



MEETING MINUTES

Code Compliance/Special Magistrate Hearing

City of Indian Rocks Beach

Thursday, January 29, 2026-1:30 P.M.

Civic Auditorium

Special Magistrate:

Matthew McConnell, Esq., B.C.S.

1. CHANGES TO AGENDA

Special Magistrate Matthew McConnell asked if anyone in the audience would like to admit to violations before calling the first case. Multiple respondents raised hands indicating they would admit to violations.

Special Magistrate Matthew McConnell identified which cases respondents were present for and admitting to violations: Case A (2001024725), Case B (2001024726), Case D (2001024732), Case G (2001024737), Case H (2001024738), and Case J (2001024640).

2. ADMINISTRATION OF OATH

Special Magistrate Matthew McConnell administered the oath to all persons planning to testify in any case.

3. CASES HEARD

The following cases were heard:

A. CASE NO. 2001024725 - ULRIKA & PAR E STROMBLAD

1510 GULF BLVD #203

Violation: IRB MUNICIPAL CODE Sec. 18-204

Orders: Property owner ordered to pay \$500 administrative costs and \$500 fine. Total: \$1,000. 10% discount available if paid within 24 hours.

Compliance Status: In compliance as of January 2026

B. CASE NO. 2001024726 - TRUJILLO IRB RENTAL LLC

1510 GULF BLVD #106

Violation: IRB MUNICIPAL CODE Sec. 18-204

Orders: Property owner ordered to pay \$500 administrative costs and \$1,000 fine. Total: \$1,500. 10% discount available if paid within 24 hours. Order to be emailed to quinleyyourrealtor@gmail.com.

Compliance Status: In compliance as of January 28, 2026

C. CASE NO. 2001024727 - PAMELA DREXLER

1504 BAY SHORE BLVD

Violation: IRB MUNICIPAL CODE Sec. 18-204

Orders: Property owner ordered to pay \$500 administrative costs and \$5,000 fine. Total: \$5,500. 10% discount available if paid within 24 hours; cease rental activity pending proof of no upcoming stays; repeat violation penalties apply.

Compliance Status: Not in compliance. No contact from property owner, no registration submitted, no inspections completed.

D. CASE NO. 2001024732 - ERICA NIELSEN

347 BAHIA VISTA DR

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to pay \$500 administrative costs and \$1,500 fine. Total: \$2,000. 10% discount available if paid within 24 hours. Order to be emailed to eric@nmcadvisors.com with copy to Alex Jones.

Compliance Status: In compliance as of 2-3 weeks prior to hearing (approximately early-to-mid January 2026)

E. CASE NO. 2001024733 - SEAN P STEELE

2008 20TH AVE PKWY

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210

Orders: Property owner ordered to pay \$500 administrative costs and \$5,000 fine. Total: \$5,500. 10% discount if paid within 24 hours (\$500 discount off \$5,000 fine). Order to be emailed to respondent's wife at dmarNew2@gmail.com.

Compliance Status: In compliance as of January 11, 2026

F. CASE NO. 2001024734 - ISRINE MASRI

1405 BAY PINE BLVD

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to immediately cease renting (property not compliant as of hearing date despite renewal application submission). Complete renewal application process by scheduling and finalizing inspections (city and fire). Notify city upon completion of inspections to receive certificate. Property owner ordered to pay \$500 administrative costs and \$5,000 fine. Total: \$5,500.

Compliance Status: Not in compliance as of hearing date

G. CASE NO. 2001024737 - 10XROCKS2 LLC

807 EAST GULF BLVD.

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to pay \$500 administrative costs and \$5,000 fine. Total: \$5,500. 10% discount if paid within 24 hours. Order to be emailed to joseph.080207@gmail.com. Certificate will maintain the November anniversary date for future renewals (expiring November 14, 2026).

Compliance Status: In compliance as of January 2026

H. CASE NO. 2001024738 - GERALDINE REINHART

316 HARBOR DR

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to pay \$500 administrative costs and \$2,000 fine. Total: \$2,500. 10% discount available if paid within 24 hours. Order to be emailed to tyler@everseavr.com. Property owner advised to obtain new fire inspection by May 2026 (or sooner to align with certificate expiration) to avoid future Section 18-210 violation.

Compliance Status: In compliance as of January 13, 2026 (certificate issued). Fire inspection renewal recommended by May 2026 to maintain compliance.

I. CASE NO. 2001024739 - 403 HARBOR DRIVE N LLC

403 HARBOR DR N

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to pay \$500 administrative costs and \$2,000 fine. Total: \$2,500. 10% discount available if paid within 24 hours.

Compliance Status: In compliance as of January 2026

J. CASE NO. 2001024740 - BRUCE ALLEN & DEANNA M SEDLER

500 20TH AVE

Violation: IRB MUNICIPAL CODE Sec. 18-209 & Sec. 18-210 (a)

Orders: Property owner ordered to pay \$500 administrative costs and \$5,000 fine. Total: \$5,500.
Order to be mailed unless email address available.

Compliance Status: Currently in compliance until August 2026

K. CASE NO. 2001024598 - NICHOLAS & KATHLEEN L JENKINS

401 MAXWELL PL

Violation: IRB MUNICIPAL CODE Sec. 18-204

This case was continued and will be re-noticed. Magistrate issued order of continuance for Case K until city re-notices

4. QUESTIONS/COMMENTS

Discussion: Magistrate and City Attorney discussed procedural matters.

5. CONFIRM NEXT HEARING DATE

Next hearing date confirmed: **February 12, 2026**

6. ADJOURNMENT

The meeting was adjourned by Special Magistrate Matthew McConnell after confirming there were no further questions.

The minutes of this public hearing are summarized to reflect the actions taken by the Special Magistrate during the hearing. Audio of the entire meeting is available at Indian Rocks Beach City Hall, 1507 Bay Palm Blvd. Indian Rocks Beach, FL. 33785.