MINUTES
CITY OF INDIAN ROCKS BEACH
CITY COMMISSION REGULAR MEETING
Tuesday, June 9, 2026
6:00 p.m.

The City of Indian Rocks Beach City Commission held a regular meeting at 6:00 p.m. on June 9, 2026, in the Civic Auditorium/Commission Chambers at City Hall, located at 1507 Bay Palm Blvd., Indian Rocks Beach, Florida.

CALL TO ORDER

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

ROLL CALL

Commission Members Present:

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

Commission Members Absent: None

Staff Present: City Clerk Lorin Kornijtschuk, City Manager Ryan Henderson, City Attorney Matthew Maggard, Administrative Director Robin Gomez, Planning and Zoning Consultant Hetty Harmon.

Quorum established.

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

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1. PRESENTATIONS

1.1 REPORT OF Pinellas County Sheriff's Office

Presented by: Pinellas County Sheriff's Office Representative

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

1.2 REPORT OF Pinellas Suncoast Fire & Rescue District

Presented by: Division Chief Chris Wolfong

The Pinellas Suncoast Fire & Rescue District presented a PowerPoint report for the month of May 2026.

1.3 RECOGNITION OF Code Enforcement Officer Frank Pecoraro

Presented by: Division Chief Chris Wolfong

Summary: Frank Pecoraro was recognized for outstanding citizenship, courage, and dedication to the safety and welfare of the community. On June 2nd, upon observing a residential fire, he immediately took action to assist occupants, helped ensure safe evacuation of residents, and provided critical information to responding firefighters. Pinellas Suncoast Fire Rescue District commended him for his courage and dedication.

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2. NEIGHBOR'S COMMENTS

John Thayer, 1819 Bay Blvd.: Requested monthly public updates on the parking program, including space usage, problems, and observations.

Brandon McDonald, 2205 Gulf Blvd. Unit B: Cited ongoing short-term rental impacts in his neighborhood. Stated the issue is lack of local management, complaint response, and accountability, not tourism and urged stronger enforcement.

Bob Coplen, 447 20th Ave.: Outlined concerns regarding the Homes Not Hotels lawsuit over allegedly improper short-term rental licensing. Urged formal Commission review.

Jerry Newton, 438 Harbor Dr. N: Questioned why the litigation continues, noting it achieved improved enforcement of previously unenforced rules.

Beth McMullen, 481 Harbor Dr. S: Acknowledged the City's progress on ordinance enforcement but noted lasting resident impacts from past events. Stressed the importance of a written commitment so future officials cannot deny or ignore those obligations.

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3. REPORTS OF:

3.1 City Manager, Ryan Henderson

City Manager Henderson provided an update on the paid parking pilot program, reporting strong compliance, continued beach visitation, and positive business activity. Staff continue to monitor parking usage, enforcement, and revenue trends and will evaluate potential future parking management strategies citywide. The City Manager also provided a brief legislative update regarding proposed changes to Florida homestead exemptions and advised that additional information regarding potential municipal impacts will be presented at a future meeting.

3.2 City Attorney, Matthew Maggard

City Attorney Maggard provided updates on pending litigation, including the Modco of Kentucky case, Homes Not Hotels litigation, and other active matters. He reported on upcoming hearings, appeals, and recent case activity. The City Attorney requested a shade meeting to discuss litigation matters in greater detail.

3.3 City Commission

Commissioner Watt reported that the Army Corps of Engineers and Pinellas County reached an agreement allowing temporary rather than permanent easements for beach renourishment. She reported attending a Florida League of Cities webinar on hurricane preparedness and suggested FTEM (Florida's Training for Emergency Management) training for non-emergency personnel be considered for next year.

Commissioner Bigelow inquired about parking revenue in the budget; Administrative Director Gomez indicated it will appear in the next quarterly update and be discussed during budget planning.

Commissioner King raised two questions on beach renourishment: whether perpetual easements signed last year will be rescinded, and whether the County should request a refund from the Army Corps given the 2018 customary use designation of IRB's beach. She reported the Hurricane Task Force finalized lessons learned from the last two hurricanes, and developed recommendations.

Vice Mayor-Commissioner Wilson thanked Commissioner King for chairing the Hurricane Task Force. She reported on the May 21 Mix and Mingle at Hurricane Eddie's, including donations to the Beach Art Center. She will attend the Suncoast League of Cities meeting Friday in Oldsmar for legislative updates and noted the League's advocacy efforts before the special session.

Mayor-Commissioner Vaughan reported that the Pinellas County Mayor's conference identified listening to the community as the top priority. He attended the Beach Renourishment Meeting.

