) Golf cart and low-speed vehicle operators. ~~Any person operating a golf cart within the jurisdictional boundaries of the city must be at least 14 years old. A golf cart may not be operated on public roads or streets by a person who is under 18 years of age unless he or she possesses a valid learner's driver license or valid driver license, or by a person who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification. Any person operating a low speed vehicle within~~

~~the jurisdictional boundaries of the city must have in his or her possession a valid driver's license.~~

(3) Designated areas. The "designated areas" encompassed by this authorization are the municipal streets of the city and the following Gulf Boulevard intersections:

8th Avenue

12th Avenue

15th Avenue

16th Avenue

17th Avenue

18th Avenue

19th Avenue

20th Avenue

21st Avenue

22nd Avenue

23rd Avenue

24th Avenue

25th Avenue

26th Avenue

27th Avenue

Legally conforming golf carts may traverse the above intersections as described in the designated areas, but may not travel north or south on or alongside Gulf Boulevard.

(4) Sidewalks. Golf carts and low-speed vehicles may not be operated on any sidewalks with the jurisdictional boundaries of the city.

(5) Hours of operation. Golf carts may only be operated during the hours between sunrise and sunset in the designated areas only. Golf carts may be operated after sunset if the golf cart is equipped with headlights, brake lights, turn signals, and a windshield.

(6) Golf cart equipment requirements. A golf cart operated on designated roads or streets within the city must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.

~~**(6) Penalties.** Violations of this article shall be enforced pursuant to or otherwise consistent with the provisions of F.S. § 316.212, F.S. § 322.03, and city ordinances by law enforcement officers or code enforcement officers as applicable. Code enforcement officers shall have the right to enforce all matters having to do with golf cart required equipment, the streets upon which golf carts may be operated, and all other matters not exclusively within the jurisdiction of and lawful authority of law enforcement officers.~~

(7) Territory embraced. This section shall apply only to the designated municipal-owned streets and Gulf Boulevard intersections identified in subsection 62-40(3) within the territorial jurisdiction of the city.

(8) Pinellas County approval. The city shall obtain the advance approval of Pinellas County for all golf cart crossings on Gulf Boulevard under county jurisdiction and any related traffic control devices needed for safety purposes. No golf cart travel shall be allowed along Gulf Boulevard.

(9) Prohibition on micromobility devices. Micromobility devices may not be operated on streets, sidewalks, or sidewalk areas within the jurisdictional boundaries of the city.

(10) Public notice. The city shall post appropriate signs or otherwise inform residents that this ordinance exists and that it will be enforced within the city's jurisdictional territory, as required by F.S. § 316.212(8)(a).

(11) Penalties. Any person found to have violated any provision of this section shall be subject to a fine of \$500.00 per violation. Violations of this article shall be enforced pursuant to or otherwise consistent with the provisions of F.S. § 316.212, and city ordinances by law enforcement officers or code enforcement officers as applicable. Code enforcement officers shall have the right to enforce all matters having to do with golf cart required equipment, the streets upon which golf carts may be operated, and all other matters not exclusively within the jurisdiction of and lawful authority of law enforcement officers.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. CODIFICATION. It is the intention of the City Commission and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Indian Rocks Beach, Florida; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

ADOPTED ON FIRST READING at a meeting of the City Commission of the City of Indian Rocks Beach, Florida, held on the 12 day of May, 2026.

ATTEST:

Lorin A. Kornijtschuk, City Clerk

Lan Vaughan, Mayor/Commissioner

PUBLISHED the 20th day of May, 2026, in the Tampa Bay Times.

ADOPTED ON SECOND AND FINAL READING at a meeting of the City Commission of the City of Indian Rocks Beach, Florida, held on the ____ day of June, 2026.

ATTEST:

Lorin A. Kornijtschuk, City Clerk

Lan Vaughan, Mayor/Commissioner

Approved as to form and legal sufficiency:

Matthew E. Maggard, City Attorney

AGENDA ITEM NO. 6.2

PUBLIC HEARING

Board of Adjustment Case No. 2026-02

**INDIAN ROCKS BEACH
CITY COMMISSION STAFF REPORT**

MEETING OF: JUNE 9, 2026,

AGENDA ITEM: 6.2

ORIGINATED BY: HETTY C. HARMON, AICP, CITY PLANNER

AUTHORIZED BY: RYAN HENDERSON, CITY MANAGER

BOARD OF ADJUSTMENTS AND APPEALS: The board of adjustments and appeals recommended approval to the city commission by a vote of 4-1.

BOA CASE NO. 2026-02 –2709 Bay Blvd

Variance request from Sec.110-131(1)(g) of the Code of Ordinances, of 1’ 10” above the required 35 foot maximum building height resulting in a building height of 36’ 10” feet for a new residential dwelling located at 2709 Bay Blvd Indian Rocks Beach, Florida, and legally described as Lot 12, Twelfth Addition to Re-Revised Map of Indian Beach, recorded in Plat Book 31 Page 25 of the Public Records of Pinellas County.

Property ID #06-30-15-42246-000-0340

OWNER John and Pauline Goodgame
LOCATION of PROPERTY: 2709 Bay Blvd
ZONING: S- Single Family

Direction	Existing Use	Zoning Category
North	Brown Park	R/OS
East	Residential	S
South	Intracoastal	N/A
West	Residential	S

BACKGROUND:

The applicant is requesting to increase the building height by 1’10” for a total building height of 3’10” ft instead of the allowed 35 ft. Applicant is asking to increase the building height to be consistent with modern standards for safety and flood protection and to maintain standard ceiling heights.

The City determines building height based on the following regulations and definitions.

1. In Sec 110-131(g) **Maximum building height.** For buildings constructed on pilings, the maximum height of pilings is ten feet. The maximum height of a building above pilings is 25 feet.
2. In Sec 110-1

- a. **Building height** means the vertical distance from the mean grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridges for gable, hip or mansard roofs
- b. **Grade** means the highest point on the crown of the road or street which borders on the lot or combination of lots. On corner lots, grade shall mean the highest point on the crowns of the intersecting roads. The finished grade shall mean the ground surface immediately adjacent to the exterior walls or pilings of the building.

The building plans are reviewed by the County and they review to determine if living area is at or above the Design Flood Elevation which is one foot above the Base Flood elevation shown on the FEMA maps. The City reviews for overall building height and setbacks.

