



Special Magistrate Regular Meeting Agenda

Wednesday, January 28, 2026 at 3:00 PM

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

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Roll Call**
3. **Approve Minutes**
 - a. December 10, 2025 Meeting Minutes
4. **Deletions and changes to the agenda**
5. **Request To Identify Persons Having Cases on The Agenda**
6. **Parking Citation Appeals**
 - a. P02273FB; Albert Cayer; Officer C. Romero # 7091
 - b. P02284FB; Dmitry Drapach; Officer C. Romero # 7091
 - c. P02277FB; Fredrik Realbutto; Officer C. Romero # 7091
 - d. P02289FB; Ella Rae Bevis *Telephonic Appearance*; Sergeant D. Blank # 7043
7. **New Cases - Code Enforcement**
 - a. EEN26-0049; Gerald & Claudia's Oceanview Plaza LLC; 210 Moody Blvd.; 12-12-31-4500-00350-0010; City of Flagler Beach Code of Ordinances Article II -Zoning Section 2.07.02.7 (3)
 - b. EEN26-0027; Moody Boulevard Asso LLC C/O Ken Aston; 312 Moody Blvd.; 12-12-31-4500-00480-0050; City of Flagler Beach Code of Ordinances Section 18-23
 - c. EEN26-0043; Golden Magnolia Marine Inc.; 1104 S Ocean Shore Blvd; 12-12-31-4500-00180-0010; IPMC Section 303 and City of Flagler Beach Code of Ordinances Chapter 13: Nuisance
 - d. EEN26-0031; Zander Holding Group LLC; 2038 S Ocean Shore Blvd.; 18-12-32-2750-00210-0100; City of Flagler Beach Code of Ordinances Chapter 13 Section.13-1 (4)
 - e. EEN26-0028; Sandy Ridge Investment LLC. Inc; 2261 S Flagler Ave; 19-12-32-4550-00030-0230; Florida Building Code Section 105.1 (A)
 - f. EEN26-0026; Jai Hanumaan LLC; 1224 S Ocean Shore Blvd; 12-12-31-4500-00190-0030; City of Flagler Beach Code of Ordinances Section 18-23
 - g. EEN26-0021; Fagan Jack Wayne & Paul Michael Fagan JTWROS; 1536 S. Ocean Shore Blvd.; 18-12-32-2750-00010-0100; City of Flagler Beach Code of Ordinances Section 18-23
8. **Status Updates - Code Enforcement**

9. Other Business

10. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



Special Magistrate Regular Meeting Minutes

Wednesday, December 10, 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 and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

- a. October 22, 2025 Meeting Minutes - Approved.

4. Deletions and changes to the agenda

Changes to the agenda are outlined under each item.

5. Request To Identify Persons Having Cases on The Agenda

6. Parking Citation Appeals

- a. P02131FB; Maryann Meyers *Telephonic Appearance*; Officer M. Guerreo # 7055

Item moved to 6c. The Appellant was present via telephone and was sworn in by the Clerk. The Officer was not present. The City Attorney accepted the Appellant's statement provided in the appeal paperwork as testimony. The Appellant testified to special circumstances related to her husband's health and limited parking in the City. Magistrate Popp outlined the safety concerns related to parking in the wrong direction. With no objection from the City, Magistrate Popp granted the appeal with an educational effort on the Appellant's honor.

- b. P02237FB; Dari Murphy; Officer C. Romero # 7091

Item moved to 6a. The Appellant was present and sworn in by the Clerk. The Officer was not present but submitted an affidavit in support of citation. The Appellant testified he was parked just outside of the prohibited area. Discussion ensued related to the location of signage and how it relates to the prohibited area. Magistrate Popp ordered community education of twenty (20) licensed drivers in lieu of a fine with sixty (60) days to complete.

- c. P02172FB; Jessica Rose; Officer C. Romero # 7091

Item moved to 6b. The Appellant was present and sworn in by the Clerk. The Officer was not present but provided an affidavit in support of citation. The Appellant testified the area she parked in was confusing and not clearly defined as a sidewalk. The Appellant showed photographic evidence to Magistrate Popp. Discussion ensued and Magistrate Popp determined a parking violation did occur. The City did not object to an educational effort. Magistrate Popp ordered community education of twenty (20) licensed drivers in lieu of a fine with sixty (60) days to complete.

- d. P02216FB; Raymond England; Officer C. Romero # 7091

Prior to hearing the case, Magistrate Popp addressed the administrative costs associated with processing parking citation appeals. Discussion ensued.

The Appellant was not present after proper notice and confirmation of service. The Officer was not present but provided an affidavit in support of citation. Based on the evidence provided, Magistrate Popp denied the appeal, upheld the citation and ordered the fine paid along with mailing and administrative costs totaling \$39.60 with thirty (30) days to pay.

- e. P02105FB; Laverne Shank; Officer C. Romero # 7091

The Appellant was not present after proper notice and confirmation of service. The Officer was not present but provided an affidavit in support of citation. Based on the evidence provided, Magistrate Popp ordered community education in the form of ten (10), one (1) minute spots on the radio educating the public along with mailing and administrative costs totaling \$49.20 to be completed within thirty (30) days.

7. New Cases - Code Enforcement - None

8. Status Updates - Code Enforcement - None

9. Other Business

- a. 2026 Special Magistrate Hearing Schedule

The 2026 hearing schedule was presented and approved. The Clerk reported two (2) code enforcement cases for the January 2026 hearing agenda and three (3) parking citation appeals. Discussion ensued related to the parking citation appeal process and information provided by City Staff.

10. Adjournment

Magistrate Popp adjourned the hearing at 4:14pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

January 28, 2026

Citation Number: P02273FB

Appellant: Albert Cayer

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing

Hearing Request to Contest Local Parking Citation Form

Parking Violation

Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
(386)517-2000 ext. 231

IN RE: APPEAL OF

PARKING CITATION NO. P02273FB

ALBERT CAYER
1 BRONSON LANE
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.


NOTICE OF HEARING

TO: ALBERT CAYER

YOU ARE HEREBY NOTIFIED that a hearing on the above-styled appeal shall be conducted before the Special Magistrate of the City of Flagler Beach, Florida on **WEDNESDAY, JANUARY 28, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 1 BRONSON LANE, PALM COAST, FL 32137, this 30th day of DECEMBER 2025.



Michele Ficocello, Clerk to the Special Magistrate

If you intend to be represented by Counsel your attorney is requested to file a Notice of Appearance with the Clerk to the Special Magistrate in person at 800 S Daytona Avenue, Flagler Beach, FL 32136 (City of Flagler Beach Planning & Zoning) or by mail at City of Flagler Beach P.O. Box 70, Flagler Beach, FL 32136 at least five (5) days before the hearing date. Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 ext. 233 at least forty-eight (48) hours in advance of the meeting.



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

RECEIVED
DEC 12 2025

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
MUST SUBMIT A LEGIBLE COPY OF THE PARKING CITATION AND NOTARIZED HEARING REQUEST.
MUST BE COMPLETED BY THE REGISTERED OWNER OF THE VEHICLE. If you are not the registered owner, to contest the parking citation, a Transfer and Acceptance of Local Parking Citation Liability Form must be submitted along with all requested documents. If the Appellant is a minor, this form must be completed by a parent or legal guardian.

Citation Number: PO2273FB Date Issued: 11/15/25

I, A. R. CAYER, do hereby request a hearing before the City of Flagler Beach Local Hearing Officer. I understand that as the appellant, the burden of proof is on me to present a case that establishes by competent substantial evidence that the citation appealed was issued wrongfully. I understand that a hearing will be scheduled for the next available Local Hearing Officer hearing date. I understand that I may withdraw my appeal by filing a Request to Dismiss Appeal of Local Parking Citation Form with the City at least 48 hours prior to the scheduled hearing. I understand that I have the option to reschedule a hearing once by notifying the appropriate clerk for the Local Hearing Officer in writing at least 5 days prior to the scheduled hearing. I understand that if I do not reschedule my hearing and I fail to appear the citation will be upheld and I will be responsible for all fines and failure to comply may result in a vehicle registration stop. I understand that by contesting the violation, I am waiving the right to pay the fine imposed on the citation and that if the Local Hearing Officer upholds the violation, he or she may assess reasonable administrative costs of up to \$100.00 against me. I attest that I fully understand the stipulations and the associated penalties.

The factual basis for my appeal is as follows (attach additional pages if necessary):

Area is a driveway to Commercial Bld, & no sign's are posted ref. Parking

Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

Telephone Number: 386-986-9653

Email Address: rcayer@att.net

Mailing Address: 1 Bronson Ln

City: Palm Coast State: FL Zip Code: 32137

Please note, you will receive notification of the hearing via certified mail and regular mail.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

APPELLANT

Sign: [Handwritten Signature]

Print Name: A R CAYER

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed [checked] in person or [] by virtual notarization on the 12 day of December 2015, by Albert Cayer who is personally known to me or who produced FDL as identification.

