



Special Magistrate Regular Meeting Minutes

Wednesday, August 27, 2025 at 3:00 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach,
FL 32136



1. Call the meeting to order

Magistrate Popp called the hearing to order at 3:00pm.

2. Roll Call

City Attorney Drew Smith, Code Enforcement Officer John Gifford, Code Enforcement Officer Gary Hinebaugh and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

a. July 23, 2025 Minutes

Item 6k. was amended to include the Appellant contacting the Clerk to the Special Magistrate after the hearing and requesting to pay the original fine in lieu of the Magistrate order. Magistrate Popp was contacted by the Clerk and approved the request. There was no objection from the City. The meeting minutes were approved as amended.

4. Deletions and changes to the agenda

None

5. Request To Identify Persons Having Cases on The Agenda

6. Parking Citation Appeals

None

7. New Cases - Code Enforcement

a. Case Number: EEN25-0237; Respondent: Davis Homes, LLC; Address of Violation: 1913 N. Central Avenue; Tax Parcel ID Number: 36-11-31-5630-00060-0100; Violation: City of Flagler Beach Code of Ordinances Article I. – In General Section 13-1 Definition (4)

The Respondent, Kyle Davis, was present and sworn in by the Clerk. Code Enforcement Officers Gifford and Hinebaugh were sworn in by the Clerk. Mr. Gifford stated this property has had repeated code violations. The property came into compliance prior to the hearing. Discussion ensued related to avoiding future repeat violations. Attorney Smith stated the City is not seeking relief at this point due to the property curing the violations. No order required and the case was closed.

8. Status Updates - Code Enforcement

- a. Case Number: EEN24-0036; Respondent: Eggert Iris Claxton Life Estate c/o Liz Rubeis; Address of Violation: 1201 S Central Avenue; Tax Parcel ID Number:12-12-31-4500-00190-0260; Violation: City of Flagler Beach Code of Ordinances Article I. – In General Section 13-1 Definition (4)

The Respondent was not present. Attorney Smith stated the City is seeking permission to foreclose. Discussion ensued related to contact with the Respondent, current state of the violations and status of the fines. Mr. Gifford provided photographic evidence demonstrating the current state of the property. Magistrate Popp granted permission to foreclose.

9. Other Business

Code Enforcement reported one (1) code case potentially for next hearing. The Clerk reported two (2) parking citation appeals for the next hearing.

10. Adjournment

Magistrate Popp adjourned the hearing at 3:15pm.