

MEETING MINUTES

Code Compliance / Special Magistrate Hearing

City of Indian Rocks Beach
November 13, 2025 – 1:30 P.M.
Civic Auditorium

Special Magistrate:

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

1. CHANGES TO AGENDA

Special Magistrate Matthew McConnell announced the following changes to the agenda:

- Case A (Case No. 2001024598 - 401 Maxwell Place) was continued to the January 2026 hearing by agreement between the City and the defendant.
- Cases L, M, and N (continued cases from the October 2025 hearing) would be heard first to accommodate Mr. Kelly.

2. ADMINISTRATION OF OATH

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

3. CASES HEARD AND FINAL ORDERS ISSUED

A. Case 2001024598 – Nicholas & Kathleen Jenkins

401 Maxwell Pl

Violation: Sec. 18-204

Status: continued to the January 2026 hearing by agreement between the City and the defendant.

B. Case 2001024682 – Parker Manor LLC

407 18th Ave

Violation: Sec. 18-204

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity pending proof of no upcoming stays; repeat violation penalties apply.

Status: Property came into compliance November 5, 2025.

C. Case 2001024683 – Tommy's on the Beach

2302 Beach Trail

Violation: Sec. 18-204

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity until full registration; repeat violation penalties apply.

Status: Fire inspection complete; City inspection pending.

D. Case 2001024684 – 1000 Gulf Blvd LLC

1000 Gulf Blvd #101

Violation: Sec. 18-204

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity until registration is complete.

Status: Property came into compliance November 4, 2025.

E. Case 2001024685 – Laura R. Jenkins Living Trust

516 Gulf Blvd

Violation: Sec. 18-204

Final Order: Found in violation; \$1,000 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity; repeat violation penalty if applicable.

Status: Application submitted; fire inspection scheduled.

F. Case 2001024686 – Mia Bouyea

214 16th Ave

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

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity until registration confirmed.

Status: Certificate issued; property in compliance as of November 4, 2025.

G. Case 2001024687 – Todd Noonan & Debbie McIntosh

387 12th Ave

Violation: Sec. 18-209 & Sec. 18-210

Final Order: No order issued. Case dismissed due to Code Enforcement not providing required registered mail notice.

H. Case 2001024688 – Tuco Tuco LLC TRE

807 Gulf Blvd A & B

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

Final Order: Found in violation; \$1,000 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity; repeat violation penalties apply.

Status: No representative appeared; compliance steps required.

I. Case 2001024689 – Megan Paquet Nelson

2404 1st St, Units 1–3

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

Final Order: Found in violation; \$3,000 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; partial compliance noted (renewal submitted); inspections pending; property remained out of compliance under Sec. 18-210 at time of hearing.

J. Case 2001024690 – Megan Paquet Nelson

2402 1st St

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

Final Order: Found in violation; \$2,000 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; partial compliance noted (renewal submitted; inspection pending).

K. Case 2001024693 – Oak & Haven Development LLC

305 Bahia Vista

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

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity until compliant; repeat penalties apply.

Status: Renewal to be submitted within one week.

L. Case 2001024591 – Matthew & Darcy Knez

111 Canal Ave

Violation: Sec. 18-204

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease short-term rental activity; proof of no outstanding rentals required within 10 days; repeat violation rules apply.

M. Case 2001024592 – Matthew & Darcy Knez

621 2nd St "B"

Violation: Sec. 18-204

Final Order: Found in violation; \$500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rental activity until compliant; proof required within 10 days; repeat violation rules apply.

N. Case 2001024594 – Rifat Bolo

208 Bates Ave

Violation: Sec. 18-204

Final Order: Found in violation; \$1,500 fine plus \$500 administrative costs; 10 percent reduction if paid within 24 hours; cease rentals until compliant; documentation required within 10 days; repeat violation rules apply.

4. QUESTIONS/COMMENTS

General questions were taken from attendees.

5. CONFIRM NEXT HEARING DATE

The next hearing was scheduled for January 15, 2026, at 1:30 PM. No hearings were scheduled for December. Two hearings were planned for January. There was discussion about establishing a regular monthly meeting date.

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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024591
ADDRESS: 111 CANAL AVE
INDIAN ROCKS BEACH**

MATTHEW & DARCY KNEZ,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Manager Mike Kelley.
2. Respondent, Matthew Knez, the owner of the subject property, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On September 18, 2025, Code Enforcement Manager Kelley issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city

manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.