[Handwritten Signature]
Signature of Notary



Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

NOTIFICATION TO INDIVIDUAL CHARGED WITH A PARKING INFRACTION NOT REQUIRING A COURT APPEARANCE

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FEE OF \$42.82, IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

AGENCY CASE # 2025-00020577	CITATION # P02273FB	DATE 11/15/2025	TIME 1:53 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT		TYPE OF DEPARTMENT 2-PD	
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH	
VIOLATOR INFORMATION			
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME	
FIRST ALBERT	MIDDLE RICHARD	LAST CAYER	SUFFIX
STREET 1 BRONSON LN		CITY PALM COAST	STATE FL
ZIP 32137			
DL/ID #	STATE FL	BIRTH DATE 11/06/1954	RACE W
GENDER M		TELEPHONE	
YR VEHICLE 2025	TAG # 30DSK	TRAILER TAG #	TAG EXP DATE 11/06/2025
STATE FL			
COLOR WHI	STYLE MOTORIZED	MAKE FOUW	MODEL 1FOX4FN1SDD04939
V.I.N. OR MOTOR #			
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS # OCCURRED ON STREET, ROAD, HIGHWAY S 2ND ST			
FEET 74	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY S DAYTONA AVE
LATITUDE -81.129310		LONGITUDE 29.479616	ZONE
VIOLATION			
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK		
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN			
PAYMENT INFORMATION			
NAME CITY OF FLAGLER BEACH			
ADDRESS 116 S. THIRD ST			
CITY FLAGLER BEACH		ZIP 32136	PHONE #
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM	
IF PAID 30 WITHIN DAYS	FINE \$100.00	IF PAID 30 AFTER DAYS	FINE \$142.82
FILING FEE			
COURT INFORMATION(if applicable)			

INSTRUCTIONS

YOU MUST ELECT ONE OF THE FOLLOWING OPTIONS WITHIN 30 DAYS OF THE DATE OF THIS TICKET.

1. PAYMENT MUST BE MADE IN PERSON TO THE CITY OF FLAGLER BEACH BETWEEN THE HOURS OF 8:30 A.M. AND 5:00 P.M. MON - FRI (HOLIDAYS EXCLUDED), 116 S. THIRD ST., FLAGLER BEACH, FL 32136
2. BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
3. PAY THE CITATION ONLINE AT WWW.CITYOFFLAGLERBEACH.COM
<[HTTP://WWW.CITYOFFLAGLERBEACH.COM](http://WWW.CITYOFFLAGLERBEACH.COM)> UNDER THE ONLINE BILL PAY SECTION

NOTE: YOU MUST ENCLOSE THIS TICKET IF YOU MAIL IN PAYMENT.

PAYMENT SHOULD BE IN THE FORM OF MONEY ORDER, CASH, CARD OR CASHIER'S CHECK. PERSONAL CHECKS ARE ACCEPTED, MAKE CHECKS PAYABLE TO: CITY OF FLAGLER BEACH

THERE WILL BE NO POINTS ASSESSED ON YOUR DRIVER'S LICENSE FOR PARKING VIOLATIONS.

IF YOU ELECT A HEARING AND THE COMMISSION OF AN INFRACTION HAS BEEN PROVEN, A LOCAL HEARING OFFICER MAY IMPOSE A PENALTY NOT TO EXCEED \$250.00.

CONTACT THE CITY POLICE DEPARTMENT FOR INSTRUCTIONS ON HOW TO CONTEST A TICKET, 386-517-2020.

REPORTING OFFICER			
OFFICER SIGNATURE [Signature]	BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

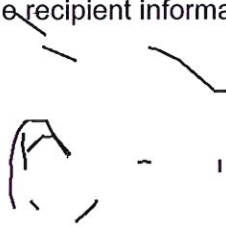
Mailer: City of Flagler Beach

Date Produced: 01/05/2026

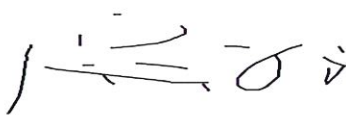
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8349 0263 81. Our records indicate that this item was delivered on 01/03/2026 at 02:25 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

ALBERT CAYER
1 BRONSON LANE
PALM COAST, FL 32137

Customer Reference Number: C6460495.39451061

Return Reference Number P02273FB



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ALBERT CAYER
1 BRONSON LANE
PALM COAST, FL 32137

MAILING DATE: 12/30/2025
DELIVERY DATE: 01/03/2026

USPS CERTIFIED MAIL



9214 8901 9403 8349 0263 81

USPS Tracking Label Number: 9214 8901 9403 8349 0263 81

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/30/2025 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/30/2025 15:20
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	01/03/2026 14:25

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

January 28, 2026

Citation Number: P02284FB

Appellant: Dmitry Drapach

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing

Hearing Request to Contest Local Parking Citation Form

Photographs Submitted by Appellant

Parking Violation

Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
(386)517-2000 ext. 231

IN RE: APPEAL OF

PARKING CITATION NO. P02284FB

DMITRY DRAPACH
39 JASMINE DRIVE
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: DMITRY DRAPACH

YOU ARE HEREBY NOTIFIED that a hearing on the above-styled appeal shall be conducted before the Special Magistrate of the City of Flagler Beach, Florida on **WEDNESDAY, JANUARY 28, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 39 JASMINE DRIVE, PALM COAST, FL 32137, this 30th day of DECEMBER 2025.


Michele Ficocello, Clerk to the Special Magistrate

If you intend to be represented by Counsel your attorney is requested to file a Notice of Appearance with the Clerk to the Special Magistrate in person at 800 S Daytona Avenue, Flagler Beach, FL 32136 (City of Flagler Beach Planning & Zoning) or by mail at City of Flagler Beach P.O. Box 70, Flagler Beach, FL 32136 at least five (5) days before the hearing date. Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 ext. 233 at least forty-eight (48) hours in advance of the meeting.

RECEIVED
NOV 21 2025



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
MUST SUBMIT A LEGIBLE COPY OF THE PARKING CITATION AND NOTARIZED HEARING REQUEST.
MUST BE COMPLETED BY THE REGISTERED OWNER OF THE VEHICLE. *If you are not the registered owner, to contest the parking citation, a Transfer and Acceptance of Local Parking Citation Liability Form must be submitted along with all requested documents. If the Appellant is a minor, this form must be completed by a parent or legal guardian.*

Citation Number: P02284FB Date Issued: 11.15.2025

I, Dmitry Aleks DRAPACH, do hereby request a hearing before the City of Flagler Beach Local Hearing Officer. I understand that as the appellant, the burden of proof is on me to present a case that establishes by competent substantial evidence that the citation appealed was issued wrongfully. I understand that a hearing will be scheduled for the next available Local Hearing Officer hearing date. I understand that I may withdraw my appeal by filing a Request to Dismiss Appeal of Local Parking Citation Form with the City at least 48 hours prior to the scheduled hearing. I understand that I have the option to reschedule a hearing once by notifying the appropriate clerk for the Local Hearing Officer in writing at least 5 days prior to the scheduled hearing. I understand that if I do not reschedule my hearing and I fail to appear the citation will be upheld and I will be responsible for all fines and failure to comply may result in a vehicle registration stop. I understand that by contesting the violation, I am waiving the right to pay the fine imposed on the citation and that if the Local Hearing Officer upholds the violation, he or she may assess reasonable administrative costs of up to \$100.00 against me. I attest that I fully understand the stipulations and the associated penalties.

The factual basis for my appeal is as follows (attach additional pages if necessary):

- Please see Attached - full explanation plus photo
- 1) No CURB LINE - Flush street and sidewalk
- 2) Construction fence - Block Pedestrian, closing off, Blocking Pedestrian
- 3) Blocked sidewalk - space completely closed off
- 4) Car at same flush surface - Not raised sidewalk

Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231

From: Dmitry Aleks Drapach

To : City of Flagler Beach , Special Magistrate

From; Dmitry Aleks Drapach

Reference: Citation Number P02284FB 11/15/2025

11/19/2025

To Whom It My concern

I am respectfully requesting a review of parking citation **Sec. 19-25 (Parking on Sidewalk)**. I believe there were circumstances that made it unclear where the sidewalk actually began, especially due to **active construction and temporary closures** in the area at the time.

1. Sidewalk Boundaries Were Not Clear

The area where I parked did not have a clearly defined curb line or visible sidewalk markings. Because of the construction setup, barriers, and equipment extended into what is normally pedestrian space. This created a situation where:

- The “sidewalk” did not appear to be functioning as a sidewalk,
- There was no painted division between the vehicle area and pedestrian area,
- The layout differed from the normal and expected street configuration.

My understanding was that I was parked in an area temporarily being used for construction staging, *not* an active sidewalk.

2. Construction Altered Normal Use of the Area

The construction zone blocked typical pedestrian paths. As a result, the area where I parked looked more like part of the construction buffer or staging zone rather than an accessible walkway. At the time, **pedestrians were being diverted** into the street or around the construction, so I did not believe I was obstructing anyone. I've included photos taken around that time showing the barriers and the unclear boundary of where vehicles were permitted.

3. Administrative Error on the Citation

Additionally, the citation lists an **incorrect address for me**, which may indicate a clerical or administrative error. While I understand that this may not automatically invalidate the citation, it does show that the information recorded may not have been fully accurate and reinforces the need for a review of the circumstances.