Sec. 2-152. - Variances.

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

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

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

There are no special conditions that are not applicable to all lots in the same zoning district.

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

The applicant did not create any special conditions or circumstances.

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

Granting the variance would confer special privileges to the applicant.

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

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

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

This is the minimum variance to allow the owner to build the house they designed.

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

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

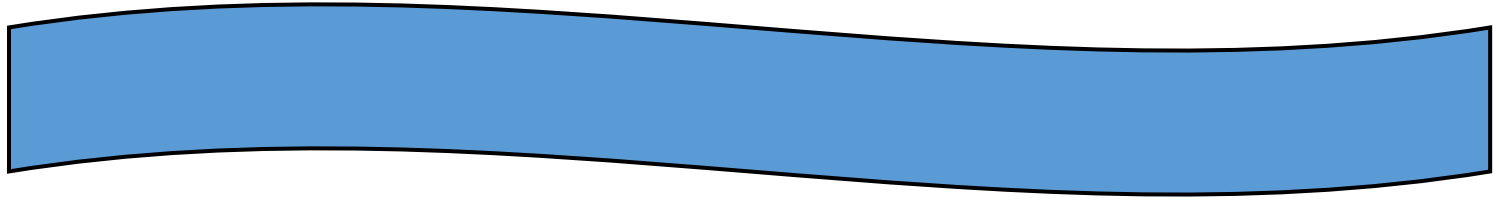
NOTICE: A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on May 4, 2026 (Sec. 2-149 of the Code of Ordinances.)

LEGAL NOTICE: A legal notice was published in the May 20, 2026 -Edition, of the St. Pete Times Section of the Tampa Bay Times. For a public hearing that has been scheduled for June 9, 2026, for BOA Case No. 2026-02

CORRESPONDENCE: No correspondence has been received.

MOTION:

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. 2026-02 – 2709 Bay Blvd** Variance request from Sec.110-131(1)(g) of the Code of Ordinances, of 1’ 10” above the required 35 foot maximum building height resulting in a building height of 36’10” feet for a new residential dwelling located at 2709 Bay Blvd Indian Rocks Beach, Florida, and legally described as Lot 12, Twelfth Addition to Re-Revised Map of Indian Beach, recorded in Plat Book 31 Page 25 of the Public Records of Pinellas County.



