

CITY OF INDIAN ROCKS BEACH

CITY COMMISSION MEETING

AGENDA PACKET

CITY HALL

1507 BAY PALM BLVD. INDIAN ROCKS BEACH, FL. 33785

TUESDAY, JANUARY 13, 2026

6:00 PM



CITY OF INDIAN ROCKS BEACH

CITY COMMISSION MEETING

AGENDA

Civic Auditorium/Commission Chambers-1507 Bay Palm Blvd., Indian Rocks Beach, FL. 33785

Tuesday, January 13, 2026, at 6:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMISSIONERS' ROLL CALL:

- **Mayor-Commissioner Houseberg**
 - **Vice-Mayor Commissioner Wilson**
 - **Commissioner Bigelow**
 - **Commissioner Bond**
 - **Commissioner King**
-

1. PRESENTATIONS:

- A. REPORT OF** Pinellas County Sheriff's Office.
 - B. REPORT OF** Pinellas Suncoast Fire & Rescue District.
-

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:

- A. City Attorney**
 - B. City Manager**
 - C. City Commission.** *[3-minute time limit per City Commission Member.]*
-

4. WORK SESSION ITEMS: Property Tax Reform Presentation

[Interim Finance Director, Robin Gomez]

5. ADDITIONS/DELETIONS.

(Any item to be removed or added to the Agenda to be discussed at Other Business)

6. CONSENT AGENDA:

- A. APPROVAL OF** December 9, 2025, Regular City Commission Meeting Minutes.
- B. APPROVAL OF** January 6, 2026, Executive Client Session Meeting Minutes.
- C. APPROVAL OF** Resolution 2026-01; Resolution Implementing Performance Measures for Compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

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.

7. PUBLIC HEARINGS:

A. ORDINANCE NO. 2026-01; *PUBLIC HEARING / FIRST READING*

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

[Presented by: City Manager Ryan Henderson]

- i. Mayor-Commissioner opens Public Hearing
- ii. Mayor-Commissioner closes Public Hearing
- iii. City Commission considers Ordinance 2026-01

B. RESOLUTION NO. 2026-02

A resolution of the city commission of the city of Indian Rocks Beach, Florida, establishing the hourly rates for paid metered parking within the city of Indian Rocks Beach.

[Presented by: City Manager Ryan Henderson]

- i. Mayor-Commissioner opens Public Hearing
- ii. Mayor-Commissioner closes Public Hearing
- iii. City Commission considers Resolution 2026-02

C. ORDINANCE NO. 2025-06; *PUBLIC HEARING / SECOND READING:*

An Ordinance of the City of Indian Rocks Beach, Florida, creating Chapter 75 - Certified Recovery Residences, of the Code of Ordinances; establishing procedures for the review and approval of certified recovery residences; providing for applicability, repealer, severability, inclusion in the code, and an effective date.

[Presented by: City Attorney Matthew Maggard]

- i. Mayor-Commissioner opens Public Hearing
- ii. Mayor-Commissioner closes Public Hearing
- iii. City Commission considers Ordinance 2025-06

8. OTHER BUSINESS:

9. ADJOURNMENT.

APPEALS: Any person who decides to appeal any decision made, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings 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).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation to participate in this meeting should contact the City Clerk's Office with your request, telephone 727/595-2517 lkornijtschuk@irbcity.com, no later than FIVE (5) days before the proceeding for assistance.

POSTED: January 2026

Upcoming City Meetings and Events:

Regular City Commission Meeting: Tuesday, February 10, 2026, at 6:00 p.m.

*All meetings to be held in the City of Indian Rocks Beach Civic Auditorium
1507 Bay Palm Blvd. Indian Rocks Beach, FL. 33785*

AGENDA ITEM 1 A
PRESENTATION
PINELLAS COUNTY SHERIFFS OFFICE

PINELLAS COUNTY SHERIFF'S OFFICE
BOB GUALTIERI, SHERIFF



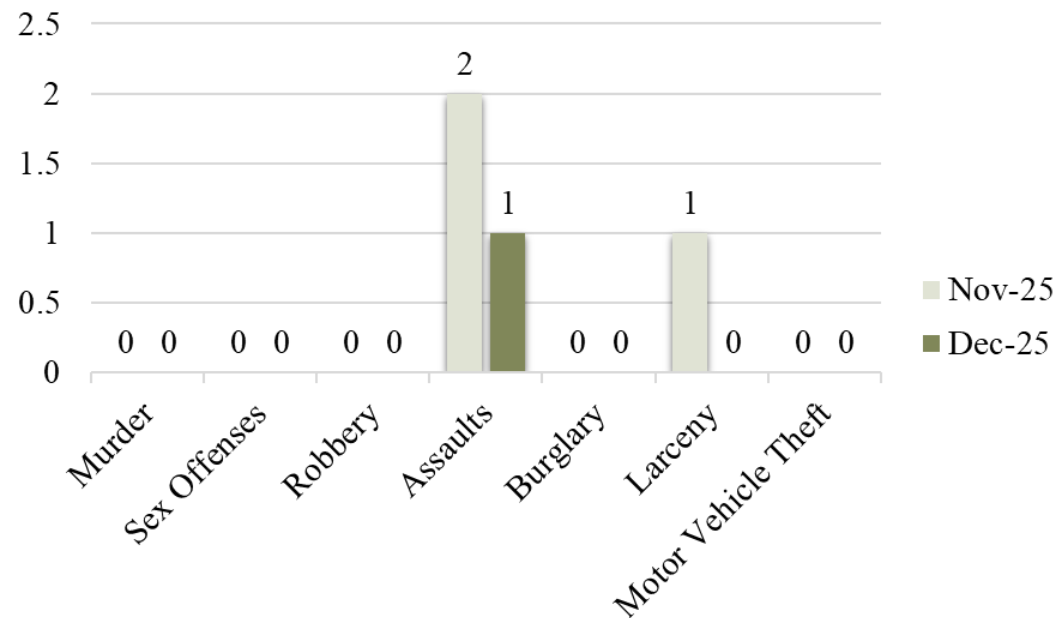
STRATEGIC PLANNING DIVISION

INDIAN ROCKS BEACH ANALYSIS

Select UCR Property & Person Crimes

December 2025

Select UCR Property & Person Crimes	November 2025	December 2025	December 2024 YTD	December 2025 YTD
Murder	0	0	0	0
Sex Offenses	0	0	0	0
Robbery	0	0	1	0
Assaults	2	1	41	34
Burglary	0	0	9	7
Larceny	1	0	50	19
Motor Vehicle Theft	0	0	10	5
GRAND TOTAL	3	1	111	65



Arrests

December 2025

There was a total of **8** people arrested in the City of Indian Rocks Beach during the month of December resulting in the following charges:

ARREST TYPE & DESCRIPTION	TOTAL
Felony	3
Possession Of Controlled Substance	2
Use Firearm/Weapon During Offense	1
Misdemeanor	7
Battery	1
Disorderly Conduct/Breach Peace	1
Disorderly Intoxication	2
Possession Of Certain Drugs Without A Prescription Unlawful	1
Possession Of Controlled Substance	1
Resist/Obstruct LEO Without Violence	1
Warrant	2
Warrant Arrest	2
Traffic Misdemeanor	1
No Valid Driver's License	1
Grand Total	13

*Information provided reflects the number of arrests (persons arrested) as well as the total charges associated with those arrests.

Deputy Activity

There was a total of **736** events in the City of Indian Rocks Beach during the month of December resulting in **920** units responding.

