



MEETING MINUTES

Code Compliance/Special Magistrate Hearing

City of Indian Rocks Beach

Thursday, February 12, 2026-1:30 P.M.

Civic Auditorium

Special Magistrate:

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

1. CHANGES TO AGENDA

City Attorney confirmed no changes to the agenda but noted that all but one matter on the agenda have taken steps towards compliance. The City Attorney suggested it may be beneficial to see if anyone would like to admit to the violation prior to beginning the agenda. Multiple respondents raised hands indicating they would like to admit to the violations.

Special Magistrate Matthew McConnell identified which cases respondents were present for and admitting to the violations: Case B (2001024752), Case C (2001024753), Case E (2001024755), Case F (2001024756), and Case G (2001024757)

2. ADMINISTRATION OF OATH

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

3. CASES

The following cases were heard:

A. CASE NO. 2001024751 - BLUE DREAM MANAGEMENT LLC

2115 1ST ST (6 UNITS)

Violation: IRB MUNICIPAL CODE Sec. 18-204

Respondent Present: Yes - Vadim Carter (Managing Member)

Orders: Case CONTINUED to March 12, 2026, at 2:30 PM. Magistrate requested City provide legal analysis of Magistrate's subpoena authority by February 27, 2026 (two weeks from hearing date). If City argues Magistrate lacks authority, respondent will have 4-5 days to respond.

Magistrate will rule on subpoena issue prior to March 12, 2026, hearing.

Compliance Status: Noncompliant as of February 2026

B. CASE NO. 2001024752 - ANGEL FRANCO CRUZ

380 12TH AVE, INDIAN ROCKS BEACH

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: FULL COMPLIANCE achieved as of January 27, 2026; certificate valid until January 27, 2027.

C. CASE NO. 2001024753 - ROBIN M ROBERTSON TRE, MARY M MCKNIGHT TRE, LORRAINE M TRAINA

728 BEACH TRAIL

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 hearing date.

D. CASE NO. 2001024754 - NIHAIL & ATENA NISTOR

1209 1ST ST

Violation: IRB MUNICIPAL CODE Sec. 18-204

Action Taken: Case WITHDRAWN by city for further review of international notice procedures.

E. CASE NO. 2001024755 – STEVEN J. HOFFMAN & JEANINE A CARLSON

732 BEACH TRAIL

Violation: IRB MUNICIPAL CODE Sec. 18-209

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

Compliance Status: Not yet in compliance as of hearing date. Application submitted, fire inspection completed February 9, 2026. City inspection scheduled but not yet completed as of hearing date.

F. CASE NO. 2001024756 - ROWENA M. JIMENEZ

110 11TH AVE

Violation: IRB MUNICIPAL CODE Sec. 18-209

Orders: Property owner ordered to pay \$500 administrative costs and \$4,000 fine. Total: \$4,500. 10% discount available if paid within 24 hours.

Compliance Status: Nearly in compliance as of hearing date. Renewal application submitted and in process. Fire inspection completed. City inspection still needed to complete compliance.

G. CASE NO. 2001024757 - REBECCA A & THOMAS M RIEDER

2702 BEACH TRL. UNIT B

Violation: IRB MUNICIPAL CODE Sec. 18-209

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

Compliance Status: FULL COMPLIANCE achieved as of February 12, 2026.

4. QUESTIONS/COMMENTS

No specific action or detailed discussion was recorded for this agenda item.

5. CONFIRM NEXT HEARING DATE

Next hearing date confirmed: March 12, 2026, at 2:30 PM

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.