6. This Case was first heard on October 23, 2025, in which the property owner requested a continuance due to a required witness not being available. The City had no objection. Based on this request, the Magistrate entered an Order Granting Continuance on October 24, 2025, continuing this item to November 13, 2025.
7. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on Airbnb, VRBO and HomeAway from August 2023 to July 2025, and that the property had three documented stays in July 2025, with an "Active" listing status as recently as August 2025. The City provided further evidence at the hearing ("City Exhibit B") that demonstrated the property had recent reviews of stays documented on Airbnb and VRBO.
8. Respondent submitted emails as evidence of correspondence between Darcy Knez and Officer Kelley regarding the removal of a trash can that had been left out that required removal. Additionally, Respondent provided a Notice of Violation for case no. 2001024164, issued on July 15, 2024, citing violations of the City's Code Sec. 18-206 and 18-210. Respondent inquired about similar past violations that had not been classified by the City as irreparable or irreversible, highlighting the contrast with the Notice of Violation issued to the subject property in this case. Respondent posed questions to Officer Kelley regarding the nature of violations classified as irreparable or irreversible and safety-related concerns associated with the subject property.
9. Officer Kelley stated that the violation of the cited code was being brought to the Magistrate as an irreparable or irreversible violation and that he was unaware of any reports indicating that the subject property was unsafe during its previous years of operation as a short-term rental. However, he stated that he was unable to provide testimony regarding the property's safety, as no inspection had been conducted during the period of non-compliance.

10. Respondent expressed concerns about widespread fraud related to vacation rental listings and questioned whether the City could verify that the listings were created by the Respondents. He concluded that, in his opinion, there should be no basis for a violation.
11. Attorney Newton asked the Respondent to confirm whether he had obtained a vacation rental registration certificate for his property and whether his testimony was that he had never rented the subject property as a short-term rental.
12. Respondent stated he was in the process of applying for the certificate and did not deny that he had rented the subject property as a short-term rental. He further testified that he had rented the subject property as a short-term rental stay multiple times in the past year.
13. Magistrate McConnell asked the Respondent to clarify if they were denying that the listing on Airbnb had been created or operated by them.
14. Respondent stated that, to his knowledge, the Airbnb property listing was not being managed by the owners of the subject property, although it is hosted by Easy Peasy Management Group, which he confirmed is his company.
15. Officer Kelley testified that the Respondent had submitted the application to the City and was in the process of scheduling inspections.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.
4. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 19, 2025.



Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to Respondents, Matthew & Darcy Knez, at darcykeag@gmail.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024592
ADDRESS: 621 2ND ST "B"
INDIAN ROCKS BEACH**

MATTHEW & DARCY KNEZ,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks ("City") Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Manager Mike Kelley.
2. Respondent, Matthew Knez, the owner of the subject property, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On September 18, 2025, Code Enforcement Manager Kelley issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent's mailing address identified on the Pinellas County Property Appraiser's website for violations of the City's Code of Ordinances ("Code") Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City's Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city

manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.


6. The Case was first heard on October 23, 2025, in which the property owner requested a continuance due to a required witness not being available. The City had no objection. Based on this request, the Magistrate entered an Order Granting Continuance on October 24, 2025, continuing this item to November 13, 2025.
7. The City submitted its PowerPoint presentation as Composite Exhibit A, which included evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on Airbnb and VRBO from November 2023 to July 2025, and that the property had five documented stays in July 2025, with an "Active" listing status as recently as August 2025.
8. The City and the Respondent mutually agreed to incorporate into the record of this matter the testimony, evidence and arguments previously presented in Case No. 2001024591, which involved the same Respondents and same violations.
9. Officer Kelley testified that the Respondent had submitted the application to the City and was in the process of scheduling inspections.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.

3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.
4. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 19, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to Respondents, Matthew & Darcy Knez, at darcykeag@gmail.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024594
ADDRESS: 208 BATES AVE
INDIAN ROCKS BEACH, FL**

RIFAT BOLOS,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton, Attorney Yoni Wasser, and Code Enforcement Officer Frank Pecoraro.
2. No one appeared on behalf of the Respondent.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On September 18, 2025, Code Enforcement Manager Mike Kelley issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city manager may extend the date that such registration is required by notice on the

city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.