The table below reflects the top twenty-five events to include both self-initiated and dispatched calls in the City of Indian Rocks Beach for the month of December. **CAD data is filtered by problem type.*

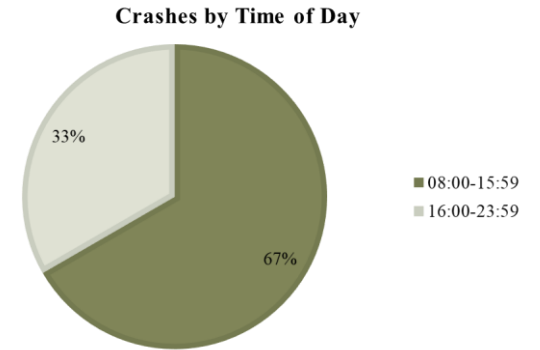
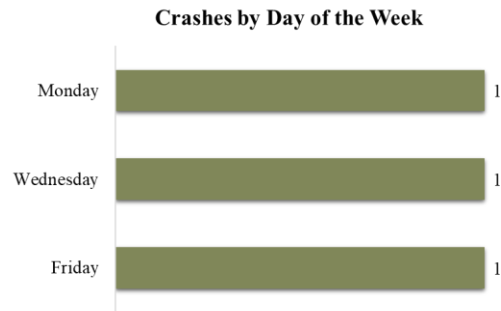
December 2025

DEPUTY ACTIVITY	TOTAL
Directed Patrol	343
Traffic Stop	137
Area Check	47
House Check	19
Assist Citizen	19
911 Hangup Or Open Line	13
Information/Other	12
Vehicle Abandoned/Illegally Parked	12
Supplement	10
Suspicious Vehicle	9
Ordinance Violation	9
Lost/Found/Abandoned Property	8
Trespass	8
Suspicious Person	7
Contact	6
Transport Prisoner	6
Disorderly Conduct	6
Civil Matter	5
Alarm	5
Animal Call	4
Noise	4
Special Detail	3
Accident	3
Community Contact	2
Reckless Driver/Boater	2

Crash & Citation Analysis

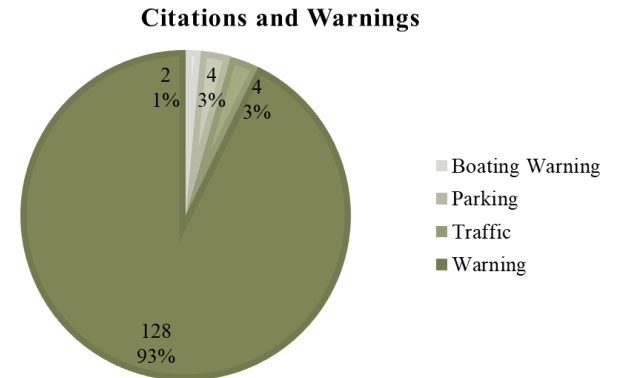
There were **3** crashes in the City of Indian Rocks Beach during December 2025. **Crash data is filtered by disposition type and may include “accident and hit and run” problem types.*

CRASH LOCATIONS	TOTAL
501 Gulf Blvd	1
Gulf Blvd/Canal Ave S	1
1521 Gulf Blvd	1



There were a total of **138** citations and warnings issued in the City of Indian Rocks Beach during December 2025.

TRAFFIC CITATION LOCATIONS	TOTAL
2706 Gulf Blvd	1
Gulf Blvd & 12th St	1
Gulf Blvd & 5th Ave	1
Gulf Blvd & 7th Ave	1



AGENDA ITEM 1 B

PRESENTATION

PINELLAS SUNCOAST FIRE & RESCUE DISTRICT

AGENDA ITEM 2
NEIGHBORS' COMMENTS

AGENDA ITEM 3 A
REPORTS OF
CITY ATTORNEY

AGENDA ITEM 3 B

REPORTS OF
CITY MANAGER

AGENDA ITEM 3 C
REPORTS OF
CITY COMMISSION

AGENDA ITEM 4
WORK SESSION ITEM
PROPERTY TAX REFORM



PROPERTY TAX REFORM 2026 FL LEGISLATURE

Jan 13, 2026



Introduction

- **Eight (8) resolutions/bills have been introduced by the 2026 Florida Legislature to alter/amend various existing property tax processes that will impact local governments by lowering general fund revenue.**
- **Proposals to alter property taxes mainly for HOMESTEAD properties.**



Introduction

- **Any adopted bills will subsequently require a statewide voter approval (at least 60%) at the Nov 2026 election with an effective date as early as Jan 1, 2027.**
- **Fiscal Impacts beginning Q2 of FY 27 budget; full revenue impact in FY 28.**



Proposed Legislation 6 of the 8 Bills' Impacts to IRB

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

HJR 203: Gradual Elimination of Non-School Property Tax for Homesteads

- Annually increase the exemption, except schools, by \$100,000 over a 10-year period.
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget.

HJR 203 (GRADUAL) IRB – INDIAN ROCKS BEACH

\$3,499,341

Scenario Tax

\$3,688,088

Current Law Tax

-5.11%

% Change

(\$189K)

1st Year TAX IMPACT

HJR 205: Elimination of Non-School Property Tax for Homesteads for persons 65 and older

- EXEMPT all levies, except schools, for persons 65 years of age and older
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget

HJR 205 (Senior)

\$3,151,187

Scenario Tax

\$3,688,088

Current Law Tax

-14.56%

% Change

IRB - INDIAN ROCKS BEACH

(\$537K)

Tax Impact

HJR 207: Assessed Home Value Exemption, 25% of taxable value after other exemptions

- EXEMPT all levies, except schools, equal to 25% of the remaining assessed value after applying existing exemptions.
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget

HJR 207 (25%)

\$3,458,813

Scenario Tax

\$3,688,088

Current Law Tax

-6.22%

% Change

IRB - INDIAN ROCKS BEACH

(\$229K)

Tax Impact

HJR 209: Property Insurance Relief Exemption, Additional \$200k for Insurance Holders

- EXEMPT all levies, except schools, by additional \$200K for properties insured by a comprehensive multiperil property insurance policy
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget

HJR 209 (Insurance)

\$3,328,861

Scenario Tax

\$3,688,088

Current Law Tax

-9.74%

% Change

IRB - INDIAN ROCKS BEACH

(\$359K)

Tax Impact

HJR 211: Unlimited Cap on Porting

- Increases maximum value of the accrued Save our Homes benefit that may be transferred to a new homestead for all levies, except schools.
- Prohibit municipalities from reducing the total funding for law enforcement beginning with the FY 28 budget

HJR 211 (Port)

\$3,675,430

Scenario Tax

\$3,688,088

Current Law Tax

-0.34%

% Change

IRB - INDIAN ROCKS BEACH

(\$13K)

Tax Impact



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



HJR 201 IMPACT ON IRB PROP TAX BILL

- **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 ?**



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



PROPERTY TAX COLLECTIONS

City of Indian Rocks Beach

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

Fiscal Year	Ad Valorem	Taxable	Assessed Value	Ad Valorem	Ad Valorem	Total Collections
Ending	Millage	Assessed Value *	Increase/Decrease from Prior Year	Taxes Levied	Actual Receipts	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%