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4. WORK SESSION ITEMS

4.1 Budget Kickoff Presentation — Finance Budget Review Committee Direction

Presented by: Administrative Director Robin Gomez

Administrative Director Gomez presented an overview of the Fiscal Year 2026-2027 budget process, including General Fund revenue and expenditure trends, property tax impacts, reserve fund considerations, and the potential effects of proposed state legislation. Discussion included parking revenue accounting, reserve policies, and future budget priorities. The Finance Budget Review Committee will continue its review process and provide recommendations during upcoming budget workshops.

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5. CONSENT AGENDA

The following items were presented on the Consent Agenda:

5.1 APPROVAL OF May 12, 2026, Regular City Commission Meeting Minutes

Motion: Approve the consent agenda

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Motion passed (5-0)

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6. PUBLIC HEARINGS

6.1 Golf Carts, Low-speed Vehicles, and Micromobility Devices Ordinance - Second Reading of Ordinance No.: 2026-03

Presented by: City Attorney Matthew Maggard

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

City Attorney Maggard read the Ordinance by title only.

Public Hearing: Mayor Commissioner Vaughan opened the public hearing. No speakers came forward. Mayor Commissioner Vaughan closed the public hearing.

Motion: Approve item 6.1; Ordinance No. 2026-03

Moved by: Commissioner Watt

Seconded by: Vice Mayor Commissioner Wilson

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor Commissioner Vaughan
- Nays: None

Motion passed (5-0)

6.2 Variance Request - Board of Adjustment and Appeals Case No. 2026-02 - 2709 Bay Boulevard

Presented by: Planning and Zoning Consultant Hetty Harmon

City Attorney Maggard introduced the case and swore in individuals who would be testifying.

Planning and Zoning Consultant Hetty Harmon presented an overview of BOA Case 2026-02.

Summary: Variance request from Sec. 110-131(1)(g) of the Code of Ordinances for 1'10" above the required 35-foot maximum building height, resulting in a building height of 36'10" for a new residential dwelling located at 2709 Bay Blvd., Indian Rocks Beach, Florida, and legally described as Lot 12, Twelfth Addition to Re-Revised Map of Indian Beach, recorded in Plat Book 31, Page 25, of the Public Records of Pinellas County. Property ID #06-30-15-42246-000-0340. The Board of Adjustment and Appeals approved the request 4-2-1. Staff noted no correspondence was received. The applicant desires increased garage height (12 feet vs. 10 feet required for flood elevation) and increased third-floor height. The design flood elevation is 10 feet; the crown of the road is 3.94 feet. Both proposed designs exceed flood requirements.

Public Hearing: Mayor-Commissioner Vaughan opened the public hearing.

Public Speakers:

John Goodgame, 2709 Bay Blvd.: Explained that he and his wife purchased the house in 2022, experienced Hurricane Helene, and decided to rebuild at a higher elevation.

Patti Katz, 124 13th Ave.: Recalled difficulty obtaining her own variance and recommended approval of this request to help attract families and residents.

John Thayer, 1819 Bay Blvd.: Questioned the legality of granting a variance without a demonstrated hardship.

Alicia Harris, 205 10th Ave.: Questioned the approval if applicant were not a short-term rental.

Mayor Commissioner Vaughan closed the public hearing.

Discussion: Mayor-Commissioner Vaughan disclosed that the applicant is his neighbor but stated he had no financial interest. Commissioners questioned the flood code requirements (10 feet), whether the 12-foot garage height was required or desired (confirmed to be desired), measurement methodology issues (crown of the road vs. base flood elevation), and the distinction between hardship and preference. Commissioner King noted the garage ceiling height exceeds FEMA requirements, making the hardship argument moot. Commissioner Watt questioned whether the flood mitigation justification was valid given that the design already exceeds requirements. The Commission also discussed whether the outdated measurement method should factor in the decision. City Attorney Maggard clarified that Section 13.3 requires four or more affirmative votes to approve any variance involving a building-height increase.

