



**CODE COMPLIANCE/SPECIAL MAGISTRATE HEARING
CITY OF INDIAN ROCKS BEACH**

**CIVIC AUDITORIUM
1507 Bay Palm Blvd.
Indian Rocks Beach, FL 33785**

**Monday, June 23, 2026
2:30 P.M.**

**Special Magistrate
Attorney Bart Valdes**

CASE DOCKET:

- 1. CHANGES TO AGENDA**
- 2. ADMINISTRATION OF OATH**
- 3. CASES**

CASES BEING HEARD:

- A. CASE NO. 2001024861
CITY OF INDIAN ROCKS BEACH VS NIKHIL & CHRISTINA KHUSHALANI
ADDRESS OF VIOLATION: 1215 BAY PINE BLVD, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)
STATUS: COMPLIANT**
- B. CASE NO. 2001024862
CITY OF INDIAN ROCKS BEACH VS FIELDING DICKY HOLDINGS LLC
ADDRESS OF VIOLATION: 2116 1ST ST UNIT A, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)
STATUS: COMPLIANT**
- C. CASE NO. 2001024864
CITY OF INDIAN ROCKS BEACH VS MOTTLED DUCK INVEST. LLC
ADDRESS OF VIOLATION: 927 GULF BLVD #52, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: APPLICATION SUBMITTED**

D. CASE NO. 2001024865

**CITY OF INDIAN ROCKS BEACH VS SHAEL BUCHEN
ADDRESS OF VIOLATION: 124 10th AVE, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: COMPLIANT**

E. CASE NO. 2001024866

**CITY OF INDIAN ROCKS BEACH VS DANIELA GIANNONE
ADDRESS OF VIOLATION: 2704 2ND ST UNIT #2, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: NON-COMPLIANT**

F. CASE NO. 2001024867

**CITY OF INDIAN ROCKS BEACH VS LISA LUCKY
ADDRESS OF VIOLATION: 115 CANAL AVE #3, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: NON-COMPLIANT**

G. CASE NO. 2001024868

**CITY OF INDIAN ROCKS BEACH VS GRAPE GALLINULE INVEST. LLC
ADDRESS OF VIOLATION: 929 GULF BLVD UNIT #54, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: NON-COMPLIANT**

CONTINUED CASES:

H. CASE NO. 2001024821-REPEAT

**CITY OF INDIAN ROCKS BEACH VS MARK A RUGARE
ADDRESS OF VIOLATION: 710 1ST ST, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: NON-COMPLIANT**

I. CASE NO. 2001024856

**CITY OF INDIAN ROCKS BEACH VS SAFE HAVEN PROPERTY & MGMT LLC
ADDRESS OF VIOLATION: 1210 BAY PALM BLVD, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-209
STATUS: APPLICATION SUBMITTED**

J. CASE NO. 2001024854

**CITY OF INDIAN ROCKS BEACH VS MARIELLE & CHARLENE FJELL
ADDRESS OF VIOLATION: 107 10TH AVE #60, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS: COMPLIANT**

4. QUESTIONS/COMMENTS
5. CONFIRM NEXT HEARING DATE-JULY 9, 2026 @ 1:30 P.M. (Attorney Bart Valdes)
6. ADJOURNMENT

APPEAL: Florida States Chapter 286.0105: Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26 Accessibility of public meetings to the physically handicapped. In accordance with the Americans Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 595-2517 no later than forty-eight (48) hours prior to the meeting for assistance.

All requests for material must be submitted in advance to Mishelle Hargett, mhargett@irbcity.com.