* 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**



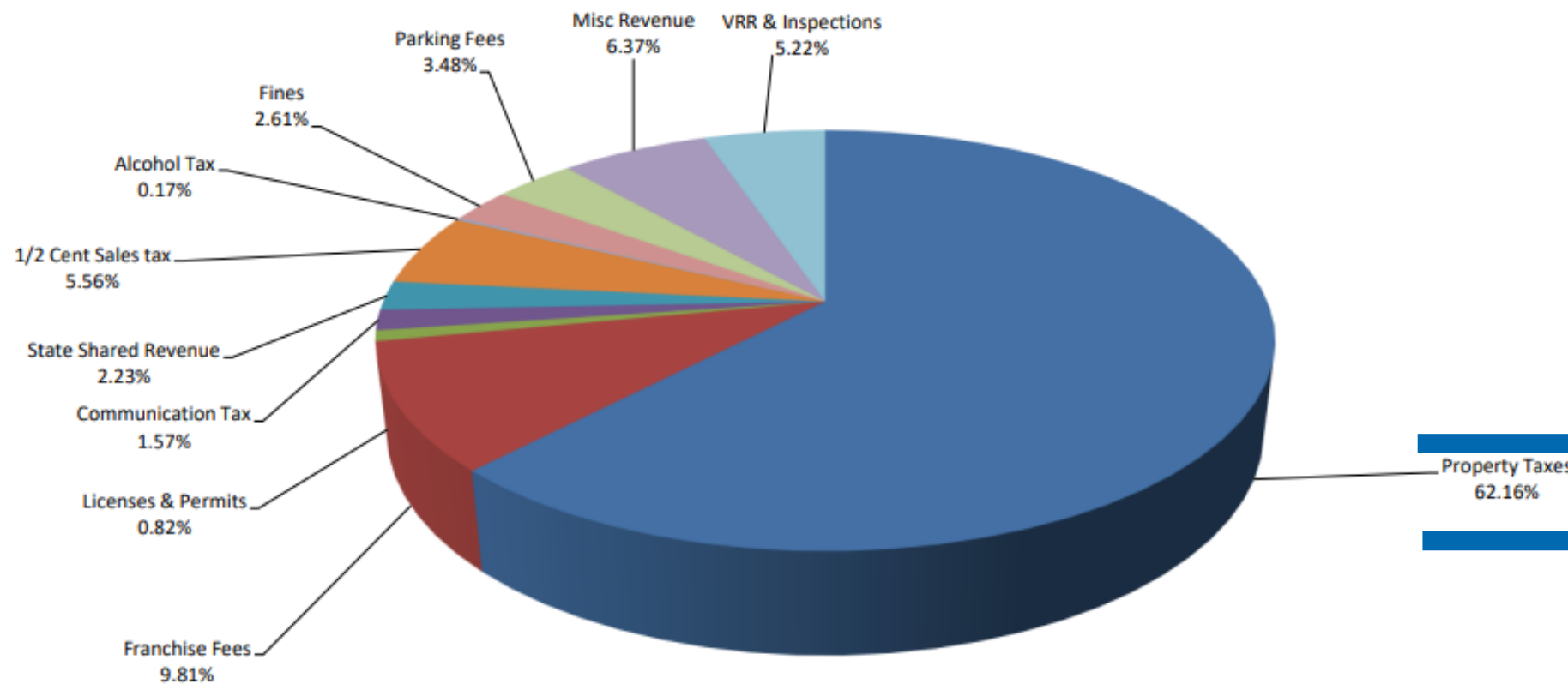
GENERAL FUND REVENUE

	2023 ACTUAL	% of Total GF	2024 ACTUAL	% of Total GF	2025 BUDGET	% of Total GF	FY 2025 ACTUAL	% of Total GF	FINAL 2026 BUDGET	% of Total GF
Millage Levy	1.8326		1.73		1.73		1.73		1.73	
REVENUE										
PROPERTY TAXES	\$2,947,438	58.0%	\$ 3,179,075	57.6%	\$ 3,549,380	65.9%	\$ 3,518,519.19	46%	3,574,070	62.2%
FRANCHISE FEES	\$ 567,330	11.2%	\$ 558,533	10.1%	\$ 564,000	10.5%	\$ 553,833.20	7%	564,000	9.8%
LICENSES & PERMITS	\$ 103,868	2.0%	\$ 239,783	4.3%	\$ 47,310	0.9%	\$ 57,669.50	1%	47,310	0.8%
COMMUNICATION TAX	\$ 90,350	1.8%	\$ 101,447	1.8%	\$ 90,000	1.7%	\$ 89,652.15	1%	90,000	1.6%
STATE SHARED REVENUE	\$ 133,838	2.6%	\$ 125,255	2.3%	\$ 128,340	2.4%	\$ 125,097.50	2%	128,340	2.2%
1/2 CENT SALES TAX	\$ 311,866	6.1%	\$ 300,975	5.5%	\$ 319,590	5.9%	\$ 295,902.41	4%	319,590	5.6%
ALCOHOL TAX	\$ 8,529	0.2%	\$ 8,347	0.2%	\$ 10,000	0.2%	\$ 10,883.18	0%	10,000	0.2%
FINES	\$ 122,400	2.4%	\$ 81,236	1.5%	\$ 100,000	1.9%	\$ 246,769.49	3%	150,000	2.6%
MISC REVENUE	\$ 651,266	12.8%	\$ 926,671	16.8%	\$ 480,220	8.9%	\$ 2,579,949.54	34%	480,220	8.4%
VRR & INSPECTIONS	\$ -				\$ 100,000	1.9%	\$ 169,493.50	2%	300,000	5.2%
COST ALLOCATION - SOLID WASTE FUND	\$ 148,860	2.9%	\$ -		\$ -				-	
TRANSFER FROM OTHER FUNDS - MULTIMODAL IMPACT FEE FUND			-						55,000	1.0%
TRANSFER FROM OTHER FUNDS - RECREATION IMPACT FEE FUND			-						31,000	0.5%
TOTAL REVENUE	\$5,085,745	100%	\$ 5,521,322	100%	\$ 5,388,840	100%	\$ 7,647,769.66	100%	5,749,530	100%



GENERAL FUND REVENUE

TOTAL GENERAL FUND REVENUES BY SOURCE



2026 GENERAL FUND REVENUES

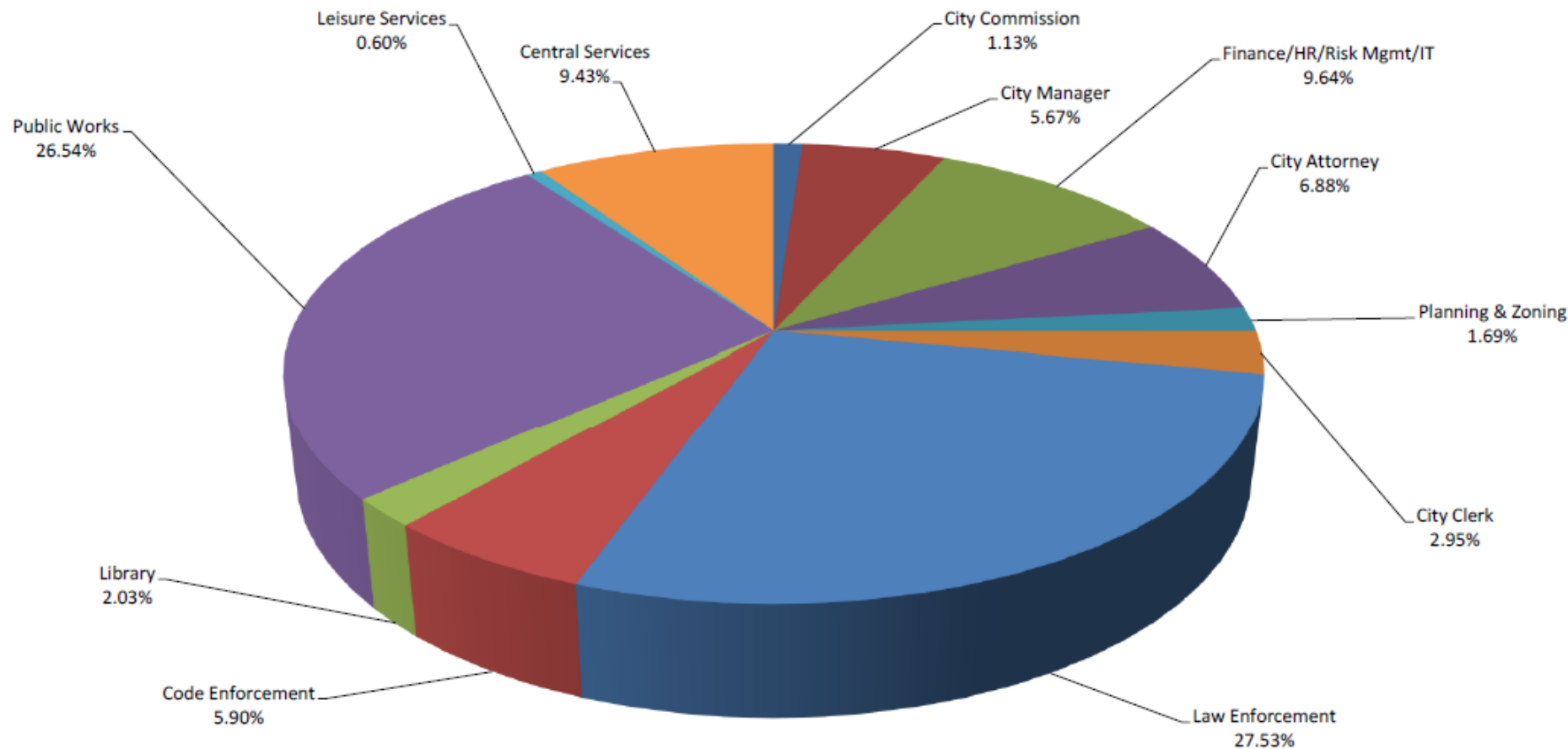


GENERAL FUND EXPENSES

	2023		2024		2025		FY 2025		FINAL	
	ACTUAL	% of Total GF	ACTUAL	% of Total GF	BUDGET	% of Total GF	ACTUAL	% of Total GF	2026 BUDGET	% of Total GF
DEPARTMENTAL EXPENDITURES										
CITY COMMISSION	53,489	1.3%	61,284	1.3%	60,800	1.1%	\$ 61,738.28	0.8%	60,800	1.1%
CITY MANAGER	330,145	7.8%	308,883	6.5%	289,650	5.4%	\$ 300,193.09	3.9%	305,120	5.7%
FINANCE	366,159	8.7%	455,259	9.7%	498,680	9.3%	\$ 499,038.42	6.6%	518,700	9.6%
CITY ATTORNEY	157,519	3.7%	185,240	3.9%	157,000	2.9%	\$ 305,011.11	4.0%	370,000	6.9%
PLANNING & ZONING	88,785	2.1%	71,878	1.5%	85,200	1.6%	\$ 398,811.55	5.2%	91,000	1.7%
CITY CLERK	188,389	4.5%	136,960	2.9%	150,180	2.8%	\$ 142,993.11	1.9%	158,920	3.0%
LAW ENFORCEMENT	1,189,395	28.1%	1,283,618	27.2%	1,377,820	25.6%	\$ 1,373,607.80	18.0%	1,480,860	27.5%
CODE ENFORCEMENT	137,564	3.3%	315,045	6.7%	300,270	5.6%	\$ 276,230.61	3.6%	317,210	5.9%
LIBRARY	114,631	2.7%	118,641	2.5%	123,660	2.3%	\$ 90,598.01	1.2%	109,460	2.0%
PUBLIC WORKS	1,166,218	27.6%	1,275,101	27.0%	1,323,300	24.6%	\$ 3,618,573.42	47.5%	1,427,870	26.5%
LEISURE SERVICES	39,472	0.9%	25,944	0.6%	36,700	0.7%	\$ 8,443.60	0.1%	32,200	0.6%
CENTRAL SERVICES	394,257	9.3%	478,021	10.1%	478,010	8.9%	\$ 535,556.35	7.0%	507,040	9.4%
TRANSFERS - TO CAPITAL IMPROVEMENT FUND					500,000	9.3%			-	
TOTAL EXPENDITURES/TRANSFERS	4,226,023	100.0%	4,715,874	100.0%	5,381,270	100.0%	\$ 7,610,795.35	100.0%	5,379,180	100.0%