4. I Acted in Good Faith

I did not knowingly or intentionally park on a sidewalk. Based on the construction setup and lack of clear boundary markings, I believed I was parking legally without blocking pedestrian access.

I respectfully request that the Magistrate consider:

- Dismissing the citation, **or**
- Reducing the fine, given the unclear conditions confusing making and construction interference.

Thank you for your time and consideration.

Sincerely, *Dmitry Aleks Drapach*



4/19/2025



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

Telephone Number: 860 817 3046

Email Address: D.DRAPACH @BVAI.I. GM.

Mailing Address: 39 Jesmie Drive

City: Palm Coast State: FL Zip Code: 32137

Please note, you will receive notification of the hearing via certified mail and regular mail.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

APPELLANT

Sign: 

Print Name: Dmitry Aleks Drapach

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed in person or by virtual notarization on the 21ST day of November by Dmitry Drapach who is personally known to me or who produced Florida Driver License as identification.

Colleen Marie Kuhn
Signature of Notary

(SEAL)



Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



P02284FB
Photograph Submitted by Appellant
1 of 2



P02284FB
Photograph Submitted by Appellant
2 of 2



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

NOTIFICATION TO INDIVIDUAL CHARGED WITH A PARKING INFRACTION NOT REQUIRING A COURT APPEARANCE

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FEE OF \$42.82, IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

INSTRUCTIONS

YOU MUST ELECT ONE OF THE FOLLOWING OPTIONS WITHIN 30 DAYS OF THE DATE OF THIS TICKET.

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2. BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
3. PAY THE CITATION ONLINE AT WWW.CITYOFFLAGLERBEACH.COM <[HTTP://WWW.CITYOFFLAGLERBEACH.COM](http://WWW.CITYOFFLAGLERBEACH.COM)> UNDER THE ONLINE BILL PAY SECTION

NOTE: YOU MUST ENCLOSE THIS TICKET IF YOU MAIL IN PAYMENT.

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THERE WILL BE NO POINTS ASSESSED ON YOUR DRIVER'S LICENSE FOR PARKING VIOLATIONS.

IF YOU ELECT A HEARING AND THE COMMISSION OF AN INFRACTION HAS BEEN PROVEN, A LOCAL HEARING OFFICER MAY IMPOSE A PENALTY NOT TO EXCEED \$250.00.

CONTACT THE CITY POLICE DEPARTMENT FOR INSTRUCTIONS ON HOW TO CONTEST A TICKET, 386-517-2020.

AGENCY CASE # 2025-00020589		CITATION # P02284FB		DATE 11/16/2025		TIME 3:37 PM	
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION FLAGLER			PLACE OR CITY OF CITATION FLAGLER BEACH				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME					
FIRST DMITRY		MIDDLE		LAST DRAPACH		SUFFIX	
STREET 7 SAINT ANDREWS CT			CITY PALM COAST		STATE FL	ZIP 32137	
DL/ID #		STATE FL	BIRTH DATE 08/12/1964	RACE W	GENDER M	TELEPHONE	
YR VEHICLE 2024	TAG # CE57BC		TRAILER TAG #	TAG EXP DATE 08/12/2027		STATE FL	
COLOR GRN	STYLE UTILITY	MAKE SUBA	MODEL	V.I.N. OR MOTOR # 4S4BTADC0R3268919			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S 2ND ST						
FEET 112	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY S DAYTONA AVE				
LATITUDE -81.129416			LONGITUDE 29.479565		ZONE		
VIOLATION							
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK						
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN							
PAYMENT INFORMATION							
NAME CITY OF FLAGLER BEACH							
ADDRESS 116 S. THIRD ST							
CITY FLAGLER BEACH			ZIP 32136		PHONE #		
EMAIL ADDRESS			WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM				
IF PAID WITHIN 30 DAYS	FINE \$100.00	IF PAID AFTER 30 DAYS	FINE \$142.82	FILING FEE			
COURT INFORMATION (if applicable)							
COURT DATE		COURT TIME		COURTROOM # / OTHER DETAIL			

REPORTING OFFICER				
OFFICER SIGNATURE <i>A. Adams</i>		BADGE # 7091	D #	TROOP UNIT PATROL
RANK SERGEANT	FIRST CAMILLA	MIDDLE	LAST ROMERO	

VIOLATOR SIGNATURE: _____

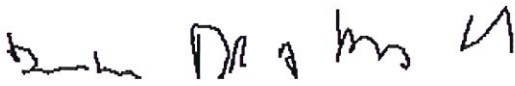
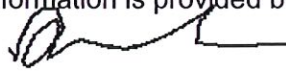
Mailer: City of Flagler Beach

Date Produced: 01/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8349 0287 67. Our records indicate that this item was delivered on 01/07/2026 at 04:32 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

39 JASMINE DR
PALM COAST, FL 32137-1517

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

DMITRY DRAPACH
39 JASMINE DRIVE
PALM COAST, FL 32137

Customer Reference Number: C6460495.39451062

Return Reference Number P02284FB



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

DMITRY DRAPACH
39 JASMINE DRIVE
PALM COAST, FL 32137

MAILING DATE: 12/30/2025
DELIVERY DATE: 01/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8349 0287 67

USPS Tracking Label Number: 9214 8901 9403 8349 0287 67

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/30/2025 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/30/2025 15:20
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	01/02/2026 11:10
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 12:25
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 21:19
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	01/03/2026 03:35
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32137	01/03/2026 13:26
DELIVERED INDIVIDUAL PICKED UP AT PO	PALM COAST,FL 32137	01/07/2026 16:32

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

January 28, 2026

Citation Number: P02277FB

Appellant: Fredrik Realbuto

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Photograph Submitted by Appellant
Parking Violation
Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
(386)517-2000 ext. 231

IN RE: APPEAL OF

PARKING CITATION NO. P02277FB

FREDRIK REALBUTO

5500 OCEAN SHORE BLVD # 91

ORMOND-BY-THE-SEA, FL 32176

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.


NOTICE OF HEARING

TO: FREDRIK REALBUTO

YOU ARE HEREBY NOTIFIED that a hearing on the above-styled appeal shall be conducted before the Special Magistrate of the City of Flagler Beach, Florida on **WEDNESDAY, JANUARY 28, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 5500 OCEAN SHORE BLVD # 91, ORMOND-BY-THE-SEA, FL 32176, this 30th day of DECEMBER 2025.


Michele Ficocello, Clerk to the Special Magistrate

If you intend to be represented by Counsel your attorney is requested to file a Notice of Appearance with the Clerk to the Special Magistrate in person at 800 S Daytona Avenue, Flagler Beach, FL 32136 (City of Flagler Beach Planning & Zoning) or by mail at City of Flagler Beach P.O. Box 70, Flagler Beach, FL 32136 at least five (5) days before the hearing date. Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 ext. 233 at least forty-eight (48) hours in advance of the meeting.

RECEIVED
NOV 24 2025



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
MUST SUBMIT A LEGIBLE COPY OF THE PARKING CITATION AND NOTARIZED HEARING REQUEST.
MUST BE COMPLETED BY THE REGISTERED OWNER OF THE VEHICLE. *If you are not the registered owner, to contest the parking citation, a Transfer and Acceptance of Local Parking Citation Liability Form must be submitted along with all requested documents. If the Appellant is a minor, this form must be completed by a parent or legal guardian.*

Citation Number: PO2277FB Date Issued: 11/15/2025 2:16 PM

I, FREDRIK REALBUTO, do hereby request a hearing before the City of Flagler Beach Local Hearing Officer. I understand that as the appellant, the burden of proof is on me to present a case that establishes by competent substantial evidence that the citation appealed was issued wrongfully. I understand that a hearing will be scheduled for the next available Local Hearing Officer hearing date. I understand that I may withdraw my appeal by filing a Request to Dismiss Appeal of Local Parking Citation Form with the City at least 48 hours prior to the scheduled hearing. I understand that I have the option to reschedule a hearing once by notifying the appropriate clerk for the Local Hearing Officer in writing at least 5 days prior to the scheduled hearing. I understand that if I do not reschedule my hearing and I fail to appear the citation will be upheld and I will be responsible for all fines and failure to comply may result in a vehicle registration stop. I understand that by contesting the violation, I am waiving the right to pay the fine imposed on the citation and that if the Local Hearing Officer upholds the violation, he or she may assess reasonable administrative costs of up to \$100.00 against me. I attest that I fully understand the stipulations and the associated penalties.

The factual basis for my appeal is as follows (attach additional pages if necessary):

I BELIEVE THE DEGREE OF MY VEHICLE INTO THE NO PARKING ZONE TO BE SO SMALL AS TO BE INCONSEQUENTIAL. (SEE PHOTO)

I SPOKE TO AN OFFICER, WHO SUGGESTED THAT I COULD CONTEST THE CITATION. HE MENTIONED OFFERING BEACH PICKUP, I WOULD BE HAPPY TO DO THIS, AS I DO IT REGULARLY ANYWAY.

Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com

For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

Telephone Number: 518-859-6133

Email Address: FREALBUTO@GMAIL.COM

Mailing Address: 5500 OCEANSHORE BLVD #91

City: ORMOND-BY-THE-SEA State: FL Zip Code: 32176

Please note, you will receive notification of the hearing via certified mail and regular mail.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

APPELLANT

Sign: Fredrik Realbuto

Print Name: FREDRIK REALBUTO

STATE OF Florida

COUNTY OF Flagler

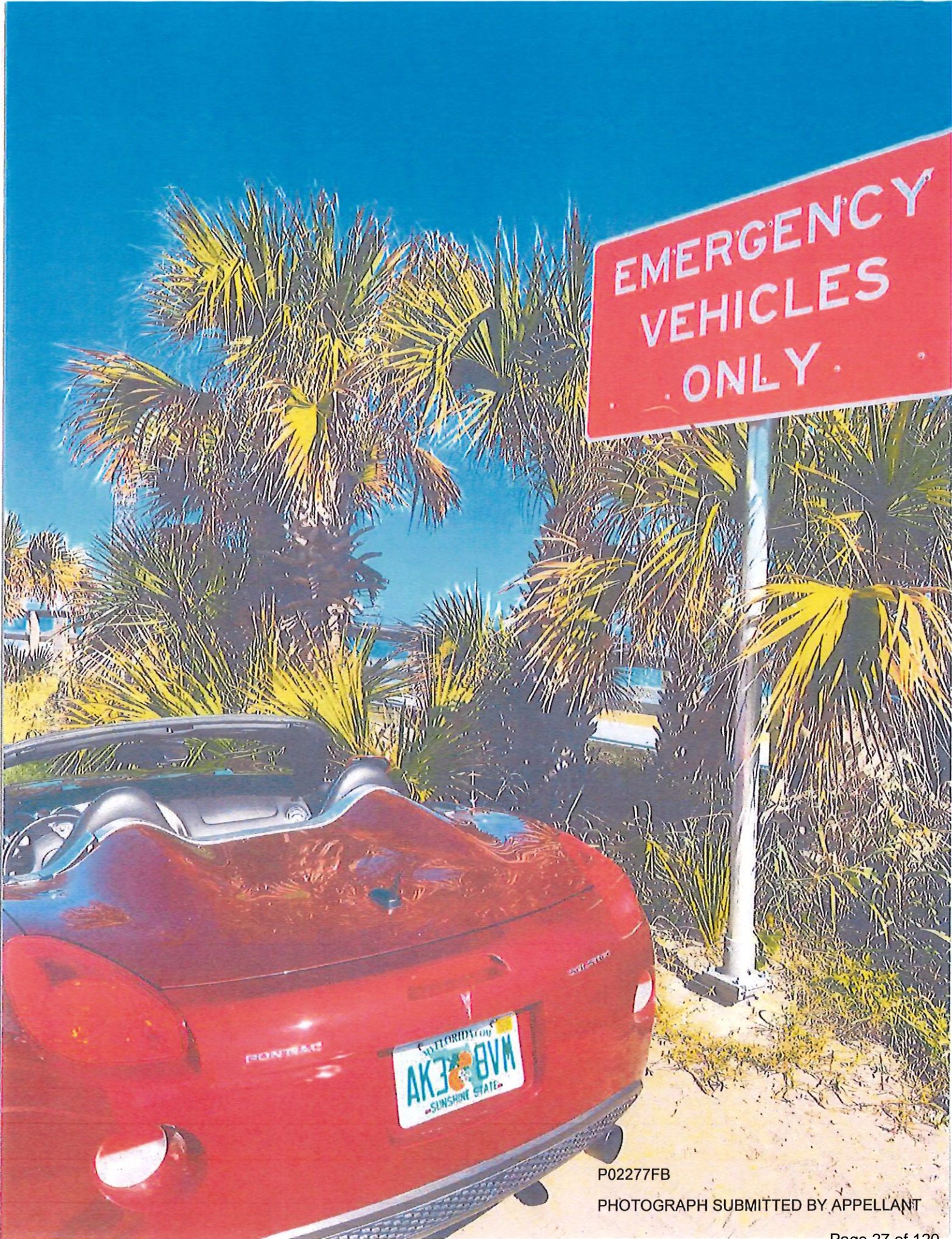
The foregoing instrument was sworn to or affirmed in person or by virtual notarization on the 21st day of November, 2025 by Fredrik Realbuto who is personally known to me or who produced Florida Driver License as identification.

Kelli Stecher
Signature of Notary

(SEAL)



Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



P02277FB

PHOTOGRAPH SUBMITTED BY APPELLANT



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

NOTIFICATION TO INDIVIDUAL CHARGED WITH A PARKING INFRACTION NOT REQUIRING A COURT APPEARANCE

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FEE OF \$42.02, IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

AGENCY CASE # 2025-00020680		CITATION # P02277FB		DATE 11/16/2025	TIME 2:16 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST FREDRIK	MIDDLE MICHAEL	LAST REALBUTO		SUFFIX	
STREET 5500 OCEAN SHORE BLVD APT 91		CITY ORMOND BEACH	STATE FL	ZIP 32176	
DLID #	STATE FL	BIRTH DATE 09/20/1954	RACE W	GENDER M	TELEPHONE
YR VEHICLE 2009	TAG # AK38VM	TRAILER TAG #	TAG EXP DATE 08/20/2025	STATE FL	
COLOR RED	STYLE 2 DOOR SED	MAKE PONT	MODEL SOLSTICE	V.I.N. OR MOTOR # 1G2MN35B99Y106111	
ROADWAY INFORMATION					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY N OCEANSHORE BLVD				
FEET 55	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY MOODY BLVD		
LATITUDE -81.127362		LONGITUDE 29.481230		ZONE	
VIOLATION					
18-25	CHARGE DESCRIPTION PARKING - WHERE PROHIBITED BY OFFICIAL SIGNS				
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN					
PAYMENT INFORMATION					
NAME CITY OF FLAGLER BEACH					
ADDRESS 116 S. THIRD ST					
CITY FLAGLER BEACH		ZIP 32136	PHONE #		
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM			
IF PAID 30 DAYS	FINE \$00.00	IF PAID 30 DAYS	FINE \$142.02	FILING FEE	
COURT INFORMATION (If applicable)					
COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL			

INSTRUCTIONS

YOU MUST ELECT ONE OF THE FOLLOWING OPTIONS WITHIN 30 DAYS OF THE DATE OF THIS TICKET.

1. PAYMENT MUST BE MADE IN PERSON TO THE CITY OF FLAGLER BEACH BETWEEN THE HOURS OF 8:30 A.M. AND 5:00 P.M. MON - FRI (HOLIDAYS EXCLUDED), 116 S. THIRD ST., FLAGLER BEACH, FL 32136
2. BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
3. PAY THE CITATION ONLINE AT WWW.CITYOFFLAGLERBEACH.COM <HTTP://WWW.CITYOFFLAGLERBEACH.COM> UNDER THE ONLINE BILL PAY SECTION

NOTE: YOU MUST ENCLOSE THIS TICKET IF YOU MAIL IN PAYMENT.

PAYMENT SHOULD BE IN THE FORM OF MONEY ORDER, CASH, CARD OR CASHIER'S CHECK. PERSONAL CHECKS ARE ACCEPTED, MAKE CHECKS PAYABLE TO: CITY OF FLAGLER BEACH

THERE WILL BE NO POINTS ASSESSED ON YOUR DRIVER'S LICENSE FOR PARKING VIOLATIONS.

IF YOU ELECT A HEARING AND THE COMMISSION OF AN INFRACTION HAS BEEN PROVEN, A LOCAL HEARING OFFICER MAY IMPOSE A PENALTY NOT TO EXCEED \$250.00.

CONTACT THE CITY POLICE DEPARTMENT FOR INSTRUCTIONS ON HOW TO CONTEST A TICKET, 385-517-2020.

REPORTING OFFICER			
OFFICER SIGNATURE <i>Clayton</i>	BADGE # 7091	ID #	TROOP UNIT PATROL
RANK SERGEANT	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE: _____



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

FREDRIK REALBUTO
5500 OCEAN SHORE BLVD # 91
ORMOND-BY-THE-SEA, FL 32176

Handwritten red ink: RETURN TO SENDER

USPS CERTIFIED MAIL



9214 8901 9403 8349 0028 35

USPS Tracking Label Number: 9214 8901 9403 8349 0028 35

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/30/2025 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/30/2025 15:20
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	01/02/2026 11:10
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 12:25
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 21:19
NO AUTHORIZED RECIPIENT AVAILABLE	ORMOND BEACH,FL 32176	01/03/2026 10:09
REMINDER TO SCHEDULE REDELIVERY	ORMOND BEACH,FL 32176	01/08/2026 03:08
PACKAGE RETURN NOTICE GENERATED	ORMOND BEACH,FL 32176	01/18/2026 03:23
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	ORMOND BEACH,FL 32176	01/21/2026 12:01

Handwritten blue ink: 1/21/2026 - confirmed via telephone. MCF.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

January 28, 2026

Citation Number: P02289FB

Appellant: Ella Rae Bevis *Telephonic Appearance*

Police Officer: Sergeant D. Blank # 7043

Attachments: Notice of Hearing

Hearing Request to Contest Local Parking Citation Form

Request For Telephonic Appearance

Transfer and Acceptance of Local Parking Citation Liability

Parking Violation

Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
(386)517-2000 ext. 231

IN RE: APPEAL OF

PARKING CITATION NO. P02289FB

ELLA RAE BEVIS
1608 MITCHELL AVENUE
TALLAHASSEE, FL 32303

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: ELLA RAE BEVIS *TELEPHONIC APPEARANCE*

YOU ARE HEREBY NOTIFIED that a hearing on the above-styled appeal shall be conducted before the Special Magistrate of the City of Flagler Beach, Florida on **WEDNESDAY, JANUARY 28, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 1608 MITCHELL AVENUE, TALLAHASSEE, FL 32303, this 30th day of DECEMBER 2025.



