



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

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

**Wednesday, September 9, 2026
1:30 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. 2001024976

**CITY OF INDIAN ROCKS BEACH VS ZEEROVER LLC
ADDRESS OF VIOLATION: 1005 GULF BLVD. UNIT 1, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-209
STATUS:**

B. CASE NO. 2001024977

**CITY OF INDIAN ROCKS BEACH VS JEMA IRB LLC
ADDRESS OF VIOLATION: 82 GULF BLVD, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-209
STATUS:**

C. CASE NO. 2001024978

**CITY OF INDIAN ROCKS BEACH VS MICHAEL SCHOENGERG
ADDRESS OF VIOLATION: 10 GULF BLVD. UNIT A-3, INDIAN ROCKS BEACH
VIOLATION: IRB MUNICIPAL CODE Sec. 18-204
STATUS:**

D. CASE NO. 2001024979

CITY OF INDIAN ROCKS BEACH VS MEDJOOL LLC TRE

ADDRESS OF VIOLATION: 812 GULF BLVD., UNIT 3, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

E. CASE NO. 2001024980

CITY OF INDIAN ROCKS BEACH VS J&E PROPERTY 2 LLC

ADDRESS OF VIOLATION: 1500 GULF BLVD. UNIT 103B, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

F. CASE NO. 2001024981

CITY OF INDIAN ROCKS BEACH VS J FABRIZIO LLC

ADDRESS OF VIOLATION: 1510 GULF BLVD UNIT 104, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

G. CASE NO. 2001024982

CITY OF INDIAN ROCKS BEACH VS SLAMA REAL ESTATE LLC

ADDRESS OF VIOLATION: 506 GULF BLVD., UNIT 301, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

H. CASE NO. 2001024983

CITY OF INDIAN ROCKS BEACH VS ROBERT EUGENE PORTER

ADDRESS OF VIOLATION: 506 GULF BLVD. UNIT 105, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

I. CASE NO. 2001024985

CITY OF INDIAN ROCKS BEACH VS MARIA V RUIZ

ADDRESS OF VIOLATION: 2112 GULF BLVD., UNIT 4B, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 18-204

STATUS:

J. CASE NO. 2001024987

CITY OF INDIAN ROCKS BEACH VS ALEXANDRE FURMAN

ADDRESS OF VIOLATION: 328 LAHACIENDA, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 2-209

STATUS:

K. CASE NO. 2001024960

CITY OF INDIAN ROCKS BEACH VS HO, XUAN LE THI

ADDRESS OF VIOLATION: 111 16th AVE, INDIAN ROCKS BEACH

VIOLATION: IRB MUNICIPAL CODE Sec. 2-278

STATUS:

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.