

**MINUTES
CITY OF INDIAN ROCKS BEACH
CITY COMMISSION MEETING
Tuesday, September 8, 2026
6:00 p.m.**

The City of Indian Rocks Beach City Commission held a regular meeting at 6:00 p.m. on September 8, 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 6:01 p.m., followed by the Pledge of Allegiance and a moment of silence.

ROLL CALL

Commission Members Present:

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

Staff Present: City Manager Ryan Henderson, City Attorney Matthew Maggard, Administrative Director Robin Gomez, City Clerk Lorin Kornijtschuk, and Public Information Officer Mishelle Hargett.

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

1. Presentations

1.1 Report of Pinellas County Sheriff's Office

1.2 Report of Pinellas Suncoast Fire & Rescue District

2. Neighbor's Comments

Mayor Commissioner Vaughan opened neighbor comments.

Nancy Obarski, 708 Beach Trail: asked if the Army Corps of Engineers would return the easements that were signed.

Don House, 2104 Beach Trail: encouraged the City to approve continuous use on the beach.

John Thayer, 1819 Bay Blvd.: requested a report on paid parking, he also suggested that signs be placed on the beach that read "No motorized vehicles on the beach".

Matthew Barrowclough, 211 11th Ave.: disagreed with paying Homes not Hotels in the settlement.

Patti Katz, 124 13th Ave: stated she was happy that Homes not Hotels exist.

Mayor Commissioner Vaughan closed neighbor comments.

3. Reports Of

3.1 City Manager

City Manager Ryan Henderson provided updates on several initiatives:

- **Lighting Ordinance:** Staff will bring a discussion item to the next meeting regarding model lighting ordinances adopted by other communities.
- **Environmental Task Force:** Henderson proposed creating a temporary Environmental Task Force, modeled after the Hurricane Task Force, to address issues including manatee and sea turtle protection, red tide, turtle-friendly lighting, and environmental awareness. The task force would review practices in other beach communities, work with community partners, and operate for approximately three months.
Commissioners expressed support.
- **Lobbyist/Home Rule Protection:** Henderson proposed exploring the retention of a lobbyist to monitor Tallahassee legislation and advocate for municipal home rule authority. A work session is anticipated for October to identify the City's needs and develop an RFP for lobbying services.

3.2 City Attorney

City Attorney Matthew Maggard updated the Commission on pending litigation involving Homes Not Hotels, Inc.

3.3 City Commission

Commissioner Watt: reported she was selected for the Florida League of Cities Natural Resources, Public Works and Utility Policy Committee, covering coastal management, stormwater management, recycling, and water quality. She also noted she would be attending a Florida League of Cities workshop for newly elected officials in the coming weeks.

Commissioner Bigelow: previewed the upcoming land acquisition discussion (Item 9.1) regarding land acquisition and expressed the support for purchasing it as green space.

Commissioner King: commented on lighting complaints from neighbors about newer homes. She emphasized the importance of tracking the city's strategic plan initiatives.

Vice Mayor Commissioner Wilson: announced the upcoming IRB Homes Putt Putt Pub Crawl, Blood Drive outside City Hall and the Suncoast League of Cities general membership meeting. She noted she would be serving for a third year on the Development Code Compliance and Redevelopment Committee of the Florida League of Cities Legislative Committees.

Mayor Commissioner Vaughan: recognized Paul Zagami, president of Action 2000, who was present. He announced the Action 2000 meeting and upcoming Oktoberfest. He highlighted that Commissioners Watt, Wilson, and himself would all be serving on Florida League of Cities Legislative Policy Committees. He noted that Indian Rocks Beach is in the running for Creative Loafing's Best of the Bay 2026.

Mayor Commissioner Vaughan presented Vice Mayor Commissioner Wilson with a certificate recognizing her achievement of the Florida League of Cities Gold Level designation through completion of government education courses, praising her dedication to public service and professional excellence. Vice Mayor Wilson thanked the Commission and expressed her commitment to continued learning and committee service.

4. Work Session Items

4.1 Reduction of Speed Limit on Secondary Roads

City Manager Ryan Henderson facilitated discussion on reducing speed limits on secondary roads.

Commission Discussion

Commissioner King emphasized that the safety issue extends beyond speeding and recommended the study go beyond just a speed study.

Mayor Vaughan expressed interest in understanding what residents want. He suggested combining speed study with a street safety study covering golf carts and other safety concerns.

City Attorney Maggard clarified that state statute requires a study to justify lowering the speed limit below 30 mph, with 20 or 25 mph being the two options available to municipalities, and that the city can only adjust speed on city-owned and maintained roads.

Mayor Commissioner Vaughan opened neighbor comments.

- Michael Mirmanesh, 339 12th Ave.: Supports reduction of speed limits
- Michael Mirmanesh, Jr., 339 12th Ave: Supports reduction of speed limits
- Tom Wilson, 444 Harbor Dr. N: Suggested installing stop signs might be more effective than lowering the speed limit.
- John Thayer, 1819 Bay Boulevard: Suggested: identify trouble areas, post speed limit signs, and issue tickets.
- Dave Watt, 431 Harbor Drive South: Supportive of lowering the speed limit to 20 mph and also suggested speed humps on straightaways.
- John Peruccio, 319 Harbor Drive: Suggested automatic ticket enforcement devices.

