

MINUTES

CITY OF INDIAN ROCKS BEACH

CITY COMMISSION MEETING

Civic Auditorium

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

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

CALL TO ORDER

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

ROLL CALL

Commissioners Present

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

Staff Present

- Ryan Henderson, City Manager
- Lorin Kornijtschuk, City Clerk
- Matthew Maggard, City Attorney
- Dean Scharmen, Public Works Director
- Robin Gomez, Interim Finance Director

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

The Fire Department Representative provided its monthly December report.

- 21 medical emergencies (2 active heart attacks, 1 cardiac arrest)
 - 12 fire incidents (elevator rescues, fire alarms, gas leaks)
 - Station 75 allocated number by Pinellas County; location: 24th Avenue and 2nd Street
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2. NEIGHBOR'S COMMENTS

John Pfanstiehl, 448 Harbor Dr. S

- Addressed ongoing failure to enforce short-term rental regulations
- Expressed confidence in the new City Manager

Beth Flynn, 914 Harbor House Drive

- As President of Friends of Indian Rocks Beach Library, invited Commission and public to grand opening; Event: Saturday, January 24th at 11:00 AM
- Accepting book donations for book sale and Little Libraries

Kellee Watt, 431 Harbor Dr. South

- Announced candidacy for Indian Rocks Beach Commission
- 23 years IRB resident, Clearwater High School graduate
- University of Florida degree in business administration, and a master's in business

Amy McPherson, 2200 Gulf Blvd.

- Received code citation for hedges while the adjacent construction site remains uncited
- Requested review of code requirements for construction site safety and maintenance

Mark Bodine, 2402 Gulf Blvd., Cameron Cove Resort

- Cameron Cove is a timeshare resort established in 1982 with weekly deeded owners
- Requested parking consideration for weekly owners similar to full-time residents

Don House, 2104 Beach Trail

- Announced third run for commission

Patty Katz, 124 13th Ave.

- STR owners sued the city after regulations were passed
- Questioned why businesses object to reasonable regulations

Michael Campbell, 80 Gulf Blvd.

- Warned against enacting complicated parking regulations when existing laws are not enforced

Jerry Newton, 438 Harbor Dr. North

- Noted short-term rental enforcement not on agenda despite being a major community issue

Lan Vaughn, 301 Harbor Dr.

- Referenced Fort Myers Beach enforcement article

- Raised safety concerns: compared restaurants requiring inspection to STRs operating without required safety inspections

Nanette Prevos (nonprofit, suicide prevention, drug overdose, emergency management, water rescue)

- Noted paid parking impact on first responders and nonprofits needing beach access
- Requested consideration for first responder parking accommodations

Scott Shapiro, 2030 220th Ave. Parkway

- Challenged commissioners to show courage and add items to the agenda
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3. REPORTS OF:

A. City Attorney:

City Attorney Matthew Maggard provided an update on Short-Term Rental Enforcement:

- Scheduling bimonthly magistrate hearings
 - Bringing STR violators before the magistrate
 - Starting with properties, making no effort to register
 - Conversation with Code Enforcement Manager Kelly earlier today showed drastically increased voluntary compliance
 - Monthly reports show a significant decrease in violations
 - Some properties in litigation; enforcement stopped on those pending legal resolution
 - Ordinance being enforced as quickly and aggressively as possible
 - Making significant progress with voluntary compliance
 - Properties brought before the magistrate are being brought into compliance
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B. City Manager:

City Manager Ryan Henderson introduced a new program, "Coffee at City Hall," a monthly opportunity for neighbors to meet with staff at City Hall. Fourth Friday of every month at 8:00 a.m.

C. City Commission

Commissioner Bond: No report

Commissioner Bigelow: No report

Commissioner King: No report

Vice Mayor Wilson:

- Florida Legislature continues placing restrictions on cities, making local decision-making difficult
- Announced IRB rejoining Suncoast League of Cities
- Traveling to Tallahassee next week as part of the SCLOC Advocacy Team
- Goal: ensure IRB voices heard on bills impacting city operations

Mayor-Commissioner Houseberg:

- Meeting with Nick DiCeiglio and the City Manager, to discuss Tallahassee activities and potential dollars for city projects.
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4. WORK SESSION ITEMS

Property Tax Reform Presentation

Administrative Director Robin Gomez presented the Property Tax Reform Presentation

Legislative Context:

- First day of Florida legislative session (8 bills/resolutions introduced)
 - Bills propose altering property taxes mainly for homesteaded properties
 - Homestead: property titled to owner as primary residence
 - Any adopted bills require statewide voter approval (60%+ in November election)
 - Budget impacts: FY2028 (possibly FY2027 for some bills)
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5. ADDITIONS/DELETIONS

Citizen Advisory Board Discussion:

Mayor-Commissioner Houseberg proposed interest in adding a citizen advisory board to the agenda. All commissioners agreed to explore citizen advisory boards at the next meeting.

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).

