

City of Indian Rocks Beach

Code Enforcement Activity Report – July 2026



VRR's (Vacation Rentals)

1241 Average daily vacation rental units:

- 589 East of Gulf Blvd ("S" Single Family, RM 1 & RM 2 Zoning Districts)
- 652 West of Gulf Blvd ("CT" Commercial Tourist Zoning District)

Please note that the above numbers also include:

- 61 Owner/Parcel Not Identified (Often Means Non-Existent Address)
- 66 Exempt Zoning District
- 101 Have NO Documented Stays in Over a Year

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

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

*See July's STR Registry Spreadsheet for further details

15 New Vacation Rental Registrations under review for processing

83 Magistrate Cases Heard (YTD)

9 Magistrate Cases Being Heard on July 20, 2026

The City currently has five upcoming Special Magistrate Hearings scheduled. They will be on the following dates: July 20, August 12, August 26, September 9 and September 23, 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 and 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 July 2026

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| • Parking Citations Issued | YTD: 396 |
| • Code Violation Letters sent | YTD: 206 |
| • Fines / Notice to Appear sent | YTD: 143 |
| • Courtesy Letters sent | YTD: 168 |
| • Hotline Complaints | YTD: 145 (noise, parking, occupancy) |

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