GENERAL FUND EXPENSES



2026 GENERAL FUND DEPARTMENTS



ADDITIONAL INFO-NEXT STEPS

- **City to continue monitoring Legislative process**
- **Information campaigns on the Value of Property Taxes, Budgets, Local Decisions, and More. . .**
 - **Florida League of Cities**
 - **Florida Association of Counties**
 - **Other Cities - How Property Taxes Fund City Services**



FL LEAGUE OF CITIES

Florida Formula: Property Tax Educational Toolkit

<https://www.flcities.com/FloridaFormulaToolkit/>

**Data, messaging, visuals, and
tools in one place**

This hub provides access to shareable videos, talking points,
and detailed city-level reports.

Explore the educational resources to help you understand and
communicate the information.



FL ASSOCIATION OF COUNTIES

Help your community understand what's at stake. This page features ready-to-use content you can share on your social media channels. Each post highlights the real-world value of local government—what we do, and why it matters.

<https://www.fl-counties.com/keep-florida-thriving-social-posts/>

**TAX SHIFT
NOT A TAX CUT**

MYTH	VS	FACT
Eliminating property taxes means overall taxes go down.		The burden shifts: usually, working Floridians pay more, special interests and snowbirds save.

FAC FLORIDA ASSOCIATION OF COUNTIES
All About Florida

Thank you !

Robin I. Gomez, Interim Finance Director

727-595-2517 ext 103

rgomez@irbcity.com

www.indian-rocks-beach.com



AGENDA ITEM 5
ADDITIONS/DELETIONS

CONSENT AGENDA 6 A
APPROVAL OF DECEMBER 9, 2025,
CITY COMMISSION MEETING MINUTES

MINUTES

CITY OF INDIAN ROCKS BEACH

CITY COMMISSION MEETING

Civic Auditorium/Commission Chambers

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

Tuesday, December 9, 2025, at 6:00 P.M.

CALL TO ORDER

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

ROLL CALL

Present:

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

Also present: City Manager Ryan Henderson, City Clerk Lorin Kornijtschuk, Public Works Director Dean Scharmen, Planning and Zoning Consultant Hetty Harmon, Code Enforcement Manager Mike Kelly, Interim Finance Director Robin Gomez, and City Attorney Matthew Maggard.

For continuity, items are listed in agenda order, though they may not be discussed in that order.

1. PRESENTATIONS

A. REPORT OF Pinellas County Sheriff's Office

- The Pinellas County Sheriff's Office provided its monthly report.

B. REPORT OF Pinellas Suncoast Fire & Rescue District

Chief Grimes reported on November fire activity, noting no fires occurred in Indian Rocks Beach but mentioned a significant house fire in Oakhurst, where occupants and pets were rescued. Multiple departments responded and worked effectively together. The Chief reported 30 calls in Indian Rocks Beach for November (9 fire calls, 21 EMS calls). He announced discussions with the county about obtaining land at Tiki Gardens property for a new fire station, which would be strategically located for beach rescues, and discussed ongoing plans for the north station at Church of the Isles.

2. NEIGHBOR'S COMMENTS

- John Phanstiehl, 448 Harbor Dr. S - Thanked the code enforcement team for their work at recent magistrate hearings on illegal transient rentals. Expressed concern that enforcement of Ordinance 2023-02 has been slow. Requested the Commission direct staff to develop a detailed enforcement plan.
- Beth McMullen, 481 Harbor Dr. South - Requested an update on a specific home on Harbor Dr. S that is still renting on Airbnb despite losing its lawsuit. Urged stricter enforcement of the short-term rental ordinance with maximum fines for non-compliant properties.
- Linda Newton, 438 Harbor Dr. N - Promoted Beach Art Center calendars for sale. Discussed how short-term rental legislation at the state level has negatively impacted neighborhoods since 2011. Encouraged addressing these issues at the state level.
- Patty Katz, 124 13th Ave - Urged candidates to work on bringing the community together rather than taking sides in the short-term rental debate.
- Jerry Newton, 438 Harbor Dr. North - Suggested that short-term rental regulation enforcement is hampered by insufficient funding and staffing. Called for a firm deadline for all short-term rentals to operate legally according to established regulations.

- Bob Coplen, 445 20th Ave - Discussed short-term rental issues as a crisis and suggested utilizing the Department of Business and Professional Regulation and State Fire Marshall for enforcement assistance.
 - Nico Troy, representing the Indian Rocks VFW - Invited City Council and residents to the VFW's birthday celebration.
 - Scott Shapiro, 2030 220th Ave. Parkway - Advocated for the re-establishment of citizen advisory boards, particularly for beaches and waterways. He offered to volunteer for a board.
 - Don House, 2104 Beach Trail - Announced he qualified to run for commission and that this might be his last meeting as a public commenter.
-

3. REPORTS OF:

A. City Attorney: No report.

B. City Manager: City Manager Ryan Henderson welcomed Robin Gomez to the team as interim finance director.

C. City Commission

- **Commissioner Jude:** No report.
- **Commissioner John:** No report.
- **Commissioner Hillary:** Expressed support for reintroducing citizen advisory boards.
- **Vice Mayor Commissioner Wilson:** Reported on attending the Florida League of Cities Legislative Conference. Provided updates on legislative issues, including Senate Bill 180, taxation proposals, municipal elections timing, sovereign immunity changes, and ADU regulations. She will be participating in the Florida League of Cities and the Suncoast League of Cities during the upcoming legislative session.
- **Mayor-Commissioner Houseberg:** Thanked everyone for the successful weekend events, including the tree lighting ceremony and parade. She reflected

on the challenging year and expressed optimism about the city's direction with new leadership in place.

Additional Discussion: The Mayor asked the City Manager about planned changes to the Neighbors' Comments section. The City Manager suggested a plan to implement a card system where residents fill out cards to organize speakers, emphasizing that this would not limit participation but assist staff.

4. WORK SESSION ITEMS: Paid Parking Implementation

City Manager Ryan Henderson presented a proposal for implementing paid parking in Indian Rocks Beach as a pilot program. Key recommendations included: focusing initially on 182 beach access spots for a 6-month pilot period; setting uniform pricing at \$4.50/hour; using Park Mobile app (no cash/coins); enforcement by the Code Compliance team with Sheriff's Office assistance; hours from 6 AM to 10 PM. Goals include generating revenue for infrastructure/stormwater needs, ensuring efficient use of parking spaces, and promoting fairness between residents and visitors. Residents with city decals would park for free.

Neighbors' Comments:

- Dan Minesburg, 442 Harbor Dr. N - Supported limiting resident parking permits to 2 vehicles per household.
- Kelly Watt, 431 Harbor Dr. S - Asked whether golf cart spaces would be included in paid parking and suggested they should be.
- Lan Vaughn, 301 Harbor Dr. - Supported the pilot but wished it were more aggressive with higher rates. Expressed concern about visitors parking in neighborhoods to avoid fees and suggested designating some areas as 'no beach parking'.
- Beth McMullen, 481 Harbor Dr. South - Expressed concern that code enforcement is already stretched thin with short-term rental issues and that enforcement might be a challenge. Asked about fine amounts for violations.

- Mary Wilkerson, 490 Harbor Dr. N - Noted Indian Rocks Beach is the last beach in Pinellas County with free parking and is known online as a 'free and cheap' destination. Suggested a more aggressive approach, as people will find ways to park in neighborhoods to avoid fees.
- Dave Watt, 431 Harbor Dr. S - Asked for clarification about which 182 parking spots would be included in the paid parking program.
- Ann Lopez, 337 12th Ave. - Noted Park Mobile app sends expiration notifications, mentioned \$10 all-day parking might be too inexpensive, expressed concerns about neighborhood parking and vacant lots being used for parking.
- RB Johnson, 1206 Beach Trail - Addressed overnight parking concerns, noting parking used to be prohibited after 11 PM, but signs were changed. Suggested that no overnight parking should be allowed with the new paid system.
- John Thayer, 1819 Bay Blvd. - Warned that paid parking would push visitors to park in neighborhoods.

