



## MEETING MINUTES

### Code Compliance/Special Magistrate Hearing

City of Indian Rocks Beach  
Thursday, April 30, 2026-1:30 P.M.  
Civic Auditorium

#### Special Magistrate:

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

---

### 1. CHANGES TO AGENDA

City staff confirmed there were no changes to the agenda.

### 2. ADMINISTRATION OF OATH

Special Magistrate McConnell provided an opening statement explaining the hearing process, legal authority, burden of proof, rights of respondents, and procedures.

The Magistrate then administered the oath to all witnesses who would be testifying. All persons planning to testify were asked to stand and raise their right hand. All witnesses were sworn in under oath.

### 3. CASES

#### A. CASE NO. 2001024754 - CITY OF INDIAN ROCKS BEACH VS MIHAIL & ATENA NISTOR

1209 1st St, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (Short-term rental without proper certificate)

**Status:** Non-compliant

**Orders:** \$5000 fine plus \$500 admin fee

#### B. CASE NO. 2001024817 - CITY OF INDIAN ROCKS BEACH VS GEORGE & JERI LEVESQUE

521 Beach Trail, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (Short-term rental without proper certificate)

**Status:** Compliant as of 4/20/2026

**Magistrate's Order:** \$500 fine plus \$500 admin fee

**C. CASE NO. 2001024818 - CITY OF INDIAN ROCKS BEACH VS TODD JOSEPH & KAREN WINGARD**

517 1st St #5, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (Short-term rental without proper certificate)

**Status:** Non-compliant

**Magistrate's Order:** Fine \$3,000 plus \$500 admin fee

**D. CASE NO. 2001024821-REPEAT VIOLATION - CITY OF INDIAN ROCKS BEACH VS MARK A RUGARE & ANDREW J RUGARE**

710 1st St, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (REPEAT VIOLATION)

**Status:** Non-compliant

**Request to Continue by City**

**E. CASE NO. 2001024822-REPEAT VIOLATION - CITY OF INDIAN ROCKS BEACH VS MARK A RUGARE & ANDREW J RUGARE**

712 1st St, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (REPEAT VIOLATION)

**Status:** Non-compliant

**Request to Continue by City**

**F. CASE NO. 2001024823 - CITY OF INDIAN ROCKS BEACH VS MICHAEL LOVERDE JR & ALEXANDRA FERRARA**

407 Maxwell Pl, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (Short-term rental without proper certificate)

**Status:** Awaiting Inspection (Non-compliant at hearing; application submitted and inspections scheduled)

**Magistrate's Order:** \$1000 fine plus \$500 admin fee

**G. CASE NO. 2001024825 - CITY OF INDIAN ROCKS BEACH VS MAKAYLA DANIELLE HASTINGS**

1300 Beach Trail, Indian Rocks Beach

**Violation:** IRB Municipal Code Sec. 18-204 (Short-term rental without proper certificate)

**Status:** Non-compliant

**Magistrate's Order:** \$3,000 fine plus \$500 admin fee

#### **4. QUESTIONS/COMMENTS**

The Magistrate asked for questions or comments. Seeing none, the meeting proceeded to the next agenda item.

#### **5. CONFIRM NEXT HEARING DATE**

##### **Next Hearing Dates Confirmed:**

- May 14, 2026, at 1:30 PM

#### **6. ADJOURNMENT**

The meeting was adjourned at approximately 2:14 PM.