Michele Ficocello, Clerk to the Special Magistrate

If you intend to be represented by Counsel your attorney is requested to file a Notice of Appearance with the Clerk to the Special Magistrate in person at 800 S Daytona Avenue, Flagler Beach, FL 32136 (City of Flagler Beach Planning & Zoning) or by mail at City of Flagler Beach P.O. Box 70, Flagler Beach, FL 32136 at least five (5) days before the hearing date. Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 ext. 233 at least forty-eight (48) hours in advance of the meeting.



RECEIVED
NOV 20 2025

City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
MUST SUBMIT A LEGIBLE COPY OF THE PARKING CITATION AND NOTARIZED HEARING REQUEST.
MUST BE COMPLETED BY THE REGISTERED OWNER OF THE VEHICLE. *If you are not the registered owner, to contest the parking citation, a Transfer and Acceptance of Local Parking Citation Liability Form must be submitted along with all requested documents. If the Appellant is a minor, this form must be completed by a parent or legal guardian.*

Citation Number: P02289FB Date Issued: 11/10/2025

I, Ella Rae Beris, do hereby request a hearing before the City of Flagler Beach Local Hearing Officer. I understand that as the appellant, the burden of proof is on me to present a case that establishes by competent substantial evidence that the citation appealed was issued wrongfully. I understand that a hearing will be scheduled for the next available Local Hearing Officer hearing date. I understand that I may withdraw my appeal by filing a Request to Dismiss Appeal of Local Parking Citation Form with the City at least 48 hours prior to the scheduled hearing. I understand that I have the option to reschedule a hearing once by notifying the appropriate clerk for the Local Hearing Officer in writing at least 5 days prior to the scheduled hearing. I understand that if I do not reschedule my hearing and I fail to appear the citation will be upheld and I will be responsible for all fines and failure to comply may result in a vehicle registration stop. I understand that by contesting the violation, I am waiving the right to pay the fine imposed on the citation and that if the Local Hearing Officer upholds the violation, he or she may assess reasonable administrative costs of up to \$100.00 against me. I attest that I fully understand the stipulations and the associated penalties.

The factual basis for my appeal is as follows (attach additional pages if necessary):

While staying at the Compass Margaritaville hotel in Flagler Beach, I was asked to evacuate my parking spot in the garage at their facility as they were doing construction to the parking lot. All of the parallel and other free parking spots surrounding the hotel were claimed as I was one of the last few to exit. I had no knowledge that where I parked on S 2nd St was a sidewalk as there were other vehicles parallel parked along the same side of the street. I am also from Tallahassee and very unfamiliar with the area, so it was a genuine and honest mistake.

Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

Telephone Number: (850) 567-3892

Email Address: ellzb1105@gmail.com

Mailing Address: 1608 Mitchell Avenue

City: Tallahassee State: FL Zip Code: 32303

Please note, you will receive notification of the hearing via certified mail and regular mail.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

APPELLANT

Sign: Ella R Benis

Print Name: Ella Rae Benis

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 19th day of November, 2025 by Ella Rae Benis who is personally known to me or who produced as identification.

Signature of Notary: Kelly M. O'Neal



Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136
Mailing Address: P.O. Box 70, Flagler Beach, FL 32136
Email: planning@cityofflaglerbeach.com
For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

REQUEST FOR TELEPHONIC APPEARANCE

Submitting a request for a telephonic appearance MUST be received at least ten (10) days prior to the scheduled hearing date.

Citation or Case Number: P02289FB

I, Ella Rae Bevis, hereby request to appear via telephone at the hearing scheduled on the 28th day of January, 2020 at TBD.

I submit the following reason(s) for the request: I live in Tallahassee, FL and cannot commute due to my job.

I choose to be notified of the outcome of my request by (choose one): [] Telephone [X] Email

Telephone: (890) 567-3892 Email: ellzob1105@gmail.com

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

APPELLANT or RESPONDENT

Sign: Ella R Bevis

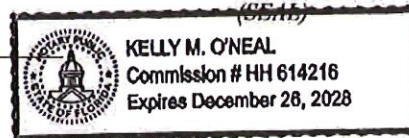
Print Name: Ella Rae Bevis

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was sworn to or affirmed [X] in person or [] by virtual notarization on the 19th day of November, 2019 by Ella Rae Bevis who is personally known to me or who produced [] as identification.

Signature of Notary: Kelly M O'Neal



Submit completed form to the Clerk to the Special Magistrate

In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136; Mailing Address: P.O. Box 70, Flagler Beach, FL 32136; Email: planning@cityofflaglerbeach.com; For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

TRANSFER AND ACCEPTANCE OF LOCAL PARKING CITATION LIABILITY

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
PAGE 1 MUST BE COMPLETED AND SIGNED BY THE REGISTERED OWNER OF THE VEHICLE.
PAGE 2 MUST BE COMPLETED AND SIGNED BY THE PERSON NAMED AS THE RESPONSIBLE PARTY.

Citation Number: P02289FB Date Issued: 11/16/2025

I, William Marcus Beck, declare my motor vehicle was in the care, custody, or control of the following person at the time the above citation was issued (all the following information must be provided):

Registered Owner: William Marcus Beck Date of Birth: 9/1/1957

Address: 1608 Mitchell Avenue, Tallahassee, FL 32303

Telephone: (850) 841-9477 Driver's License Number: 1

I swear or affirm under penalty of perjury that the foregoing information is true and correct to the best of my knowledge.

William Marcus Beck 11-19-25
Signature of Registered Owner Date

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me in person or by virtual notarization on the 19th day of November, 25 by William Marcus Beck who is personally known to me or who produced William Marcus Beck as identification.

Kelly M. O'Neal
Signature of Notary



Submit completed form to the Clerk to the Special Magistrate

In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136; Mailing Address: P.O. Box 70, Flagler Beach, FL 32136; Email: planning@cityofflaglerbeach.com; For questions, please contact (386) 517-2000 ext. 231



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

TRANSFER AND ACCEPTANCE OF LOCAL PARKING CITATION LIABILITY

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
PAGE 1 MUST BE COMPLETED AND SIGNED BY THE REGISTERED OWNER OF THE VEHICLE.
PAGE 2 MUST BE COMPLETED AND SIGNED BY THE PERSON NAMED AS THE RESPONSIBLE PARTY.

Citation Number: P02289FB Date Issued: 11/10/2025

I, Ella Rae Bewis, was in care, custody, or control of the Subject Vehicle at the time the above-described parking citation was issued.

Ella R Bewis Signature of Person Named as Responsible Party
11/19/2025 Date

(850) 517-3892
Telephone

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me X in person or _____ by virtual notarization on the 19th day of November, 25 by Ella Rae Bewis who is personally known to me or who produced _____ as identification.

Kelly M O'Neal
Signature of Notary



Submit completed form to the Clerk to the Special Magistrate
In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136; Mailing Address: P.O. Box 70, Flagler Beach, FL 32136; Email: planning@cityofflaglerbeach.com; For questions, please contact (386) 517-2000 ext. 231



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

NOTIFICATION TO INDIVIDUAL CHARGED WITH A PARKING INFRACTION NOT REQUIRING A COURT APPEARANCE

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FEE OF \$42.82, IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

INSTRUCTIONS

YOU MUST ELECT ONE OF THE FOLLOWING OPTIONS WITHIN 30 DAYS OF THE DATE OF THIS TICKET.

1. PAYMENT MUST BE MADE IN PERSON TO THE CITY OF FLAGLER BEACH BETWEEN THE HOURS OF 8:30 A.M. AND 5:00 P.M. MON - FRI (HOLIDAYS EXCLUDED), 116 S. THIRD ST., FLAGLER BEACH, FL 32136
2. BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
3. PAY THE CITATION ONLINE AT WWW.CITYOFFLAGLERBEACH.COM <HTTP://WWW.CITYOFFLAGLERBEACH.COM> UNDER THE ONLINE BILL PAY SECTION

NOTE: YOU MUST ENCLOSE THIS TICKET IF YOU MAIL IN PAYMENT.

PAYMENT SHOULD BE IN THE FORM OF MONEY ORDER, CASH, CARD OR CASHIER'S CHECK. PERSONAL CHECKS ARE ACCEPTED, MAKE CHECKS PAYABLE TO: CITY OF FLAGLER BEACH

THERE WILL BE NO POINTS ASSESSED ON YOUR DRIVER'S LICENSE FOR PARKING VIOLATIONS.

IF YOU ELECT A HEARING AND THE COMMISSION OF AN INFRACTION HAS BEEN PROVEN, A LOCAL HEARING OFFICER MAY IMPOSE A PENALTY NOT TO EXCEED \$250.00.