Commission Discussion: Commissioners discussed the pricing, concerns about pushing parking into residential neighborhoods, operating hours and implementation timeline.

- Establishing a \$4.50 fee at metered locations.
 - Exempting Indian Rocks Beach residents from paying at metered locations upon display of a properly issued parking decal.
 - Setting metered parking hours from 6:00 a.m. to 10:00 p.m.
 - Implementing metered parking at beach access points, with the possibility of additional locations in the future.
 - Increasing the minimum fine for parking violations from \$75.00 to \$100.00.
-

5. ADDITIONS/DELETIONS

Remove and reschedule Agenda Item 7 B, BOA Case No. 2025-06 to January 13, 2026, at 6:00 p.m. City Commission Meeting.

Motion made by Vice Mayor Commissioner Wilson to move Board of Adjustment case #2025-06 to January 13, 2026, City Commission meeting.

Seconded by Commissioner King.

Vote: Carried Unanimously

6. CONSENT AGENDA

The following item was presented on the Consent Agenda:

A. APPROVAL OF November 12, 2025, Regular City Commission Meeting Minutes

Motion made by Vice Mayor Commissioner Wilson to approve the Consent Agenda.

Seconded by Commissioner Bigelow

Vote: Carried Unanimously

7. PUBLIC HEARINGS

A. BOA Case No. 2025-05 – QUASI-JUDICIAL PROCEEDING

Property: 2618 Gulf Boulevard, Indian Rocks Beach, Florida

Request: Variance request from Sec. 110-131(5)(f) of the Code of Ordinances, of 14 feet into the required 25-foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7-foot side yard setback resulting in a total side yard setback of 1.3 feet for the installation of a carport.

Legal Description: Driftwood Sands Condominium according to plat thereof as recorded in Plat Book 62, Page 106, public records of Pinellas County, Florida.

Parcel #: 01-30-14-22615-000-0001

Planning & Zoning Consultant Hetty Harmon presented variance request for 2618 Gulf Boulevard for a carport installation requiring setback variances. Noted the Board of Adjustment voted 2-1 in favor.

Neighbors' Comments:

- Robert Pergolizzi, Driftwood Sands Condominium applicant, resident and board member - Explained that the carport request is for 9 parking spaces that have been there since 1982 but are currently uncovered. Noted the property has rights-of-way on both sides with no immediate neighbors affected. The carport mentioned would be 9.5 feet high with heavy-duty aluminum construction matching existing carports, able to withstand 140 mph winds.

Motion made by Vice Mayor Commissioner Wilson, to recommend that the City Commission approve Board of Adjustment Case No. 2025-05 2618.

Seconded by: Commissioner King, who voted no.

Vote: Motion Carries (with one opposing vote)

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

Nays: Commissioner King

7. BOA Case No. 2025-06

The item was rescheduled to January 13, 2026, at 6:00 PM.

8. OTHER LEGISLATIVE MATTERS

A. ORDINANCE NO. 2025-06; PUBLIC HEARING / FIRST READING: Establishing procedures for Certified Recovery Residences

Staff Presenter: City Attorney Matthew Maggard

City Attorney Maggard explained that Senate Bill 954 requires cities to establish procedures for review and approval of certified recovery residences. The ordinance creates an application process, review process, and standards for certified recovery residences. Applications would come before the City Commission for approval or denial. Clarified that certified recovery residences are not halfway houses but sober living facilities that are state-certified, voluntary (not court-ordered), and not medical facilities or rehabs. The state mandates that this ordinance be in place by January 1, 2026. This is a stopgap measure to meet the January deadline until more detailed criteria can be developed.

Neighbors' Comments:

- Kelly Watt, 431 Harbor Dr. S - Asked for clarification on whether the procedures were being established today or just discussed.
- Beth McMullen, 481 Harbor Dr. South - Asked if these facilities could be located anywhere in the city and if there were limits on the number of residents.
- Lan Vaughan, 301 Harbor Drive - Sought clarification that having a procedure does not mean the city must accept any application.
- David Watt, 431 Harbor Dr. S - Asked if the city can set requirements for denying applications and expressed confusion about making a decision without more information.
- Patty Katz, 124 13th Ave - Asked who pays for these recovery residences and whether they are privately funded.
- Eddie Bie, 497 20th Ave - Asked if there would be a second reading and when it would be held.

- Matthew Barrowclough, 211 11th Ave - Expressed interest in being part of future discussions about evaluation criteria for applications.

Commission Discussion: Commissioners asked if this were mandated by the state (yes, by January 1, 2026), what criteria would be used for approval, and clarified that the ordinance establishes an application process, but specific criteria are still being developed. City Attorney Maggard explained that this ordinance would require applicants to come before the Commission rather than bypassing local control.

Motion made by Vice Mayor Commissioner Wilson to approve Ordinance No. 2025-06.

Seconded by Commissioner King

Vote: Carried Unanimously

B. RESOLUTION NO. 2025-14; A resolution of the City of Indian Rocks Beach, Florida, relating to lot mowing or clearing, providing for approval and endorsement of all assessments as finally fixed and adjusted. 440 20th Avenue, Indian Rocks Beach, FL. 33785.

Code Enforcement Manager Mike Kelly explained that the property at 440 20th Avenue belonged to an elderly woman who passed away, survived by her husband, who passed away just before the flood. The property has been abandoned since the flood with no remediation. After attempts to contact the sons who inherited the property and receiving no action, the city cleaned up the property and now needs to place a lien of \$1,100 (\$1,000 for mowing and \$100 for administrative costs).

Neighbors' Comments:

- John Thayer, 1819 Bay Blvd - Thanked Mike Kelly for the explanation and questioned why the Commission needs to pass a resolution for each property lien when there will be many similar cases.

- Bob Copeland, 445 20th Ave - As a neighbor of the property, expressed support for the city's actions and noted that neighbors had previously cleaned the yard themselves.

Motion made by Vice Mayor Wilson to approve Resolution #2025-14.

Seconded by Commissioner Bond.

Vote: Carried Unanimously

9. OTHER BUSINESS: None

10. ADJOURNMENT

Motion by Vice Mayor Commissioner Wilson to adjourn the meeting.

Seconded by Commissioner Bigelow.

Vote: Carried Unanimously

Meeting Adjourned at 8:36 p.m.

Date Approved

Denise Houseberg, Mayor-Commissioner

Attest: _____

Lorin A. Kornijtschuk, City Clerk

CONSENT AGENDA 6 B
APPROVAL OF JANUARY 6, 2025,
EXECUTIVE CLIENT SESSION
MEETING MINUTES

MINUTES
CITY OF INDIAN ROCKS BEACH
CLOSED EXECUTIVE SESSION
OF THE
CITY OF INDIAN ROCKS BEACH CITY COMMISSION
City of Indian Rocks Beach City Hall
1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785
Tuesday, January 6, 2026, at 2:00 P.M.

Mayor-Commissioner Houseberg called the meeting to order at 2:00 P.M., followed by the Pledge of Allegiance.

Present:

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

Also present: City Manager Ryan Henderson, City Clerk Lorin Kornijtschuk, City Attorney Matthew Maggard.

Public Meeting Closed at 2:12 p.m.

The closed session was attended by Mayor-Commissioner Houseberg, Vice-Mayor Commissioner Wilson, Commissioner Bigelow, Commissioner Bond, Commissioner King, City Attorney Matthew Maggard, City Manager Ryan Henderson, and Attorney Carlos Kelly, as well as a certified court reporter.

The session constituted a Closed Executive Session concerning pending litigation to which the City is presently a party before a court. Those cases are as follows:

1. 715 Gulf, LLC v City of Indian Rocks Beach, M.D. Fla. Case No. 2023cv02087; and
2. AP 6, LLC v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv01986; and
3. Florida Dreamscape Vacation Rentals, LLC v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv02131; and
4. Harbor Vista Ventures, LLC v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv02137; and
5. IRB Connect, LLC v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv02030; and
6. Peak Ventures, LLC v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv02223; and

7. Shearer v. City of Indian Rocks Beach, M.D. Fla. Case No. 8:2023cv02089; and
8. AP 6, LLC v. City of Indian Rocks Beach, Court for Pinellas County Circuit Court Case No.: 522025CA004779XXCICI; and
9. Modco of Kentucky, Inc. v. Dan Carpenter, Finance Director, City of Indian Rocks Beach; and City of Indian Rocks Beach, M.D. Fla. Case No. 24-000545-CI.

The Commission formally reconvened the public meeting at 3:34 p.m., upon the conclusion of the executive session, for the limited purpose of formal adjournment.

Mayor Commissioner Houseberg determined that no members of the public attended the re-opening of the public meeting.

Motion to adjourn was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bond to adjourn at 3:36 p.m.

