

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

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

WHEREAS, the City of Indian Rocks Beach is a small coastal community located along approximately two and one-half miles of white sand beaches on the Gulf Coast of Florida; and

WHEREAS, the City has long been recognized for its unique small-town character, cooperative community spirit, and diverse population of residents across generations; and

WHEREAS, the City Commission has adopted a Vision emphasizing the importance of maintaining and growing a stable, engaged, and vibrant full-time resident population; and

WHEREAS, full-time residents contribute significantly to the safety, economic stability, civic participation, volunteerism, and overall quality of life within the community; and

WHEREAS, homeownership and long-term residency within single-family residential neighborhoods are essential to fostering strong neighborhoods and sustaining the social fabric of the City; and

WHEREAS, the City Commission finds that "residents become neighbors, neighbors create neighborhoods, and neighborhoods create community," and that the loss of neighbors diminishes the integrity of the community as a whole; and

WHEREAS, the City recognizes and supports local businesses, including lawful and properly regulated short-term rental operations located within appropriate zoning districts and operating in compliance with City ordinances, as important contributors to the local economy and tourism-based character of the community; and

WHEREAS, the State of Florida, through Section 509, Florida Statutes, preempts certain local regulation of short-term vacation rentals, thereby limiting the City's authority to prohibit such uses in residentially zoned areas; and

WHEREAS, despite such preemption, the City Commission has observed that the increasing conversion of single-family homes into short-term rental investment properties has contributed to the decline of the City's full-time resident population; and

WHEREAS, the proliferation and concentration of short-term rental investment properties in residential neighborhoods can undermine neighborhood stability, reduce long-term residency, and negatively impact the character, livability, and quality of life of the community; and

WHEREAS, the City Commission further finds that concentrated short-term rental activity in residential neighborhoods may contribute to increased parking congestion, noise, garbage generation, demands on infrastructure and municipal services, public safety concerns, and other impacts inconsistent with the character and expectations of traditional single-family residential neighborhoods; and

WHEREAS, the City Commission recognizes that short-term rentals operating primarily as transient commercial enterprises may represent an increase in use intensity within residential areas and may create impacts more commonly associated with commercial operations, including increased occupancy turnover, density-related impacts, and increased demands on public infrastructure and municipal resources; and

WHEREAS, the City Commission finds it to be in the best interest of the public health, safety, and welfare to support policies and initiatives that encourage full-time residency and homeownership within single-family residential neighborhoods;

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

Section 1. The City Commission hereby affirms its commitment to preserving and strengthening the City's full-time resident population as a cornerstone of its community Vision.

Section 2. The City Commission recognizes the critical importance of homeownership and long-term residency in single-family residential neighborhoods to maintaining the character, stability, and cohesion of the community.

Section 3. The City Commission acknowledges that, while lawful short-term rental activity is permitted under state law, the concentration of such uses in residential neighborhoods may be inconsistent with the City's goal of fostering a stable, full-time resident population.

Section 4. The City Commission hereby declares its intent to pursue lawful strategies, policies, and advocacy efforts that encourage and promote full-time residency and homeownership, and that mitigate adverse impacts associated with the proliferation of short-term rental investment properties.

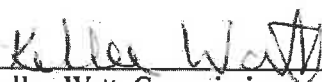
Section 5. The City Commission directs staff, where appropriate, to explore and recommend programs, incentives, and regulatory measures consistent with state law that support the preservation of residential neighborhoods for full-time residents.

Section 6. This Resolution shall take effect immediately upon adoption.

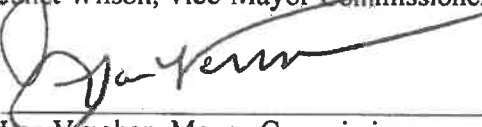
PASSED AND ADOPTED this 12th day of May, 2026, by the City Commission of the City of Indian Rocks Beach, Florida.

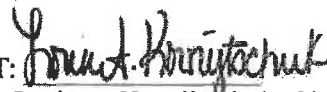

John Bigelow, Commissioner


Hilary King, Commissioner


Kellee Watt, Commissioner


Janet Wilson, Vice-Mayor-Commissioner


Ian Vaughan, Mayor-Commissioner

ATTEST: 
Lorin A. Kornijtschuk, City Clerk