



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

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

**Wednesday, September 23, 2026  
1:30 P.M.**

**Special Magistrate  
Matthew McConnell, Esq.B.C.S.**

**CASE DOCKET:**

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

**CASES BEING HEARD:**

**A. CASE NO. 2001024956**

**CITY OF INDIAN ROCKS BEACH VS ROLANDO & KARIN REYES  
ADDRESS OF VIOLATION: 614 GULF BLVD UNIT 201, INDIAN ROCKS BEACH  
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204  
STATUS: COMPLIANT AS OF 9/09/2026**

**B. CASE NO. 2001024977**

**CITY OF INDIAN ROCKS BEACH VS MOURA OTTINOT & PAULA MORRIS  
ADDRESS OF VIOLATION: 410 GULF BLVD. UNIT 8, INDIAN ROCKS BEACH  
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204  
STATUS: NON-COMPLIANT**

**C. CASE NO. 2001024959-REPEAT**

**CITY OF INDIAN ROCKS BEACH VS PAMELA DREXLER  
ADDRESS OF VIOLATION: 1504 BAY SHORE BLVD, INDIAN ROCKS BEACH  
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204  
STATUS: COMPLAINT AS OF 8/19/2026**

**D. CASE NO. 2001024993**

**CITY OF INDIAN ROCKS BEACH VS REEF CLUB PARADISE LLC**

**ADDRESS OF VIOLATION: 1000 GULF BLVD UNIT 406, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**E. CASE NO. 2001024995**

**CITY OF INDIAN ROCKS BEACH VS ANDRE LUIS CERACHIANI & ERIKA GIULIANA  
ALBARELLO MARTINS**

**ADDRESS OF VIOLATION: 476 HARBOR DR S, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**F. CASE NO. 2001024997**

**CITY OF INDIAN ROCKS BEACH VS J FABRIZIO LLC**

**ADDRESS OF VIOLATION: 1302 BEACH TRAIL, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**G. CASE NO. 2001024998**

**CITY OF INDIAN ROCKS BEACH VS GABRIEL R BEUKINGA**

**ADDRESS OF VIOLATION: 1000 GULF BLVD., UNIT 411, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**H. CASE NO. 2001024999**

**CITY OF INDIAN ROCKS BEACH VS J PHELPS LLC**

**ADDRESS OF VIOLATION: 1300 GULF BLVD UNIT 202, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**I. CASE NO. 2001025000**

**CITY OF INDIAN ROCKS BEACH VS STANLEY & MARY ELLEN WOJTOWICZ**

**ADDRESS OF VIOLATION: 900 GULF BLVD., UNIT 1007, INDIAN ROCKS BEACH**

**VIOLATION: IRB MUNICIPAL CODE Sec. 18-204**

**STATUS: NON-COMPLIANT**

**4. QUESTIONS/COMMENTS**

**5. CONFIRM NEXT HEARING DATE-SEPTEMBER 23, 2026 @ 1:30 P.M. (Attorney McConnell)**

**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](mailto:mhargett@irbcity.com).