Motion by: Vice Mayor Commissioner Wilson to approve the Consent Agenda consisting of items (A through C)

Seconded by: Commissioner King

Vote: Carried Unanimously (5-0)

7. PUBLIC HEARINGS

7. 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 meter parking on beach accesses, establishing a schedule of hours for paid meter parking, establishing a process for setting hourly rates for paid metered parking, providing exemptions, providing for applicability, repealer, severability, codification, and an effective date on first reading.

City Manager Presentation (Clarifications from December 19th Meeting):

Three Major Misinformation Points Addressed:

1. January 1st Start Date: Never established or discussed; significant implementation period needed with community communication and engagement
2. \$100,000 Revenue Figure: Misunderstanding - \$100,000 would be additional revenue from the county lot if the rate increased from \$2.50 to \$4.50; actual paid parking at 182 IRB spots would conservatively generate over \$1 million
3. Pilot Program Scope: Over 300 public parking spots citywide (includes Cole Park, Brown Park, and other parks); pilot focuses on 182 beach access spots for consistency and enforcement purposes; allows six-month assessment period

Program Details Recap:

- 6:00 AM - 10:00 PM (subject to Commission discussion)
- IRB residents with decals do not pay
- Resident-only spots remain with decals
- Residents can park in paid spots without paying if they have a decal
- Parking violation increased from \$75 to \$100

- Fee set by subsequent resolution

Vendor Discussion:

- Met with Park Mobile (piggyback contract)
- Impressed with the enforcement platform
- Dashboard tracks who pay, hours, vacancy patterns

Implementation Timeline:

- After approval: establish go-live date
 - Broadcast to the community
 - Dedicated webpage: how to pay, why, where the money goes
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Neighbors' Comments:

Beth McMullen, 481 Harbor Dr. South

- Small beach community with limited infrastructure, parking, and expansion ability
- Locals squeezed out competing for parking, absorbing enforcement costs, losing beach access

Diane Daniel, 309 10th Ave.

- Supports paid parking
- Suggested annual pass for local area residents at a reasonable fee

Jack Berlin, President, Driftwood Sands Condominium, 2618 Gulf Blvd.

- Users should help pay for community upkeep.
- Requested paid parking including evenings/weekends

Mike Campbell, 80 Gulf Blvd.

- Objects to parking fees
- Beach access is one of the few things everyone can use

James Magner (former 24th Ave. resident)

- Concern about paying to park to clean beach
- Suggested starting at 9:00 AM

Xavier Lemaki, 2300 Gulf Blvd. business owner

- Private property nightmare with all-day parkers affecting business and the entire street mall

Barry Eagle, 2200 Gulf Blvd.

- Balance needed between fiscal responsibility and supporting local businesses
- Mechanism needed for local taxpaying residents to utilize beach

Amy McPherson, 2200 Gulf Blvd.

- Parking issues on weekends.
- Parking lot empties after sunset except for diners

Mark Bodine, Cameron Cove Resort, 2402 Gulf Blvd.

- Years ago, received rearview mirror permits for Cameron Cove timeshare weekly owners for overnight beach access parking

- Consider keeping parking free

Don House, 2104 Beach Trail

- Supports paid parking if helps control issues

Kelly Watt, 431 Harbor Dr. South

- Add golf cart parking spots to paid parking calculation; consider special golf cart-shaped decal for resident golf carts
- Spillover into neighborhoods will happen; compromise: no beach parking signs instead of no parking

Christine Bergman, 2207 Bay Blvd.

- Advocate for people unable to afford fees, especially multi-hour stays
- Consider low-income or senior passes with unlimited monthly fees

Lee Campbell, 80 Gulf Blvd.

- Choosing between public access and other street parking will create a mess

Sean Roland, 1206 Gulf Blvd.

- Free beach access makes IRB unique

Dan Mynesburg, 442 Harbor Dr. North

- Residents pushed away from amenities they support and maintain

Dave Watt, 431 Harbor Dr. South

- Nothing is free; residents paying for it

Bob Copeland, 447 20th Ave.

- City pays to maintain beach accesses

Susan Bell, 717 1st St.

- Does not travel to other Florida cities expecting free beach parking

Matthew Barraclough, 211 11th Ave.

- Far better revenue ways

Beth Flynn, 914 Harbor House Drive

- Need to take care of city and people
- Concerned about code enforcement for parking

RB Johnson, 1206 Beach Trail

- City citizens pay for beach maintenance

Patty Katz, 124 13th Ave.

- Great idea for the morning hours for bridge walkers

Alex Dorman, 126 11th Ave.

- For paid parking

Motion by: Vice Mayor Commissioner Wilson, to adopt Ordinance NO. 2026-01 with modifications to the hours to 8:00 AM until 10:00 PM.

Read full ordinance title: 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 meter parking on beach accesses, establishing a schedule of hours for paid meter parking, establishing a process for setting hourly rates for paid metered parking, providing exemptions, providing for applicability, repealer, severability, codification, and an effective date on first reading.

Seconded by: Commissioner King

Roll Call Vote:

- Commissioner Bond: Yes
- Commissioner Bigelow: Yes
- Commissioner King: Yes
- Vice Mayor Commissioner Wilson: Yes
- Mayor-Commissioner Houseberg: Yes

Vote: Carried Unanimously (5-0)

7.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.