6. This Case was first heard on October 23, 2025, and upon the mutual consent of both parties, the Magistrate entered an Order Granting Continuance on October 24, 2025, continuing this item to November 13, 2025.
7. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on Airbnb, Booking.com, and Homes & Villas by Marriott Bonvoy with documented stays from August 2024 to August 2025. The City provided further evidence at the hearing ("City Exhibit B") that demonstrated the property had recent reviews of documented stays on Airbnb, with an "Active" listing status as of the date of this hearing.
8. Officer Pecoraro testified that the Respondent had submitted the application to the City and was awaiting inspections.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$1,500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 21, 2025.



Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent at RIFAT BOLOS 3908 VERSAILLIES DR TAMPA, FL 33634-7425, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024682
ADDRESS: 407 18TH AVE
INDIAN ROCKS BEACH, FL**

PARKER MANOR LLC,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Officer Frank Pecoraro.
2. Respondent, Dawn Marks, the registered agent of Parker Manor, LLC, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city

manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.


6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on Airbnb from September 2023 to October 2025, and that the property had multiple documented stays in October 2025, with an "Active" listing status.
7. Respondent testified that she was aware of the 2023 City ordinance, admitted to the violation and had completed the application for a vacation rental registration certificate from the City.
8. Officer Pecoraro testified that the subject property had come into compliance as of November 5, 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to the Respondent at dawnmarks088@gmail.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024683
ADDRESS: 2302 BEACH TRAIL
INDIAN ROCKS BEACH, FL**

TOMMY’S ON THE BEACH,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Officer Frank Pecoraro.
2. Brian Leventhal appeared on behalf of the Respondent, Tommy’s On The Beach LLC, as authorized by the managing partner, Domingo Bravo.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city

manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.

6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on VRBO from November 2023 to September 2025, and that the property had multiple documented stays in May 2025, with an "Active" listing status.
7. Mr. Leventhal testified that the Respondent was aware of the 2023 City ordinance, admitted to the violation and had submitted the vacation rental registration application to the City.
8. Officer Pecoraro testified that the Respondent had submitted the application to the City, completed the Fire inspection, and was only pending the inspection by the City in order to come into compliance.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.



Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to the Respondent's representative b.leventhal@yahoo.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024684
ADDRESS: 1000 GULF BLVD #101
INDIAN ROCKS BEACH, FL**

1000 GULF BLVD LLC,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Officer Frank Pecoraro.
2. Respondent, Daniel Burke, the registered agent of 1000 Gulf Blvd LLC, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city

manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.


6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on VRBO from December 2024 to September 2025, with an "Active" listing status.
7. Respondent testified that they were aware of the 2023 City ordinance and admitted to the violation. He testified they had been engaged in the application and inspection process with the City since May 2025 and had completed the application for a vacation rental registration certificate from the City.
8. Officer Pecoraro testified that the subject property had come into compliance as of November 4, 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to the Respondent at dan.burke10@gmail.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024685
ADDRESS: 516 GULF BLVD
INDIAN ROCKS BEACH, FL**

LAURA R JENKINS LIVING TRUST,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks ("City") Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Officer Frank Pecoraro.
2. The Respondent was represented by Alan Agoado of Clearwater Beach Vacation Homes who appeared in person at the hearing and had the authority to appear on behalf of the Respondent.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent's mailing address identified on the Pinellas County Property Appraiser's website for violations of the City's Code of Ordinances ("Code") Sec. 18-204.
5. Respondent was notified that the subject property was in violation of the following section of the City's Code:

Sec. 18-204.-Registration required.

As of July 3, 2023, a vacation rental registration shall be required to operate a vacation rental within the city, utilizing forms promulgated by the city. The city manager may extend the date that such registration is required by notice on the city's website should the city not publish forms and fees for registration by June 16, 2023.

Prior to the issuance of a vacation rental registration, the owner or primary responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the city Code, F.S. ch. 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental unit. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of the effective date of this section.