2709 Bay Blvd
BOA CASE NO. 2026-02



BOA CASE NO. 2026-02 –2709 Bay Blvd

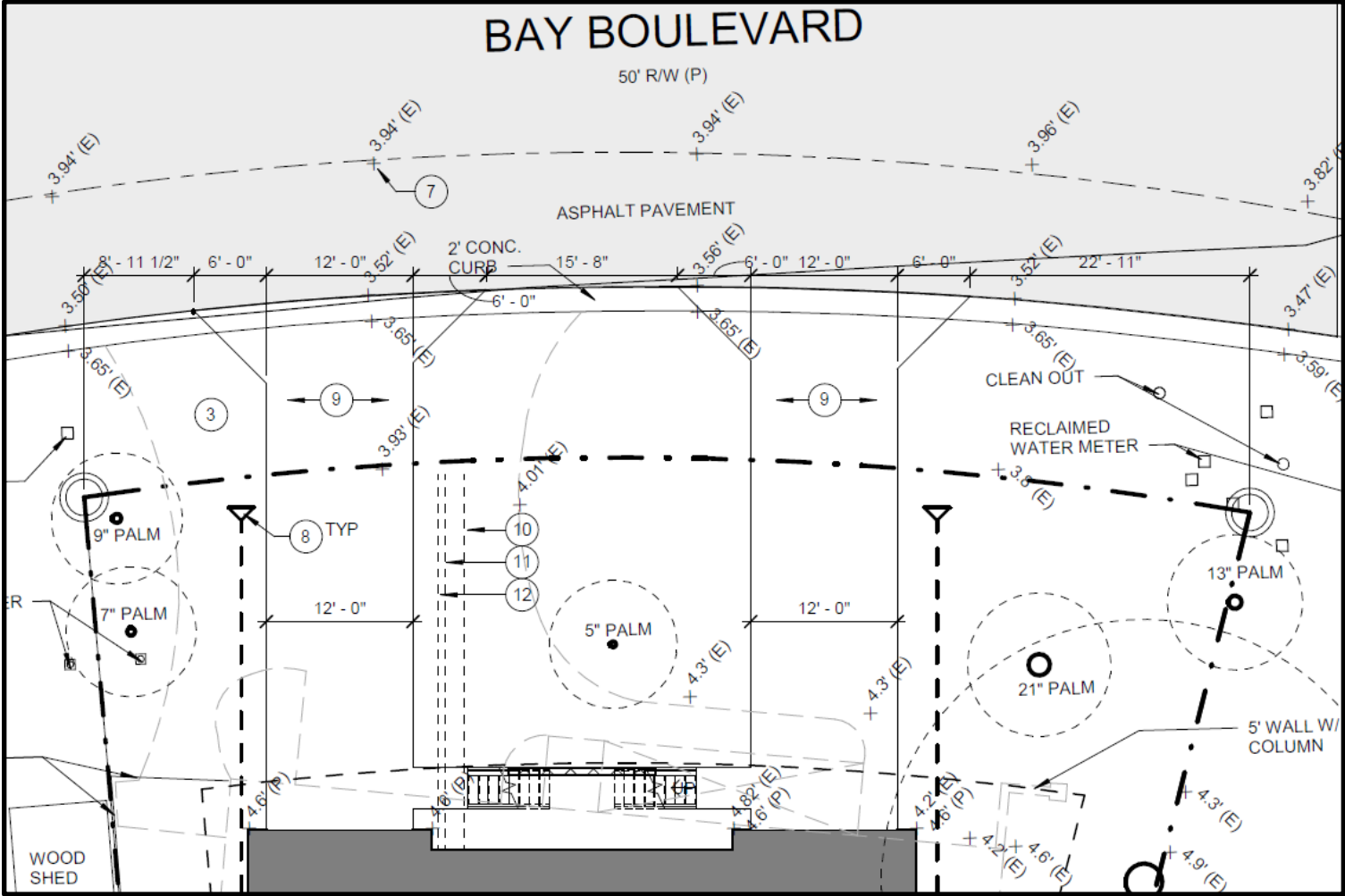
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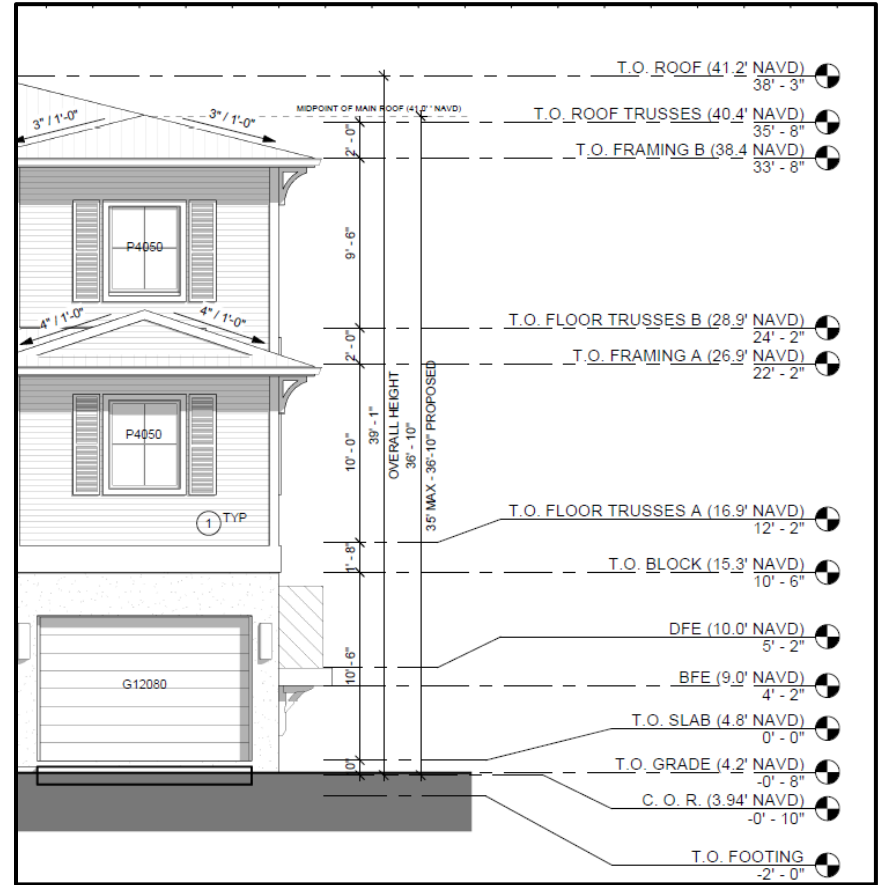
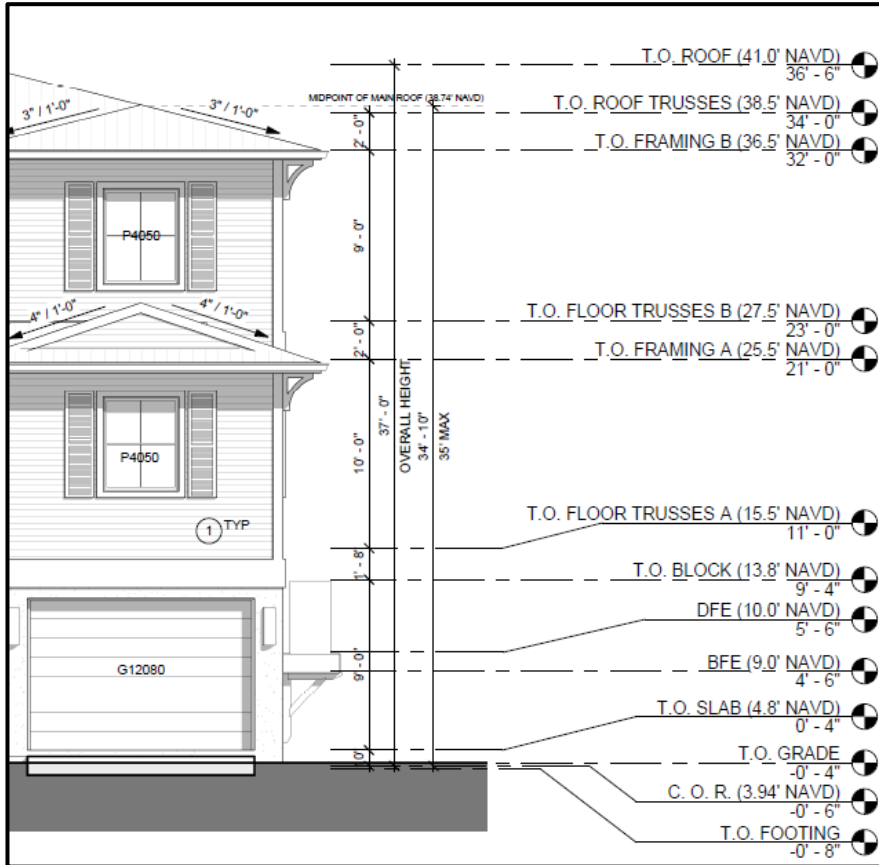
2709 Bay Blvd



Survey



Existing / Proposed Elevation



- 1 LAP SIDING, TYP.
- 2 METAL ROOF, TYP.
- 3 DECORATIVE SHUTTERS, TYP.
- 4 DECORATIVE BRACKETS, TYP.
- 5 MINIMALISTIC COLUMN
- 6 SCONCE, TYP.

