

City of Indian Rocks Beach



Code Enforcement Activity Report –February 2026

VRR's (Vacation Rentals)

1343 Average daily vacation rental units:

- 469 East of Gulf Blvd (“S” Single Family, RM 1 & RM 2 Zoning Districts)
- 825 West of Gulf Blvd (“CT” Commercial Tourist Zoning District)
- 49 Exempt (Professional Office & Business Zoning District or Planned Unit Developments “PUDS”)

Please note that the above numbers also include:

- 96 Owner/Parcel Not Identified (Often Means Non-Existent Address)
- 102 Have NO Documented Stays
- 138 Have NO Documented Stays in Over a Year

402 Compliant Vacation Rental Registrations (all requirements of Ord. 2023-02 met)

242 Pending Vacation Rental Registrations (not all requirements of Ord. 2023-02 met)

*See February's STR Registry Spreadsheet for Further Details

11 New Vacation Rental Registrations under review for processing

18 Magistrate Cases Heard (January 29, 2026 & February 12, 2026)

12 Magistrate Cases Being Heard on March 12, 2026

The City currently has three upcoming Special Magistrate Hearings scheduled. They will be on the following dates: April 16, April 30, & May 14, 2026.

Rental units are identified as both single unit structures and units within larger multi-unit structures such as condos or townhouses.

The geographical distribution of rental units is equally split between the commercial tourist district on the west side of Gulf Blvd. and the residential zoning district on the east side of Gulf Blvd. Rental units within the Business district and PUD's, Professional Office, & Neighborhood Mixed Use are exempt from Ord. 2023-02.

Details including VRR numbers, owner names and addresses, and compliance status are provided and updated each month on the City's website www.indian-rocks-beach.com located under the vacation rental tab. A copy of this file is included with this report. The website report will be updated each month to include all changes to VRR compliance registration status.

Code Enforcement Activities Summary February 2026

- Parking Citations Issued YTD-37
- Code Violation Letters Sent YTD-43
- Fines/Notice to Appear Sent YTD-30
- Courtesy Letters Sent YTD-65
- Hotline Complaints YTD-13 (noise, parking, occupancy)

Receipt of a Hotline Complaint does not reflect final determination whether a complaint was valid or not.