City Manager Henderson stated that at the December meeting, staff suggested \$4.50 for uniform rate throughout the city, and it is reasonable compared to other Pinellas County beach communities. He noted an important distinction, in that this is not a fee to use the beach but a charge to park at a City-maintained parking facility, not for the beach access itself.

Neighbors' Comments:

Dave Watt, 431 Harbor Dr. South

- Question about golf cart spots: included in paid parking?
City Manager replied, golf carts are subject to \$4.50 an hour. With a city parking decal, no fee.

Jack Berlin, Driftwood Sands, 2618 Gulf Blvd.

- Fully in favor of \$4.50/hour across beach

Dan Mynesburg, 442 Harbor Dr. North

- In favor of \$4.50

Art Mattiello, 2618 Gulf Blvd.

- In favor of \$4.50/hour

Jorge Besito, 124 13th Ave.

- In favor of consistency with other cities
 - Not in favor of carve-outs or discounts, it opens potential legal risk/exposure with discrimination concerns against particular groups
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Commission Discussion:

Commissioner Bond stated that this subject started before the hurricane, and is not intended to rob the public; it came from concerns about traffic, congestion, and neighborhood overflow parking. He agreed to \$4.50 an hour.

Commissioner Bigelow agreed with \$4.50/hour.

Commissioner King in favor of \$4.50/hour

Vice Mayor Commissioner Wilson agreed to \$4.50/hour

City Attorney Maggard stated that staff will examine business/neighborhood impacts and traffic during the pilot.

Motion by: Vice Mayor Commissioner Wilson to adopt Resolution NO. 2026-02

Read: Establishing the hourly rates for paid metered parking within the City of Indian Rocks Beach, Florida, as presented.

Seconded by: Commissioner King

Roll Call Vote:

- Commissioner Bond: Yes
- Commissioner Bigelow: Yes
- Commissioner King: Yes
- Vice Mayor Wilson: Yes
- Mayor-Commissioner Houseberg: Yes

Vote: Carried Unanimously. (5-0)

7.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.

City Attorney Maggard - Ordinance Explanation:

- Result of Senate Bill 954 from the last legislative session
- Amended Chapter 397 (specifically 397.487 - Voluntary certification of recovery residences)

- Bill not widely broadcast; bypassed many jurisdictions with other legislative changes
 - State requiring ordinance developing process/procedure for reviewing certified recovery residences requesting accommodations to land use regulations
 - Land use regulation exceptions serious enough to come before the City Commission
 - Application submitted in writing to City Manager/designee
 - Staff review
 - Case-by-case basis handling
 - Application requirements established in ordinance
 - Way to revoke accommodation request if granted
 - All statutorily mandated
 - If certified recovery residence seeking accommodation already permissible under Land Use Code: approved administratively
 - State mandating compliance
 - Must have been instances/complaints where certified recovery residences (state-defined, state-regulated certification) were denied accommodations
 - Can do within 60 days if completed application
 - If a slew of applications is preventing 60-day compliance, will readdress
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Neighbors' Comments:

Dave Watt, 431 Harbor Dr. South

- Does IRB have right to put structure around it?
 - City Attorney: Case-by-case analysis of reasonableness considering ADA.

John Thayer, 1819 Bay Blvd.

- Thanked City Attorney for explanation; and agrees need to get the state off our back

Beth McMullen, 481 Harbor Dr. South

- Broad determination; opportunity to narrow case-by-case?
 - City Attorney Maggard; The state regulates number based on size, facilities, and services offered. Establishing procedure to handle ADA accommodation requests for certified recovery residences.

Alex Dorman, 126 11th Ave.

- Process to verify certification?
 - City Attorney Maggard; If they want something in ordinances applied differently because certified recovery residences, they must have an application process/procedure for ADA-based requests. Already have regulations; they are asking to waive. Need a process for handling those requests. Could do it administratively, through variance, or the City Commission. This establishes timelines (statute-required), application, response timeline, approval process.

Kelly Watt, 431 Harbor Dr. South

- Could they be anywhere? Any zoning restrictions?

- City Attorney Maggard, like any preempted business, operates where allowed. Would need to consult planning about specifics depending on the request.
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Motion by: Vice Mayor Commissioner Wilson to approve Ordinance NO. 2025-06, second reading

Read: Ordinance #2025-06 on second reading, creating Chapter 75, Certified Recovery Residences of the Code of Ordinances, establishing procedures for review and approval of certified recovery residences in compliance with Section 397.487(15)(a) Florida Statutes and Chapter 2025-182, Laws of Florida.

Seconded by: Commissioner Bond

Roll Call Vote:

- Commissioner Bond: Yes
- Commissioner Bigelow: Approve
- Commissioner King: Yes
- Vice Mayor Commissioner Wilson: Yes
- Mayor-Commissioner Houseberg: Yes

Vote: Carried Unanimously. (5-0)

8. OTHER BUSINESS: None.

9. ADJOURNMENT

Motion by: Vice-Mayor Commissioner Wilson

Seconded by: Commissioner King

Vote: Carried Unanimously

Meeting adjourned at 9:02 P.M.