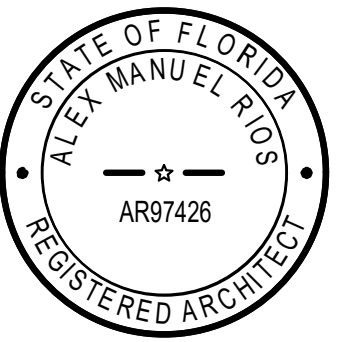
RIOS

Rios Architecture, Inc
 Architecture
 700 S Harbour Island Blvd #235
 Tampa, FL 33602
 (813)591-0159
 alex_rios@riosarchitecture.com

ISSUANCES / REVISIONS:

	08/05/2025	FOR PERMIT
A	08/12/2025	PERMIT COMMENTS
1	04/02/2026	VARIANCE DRAWINGS

ARCHITECT OF RECORD:
ALEX RIOS
 AR97426



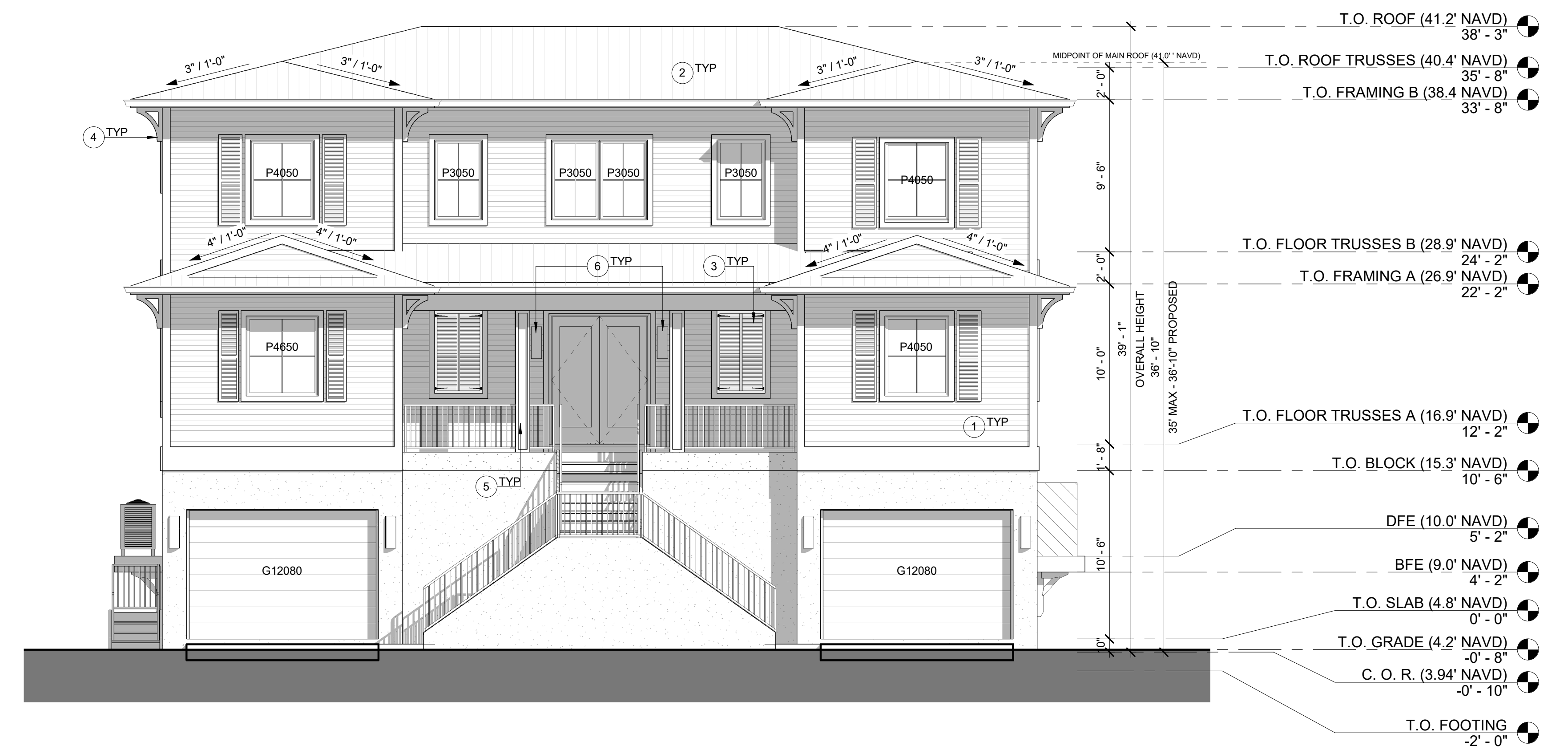
CLIENT:
John and Pauline Goodgame

PROJECT TITLE:
Goodgame Residence

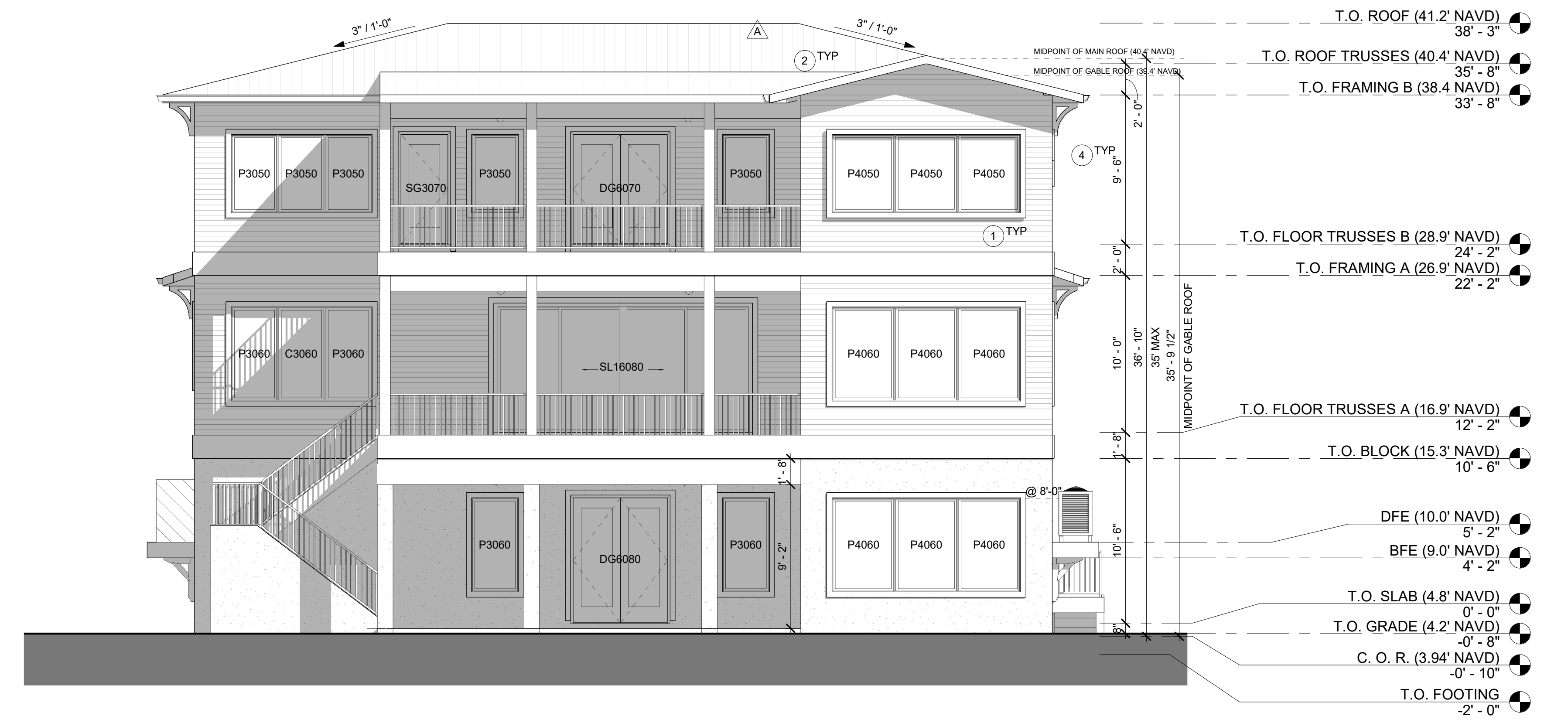
PROJECT ADDRESS:
 2709 Bay Blvd.
 Indian Rocks Beach, FL 33785