CONTACT THE CITY POLICE DEPARTMENT FOR INSTRUCTIONS ON HOW TO CONTEST A TICKET, 386-517-2020.

AGENCY CASE # 2025-00020639		CITATION # P02289FB		DATE 11/16/2025	TIME 11:07 AM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>					
BUSINESS NAME					
FIRST WILLIAM	MIDDLE MARCUS	LAST BECK		SUFFIX	
STREET 1608 MITCHELL AVE		CITY TALLAHASSEE	STATE FL	ZIP 32303	
DLID #	STATE FL	BIRTH DATE 09/01/1957	RACE W	GENDER M	TELEPHONE
YR VEHICLE 2017	TAG # GPD41	TRAILER TAG #	TAG EXP DATE 09/01/2026	STATE FL	
COLOR BLK	STYLE UTILITY	MAKE TOYT	MODEL RAV4	V.I.N. OR MOTOR # 2T3YFREV6HW361282	
ROADWAY INFORMATION					
BUSINESS NAME					
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY S 2ND ST			
FEET 92	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY S DAYTONA AVE		
LATITUDE -81.129361		LONGITUDE 29.479588		ZONE	
VIOLATION					
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK				
OTHER VIOLATION COMMENTS					
PAYMENT INFORMATION					
NAME CITY OF FLAGLER BEACH					
ADDRESS 116 S. THIRD ST					
CITY FLAGLER BEACH		ZIP 32136	PHONE #		
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM			
IF PAID 30 WITHIN DAYS	FINE \$100.00	IF PAID 30 AFTER DAYS	FINE \$142.82	FILING FEE	
COURT INFORMATION (if applicable)					
COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL			

REPORTING OFFICER			
OFFICER SIGNATURE <i>[Signature]</i>	BADGE # 7043	D #	TROOP UNIT PATROL
RANK SERGEANT	FIRST D	MIDDLE	LAST BLANK

VIOLATOR SIGNATURE:



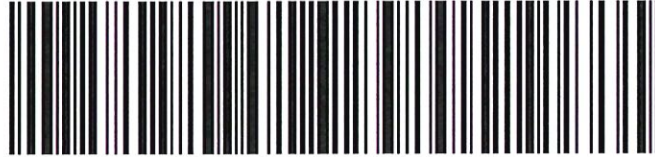
Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ELLA RAE BEVIS
1608 MITCHELL AVENUE
TALLAHASSEE, FL 32303

USPS CERTIFIED MAIL



9214 8901 9403 8349 0254 69

USPS Tracking Label Number: 9214 8901 9403 8349 0254 69

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/30/2025 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/30/2025 15:20
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	01/02/2026 11:10
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 12:25
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/02/2026 21:19
PROCESSED THROUGH USPS FACILITY	TALLAHASSEE FL DISTRIBUTION CEN 32301	01/03/2026 10:29
PROCESSED THROUGH USPS FACILITY	TALLAHASSEE FL DISTRIBUTION CEN 32301	01/04/2026 23:31
NO AUTHORIZED RECIPIENT AVAILABLE	TALLAHASSEE,FL 32303	01/05/2026 11:52

1/8/2026 - Confirmed via email, MCF.



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0049

Respondent: Gerald & Claudia's Oceanview Plaza LLC

Address of Violation: 210 Moody Blvd.

Tax Parcel ID Number: 12-12-31-4500-00350-0010

Violation: City of Flagler Beach Code of Ordinances Article II -Zoning Section 2.07.02.7 (3)

Attachments: Notice of Hearing
Certified Mailing
Notice of Violation
Certified Mailing
Mailing Cost to Date

Total Cost of Mailings \$19.20

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0049

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC
owner,

Respondent.

NON-COMPLIANCE - NOTICE OF HEARING

Premises: 210 MOODY BLVD. FLAGLER BEACH, FL 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other non-criminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, January 28, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **December 9, 2025**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

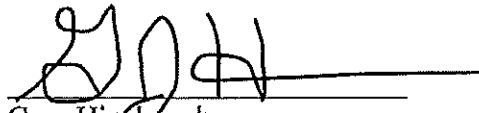
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: January 2, 2026



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at PO BOX 731681, ORMOND BEACH, FL 32173 on this 5th day of January 2026.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 01/12/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8349 5677 23. Our records indicate that this item was delivered on 01/09/2026 at 12:40 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

PO BOX 731681
ORMOND BEACH, FL 32173-1681

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GERALD & CLAUDIAS OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

Customer Reference Number: C6468069.39520710
Return Reference Number EEN26-0049 NOH



Return address:

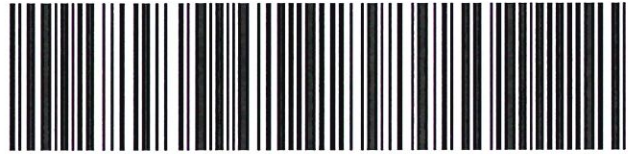
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

GERALD & CLAUDIAS OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

MAILING DATE: 01/05/2026
DELIVERY DATE: 01/09/2026

USPS CERTIFIED MAIL



9214 8901 9403 8349 5677 23

USPS Tracking Label Number: 9214 8901 9403 8349 5677 23

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	01/05/2026 11:48
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	01/05/2026 16:01
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	01/07/2026 19:45
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/07/2026 21:00
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/07/2026 21:59
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	01/08/2026 22:21
ARRIVAL AT UNIT	ORMOND BEACH,FL 32174	01/09/2026 10:28
NO AUTHORIZED RECIPIENT AVAILABLE	ORMOND BEACH,FL 32173	01/09/2026 10:59
DELIVERED INDIVIDUAL PICKED UP AT PO	ORMOND BEACH,FL 32174	01/09/2026 12:40

CUSTOM 1:

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0049

GERALD & CLAUDIA'S OCEANVIEW,
owner,

Respondent.

_____ /

NOTICE OF VIOLATION

Premises: 210 Moody Blvd. Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Article II-Zoning Section 2.07.02.7 (3) exist on the premises located at 210 Moody Blvd. Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUB DIV BLOCK 35 LOTS 1 THRU 10 and has Tax Parcel ID # 12-12-31-4500-00350-0010.

The condition giving rise to the violation is described as follows:


Garbage containers on property in plain view not placed in an enclosed area to avoid any nuisances.

The violation must be corrected in the following manner:

Place all garbage containers in the enclosed area and/or provide more enclosed areas for same.

You must correct the violations by no later than 5:00 p.m. on Wednesday, December 24, 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

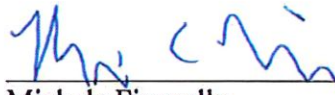
DATED: December 9, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at PO Box 731681, Ormond Beach, FL 32173 on this 9th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 1/8/2026 2:12 AM

CITY OF FLAGLER BEACH:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8346 1481 54

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC

PO BOX 731681

ORMOND BEACH, FL 32173

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of Flagler Beach

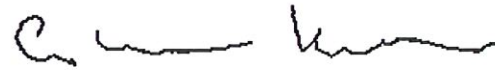
Date Produced: 01/08/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8346 1481 54. Our records indicate that this item was delivered on 01/07/2026 at 11:50 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 731681
ORMOND BEACH, FL 32173-1681

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

Customer Reference Number: C6415952.39137121
Return Reference Number EEN26-0049 NOV



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136



Recipient address:

GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC
PO BOX 731681
ORMOND BEACH, FL 32173

MAILING DATE: 12/09/2025
DELIVERY DATE: 01/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8346 1481 54

USPS Tracking Label Number: 9214 8901 9403 8346 1481 54

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/09/2025 13:13
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	12/09/2025 15:30
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	12/10/2025 05:30
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/10/2025 17:37
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/10/2025 21:15
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	12/11/2025 00:31
UNCLAIMED/BEING RETURNED TO SENDER	ORMOND BEACH,FL 32174	12/29/2025 14:06
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/02/2026 14:40
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/03/2026 07:49
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/06/2026 05:54
AVAILABLE FOR PICKUP	ORMOND BEACH,FL 32173	01/07/2026 09:25
RETURN TO SENDER TO ORIGINAL SENDER	FLAGLER BEACH,FL 32136	01/07/2026 11:50

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0049

Respondent: GERALD & CLAUDIA'S OCEANVIEW PLAZA LLC

Property Address: 210 Moody Blvd. Flagler Beach, Florida 32136

Mailing Address: PO BOX 731681, ORMOND BEACH, FL 32173

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	12/9/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	1/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0027

Respondent: Moody Boulevard Asso LLC C/O Ken Aston

Address of Violation: 312 Moody Blvd.

Tax Parcel ID Number: 12-12-31-4500-00480-0050

Violation: City of Flagler Beach Code of Ordinances Section 18-23

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

MOODY BOULEVARD ASSO LLC C/O KEN ASTON
120 S CENTRAL AVENUE STE 1200
ST LOUIS, MO 63105

CODE ENFORCEMENT CASE NO.: EEN26-0027

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on January 13, 2026. I posted the foregoing notice to MOODY BOULEVARD ASSO LLC C/O KEN ASTON, 312 MOODY BLVD. FLAGLER BEACH, FLORIDA 32136 OR Tax Parcel ID # 12-12-31-4500-00480-0050, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated January 13, 2026.