Motion: Deny the request for a variance for BOA Case No. 2026-02

Moved by: Commissioner Watt

Seconded by: Commissioner King

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner King
- Nays: Commissioner Bigelow, Vice Mayor Wilson, Mayor Commissioner Vaughan

Motion Failed: (3-2)

VARIANCE DENIED. Although the motion to deny failed, City Attorney Maggard clarified that Section 13.3 requires four or more affirmative votes to approve any variance involving a building-height increase. With only three Commissioners opposing denial, no approval motion could achieve the required supermajority; therefore, the variance was denied by operation of Section 13.3. f

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7. ACTION ITEMS

7.1 Appointments to the Planning and Zoning Board

Presented by: City Clerk Lorin Kornijtschuk

Summary: The Planning and Zoning Board had three regular member vacancies: (1) resulting from an unfilled seat at the May 12 meeting; (2) resulting from Mr. Sylvester's resignation, with a term set to expire on May 31, 2027; (3) resulting from the expiration of Mr. Albert Valery's term on May 31, 2026, requiring either reappointment or replacement. The Board consists of seven regular members and two alternate members. Staff recommended elevating alternate members to regular member positions in accordance with the Code of Ordinances.

Motion: Appoint Alternate Member #1, Mr. Michael Mirmanesh to a regular seat on the Planning and Zoning Board, for two-year term expiring May 31, 2028.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

Motion: Accept Mr. Sylvester's resignation and declare his seat vacant.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Watt

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

Motion: Appoint Alternate Member #2, Mr. Tim Dunfey, to Mr. Sylvester's seat for the remainder of the term, expiring May 31, 2027.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner Bigelow

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor-Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

Motion: Decline to reappoint Mr. Valery.

Moved by: Commissioner Watt

Seconded by: Commissioner King

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner King, Mayor Commissioner Vaughan
- Nays: Commissioner Bigelow, Vice Mayor Wilson

Motion Passed (3-2)

Motion: Appoint Chris Everett as a regular member to serve on the Planning and Zoning Board with a term expiring May 31, 2027.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner King

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner King, Vice Mayor Commissioner Wilson, Mayor Commissioner Vaughan
- Nays: Commissioner Bigelow

Motion Passed (4-1)

Motion: Appoint Tom Guinand as Alternate #1 to serve on the Planning and Zoning Board with a term expiring May 31, 2028.

Moved by: Commissioner Watt

Seconded by: Commissioner Bigelow

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Mayor Commissioner Vaughan
- Nays: Commissioner King, Vice Mayor Commissioner Wilson

Motion Passed (3-2)

Motion: Appoint Max Rieumont as Alternate Member #2 of the Planning and Zoning Board, with a term expiring May 31, 2028.

Moved by: Commissioner Watt

Seconded by: Commissioner Bigelow

Roll Call Vote:

- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

7.2 Appoint Alternate Member #2 to the Board of Adjustment and Appeals

Presented by: City Clerk Lorin Kornijtschuk

Summary: At the May 12, 2026 meeting, Janet Hunt was appointed as Alternate Member #2 to the Board of Adjustment and Appeals for a three-year term. On May 19, 2026, Ms. Hunt declined the appointment by email, and the position must be filled.

Motion: Appoint Laura West as Alternate Member #2 to the Board of Adjustment and Appeals, with a term expiring June 30, 2029.

Moved by: Commissioner Watt

Seconded by: Commissioner Bigelow

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Mayor Commissioner Vaughan
- Nays: Commissioner King, Vice Mayor Wilson

Motion Passed (3-2)

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

Motion: Appoint Vice Mayor Janet Wilson as a voting delegate for the Florida League of Cities

Moved by: Commissioner Watt

Seconded by: Commissioner Bigelow

Roll Call Vote:
- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

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8. NEIGHBOR'S FEEDBACK

Patti Katz, 124 13th Ave.: said she had been bullied by short-term rental owners during the election and was considering putting her 'Homes Not Hotels' sign back up. She invited short-term rental owners to work together on future efforts.

Tim Dunfey, 2700 Gulf Blvd.: Thanked the Commission for its confidence and vote in his favor and said he looks forward to working with the Commission.

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9. FUTURE AGENDA ITEMS

Discussion: The City Manager requested a special meeting during the week of June 22 to discuss the recycling program, as the current contract ends December 31, 2026. The Commission agreed to meet on June 23 at 6:00 p.m. The City Manager also noted that staff are working on updates to the land development regulations and is receiving proposals. Commissioner King requested a tour of the Pinellas County solid waste facility for Commission and staff. Mayor Commissioner Vaughan mentioned the need for a future workshop on unlicensed golf carts and potential illegal short-term rental transportation businesses, to be scheduled after the budget process.

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10. NOTED ITEMS : None

ADJOURNMENT

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner King, to adjourn at 8:36 p.m.

ATTESTATION

These minutes constitute a true and accurate summary of the proceedings of the City Commission Regular Meeting held on Tuesday, June 9, 2026.

7/14/2026
Date Approved

Mayor Commissioner Lan Vaughan

Lorin A. Kornijtschuk
ATTEST: Lorin A. Kornijtschuk, City Clerk