SHEET TITLE:
EXTERIOR ELEVATIONS

A5.0



ELEVATION 4 | 4
 3/16" = 1'-0"



ELEVATION 2 | 2
 3/16" = 1'-0"

APPLICATION FOR VARIANCE

CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING

Enquiries City Hall: 727.595.2517 or Hetty Harmon: 863.646.4771 x211 Email: hharmon@irbcity.com
Address: 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785

For Office Use Only

Application No.

Date Received

APPLICANT

Name:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

AGENT/REPRESENTATIVE

Name:

Company:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

SITE DETAILS

Address:

Parcel ID:

City:

Zip Code:

Legal Description:

Zoning:

Future Land Use:

Size:

SITE DETAILS CONTINUED...

Does applicant own any property contiguous to the subject property? Yes No

If yes, provide address and legal description:

Have previous applications been filed for this property? Yes No

If yes, describe:

Has a certificate of occupancy or completion been refused? Yes No

If yes, describe:

Does any other person have ownership or interest in the property? Yes No

If yes, is ownership or interest contingent or absolute:

Is there an existing contract for sale on the property? Yes No

If yes, list all parties on the contract:

Is contract conditional or absolute? Conditional Absolute

Are there options to purchase? Yes No

VARIANCE REQUEST

Regulation

Required

Proposed

Total Requested

Gulf-front setback (feet):

Bay-front setback (feet):

Alley setback (feet):

VARIANCE REQUEST CONTINUED...

Regulation	Required	Proposed	Total Requested
Rear-no alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear-north/south street (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Street-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side-one/both setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Minimum green space (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Habitable stories (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Minimum lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Building height (feet):	35'	36' 10"	1' 10"
Off-street parking (spaces):	<input type="text"/>	<input type="text"/>	<input type="text"/>
ISR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
FAR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dock length (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dock width (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Signage (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure height (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other:

What is the proposed use of the property?

HARDSHIP

A variance is granted on the basis of evidence being presented that justifies an undue and unnecessary hardship upon the applicant; a hardship that prevents reasonable use of the property. The following criteria, set forth in Code Section 2-152, Variances, will be used to evaluate the request for variance in order to determine if a hardship is present and if the variance will impact the overall public welfare.

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

Please see answer 2 on Exhibit A.

Special conditions and circumstances do not result from the actions of the applicant:

Please see answer 3 on Exhibit A.

Granting this variance will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district:

Please see answer 4 on Exhibit A.

The literal interpretation of the provisions of Subpart B, Code Sections 78 through 110, would deprive other properties in the same zoning district under the terms of Subpart B and would work unnecessary and undue hardship upon the applicant:

Please see answer 5 on Exhibit A.

HARDSHIP CONTINUED...

The variance granted is the minimum that will make possible the reasonable use of the land, structure or building:

Please see answer 6 on Exhibit A.

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

Please see answer 7 on Exhibit A.

I (we) believe the Board of Adjustment and Appeals and the City Commission should grant this application because:

Please see answer 8 on Exhibit A.

CERTIFICATION

Date: 4/13/2026

I hereby certify that I have read and understand the contents of this application, and that this application together with supplemental data and information, is a true representation of the facts related to the request; that this application is filed with my approval, as owner, evidenced by my signature appearing below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request. Further, if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and regulations pertaining to the use of the property.

I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

Before me this date personally appeared:

Name: JOHN GOODGAME

Signature: [Handwritten Signature]

Personally known/Form of Identification TX DL

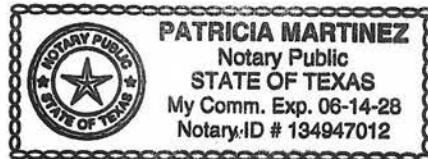
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 13 Month: April, 2026

Notary Public State of ~~Florida~~ ^{Texas} at Large: [Handwritten Signature]

Notary Public Commission Expiration: 6-14-28

State of ~~Florida~~ ^{Texas}
County: ~~Pinellas~~ ^{Harris}



APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.

CERTIFICATION

Date: 4/13/2026

I hereby certify that I have read and understand the contents of this application, and that this application together with supplemental data and information, is a true representation of the facts related to the request; that this application is filed with my approval, as owner, evidenced by my signature appearing below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request. Further, if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and regulations pertaining to the use of the property.

I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

Before me this date personally appeared:

Name: PAULINE GOODGAME

Signature: *P. Goodgame*

Personally known/Form of Identification TX DL

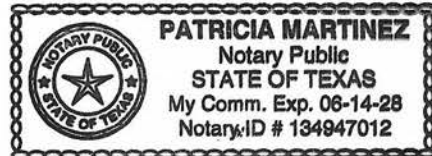
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 13 Month: April, 2026

Notary Public State of ~~Florida~~ ^{Texas} at Large: *PLM*

Notary Public Commission Expiration: 0-14-28

State of ~~Florida~~ Texas
County: ~~Pinellas~~ Harris



APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.