6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first obtaining a vacation rental registration certificate from the City per Sec. 18-204 of the City's Code. The evidence presented showed the property had been rented as a short-term rental on Airbnb, VRBO, and Booking.com from September 2023 to August 2025, and that the property had four documented stays in June 2025, with an "Active" listing status as recently as August 2025.
7. Mr. Agoado testified that they were aware of the 2023 City ordinance, admitted to the violation, and expressed that he had no intent of harm to public safety and welfare. He stated that they had delayed in submitting an application for the vacation rental registration certificate due to an ongoing legal action, however, after receiving the Notice of Violation, the Respondent reached out to him and they began taking the necessary steps to bring the property into compliance. He mentioned that efforts were now underway to ensure the properties under his management achieved compliance. He further testified that the application for the subject property had been submitted, and the Fire inspection had been scheduled.
8. Officer Pecoraro testified that they had submitted the application to the City as of the date of this hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-204. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$1,000.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.

2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.
4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent's representative via email at alan@cbvacationhomes.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024686
ADDRESS: 214 16TH AVE
INDIAN ROCKS BEACH, FL**

MIA BOUYEA,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Officer Frank Pecoraro.
2. Respondent, Yong No, one of three owners of the subject property, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-209 & Sec. 18-210.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-209 - Renewal of vacation rental registration.

Each vacation rental owner has a duty to ensure they renew their registration annually prior to the expiration date of the previous vacation rental registration.

Each renewal shall render the rented property or unit subject to an annual inspection and applicable fees.

Sec. 18-210 - Inspection of vacation rentals.

(a) *Inspection required.* To verify compliance with the latest adopted edition of the Florida Building Code and Florida Fire Prevention Code, to the extent applicable to a vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as fire extinguisher and required postings are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the city's code inspector, a representative of fire district servicing the city and, to the extent necessary, the city's building official or designated agent thereof.


6. Officer Pecoraro testified that the Respondent previously held a vacation rental registration certificate, which had expired on October 17, 2024.
7. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first submitting a vacation rental registration certificate renewal application pursuant to Sec. 18-209 of the City's Code and obtaining the inspections required pursuant to Sec. 18-210. The evidence presented showed the property had been rented as a short-term rental on Airbnb, Booking.com, and VRBO from March 2024 to August 2025, with an "Active" listing status and multiple documented stays as recently as June 2025.
8. Respondent testified that they were aware of the 2023 City ordinance and admitted to the violation. Respondent disclosed that the property manager failed to properly handle the certificate renewal, and consequently, the property manager was terminated. Upon receiving the Notice of Violation, the Respondent promptly took responsibility for managing the renewal process. He testified that the fire inspection was conducted on April 22, 2025, and further stated that the application was completed and they had received a vacation rental registration certificate by the City.
9. Officer Pecoraro testified that the subject property had been issued the vacation rental registration certificate and had come into compliance as of November 4, 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-209 and 18-210. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.

2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.
4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.



Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent via email to the Respondent at yongjuno@gmail.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024688
ADDRESS: 807 GULF BLVD A & B
INDIAN ROCKS BEACH, FL**

TUCO TUCO LLC TRE,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton, Attorney Yoni Wasser, and Code Enforcement Officer Frank Pecoraro.
2. No one appeared on behalf of the Respondent.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-209 & Sec. 18-210.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-209 - Renewal of vacation rental registration.

Each vacation rental owner has a duty to ensure they renew their registration annually prior to the expiration date of the previous vacation rental registration. Each renewal shall render the rented property or unit subject to an annual inspection and applicable fees.

Sec. 18-210 - Inspection of vacation rentals.

(a) *Inspection required.* To verify compliance with the latest adopted edition of the Florida Building Code and Florida Fire Prevention Code, to the extent applicable to a vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as fire extinguisher and required postings are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the city's code inspector, a representative of fire district servicing the city and, to the extent necessary, the city's building official or designated agent thereof.

6. Officer Pecoraro testified that the Respondent previously held a vacation rental registration certificate, which had expired on January 24, 2025, but that the renewal application had not been submitted for the subject property.
7. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first submitting a vacation rental registration certificate renewal application pursuant to Sec. 18-209 of the City's Code and obtaining the inspections required pursuant to Sec. 18-210. The evidence presented showed the property had been rented as a short-term rental on Airbnb and VRBO from February 2024 to September 2025, with an "Active" listing status and multiple documented stays as recently as August 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-209 and 18-210. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$1,000.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.
4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent at TUCO TUCO LLC TRE 807 GULF LAND TRUST 3225 MCLEOD DR., STE. 777 LAS VEGAS, NV 89121, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024689
ADDRESS: 2404 1ST ST UNITS 1, 2, & 3
INDIAN ROCKS BEACH, FL**

MEGAN PAQUET NELSON,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton, Attorney Yoni Wasser, and Code Enforcement Officer Frank Pecoraro.
2. No one appeared on behalf of the Respondent.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-209 & Sec. 18-210.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-209 - Renewal of vacation rental registration.