Unanimous approval by acclamation.

Date Approved

Denise Houseberg, Mayor-Commissioner

Attest: _____
Lorin A. Kornijtschuk, City Clerk

CONSENT AGENDA 6 C

APPROVAL OF RESOLUTION 2026-01:

RESOLUTION IMPLEMENTING PERFORMANCE MEASURES
FOR COMPLIANCE WITH THE NATIONAL FLOOD
INSURANCE PROGRAM (NFIP) AND COMMUNITY RATING
SYSTEM (CRS).

INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM

MEETING OF: January 13, 2026 **AGENDA ITEM:** 6 C

ORIGINATED BY: Hetty Harmon, Planning and Zoning Consultant

AUTHORIZED BY: Ryan Henderson, City Manager *RnH*

SUBJECT: RESOLUTION NO. 2026-01. Resolution Implementing Performance Measures for Compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

STAFF RECOMMENDATION: Staff recommends Approval of Resolution No. 2026-01.

BACKGROUND:

The City of Indian Rocks Beach has participated in the National Flood Insurance Program (NFIP) since May 7, 1971, and has remained a participant in good standing. Continued participation in the NFIP, as well as the Community Rating System (CRS), is critical to maintaining flood insurance availability and premium reductions for City residents.

The City has designated Special Flood Hazard Areas (SFHAs) on the Flood Insurance Rate Maps (FIRMs) adopted on August 24, 2021. Currently, there are approximately 1,554 active flood insurance policies within the City.

On October 5, 2023, the Florida Division of Emergency Management (FDEM) conducted a Community Assistance Visit (CAV) and determined that the City maintains an NFIP-compliant floodplain management program.

To reinforce compliance and demonstrate continued commitment to floodplain management best practices, the City has developed and is actively implementing a set of performance measures designed to meet or exceed the minimum requirements of the NFIP and CRS.

The purpose of the attached resolution is to formally re-dedicate the City of Indian Rocks Beach to compliance with the NFIP and CRS programs and to document the performance measures that ensure continued eligibility, regulatory compliance, and enhanced flood resiliency.

Adoption of this resolution provides assurance to the State of Florida, FDEM, and the Federal Emergency Management Agency (FEMA) that the City will maintain and enforce floodplain management regulations consistent with federal and state requirements.

FISCAL IMPACT:

There is no direct fiscal impact associated with the adoption of this resolution. The actions outlined reflect existing practices and interlocal agreements currently in place.

MOTION:

I move to approve/deny Resolution No. 2026-01, A Resolution Implementing Performance Measures for Compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

**CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
INDIAN ROCKS BEACH, FLORIDA, IMPLEMENTING THE 2026
FLOODPLAIN PERFORMANCE MEASURES FOR COMPLIANCE
WITH THE NATIONAL FLOOD INSURANCE PROGRAM.**

WHEREAS, the City of Indian Rocks Beach has been a National Flood Insurance Program (NFIP) participant in good standing since May 7, 1971, and seeks to maintain and improve its flood resiliency through the NFIP and Community Rating System (CRS); and,

WHEREAS, City of Indian Rocks Beach has designated special flood hazard areas on NFIP flood insurance rate maps that were adopted on August 24, 2021, and the community has 1554 policies; and,

WHEREAS, the City of Indian Rocks Beach has reviewed and re-dedicated itself to meeting all requirements for joining the NFIP that it adopted by Resolution when it first joined the voluntary NFIP; and,

WHEREAS, the City of Indian Rocks Beach re-dedicates itself to be compliant with the NFIP subject to determination by the Florida Division of Emergency Management and/or the Federal Emergency Management Agency (FEMA) by virtue of a determination through a Community Assistance Visit from FDEM on October 5, 2023 that the community has an NFIP-compliant floodplain management program; and,

WHEREAS, the City of Indian Rocks Beach has developed and is actively implementing "Performance Measures" to ensure that its floodplain management program meets or exceeds the minimum requirements of the NFIP; and,

WHEREAS, it is the intent of this City Commission to continue participation in the CRS program and strive to exceed the minimum NFIP requirements set forth in Parts 59, 60, and 65 of the National Flood Insurance Program Regulations (Title 44 of the Code of Federal Regulations);

NOW, THEREFORE, BE IT RESOLVED that this City Commission hereby:

Assures the State of Florida, Division of Emergency Management and the Department of Homeland Security's Federal Emergency Management Agency (FEMA), that it will enact as necessary, and maintain in force in those areas having flood, or flood-related hazards, adequate land use and floodplain regulations with effective enforcement provisions necessary to implement an NFIP-

compliant program and to implement the performance measures required to ensure consistency with the NFIP and CRS program as referenced and incorporated herein; and

Vests the City of Indian Rocks Beach floodplain administrator and his/her associates with the responsibility, authority and means to implement the following performance measures which are incorporated by reference and attached:

1. Adopt and maintain a flood damage prevention ordinance based on the State model that is coordinated with the Florida Building Code,
2. Conduct annual inspections of development in SFHAs to be reported annually that addresses identified compliance issues to be resolved through enforcement and mitigation to the maximum extent possible, the inspections will be completed at the Pinellas County Building Department per our interlocal agreement,
3. Administer a flood zone permit application for regulating all development in SFHAs with procedures and checklists approved by the State and FEMA Region IV the inspections will be performed by the Pinellas County Building Department per our interlocal agreement,
4. Ensure accurate completion of all elevation certificates before vertical construction and prior to issuance of certificates of occupancy the elevations will be reviewed by City and the Pinellas County Building Department per our interlocal agreement,
5. Annually disseminate letters to utility companies concerning tanks that must be elevated or anchored and new HVAC equipment that must be elevated above the BFE,
6. Administer substantial improvement/damage determination procedures approved by State and FEMA Region IV staff and maintenance of permanent records of determinations, the procedures and records will be administered by the Pinellas County Building Department per our interlocal agreement,
7. Provide DFIRMs or links to DFIRMs and elevation certificates on the community's website where feasible.

The City of Indian Rocks Beach also agrees to take such other official action as may be reasonably necessary to carry out the objectives of the NFIP and CRS programs.

Adopted on _____, 2026, by the Indian Rocks Beach City Commission.

By: _____

Denise Houseberg, Mayor-Commissioner

Certified By: _____

Lorin A. Kornijtschuk, City Clerk

AGENDA ITEM 7 A

PUBLIC HEARING / LEGISLATIVE MATTERS

ORDINANCE NO. 2026-01

FIRST READING.

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING CHAPTER 62 OF THE CODE OF ORDINANCES, AMENDING SECTION 62-31. – PARKING VIOLATION FINES; CREATING SECTION 62-39. – PAID METERED PARKING ON BEACH ACCESSES; ESTABLISHING A SCHEDULE OF HOURS FOR PAID METER PARKING; ESTABLISHING A PROCESS FOR SETTING THE HOURLY RATES FOR PAID METERED PARKING; PROVIDING EXEMPTIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: January 13, 2026 **AGENDA ITEM:** 7 A
ORIGINATED BY: Ryan Henderson, City Manager
AUTHORIZED BY: Ryan Henderson, City Manager *RH*
SUBJECT: ORDINANCE NO. 2026-01. Paid Metered Parking. (First Reading).

STAFF

RECOMMENDATION: Staff recommends Approval of Ordinance No. 2026-01.

BACKGROUND:

At the October City Commission meeting, the Commission and staff discussed the implementation of a paid parking program in the City of Indian Rocks Beach. This discussion continued at the December City Commission meeting, following years of deliberation regarding the introduction of a paid parking system in one of the last remaining beach communities in Pinellas County without such a program. The intent of the program is to manage beach parking while providing a dedicated revenue source for community reinvestment.

During the December meeting, the City Commission provided several policy directives to guide the development of the program. These directives included:

- Establishing a fee at metered locations;
- Exempting Indian Rocks Beach residents from paying at metered locations upon display of a properly issued parking decal;
- Setting metered parking hours from 6:00 a.m. to 10:00 p.m.
- Implementing metered parking at beach access points, with the possibility of additional locations in the future;
- Increasing the minimum fine for parking violations from \$75.00 to \$100.00.

ANALYSIS:

Staff is recommending adoption of an ordinance to:

1. Amend Parking Violation Fines (Sec. 62-31):
 - Increase the minimum fine for parking violations from \$75.00 to \$100.00.
2. Create Section 62-39 – Paid Metered Parking on Beach Accesses:
 - Establish all public parking spaces at beach accesses as metered.
 - Allow the City Commission to set hourly rates by resolution.

- Charge for metered parking daily from 6:00 a.m. to 10:00 p.m.
- Assign administration of the paid parking program to the City Manager or designee, including payment methods and third-party management assistance.
- Provide exemptions for:
 - Resident-only parking spaces at beach accesses;
 - Vehicles displaying a "parking by permit only" decal under Sec. 62-35.