AGENT OF RECORD

Date: 4/13/2026

I, JOHN GOODGAME do hereby designate and appoint Gregg Gallagher as my agent of record for the purposes of representing me during the Planning and Zoning Department's review process of my application. My agent of record is hereby vested with authority to make any representations, agreements or promises, which are necessary or desirable in conjunction with the review process. My agent of record is authorized to accept or reject any conditions imposed by any reviewing board or entity.

Name: JOHN GOODGAME Signature: [Handwritten Signature]

My agent of record may be contacted at:

Company: Dream Coast Builders

Address: 304 S. Prospect Ave

City/State: Clearwater, FL Zip Code: 33756

Telephone: 727-812-8200 Fax: _____

Before me this date personally appeared:

Name: JOHN GOODGAME

Signature: [Handwritten Signature]

Personally known/Form of Identification TX DL

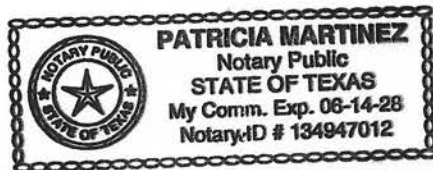
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 13 Month: April, 2026

Notary Public State of ~~Florida~~ ^{Texas} at Large: [Handwritten Signature]

Notary Public Commission Expiration: 6-14-28

State of ~~Florida~~ Texas
County: ~~Pinellas~~ Harris



AGENT OF RECORD

Date: 4/13/2026

I, PAULINE GOODGAME do hereby designate and appoint Gregg Gallagher as my agent of record for the purposes of representing me during the Planning and Zoning Department's review process of my application. My agent of record is hereby vested with authority to make any representations, agreements or promises, which are necessary or desirable in conjunction with the review process. My agent of record is authorized to accept or reject any conditions imposed by any reviewing board or entity.

Name: PAULINE GOODGAME Signature: [Signature]

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Company: Dream Coast Builders

Address: 304 S. Prospect Ave

City/State: Clearwater, FL Zip Code: 33756

Telephone: 727-812-8200 Fax: _____

Before me this date personally appeared:

Name: PAULINE GOODGAME

Signature: [Signature]

Personally known/Form of Identification TX DL

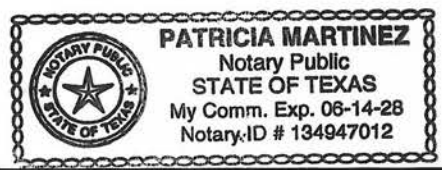
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 13 Month: April, 2026

Notary Public State of ~~Florida~~ ^{Texas} at Large: [Signature]

Notary Public Commission Expiration: 0-14-28

State of ~~Florida~~ ^{Texas}
County: ~~Pinellas~~ ^{Harris}



**EXHIBIT A TO
APPLICATION FOR VARIANCE BY
JOHN & PAULINE GOODGAME FOR
2709 BAY BLVD**

Answer 1:

Lot 34, Twelfth Addition to Re-Revised Map of Indian Beach, according to plot thereof as recorded in Plat Book 31, Page(s) 25, of the Public Records of Pinellas County, Florida

Answer 2:

The hardship arises from the City's use of the crown of the road as the reference point for height measurement rather than Base Flood Elevation (BFE). This standard has been deemed obsolete by FEMA due to its inaccuracy in coastal floodplain areas (FEMA-2021-0024). The elevation of the crown of the road is completely unique to the subject property. The subject property's location within a flood-prone coastal zone makes it uniquely affected by this outdated methodology. Nearby communities such as North Redington Beach have already modernized their regulations to reflect BFE-based measurements, highlighting the need for reasonable flexibility for properties like this one.

Answer 3:

The need for this variance is not self-created. The applicant has designed a home consistent with FEMA and Florida Building Code elevation requirements. The hardship is imposed by the City's outdated measurement reference, not by any voluntary act or design decision of the applicant. The City established its height regulations prior to FEMA's adoption of flood elevation heights and standards.

Answer 4:

Granting this variance does not confer a special privilege but simply enables the applicant to construct a home consistent with modern standards for safety and flood protection. The proposed structure remains in line with the size, height, and character of other homes within the zoning district and neighboring municipalities.

Answer 5:

Strict adherence to the current code would require the finished floor elevation or ceiling height to levels inconsistent with modern construction standards. This would compromise flood safety and increase the risk of property loss. The literal interpretation imposes an unnecessary hardship that prevents reasonable, safe, and practical use of the property.

Answer 6:

The requested variance of less than 2 feet (from 35 feet to 36 feet 10 inches) is the smallest adjustment possible to allow a safe, flood-compliant elevation while maintaining standard ceiling heights and an efficient roof design. The height increase is minimal and does not exceed what is typical for new coastal construction in comparable communities.

Answer 7:

The variance supports the purpose and intent of the zoning code by enhancing public safety and property resilience. The home will maintain neighborhood compatibility in scale, architectural style, and visual character. The variance will not obstruct views, cast shadows, or otherwise harm adjacent properties. Rather, it promotes safe, sustainable coastal development aligned with FEMA and state resilience goals. It will also confer a public benefit to the community by providing a fully compliant flood resilient home and associated housing and tax benefits.

Answer 8:

Approval of this variance represents sound, responsible planning that aligns with evolving flood management standards and community safety priorities. It enables the applicant to construct a home that meets modern expectations for quality and resilience while avoiding unnecessary risk. The variance ensures reasonable use of the property, anticipates FEMA's ongoing updates to flood elevation criteria, and upholds the public welfare by encouraging safer, more resilient coastal development consistent with the City's long-term vision.

- 1 LAP SIDING, TYP.
- 2 METAL ROOF, TYP.
- 3 DECORATIVE SHUTTERS, TYP.
- 4 DECORATIVE BRACKETS, TYP.
- 5 MINIMALISTIC COLUMN
- 6 SCONCE, TYP.