Each vacation rental owner has a duty to ensure they renew their registration annually prior to the expiration date of the previous vacation rental registration. Each renewal shall render the rented property or unit subject to an annual inspection and applicable fees.

Sec. 18-210 - Inspection of vacation rentals.

(a) *Inspection required.* To verify compliance with the latest adopted edition of the Florida Building Code and Florida Fire Prevention Code, to the extent applicable to a vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as fire extinguisher and required postings are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the city's code inspector, a representative of fire district servicing the city and, to the extent necessary, the city's building official or designated agent thereof.

6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first submitting a vacation rental registration certificate renewal application pursuant to Sec. 18-209 of the City's Code and obtaining the inspections required pursuant to Sec. 18-210. The evidence presented showed the property had been rented as a short-term rental on Airbnb, VRBO, and Booking.com from January 2025 to September 2025, with an "Active" listing status and multiple documented stays as recently as September 2025.
7. Officer Pecoraro testified that the Respondent previously held a vacation rental registration certificate, which had expired on December 23, 2024. He stated that the renewal application for the subject property was submitted on October 17, 2025. He confirmed that the fire inspection had been completed and that the process was now awaiting the City inspection, which had not yet been scheduled.


BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec 18-209 and 18-210. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$3,000.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. As of the date of this hearing, the Respondent was in compliance with the Code Sec. 18-209 by the submission of the renewal application but remained out of compliance with Sec. 18-210.
3. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
4. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the

property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

5. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent at MEGAN PAQUET NELSON 2 VILLA COURT SAFETY HARBOR, FL 34695 Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024693
ADDRESS: 305 BAHIA VISTA DR
INDIAN ROCKS BEACH, FL**

OAK & HAVEN DEVELOPMENT LLC,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton and Code Enforcement Manager Mike Kelley.
2. Respondent, Kristopher Perry, the registered agent and manager of Oak & Haven Development LLC, appeared in person at the hearing.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-209 & 18-210.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-209 - Renewal of vacation rental registration.

Each vacation rental owner has a duty to ensure they renew their registration annually prior to the expiration date of the previous vacation rental registration. Each renewal shall render the rented property or unit subject to an annual inspection and applicable fees.

Sec. 18-210 - Inspection of vacation rentals.

(a) *Inspection required.* To verify compliance with the latest adopted edition of the Florida Building Code and Florida Fire Prevention Code, to the extent applicable to a vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as fire extinguisher and required postings are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the city's code inspector, a representative of fire district servicing the city and, to the extent necessary, the city's building official or designated agent thereof.

6. Officer Kelley testified that the Respondent previously held a vacation rental registration certificate, which had expired on February 28, 2025.
7. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first submitting a vacation rental registration certificate renewal application pursuant to Sec. 18-209 of the City's Code and obtaining the inspections required pursuant to Sec. 18-210. The evidence presented showed the property had been rented as a short-term rental on Airbnb, Booking.com, and VRBO from March 2025 to July 2025, with an "Active" listing status with three documented stays as recently as July 2025.
8. Respondent testified that he was aware of the 2023 City ordinance, failed to renew his certificate in time and admitted to the violations. He stated that he was in the process of preparing the renewal application for submission to the City and would comply within one week.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec. 18-209 and 18-210. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$500.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
3. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

4. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 19, 2025.



Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent via email at ktperry@sitelinebuilding.com, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024690
ADDRESS: 2402 1ST ST
INDIAN ROCKS BEACH, FL**

MEGAN PAQUET NELSON,

Respondent.