3. Other Ordinance Provisions:

- Applicability: Applies within City limits.
- Repealer: Conflicting ordinances or provisions are repealed to the extent of the conflict.
- Severability: Invalid provisions will not affect the remainder of the ordinance.
- Codification: The ordinance will be incorporated into the City's Code of Ordinances.
- Effective Date: Ordinance will take effect immediately upon adoption per Florida Statutes § 166.041(4).

RECOMMENDATION:

Staff recommends adoption of the ordinance as presented to establish a paid metered parking program, increase parking fines, and ensure the City can manage and maintain beach access parking effectively.

NOTE:

If approved on first reading on January 13, 2026, Ordinance No. 2026-01 will return to the City Commission for second and final reading at a subsequent meeting in February 2026. The ordinance becomes effective upon passage on second reading and signing by the Mayor.

MOTION:

I move to approve/deny Ordinance No. 2026-01; an ordinance of the City of Indian Rocks Beach, Florida, amending chapter 62 of the Code of Ordinances, amending section 62-31. – parking violation fines; creating section 62-39. – paid metered parking on beach accesses; establishing a schedule of hours for paid meter parking; establishing a process for setting the hourly rates for paid metered parking; providing exemptions; providing for applicability, repealer, severability, codification, and an effective date, on first reading.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, AMENDING CHAPTER 62 OF THE CODE OF ORDINANCES, AMENDING SECTION 62-31. – PARKING VIOLATION FINES; CREATING SECTION 62-39. – PAID METERED PARKING ON BEACH ACCESSES; ESTABLISHING A SCHEDULE OF HOURS FOR PAID METER PARKING; ESTABLISHING A PROCESS FOR SETTING THE HOURLY RATES FOR PAID METERED PARKING; PROVIDING EXEMPTIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII of the Florida Constitution, and Chapter 166, Florida Statutes, the City of Indian Rocks Beach has the authority to enact legislation relating to parking regulations for public parking spaces, including the implementation of paid metered parking requirements; and

WHEREAS, the City Commission finds that it is in the best interest of the residents of the City of Indian Rocks Beach to implement a metered paid parking program for public parking spaces at the beach access points within the City of Indian Rocks Beach; and

WHEREAS, the City Commission of the City of Indian Rocks, Florida, hereby finds this Ordinance to be in the best interest of public health, safety and welfare, and that it advances a valid and important public purpose.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Indian Rocks Beach, Florida, as follows:

SECTION 1. RECITALS.

The Whereas clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

SECTION 2. AMENDMENT TO SECTION 62-31. – PARKING VIOLATION FINES.

Section 62-31. – “Parking violation fines.” of the Code of Ordinances of the City of Indian Rocks Beach is hereby amended to read as follows:

Sec. 62-31. Parking violation fines.

Any person who violates any parking laws, ordinances, or regulations within the city shall be subject to a fine for each such violation of not less than ~~\$75.00~~ \$100.00. Any unpaid parking fines shall be subject to any and all penalties, whether civil or criminal, provided for in Florida's Statutes.

SECTION 3. CREATION OF SECTION 62-39. – PAID METERED PARKING ON BEACH ACCESSES.

The following Section 62-39. – “Paid Metered Parking on Beach Accesses.” is hereby adopted in its entirety for inclusion in the City of Indian Rocks Beach, Code of Ordinances:

Sec. 62-39. Paid metered parking on beach accesses.

- (a) Metered Parking Spaces. All parking spaces open to the general public on the city’s beach accesses shall be metered and subject to hourly rates as set forth herein.
- (b) Hourly Rates. The hourly rate charged for metered parking spaces shall be established and modified from time to time by Resolution of the City Commission.
- (c) Hours of Metered Parking. Hourly rates shall be charged between 6:00 a.m. through 10:00 p.m. every day.
- (d) Administration of Paid Metered Parking. The administration of the paid metered parking program established herein, including the methods of payment and third-party assistance, shall be at the discretion of the City Manager or his/her designee.
- (e) Exemptions.
 - (1) Resident-Only parking spaces located at the city’s beach accesses shall be exempt from this section.
 - (2) A vehicle parked in any parking space in the city’s beach accesses that displays a “parking by permit only” decal as established in Sec. 62-35. of this Code shall be exempt from the provisions of this Section and shall not be required to pay hourly rates for said parking.

SECTION 4: APPLICABILITY.

All provisions of this Ordinance shall apply to the City Limits of the City of Indian Rocks Beach, Florida.

SECTION 5. REPEALER.

Any ordinance or part of any ordinance in conflict herewith is hereby repealed to the extent of any conflict.

SECTION 5. SEVERABILITY.

If any provision or portion of this ordinance, or the application thereof, is declared invalid by any court of competent jurisdiction or found not in compliance by the State Land Planning Agency, such provision shall be severed. The severance shall

not affect the validity of the remaining provisions of this ordinance, the City of Indian Rocks Beach Comprehensive Plan, or the City of Indian Rocks Beach Land Development Code.

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall be codified as and become part of the Code of Ordinances, City of Indian Rocks Beach, Florida. For purposes of codification of any existing section of the Indian Rocks Beach Code herein amended, words underlined represent additions to original text, words stricken are deletions from the original text, and words neither underlined nor stricken remain unchanged

SECTION 7. EFFECTIVE DATE.

Pursuant to Florida Statutes § 166.041(4), 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 ____ day of January, 2026.

ATTEST:

Lorin A. Kornijtschuk

Denise Houseberg, Mayor/Commissioner

PUBLISHED the ____ day of _____, 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 January, 2026.

ATTEST:

Lorin A. Kornijtschuk

Denise Houseberg, Mayor/Commissioner

Approved as to form and legal sufficiency:

Matthew E. Maggard, City Attorney

AGENDA ITEM 7 B

PUBLIC HEARING / LEGISLATIVE MATTERS

RESOLUTION NO. 2026-02.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ESTABLISHING THE HOURLY RATES FOR PAID METERED PARKING WITHIN THE CITY OF INDIAN ROCKS BEACH.

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: January 13, 2026 **AGENDA ITEM:** 7 B
ORIGINATED BY: Ryan Henderson, City Manager
AUTHORIZED BY: Ryan Henderson, City Manager *RHH*
SUBJECT: RESOLUTION NO. 2026-02. Paid Metered Parking Hour Rates.

STAFF

RECOMMENDATION: Staff recommends Approval of Resolution No. 2026-02.

BACKGROUND:

At the October City Commission meeting, the Commission and staff discussed the implementation of a paid parking program in the City of Indian Rocks Beach. This discussion continued at the December City Commission meeting, following years of deliberation regarding the introduction of a paid parking system in one of the last remaining beach communities in Pinellas County without such a program. The intent of the program is to manage beach parking while providing a dedicated revenue source for community reinvestment.

During the December meeting, the City Commission provided several policy directives to guide the development of the program, including:

- Establishing a fee of \$4.50 per hour at metered locations;

ANALYSIS:

Staff is recommending the adoption of a resolution to establish the hourly rates for paid metered parking in the City of Indian Rocks Beach. Key provisions include:

1. Hourly Rates for Paid Metered Parking:
 - City metered parking spaces at beach accesses: \$4.50 per hour
 - Metered parking spaces at the Pinellas County Beach Access: \$4.50 per hour
2. Superseding Prior Resolutions:
 - This resolution will replace and repeal any portions of prior resolutions in conflict with the established rates,
3. Effective Date:
 - The resolution will become effective immediately upon passage and adoption.

RECOMMENDATION:

Staff recommends adoption of the resolution to establish the hourly rates for paid metered parking, consistent with the policy directives provided by the City Commission, to effectively manage beach parking and provide dedicated revenue for community reinvestment.

MOTION:

I move to adopt Resolution No. 2026-02 establishing the hourly rates for paid metered parking within the City of Indian Rocks Beach, Florida, as presented.

**CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
INDIAN ROCKS BEACH, FLORIDA, ESTABLISHING THE HOURLY
RATES FOR PAID METERED PARKING WITHIN THE CITY OF
INDIAN ROCKS BEACH.**

WHEREAS, the City Commission of the City of Indian Rocks Beach, Florida finds it necessary to establish the hourly rates to be charges for paid metered parking within the boundaries of the City of Indian Rocks Beach; and

WHEREAS, the hourly rates are reasonably set for the region and are in the best interest of the City of Indian Rocks Beach.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
THE CITY OF INDIAN ROCKS BEACH, FLORIDA, THAT:**

Section 1. The City Commission of the City of Indian Rocks Beach, Florida hereby establishes the hourly rates for paid metered parking within the city limits of the City of Indian Rocks Beach, Florida as follows:

PAID METERED PARKING HOURLY RATES

City metered parking spaces at beach accesses	\$4.50/hr.
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Metered parking spaces at the Pinellas County Beach Access	\$4.50/hr.
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Section 2. This Resolution shall supersede, replace, and repeal any portions of any prior resolutions in conflict herewith, to the extent of such conflict.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of January 2026, by the City Commission of the City of Indian Rocks Beach, Florida.