Mayor Commissioner Vaughan closed neighbor comments.

City Staff will continue to explore reducing speed limits on secondary roads.

5. Consent Agenda

The following items were presented on the Consent Agenda:

- **5.1** Approval of August 19, 2026, Regular City Commission Meeting Minutes [*City Clerk, Lorin Kornijtschuk*]
- **5.2** Approval of August 27, 2026, Executive Client Session Meeting Minutes [*City Clerk, Lorin Kornijtschuk*]
- **5.3** Authorizing the City Manager to award Request for Proposal Number P.W.D. – 2026-01 and enter into a contract with JAN-PRO of Tampa Bay for the City of Indian Rocks Beach Janitorial Services [*City Manager, Ryan Henderson*]
- **5.4** Receive and File the Pinellas County 2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report [*City Manager, Ryan Henderson*]
- **5.5** Approval of Public Risk Management of Florida (PRM) Renewal Agreement for property, casualty, worker's compensation, and flood insurance coverages for FY 2026-2027 [*Administrative Director, Robin Gomez*]

Motion: Approve the items on the consent agenda, consisting of items 5.1 through 5.5

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (5-0)

Roll Call Vote:

- Commissioner Watt - Yes
 - Commissioner Bigelow - Yes
 - Commissioner King - Yes
 - Vice Mayor Commissioner Wilson - Yes
 - Mayor Commissioner Vaughan - Yes
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6. Public Hearings

6.1 ABT 28-2026 at 2300 Gulf Boulevard #7 Avenue 23 Kitchen, Inc.

Considering a 2 COP Alcoholic Beverage Use Designation for the establishment Avenue 23 Kitchen, Inc. located at 2300 Gulf Boulevard, Suite 7

City Clerk Lorin Kornijtschuk, presented ABT 28-2026.

Mayor Commissioner Vaughan opened neighbor comments.

Applicant Valerie De Marchi, 2300 Gulf Blvd. introduced herself to the Commission.

Mayor Commissioner Vaughan closed neighbor comments.

Motion: Approve the request for an Alcoholic Beverage Use Designation of 2 COP, Valerie De Marchi, d/b/a Avenue 23 Kitchen Inc., which establishment is located at 2300 Gulf Boulevard, Suite 7, Indian Rocks Beach, Florida, and legally described as Lots 6 and 7 less road on E, Block 42, Indian Beach Re-Revised Map of Indian Rocks Beach with the following stipulation: Repeated or intermittent nuisance activity and/or unlawful noise levels originating from the establishment or the parking area may result in the revocation of the alcoholic beverage designation.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (5-0)

Roll Call Vote:

- Commissioner Watt - Yes
- Commissioner Bigelow - Yes
- Commissioner King - Yes

- Vice Mayor Commissioner Wilson - Yes
 - Mayor Commissioner Vaughan - Yes
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7. Action Items

7.1 Approval of Ordinance No. 2026-04 – Second Reading;

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING CHAPTER 74 (WATERWAYS), ARTICLE III (BEACHES), DIVISION 1 (GENERALLY) BY AMENDING SECTION 74-61 PROHIBITED ACTIVITIES) OF THE CODE OF ORDINANCES OF THE CITY OF INDIAN ROCKS BEACH TO ADD SMOKING AND VAPING AS A PROHIBITED BEACH ACTIVITY; CREATING NEW SECTIONS 74-67, 74-68, 74-69, AND 74-70, PROVIDING FOR PURPOSE AND DEFINITIONS AND PROHIBITION OF SMOKING AND VAPING ON PUBLIC BEACHES; PROVIDING FOR EXCEPTIONS; PROVIDING FOR POSTING OF NO SMOKING SIGNS; PROVIDING FOR ENFORCEMENT AND PENALTIES; FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Matthew Maggard read the Ordinance by title only.

Mayor Commissioner Vaughan opened neighbor comments.

Beth McMullen, 481 Harbor Dr. S. spoke for Jen Privalle of Largo, founder of Indian Rocks Beach Trash Tribe, supports the city's proposed smoking and vaping ban on our beaches.

Gordon Obarski, 708 Beach Trail, questioned how this Ordinance will be enforced.

Nancy Obarski, 708 Beach Trail, stated it will be difficult enforcing the Ordinance.

Don House, 2104 Beach Trail, noted the difficulty enforcing the Ordinance.

John Thayer, 1819 Bay Blvd. stated the Ordinance will not be enforced.

Mayor Commissioner Vaughan closed neighbor comments.

Motion: Approve Ordinance 2026-04 on Second Reading

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (5-0)

Roll Call Vote:

- Commissioner Watt - Yes
 - Commissioner Bigelow - Yes
 - Commissioner King - Yes
 - Vice Mayor Commissioner Wilson - Yes
 - Mayor Commissioner Vaughan - Yes
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7.2 Approval of Resolution No. 2026-16 ;

A RESOLUTION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, REVISING THE FEE SCHEDULE FOR THE REGISTRATION AND INSPECTION OF VACATION RENTALS AND PROVIDING FOR AN DATE.