_____ /

**FINAL ORDER FINDING RESPONDENT IN VIOLATION
AND IMPOSING FINES AND COSTS**

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matt Newton, Attorney Yoni Wasser, and Code Enforcement Officer Frank Pecoraro.
2. No one appeared on behalf of the Respondent.
3. Respondent owns the subject property and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. On October 14, 2025, Code Enforcement Officer Frank Pecoraro issued a Notice of Violation and Notice of Hearing via certified mail to the Respondent’s mailing address identified on the Pinellas County Property Appraiser’s website for violations of the City’s Code of Ordinances (“Code”) Sec. 18-209 & Sec. 18-210.
5. Respondent was notified that the subject property was in violation of the following section of the City’s Code:

Sec. 18-209 - Renewal of vacation rental registration.

Each vacation rental owner has a duty to ensure they renew their registration annually prior to the expiration date of the previous vacation rental registration. Each renewal shall render the rented property or unit subject to an annual inspection and applicable fees.

Sec. 18-210 - Inspection of vacation rentals.

(a) *Inspection required.* To verify compliance with the latest adopted edition of the Florida Building Code and Florida Fire Prevention Code, to the extent applicable to a vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as fire extinguisher and required postings are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the city's code inspector, a representative of fire district servicing the city and, to the extent necessary, the city's building official or designated agent thereof.

6. The City presented evidence that the property had been advertised for short-term rental stays and had been operating as a short-term rental without first submitting a vacation rental registration certificate renewal application pursuant to Sec. 18-209 of the City's Code and obtaining the inspections required pursuant to Sec. 18-210. The evidence presented showed the property had been rented as a short-term rental on Airbnb, VRBO, and Booking.com from January 2025 to August 2025, with an "Active" listing status and six documented stays in August 2025.
7. Officer Pecoraro testified that the Respondent previously held a vacation rental registration certificate, which had expired on December 23, 2024. He stated that the renewal application for the subject property was submitted on October 17, 2025. He confirmed that the fire inspection had been completed on July 7, 2025, and that they were only pending the City inspection, which had not yet been scheduled.


BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

1. Respondent and the subject property are found to have been in violation of the City's Code Sec 18-209 and 18-210. The violation of the Code is determined to be irreparable or irreversible because the use of the subject property as an unregistered vacation rental cannot be undone, and Respondent is assessed **\$2,000.00 in fines** plus the reasonable administrative costs of the City in the amount of **\$500.00**.
2. As of the date of this hearing, the Respondent was in compliance with the Code Sec. 18-209 by the submission of the renewal application but remained out of compliance with Sec. 18-210.
3. Should Respondent pay the total fine within 24 hours of the date of the hearing, the City has agreed to a ten (10) percent reduction in total fines not inclusive of costs.
4. Until the registration process is complete, Respondent shall immediately cease renting the property or advertising the property for rent as a vacation rental and provide proof that the

property has no outstanding vacation rentals to the City within ten (10) days of the date of this order.

5. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondents may be subject to a fine of up to \$500 per day for each day that the violation exists.

Order entered on November 20, 2025.


Matthew McConnell, Esq.
Special Magistrate

PROOF OF SERVICE

A copy of this Order was sent to the Respondent at MEGAN PAQUET NELSON 2 VILLA COURT SAFETY HARBOR, FL 34695 Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INDIAN ROCKS BEACH**

CITY OF INDIAN ROCKS BEACH,

Petitioner,

v.

**CASE NO.: 2001024598
ADDRESS: 401 MAXWELL PL
INDIAN ROCKS BEACH**

NICHOLAS & KATHLEEN L JENKINS,

Respondent.

_____ /

ORDER GRANTING CONTINUANCE

This case came before the City of Indian Rocks (“City”) Special Magistrate on November 13, 2025, after due notice to the Respondent. The Special Magistrate having heard from the Assistant City Attorney Matt Newton, and based on the City’s request hereby issues the following Order of Continuance:

ORDERED:

1. This matter is continued until such time as the City requests it be heard by the Magistrate and satisfies the notice requirements of Chapter 162 Florida Statutes.
2. The Magistrate does hereby retain jurisdiction over this matter to enter such further orders as may be just and proper.

DONE AND ORDERED on this 17th day of November, 2025.



**Matthew McConnell, Esq.
Special Magistrate**

PROOF OF SERVICE

A copy of this Order was sent to Respondent NICHOLAS & KATHLEEN L JENKINS 16306 72nd AVE W EDMONDS, WA 98026-4905, Assistant City Attorney Matt Newton at mnewton@shumaker.com, and City of Indian Rocks Beach Administrative Assistant Mishelle Hargett at mhargett@irbcity.com.