Denise Houseberg, Mayor-Commissioner

ATTEST: _____
Lorin A. Kornijtschuk, City Clerk

Approved as to legal form and legal content.

Matthew E. Maggard, City Attorney

AGENDA ITEM 7 C

PUBLIC HEARING / LEGISLATIVE MATTERS

ORDINANCE 2025-06;

PUBLIC HEARING/SECOND READING;

CREATING CHAPTER 75- CERTIFIED RECOVERY
RESIDENCES, OF THE CODE OF ORDINANCES;
ESTABLISHING PROCEDURES FOR THE REVIEW AND
APPROVAL OF CERTIFIED RECOVERY RESIDENCES
PROVING FOR APPLICABILITY, REPEALER, SEVERABILITY,
INCLUSION IN THE CODE, AND EFFECTIVE DATE.

**INDIAN ROCKS BEACH CITY COMMISSION
AGENDA MEMORANDUM**

MEETING OF: January 13, 2026 **AGENDA ITEM:** 7 C

ORIGINATED BY: Ryan Henderson, City Manager

AUTHORIZED BY: Ryan Henderson, City Manager *RH*

SUBJECT: Ordinance NO. 2025-06- Establishing procedures for Certified Recovery Residences (Second Reading).

STAFF

RECOMMENDATION:

It is recommended that the City Commission approve the ordinance as drafted to comply with the State Mandate and provide the City of Indian Rocks Beach with a formal process for reviewing certified recovery residences and considering reasonable accommodation requests.

BACKGROUND:

During the last session, the Florida Legislature determined that individuals recovering from substance-use disorders benefit from stable, supportive living environments while undergoing treatment or transitioning out of treatment. It was the state's position that recovery residences—when properly certified—play a critical role in long-term sobriety outcomes.

Chapter 2025-182 amends Florida's behavioral health statutes and requires:

"The governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences... [including] a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence."

This mandate applies equally to the City of Indian Rocks Beach.

ANALYSIS:

An ordinance has been drafted to comply with the state mandate. To comply with the statutory mandate, municipalities are expected to adopt a regulatory framework that includes the following elements:

1. Administrative Review Process

- A written application submitted to the City's designated department.
- Confirmation of receipt and timely request for additional information (generally within 30 days).

- A deadline for issuing a final decision (typically within 60 days of receiving a complete application).
- Required outcomes: approval, conditional approval, or denial with objective, evidence-based findings.
- Applications not acted upon within required timelines are **deemed approved**, unless extended in writing by mutual agreement.

2. **Reasonable Accommodation Requests**

The ordinance must provide a process through which applicants may seek relief from zoning or land-use regulations that otherwise prohibit or impede the establishment of a certified recovery residence. If an applicant seeks relief from zoning, land-use, spacing, occupancy, or similar regulations, the request must be decided by the City Commission.

Typical findings required of applicants include:

- The property will be used as a certified recovery residence under Chapter 397, F.S.
- The accommodation is necessary for the establishment of the residence.
- Certification and compliance will be maintained throughout the operation.

3. **Revocation Standards**

A reasonable accommodation granted under the ordinance may be revoked if:

- The required state certification lapses, is revoked, or is not reinstated within 180 days; or
- A court or special magistrate determines that conditions of approval were violated.

4. **Codification, Severability, and Effective-Date Language**

Standard statutory and municipal code provisions must be included to ensure proper codification and enforceability.

MOTION:

I move to approve/deny Ordinance No. 2025-06 on second reading, creating Chapter 75 - Certified Recovery Residences of the Code of Ordinances, establishing procedures for the review and approval of certified recovery residences in compliance with Section 397.487(15)(a), Florida Statutes, and Chapter 2025-182, Laws of Florida.

**CITY OF INDIAN ROCKS BEACH
ORDINANCE NO. 2025-06**

AN ORDINANCE OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, CREATING CHAPTER 75 - CERTIFIED RECOVERY RESIDENCES, OF THE CODE OF ORDINANCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Florida Constitution of 1968, and Chapter 166, Florida Statutes, the City of Indian Rocks Beach has the authority to adopt regulations relating to Certified Recovery Residences; and

WHEREAS, the Florida Legislature has passed SB 954, which the Governor has signed into law, thus creating Chapter 2025-182, amending Chapter 397, Florida Statutes, pertaining to the certification of recovery residences; and

WHEREAS, the Florida Legislature has found that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment; and

WHEREAS, Section 397.487(15)(a), Florida Statutes, mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, this Ordinance is adopted for the purpose of compliance with Section 397.487(15)(a), Florida Statutes.

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

SECTION 1: RECITALS.

The Whereas clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

SECTION 2: CERTIFIED RECOVERY RESIDENCES ORDINANCE.

Chapter 75: Certified Recovery Residences. of the Code of Ordinances of the City of Indian Rocks Beach is hereby created:

CHAPTER 75. CERTIFIED RECOVERY RESIDENCES.

Sec. 75-1 Purpose.

The purpose of this section is to implement a procedure for processing, reviewing, and approving certified recovery residences within the City and requests for reasonable accommodations from any City land use regulation that serves to prohibit the establishment of a certified recovery residence, as the same is defined by Chapter 397, Florida Statutes.

Sec. 75-2 *Application.*

(1) *Submittal.* A request by an applicant for the approval of a certified recovery residence, or for reasonable accommodation from any of the City's land use regulations that serve to prohibit the establishment of a certified recovery residence, shall be submitted by the applicant, in writing, to the City's Planning Zoning and Permitting Department. Upon receipt of the applicant's application, the City shall date-stamp the application and, if additional information is required, notify the applicant in writing within thirty (30) days after receipt of the application and allow the applicant at least thirty (30) days to respond.

(2) *Final Determination.* If the establishment of a certified recovery residence complies and is consistent with the City's Code of Ordinances and other applicable law, approval of the application shall be rendered administratively by the City Manager or his/her designee. In the event the applicant requests reasonable accommodation from any of the City's land use regulations, a final determination on the application shall be issued by the City Commission in accordance with the terms set forth in this Section. In either event, a final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within sixty (60) days after receipt of the completed application, the request is deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time. The final determination must:

(i) Approve the request in whole or in part, with or without conditions; or

(ii) Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

(3) *Application Contents.* An application submitted pursuant to this Section must include, at minimum, the following information:

(i) The name and contact information of the applicant or the applicant's authorized representative;

(ii) The property address and parcel identification number; and

(iii) A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(iv) Any other information requested on the application form provided by the City's Community Development Department.

(4) *Findings for Reasonable Accommodations.* In determining whether the reasonable accommodation request shall be granted or denied, the applicant shall be required to establish:

(i) The property that is the subject of the request for a reasonable accommodation will be used as a certified recovery residence pursuant to Chapter 397, Florida Statutes;

(ii) The requested accommodation is necessary to establish the property as a certified recovery residence;

(iii) The applicant agrees to adhere to the requirements set forth in Chapter 397, Florida Statutes, throughout the use of the property as a certified recovery residence; and

Sec. 75-3. *Revocation of Reasonable Accommodations.*

Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the reasonable accommodation is granted is found, by the City Commission, a court of law or by the special magistrate, to have violated a condition of approval or if the certification or licensure required under Chapter 397, Florida Statutes, for the certified recovery residence lapses, is revoked, or otherwise fails to be maintained and the certification or licensure is not reinstated within 180 days of the date of lapse, revocation, or other means of expiration.

SECTION 3. REPEALER.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

SECTION 4. SEVERABILITY.

It is declared to be the intent of the City Commission of the City of Indian Rocks Beach, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall be construed as not having continued the said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 5. INCLUSION INTO THE CODE.


It is the intent of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Indian Rocks Beach code, and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. EFFECTIVE DATE.

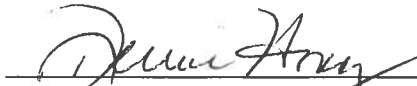
This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

ADOPTED ON FIRST READING at a meeting of the City Commission of the City of Indian Rocks Beach, Florida, held on the 9 day of December, 2025.

ATTEST:



Lorin Kornijtschuk



Denise Houseberg, Mayor/Commissioner

PUBLISHED the 19 day of November, 2025, 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 January, 2026.

ATTEST:

Lorin Kornijtschuk

Denise Houseberg, Mayor/Commissioner

Approved as to form and legal sufficiency:

Matthew Maggard, City Attorney

AGENDA ITEM 8
OTHER BUSINESS

AGENDA ITEM 9
ADJOURNMENT