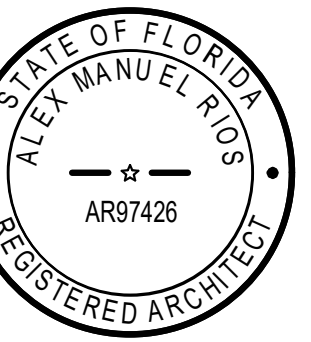
RIOS

Rios Architecture, Inc
 Architecture
 700 S Harbour Island Blvd #235
 Tampa, FL 33602
 (813)591-0159
 alex_rios@riosarchitecture.com

ISSUANCES / REVISIONS:

	08/05/2025	FOR PERMIT
A	08/12/2025	PERMIT COMMENTS
1	04/02/2026	VARIANCE DRAWINGS

ARCHITECT OF RECORD:
ALEX RIOS
 AR97426



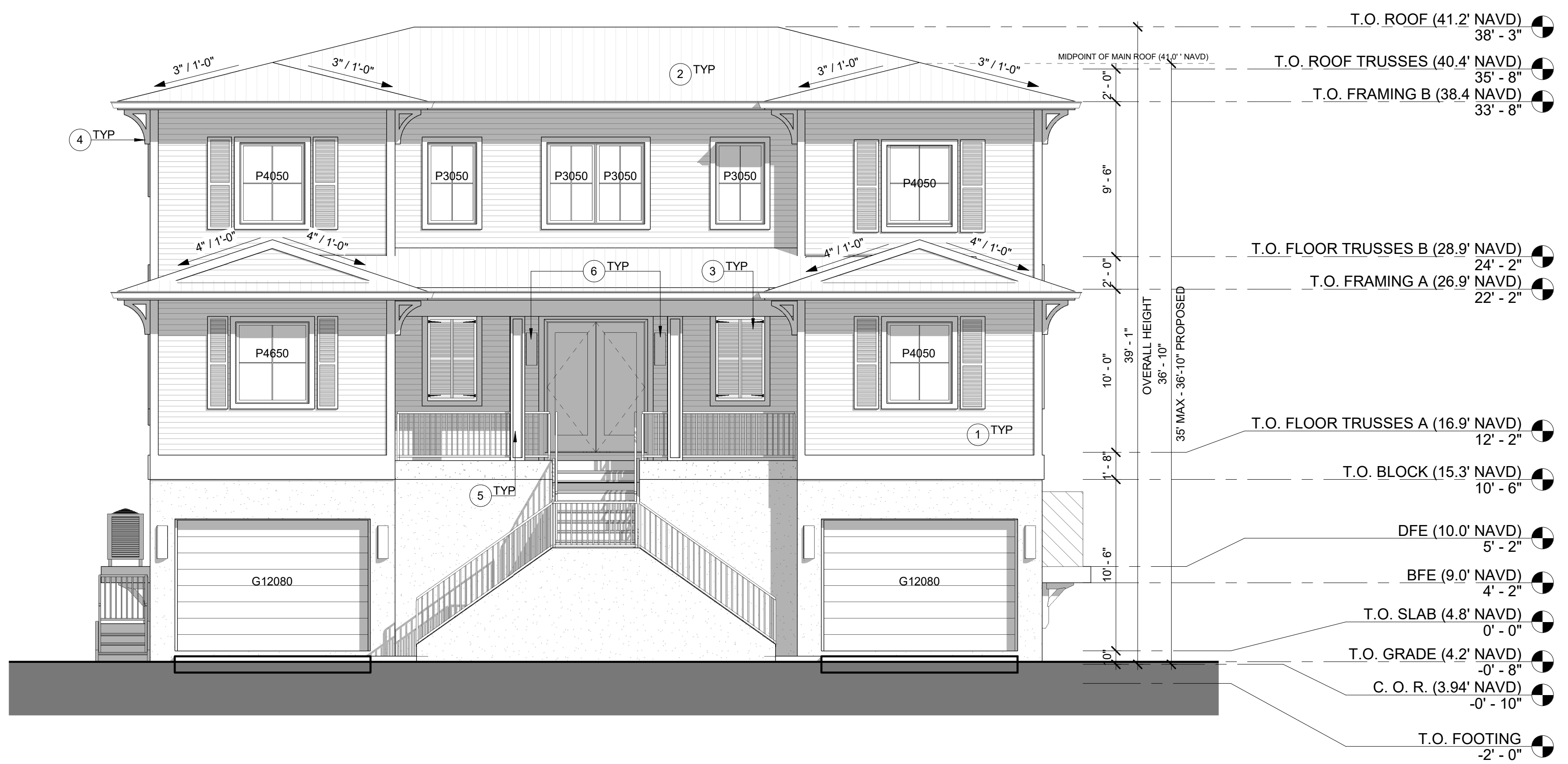
CLIENT:
John and Pauline Goodgame

PROJECT TITLE:
Goodgame Residence

PROJECT ADDRESS:
 2709 Bay Blvd.
 Indian Rocks Beach, FL 33785

SHEET TITLE:
EXTERIOR ELEVATIONS

A5.0



ELEVATION 4 4

3/16" = 1'-0"



ELEVATION 2 2

3/16" = 1'-0"

AGENDA ITEM NO. 7.1

ACTION ITEMS

**Appointments for the
Planning & Zoning Board**

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: June 9, 2026

AGENDA ITEM: 7.1

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk

APPROVED BY: Ryan Henderson, City Manager *RMH*

SUBJECT: Planning & Zoning Board Appointments and Board Composition Clarification

BACKGROUND:

As of June 2026, the Planning and Zoning Board has three regular member vacancies. One vacancy resulted from a regular member seat remaining unfilled following the May 12, 2026 City Commission appointments. A second vacancy was created by the resignation of Mr. Sylvester, whose term was scheduled to expire on May 31, 2027. A third vacancy exists due to the expiration of Mr. Valery's term on May 31, 2026. Mr. Valery has requested reappointment.

The Planning and Zoning Board consists of seven (7) Regular Members and two (2) Alternate Members. In recent years, the Board has operated with only six Regular Members and no Alternates because there were insufficient applicants to fill all positions.

Pursuant to Code of Ordinances, Section 2-103, Filling of Vacancies, Alternate Members may be appointed to fill vacant Regular Member seats. Accordingly, Mr. Michael Mirmanesh is proposed for appointment to the Regular Member seat that remained unfilled following the May 12, 2026 meeting, and Mr. Tim Dunfey is proposed for appointment to the Regular Member seat vacated by Mr. Sylvester's resignation. These appointments would create vacancies in Alternate Member Seats #1 and #2.