City Attorney Matthew Maggard read the Resolution by title only.

Administrative Director Robin Gomez presented Resolution No. 2026-16

Mayor Commissioner Vaughan opened neighbor comments.

Jerry Newton, 438 Harbor Dr. N: Stated that the proposed numbers seem low.

Mayor Commissioner Vaughan closed neighbor comments.

Motion: Approve Resolution 2026-16

Moved by: Commissioner Watt

Seconded by: Vice Mayor Commissioner Wilson

Motion passed (5-0)

Roll Call Vote:

- Commissioner Watt - Yes
 - Commissioner Bigelow - Yes
 - Commissioner King - Yes
 - Vice Mayor Commissioner Wilson - Yes
 - Mayor Commissioner Vaughan - Yes
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7.3 Approval of Ordinance No. 2026-05 – First Reading;

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING CHAPTER 58, TAXATION, ARTICLE II, LOCAL BUSINESS TAX, OF THE INDIAN

ROCKS BEACH CODE OF ORDINANCES, BY AMENDING SECTIONS 58-46, INITIAL APPLICATION FEE, AND 58-49, FEE SCHEDULE, PROVIDING A REVISED INITIAL APPLICATION FEE AND A REVISED FEE SCHEDULE PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Matthew Maggard read the Ordinance by title only.

Administrative Director Robin Gomez presented Ordinance No. 2026-05

Mayor Commissioner Vaughan opened neighbor comments, hearing and seeing no one wishing to speak, Mayor Commissioner Vaughan closed neighbor comments.

Motion: Approve Ordinance No. 2026-05 on First Reading

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (4-1)

Roll Call Vote:

- Commissioner Watt - Yes
- Commissioner Bigelow - No
- Commissioner King - Yes
- Vice Mayor Commissioner Wilson - Yes
- Mayor Commissioner Vaughan - Yes

7.4 Approval of Piggyback Agreement for Professional Services with Kimley-Horn for Land Development Regulation Review

City Manager Ryan Henderson, introduced Hannah Schaefer of Kimley-Horn who provided a PowerPoint presentation to introduce the firm.

Mayor Commissioner Vaughan opened neighbor comments.

Patti Katz, 124 13th Ave. was concerned about the timing of the project.

Mayor Commissioner Vaughan closed neighbor comments.

Motion: Approval of Piggyback Agreement for Professional Services with Kimley- Horn for Land Development Regulation Review.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (5-0)

Roll Call Vote:

- Commissioner Watt - Yes
- Commissioner Bigelow - Yes
- Commissioner King - Yes
- Vice Mayor Commissioner Wilson - Yes
- Mayor Commissioner Vaughan - Yes

7.5 Approval of the Homes not Hotels, Inc. Settlement Agreement

City Attorney Matthew Maggard presented the agreement and clarified the status of two related lawsuits.

Mayor Commissioner Vaughan opened neighbor comments.

- Don House, 2104 Beach Trail: Opposed settling.
- Nancy Obarski, 708 Beach Trail: Opposed settling.
- John Pfastiehl, 448 Harbor Dr. S.: Supports settling.
- Gordon Obarski, 708 Beach Trail: Opposed settling.

Mayor Commissioner Vaughan closed neighbor comments.

Motion: Motion to approve the Homes Not Hotels Settlement Agreement on the mandamus case.

Moved by: Commissioner Watt

Seconded by: Commissioner Bigelow

Motion passed (3-2)

Roll Call Vote:

- Commissioner Watt - Yes
- Commissioner Bigelow - Yes
- Commissioner King - No
- Vice Mayor Commissioner Wilson - No
- Mayor Commissioner Vaughan - Yes

8. Neighbor's Feedback

Mayor Commissioner Vaughan opened neighbor comments.

Don House, 2104 Beach Trail: Agreed with Ordinance 2026-04, but disagreed with the Commission settling with Homes Not Hotels.

Mayor Commissioner Vaughan closed neighbor comments.

9. Future Agenda Items

9.1 Land Acquisition

City Manager Henderson provided information on vacant property located at 2300 Gulf Blvd and asked the Commission if they agreed to have staff explore the purchase.

The Commission agreed to have staff explore the purchase.

Requested Future Agenda Items:

Mayor Commissioner Vaughan requested a discussion on E-bikes on the beach.

Vice Mayor Commissioner Wilson requested the review of the 2024 Charter Review Committee suggestions.

Commissioner King requested tracking the city's strategic plan initiatives.

10. Noted Items: None

Adjournment

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to adjourn at 8:55 p.m.

Attestation

These minutes are submitted as a true and accurate record of the Regular City Commission Meeting of the City of Indian Rocks Beach held on Tuesday, September 8, 2026.

Lorin A. Kornijtschuk

Date: 10/13/2026

Lorin A. Kornijtschuk, City Clerk
City of Indian Rocks Beach

[Signature]

Date: 10/13/26

Lan Vaughan, Mayor Commissioner
City of Indian Rocks Beach