Current Board Composition

Regular Members:

- Ms. Dauses – Term expires May 31, 2027
- Mr. Holmes – Term expires May 31, 2027
- Ms. Warman – Term expires May 31, 2027
- Mr. McFall – Term expires May 31, 2027 (Reappointed May 12, 2026; reappointment was not required because his current term had not expired)
- Mr. Sylvester – Resigned
- Mr. Valery – Term expired May 31, 2026
- One vacant regular member seat

Alternate Members:

- Mr. Mirmanesh – Alternate Member #1
- Mr. Dunfey – Alternate Member #2

CONCLUSION:

To restore the Planning and Zoning Board to its full complement, the following actions are recommended:

- a. **Appoint** Alternate Member #1, Mr. Michael Mirmanesh, as a Regular Member of the Planning and Zoning Board for a two-year term expiring May 31, 2028.

Recommended Motion:

Appoint Mr. Mirmanesh as a Regular Member of the Planning and Zoning Board for a two-year term expiring May 31, 2028.

- b. **Accept** the resignation of Mr. Sylvester and declare the seat vacant.

Recommended Motion:

Accept the resignation of Mr. Sylvester and declare his seat vacant.

- c. **Appoint** Alternate Member #2, Mr. Tim Dunfey, as a Regular Member of the Planning and Zoning Board to complete the remainder of Mr. Sylvester's term expiring May 31, 2027.

Recommended Motion:

Appoint Mr. Dunfey as a Regular Member of the Planning and Zoning Board to complete the remainder of Mr. Sylvester's term expiring May 31, 2027.

- d. **Reappoint** Mr. Albert Valery, or **appoint** another qualified applicant to the Planning and Zoning Board, as a Regular Member for a two-year term expiring May 31, 2028.

Recommended Motion:

Reappoint Mr. Valery to the Planning and Zoning Board as a Regular Member for a two-year term expiring May 31, 2028.

Or

Appoint _____ to the Planning and Zoning Board as a Regular Member for a two-year term, expiring May 31, 2028

- e. **Appoint** a qualified applicant to the Planning and Zoning Board as Alternate Member #1 for a two-year term expiring May 31, 2028.

Recommended Motion:

Appoint _____ to the Planning and Zoning Board as Alternate Member #1 for a two-year term expiring May 31, 2028.

- f. **Appoint** a qualified applicant to the Planning and Zoning Board as Alternate Member #2 for a two-year term expiring May 31, 2028.

Recommended Motion:

Appoint _____ to the Planning and Zoning Board as Alternate Member #2 for a two-year term expiring May 31, 2028.

Applicants

Planning and Zoning Board – Specific Applicants:

- Rodney Baker
- Matthew Barrowclaugh
- Christopher Everett
- Denise Houseberg
- Art McArthur (New Applicant)
- Max Rieumont
- Lana Rosenbaum
- Karla Stahl
- Laura West

Any-Board Applicants – Also Available for Planning and Zoning:

- Jeb Graham
- Tom Guinand
- Diane Lincoln
- Gretchen Winterbottom

AGENDA ITEM NO. 7.2
ACTION ITEM
Appointment
to the
Board of Adjustments and Appeals

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: June 9, 2026

AGENDA ITEM: 7.2

ORIGINATED BY: Lorin A. Kornijtschuk, City Clerk

APPROVED BY: Ryan Henderson, City Manager 

SUBJECT: Appointment of Alternate Member #2 to the Board of Adjustment and Appeals following Janet Hunt's declination of appointment.

BACKGROUND:

At the May 12, 2026 City Commission Meeting, the City Commission appointed Janet Hunt to serve as Alternate Member #2 on the Board of Adjustment and Appeals for a three-year term. On May 19, 2026, Ms. Hunt notified the City via email that she was declining the appointment.

Current Board Composition

Regular Members (5 seats):

- Mr. DeVore – Term expires 2028
- Ms. O'Donnell – Term expires 2027
- Mr. Rieumont – Term expires 2029
- Ms. Jacqueline Russo – Term expires 2029
- Mr. Watt – Term expires 2027

Alternate Members (2 seats):

- Ms. Liz Covington, Alternate Member #1 – Term expires 2029 (Active)
- Alternate Member #2 – Vacant

CONCLUSION:

Appoint an individual to fill the vacant Alternate Member #2 position on the Board of Adjustment and Appeals for a three-year term.

Recommended Motion:

"I move to appoint _____ as Alternate Member #2 to the Board of Adjustment and Appeals for a three-year term."

APPLICANTS

Board of Adjustment and Appeals Applicants (as of May 12, 2026):

- Rodney Baker
- Matthew Barrowclaugh
- Max Rieumont
- Karla Stahl
- Laura West

Applicants Willing to Serve on Any Board:

- Christopher Everett
- Jeb Graham
- Tom Guinand
- Denise Houseberg
- Diane Lincoln
- Gretchen Winterbottom

AGENDA ITEM NO. 7.3

ACTION ITEM

**Appoint a member of the City Commission
as the City's voting delegate
for the Florida League of Cities**

**INDIAN ROCKS BEACH
CITY COMMISSION AGENDA MEMORANDUM**

MEETING OF: June 9, 2026

AGENDA ITEM: 7.3

SUBMITTED BY: Lorin A. Kornijtschuk, City Clerk

AUTHORIZED BY: Ryan Henderson, City Manager *RMH*

SUBJECT: Appoint a member of the City Commission as the City's voting delegate for the Florida League of Cities.

BACKGROUND:

The Florida League of Cities' (FLC) By-Laws requires that each City select one person to serve as the City's voting delegate. Article I - Meetings of the Organizations, Section 4 of the By-Laws states "At all meetings of the League, all delegates shall be registered, and a voting delegate shall be designated by each member to cast all votes allowed to a member. If a voting delegate is unable to serve, another may be delegated. A non-voting delegate may participate in a meeting of the League in all respects except voting. Meeting registration fees shall be fixed from time to time by the FLC Board of Directors.

CONCLUSION:

Appoint a member of the City Commission as the City's voting delegate for the Florida League of Cities.

MOTION:

I move to appoint _____ as the City's voting delegate for Florida League of Cities.

AGENDA ITEM NO. 8
NEIGHBOR'S FEEDBACK

AGENDA ITEM NO. 9
FUTURE AGENDA ITEMS

AGENDA ITEM NO. 10
NOTED ITEMS

ADJOURNMENT