FURTHER, Affiant saith not.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 13th day of January, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.




NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

Moody Boulevard Asso LLC
C/O Ken Aston
120 S Central Avenue Ste 1200
St Louis, MO 63105

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0027

Moody Boulevard Asso LLC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 312 Moody Blvd. Flagler Beach, Florida 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other noncriminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on Wednesday, January 28, 2026 at 3:00pm, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated October 27, 2025, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

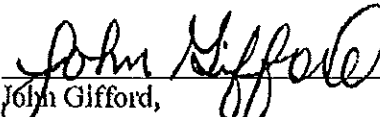
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

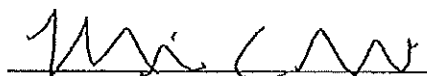
If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: December 2, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 120 S Central Avenue Ste 1200 St Louis, MO 63105 on this 2nd day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 12/15/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9951 70. Our records indicate that this item was delivered on 12/12/2025 at 12:47 p.m. in SAINT LOUIS, MO 63105. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MOODY BOULEVARD ASSO LLC
C/O KEN ASTON
120 S CENTRAL AVENUE STE 1200
ST LOUIS, MO 63105

Customer Reference Number: C6398574.38983503
Return Reference Number EEN26-0027 Notice of Hearing



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

MOODY BOULEVARD ASSO LLC
C/O KEN ASTON
120 S CENTRAL AVENUE STE 1200
ST LOUIS, MO 63105

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/12/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9951 70

USPS Tracking Label Number: 9214 8901 9403 8344 9951 70

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/02/2025 12:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/02/2025 15:33
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	SAINT LOUIS,MO 63105	12/12/2025 12:47

CUSTOM 1:

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

MOODY BOULEVARD ASSO LLC
C/O KEN ASTON
101 S HANLEY ROAD STE 550
ST LOUIS, MO 63105

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)
MOODY BOULEVARD ASSO LLC)
, owner,)
Respondent.)
_____)

CASE NO: EEN26-0027

NOTICE OF VIOLATION

Premises: 312 MOODY BLVD

YOU ARE NOTIFIED that violations of **Sec. 18-23. Display of business tax receipt** exist on the premises located at 312 MOODY BLVD. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUBD BLOCK 48
LOTS 5 THRU 12 & THE EASTERLY
20' OF LOTS 13 & 14 OR 525 PG


and has Tax Parcel ID # 12-12-31-4500-00480-0050

The condition giving rise to the violation is described as follows:

The business does not have a valid LBTR as required.

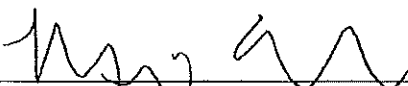
You must correct the violations by no later than 5:00 p.m. on the 27th day November 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249.

DATED October 27, 2025


John Gifford,
Code Enforcement Officer
City of Flagler Beach, Florida

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 101 S HANLEY ROAD STE 550 ST LOUIS, MO 63105 on this 29th day of October 2025.



Michele Ficocello
Clerk to the Special Magistrate



City of Flagler Beach
 800 South Daytona Avenue
 PO Box 70
 Flagler Beach, FL 32136

INVOICE

Invoice #	Post Date
00063173	07/31/2024
LBTR #	
B252889	
Invoice Date	
07/31/2024	
Due Date	
09/30/2024	
Amount Due	
\$68.90	

Mail To:
 DOLLAR GENERAL #8648 BEER & WINE
 DOLGENCORP, LLC
 100 MISSION RDG
 Goodlettsville, TN 37072

Business Information:
 000002269
 DOLLAR GENERAL #8648 BEER & WINE
 312 MOODY BLVD
 Flagler Beach FL 32136
 (386) 439-3830

PAST DUE

**PLEASE PAY AMOUNT DUE TO
 AVOID FURTHER COLLECTION
 ACTION**

Please Return This Invoice with Your Payment

Invoice #: 00063173	LBTR #: B252889	LBTR: BUSINESS	Business Type: Business Tax	Expiration Date: 09/30/2025
-------------------------------	---------------------------	--------------------------	---------------------------------------	---------------------------------------

Fee Items	Amount
Business Tax Receipt RENEWAL	\$55.12
PENALTY	\$5.51
LATE CHARGE	\$2.76
PENALTY	\$5.51

If paying by check, please write your new Business ID 000002269 on the check.

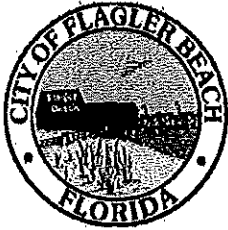
If you wish to pay by phone with credit card, please call (386) 517-2000 ext. 231.
 Credit Card processing fees will apply.

We accept MasterCard and Visa. Please provide the invoice number 00063173 when paying by phone.

Billing/Invoice Date: 07/31/2024

Total Due: \$68.90

Penalties and Late Charges will be applied If not paid by: 09/30/2024



City of Flagler Beach
 800 South Daytona Avenue
 PO Box 70
 Flagler Beach, FL 32136

INVOICE

Invoice #	Post Date
00064238	07/09/2025
LBTR #	
B252889	
Invoice Date	
07/09/2025	
Due Date	
08/11/2025	
Amount Due	
\$50.00	

Mall To:
 DOLLAR GENERAL #8648 BEER & WINE
 DOLGENCORP, LLC
 100 MISSION RDG
 Goodlettsville, TN 37072

Business Information:
 000002269
 DOLLAR GENERAL #8648 BEER & WINE
 312 MOODY BLVD
 Flagler Beach FL 32136
 (386) 439-3830

PAST DUE

**PLEASE PAY AMOUNT DUE TO
 AVOID FURTHER COLLECTION
 ACTION**

Please Return This Invoice with Your Payment

Invoice #: 00064238	LBTR #: B252889	LBTR: BUSINESS	Business Type: Business Tax	Expiration Date: 09/30/2025
-------------------------------	---------------------------	--------------------------	---------------------------------------	---------------------------------------

Fee Items	Amount
ANNUAL FIRE SAFETY- FIRST INSPECTION	\$50.00

If paying by check, please write your new Business ID 000002269 on the check.

If you wish to pay by phone with credit card, please call (386) 517-2000 ext. 231.
 Credit Card processing fees will apply.

We accept MasterCard and Visa. Please provide the invoice number 00064238 when paying by phone.

Billing/Invoice Date:	07/09/2025
Total Due:	\$50.00
Penalties and Late Charges will be applied if not paid by:	08/11/2025



Mailer: City of Flagler Beach

Date Produced: 11/05/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 2112 67. Our records indicate that this item was delivered on 11/04/2025 at 12:55 p.m. in SAINT LOUIS, MO 63105. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MOODY BOULEVARD ASSO LLC
C/O KEN ASTON
101 S HANLEY ROAD STE 550
ST LOUIS, MO 63105

Customer Reference Number: C6321758.38492933

Return Reference Number EEN26-0027 NOV



Return address:

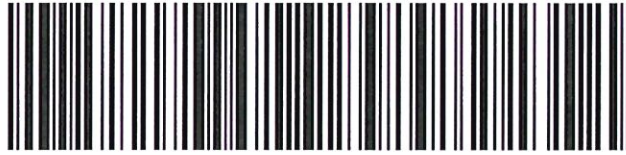
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

MOODY BOULEVARD ASSO LLC
C/O KEN ASTON
101 S HANLEY ROAD STE 550
ST LOUIS, MO 63105

MAILING DATE: 10/29/2025
DELIVERY DATE: 11/04/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 2112 67

USPS Tracking Label Number: 9214 8901 9403 8340 2112 67

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	10/29/2025 13:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	10/29/2025 16:22
DELIVERED LEFT WITH INDIVIDUAL	SAINT LOUIS,MO 63105	11/04/2025 12:55

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0027

Respondent: MOODY BOULEVARD ASSO LLC C/O KEN ASTON

Property Address: 312 MOODY BLVD, FLAGLER BEACH, FL 32136

Mailing Address: 101 S HANLEY ROAD STE 550, ST. LOUIS, MO 63105

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	10/27/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date **\$19.20**

Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0043

Respondent: Golden Magnolia Marine INC

Address of Violation: 1104 S Ocean Shore Blvd

Tax Parcel ID Number: 12-12-31-4500-00180-0010

Violation: IPMC Section 303 and City of Flagler Beach Code of Ordinances Chapter 13:
Nuisance

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0043

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on January 20, 2026. I posted the foregoing notice to GOLDEN MAGNOLIA MARINE INC, 1104 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00180-0010., as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated January 20, 2026.

FURTHER, Affiant saith not.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 20th day of January, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.




NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0043

GOLDEN MAGNOLIA MARINE INC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1104 S. OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other noncriminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, January 28, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **November 14, 2025**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: December 18, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1 HARGROVE GRADE STE 2, PALM COAST, FL 32137 on this 18th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

USPS CERTIFIED MAIL



9214 8901 9403 8347 7176 01

USPS Tracking Label Number: 9214 8901 9403 8347 7176 01

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/18/2025 12:41
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	12/18/2025 15:23
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	12/19/2025 05:35
FORWARDED	PALM COAST,FL 32137	12/23/2025 09:09
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/29/2025 14:27
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/30/2025 07:59
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/31/2025 11:03
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	01/01/2026 21:18
ARRIVAL AT UNIT	BUNNELL,FL 32110	01/02/2026 11:07
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32137	01/02/2026 14:55
REMINDER TO SCHEDULE REDELIVERY	BUNNELL,FL 32110	01/07/2026 03:09

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0043

GOLDEN MAGNOLIA MARINE INC,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 1104 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of IPMC Section 303: Pool not maintained in a clean and sanitary condition and Chapter 13: Nuisance exist on the premises located at 1104 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUB DIV BLOCK 18LOTS 1,2,3 and has Tax Parcel ID # 12-12-31-4500-00180-0010.

The condition giving rise to the violation is described as follows:

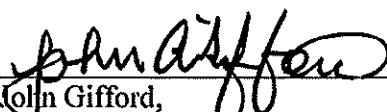
Pool not maintained in a clean and sanitary condition.

The violation must be corrected in the following manner:

Clean pools and cut grass.

You must correct the violations by no later than 5:00 p.m. on Saturday, December 13, 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: November 14, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1 HARGROVE GRADE STE 2 PALM COAST, FL 32137 on this 14th day of November, 2025.



Michele Ficocello
Clerk to the Special Magistrate



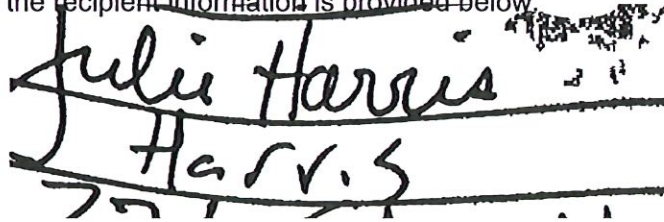
Mailer: City of Flagler Beach

Date Produced: 11/21/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8343 0627 12. Our records indicate that this item was delivered on 11/20/2025 at 11:23 a.m. in BUNNELL, FL 32110. The scanned image of the recipient information is provided below.

Signature of Recipient :



Handwritten signature: Julie Harris
HARRIS

Address of Recipient :



Handwritten address: 2710 E. Moody

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

Customer Reference Number: C6362768.38774279

Return Reference Number EEN26-0043 NOV



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

GOLDEN MAGNOLIA MARINE INC
1 HARGROVE GRADE STE 2
PALM COAST, FL 32137

MAILING DATE: 11/14/2025
DELIVERY DATE: 11/20/2025

USPS CERTIFIED MAIL



9214 8901 9403 8343 0627 12

USPS Tracking Label Number: 9214 8901 9403 8343 0627 12

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	11/14/2025 13:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	11/14/2025 16:49
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	11/15/2025 21:03
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/15/2025 22:18
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/15/2025 22:19
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/17/2025 22:38
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/18/2025 08:05
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/19/2025 07:52
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	11/20/2025 00:34
ARRIVAL AT UNIT	BUNNELL,FL 32110	11/20/2025 09:06
OUT FOR DELIVERY	PALM COAST,FL 32137	11/20/2025 09:17
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	BUNNELL,FL 32110	11/20/2025 11:23

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0043

Respondent: GOLDEN MAGNOLIA MARINE INC

Property Address: 1104 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

Mailing Address: 1 HARGROVE GRADE STE 2, PALM COAST, FL 32137

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	11/14/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/18/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0031

Respondent: Zander Holding Group LLC

Address of Violation: 2038 S Ocean Shore Blvd.

Tax Parcel ID Number: 18-12-32-2750-00210-0100.

Violation: City of Flagler Beach Code of Ordinances Chapter 13 Section.13-1 (4)

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on December 16, 2025. I posted the foregoing notice to PALM COAST HOLDING GROUP LLC & ET AL, 2038 S Ocean Shore Blvd. Flagler Beach, Florida 32136 OR Tax Parcel ID # 18-12-32-2750-00210-0100, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated December 16, 2025.

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 16th day of December, 2025 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SE)





NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

PALM COAST HOLDING GROUP LLC & ET AL,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2038 S Ocean Shore Blvd. Flagler Beach, Florida 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other non-criminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, January 28, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **November 14, 2025**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

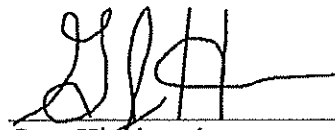
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.


DATED: December 16, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 250 PALM COAST PKWY NE 607-224, PALM COAST, FL 32137 on this 16th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 12/22/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 2281 76. Our records indicate that this item was delivered on 12/20/2025 at 01:18 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

Customer Reference Number: C6433761.39253431
Return Reference Number EEN26-0031 Notice of Hearing



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

MAILING DATE: 12/16/2025
DELIVERY DATE: 12/20/2025

USPS CERTIFIED MAIL



9214 8901 9403 8347 2281 76

USPS Tracking Label Number: 9214 8901 9403 8347 2281 76

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/16/2025 12:11
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	12/16/2025 13:29
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	12/17/2025 05:32
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/19/2025 15:46
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	12/20/2025 00:41
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	12/20/2025 13:18

CUSTOM 1:

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

Zander Holding Group LLC
250 Palm Coast Pkwy NE
607-212
Palm Coast, FL 32137

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0031

Zander Holding Group LLC,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 2038 S Ocean Shore Blvd. Flagler Beach, FL 32136

YOU ARE NOTIFIED that violations of Chapter 13 Section.13-1 (4) exist on the premises located at 2038 S Ocean Shore Blvd. Flagler Beach, FL 32136. The premises are more particularly described as follows:


Legal Description: FUQUAY SUB DIV BL-21 LOT 10 and has Tax Parcel ID # 18-12-32-2750-00210-0100.

The condition giving rise to the violation is described as follows:
Siding fallen into a poor state of repair

The violation must be corrected in the following manner:
Repair/Replace all the siding that have fallen into a poor state of repair

You must correct the violations by no later than 5:00 p.m. on Sunday, December 14, 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: November 14, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 250 Palm Coast Pkwy NE607-212, Palm Coast, FL 32137 on this 14th day of November 2025.



Michele Ficocello
Clerk to the Special Magistrate



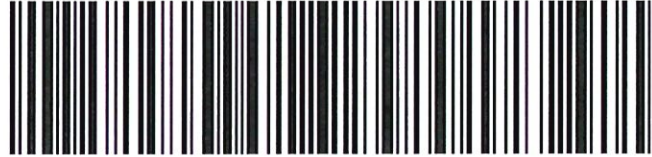
Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ZANDER HOLDING GROUP LLC
250 PALM COAST PKWY NE
607-212
PALM COAST, FL 32137

USPS CERTIFIED MAIL



9214 8901 9403 8343 0568 89

USPS Tracking Label Number: 9214 8901 9403 8343 0568 89

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	11/14/2025 13:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	11/14/2025 16:49
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	11/15/2025 21:03
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/15/2025 22:18
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/15/2025 22:19
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	11/16/2025 16:58
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	11/17/2025 01:11

City of Flagler Beach Code Enforcement

Case #: EEN26-0031

Respondent: Zander Holding Group LLC

Property Address: 2038 S Ocean Shore Blvd. Flagler Beach, FL 32136

Mailing Address: 250 Palm Coast Pkwy NE, 607-212, Palm Coast, FL 32137

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	11/14/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/16/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0028

Respondent: Sandy Ridge Investment LLC. Inc

Address of Violation: 2261 S Flagler Ave

Tax Parcel ID Number: 19-12-32-4550-00030-0230

Violation: Florida Building Code Section 105.1 (A)

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

SANDY RIDGE INVESTMENT LLC, INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CODE ENFORCEMENT CASE NO.: EEN26-0028

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on December 30, 2025. I posted the foregoing notice to SANDY RIDGE INVESTMENT LLC, INC, 2261 S. FLAGLER AVENUE, FLAGLER BEACH, FLORIDA 32136 OR Tax Parcel ID # 19-12-32-4550-00030-0230, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated December 30, 2025.

FURTHER, Affiant saith not.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 30th day of December, 2025 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)


NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

SANDY RIDGE INVESTMENT LLC, INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT LLC, INC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2261 S. Flagler Avenue, Flagler Beach, Florida 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other noncriminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on Wednesday, January 28, 2026 at 3:00pm, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated October 28, 2025, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

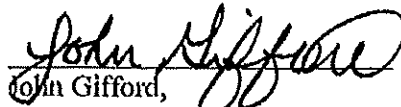
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: December 2, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1802 NORTH ALAFAYA TRAILORLANDO, FL 32826 on this 8th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



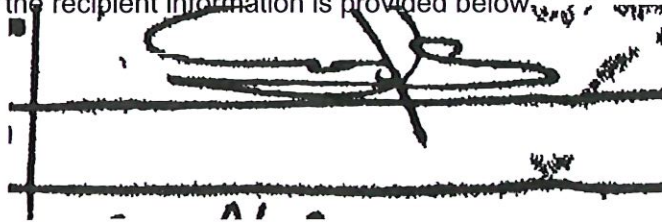
Mailer: City of Flagler Beach

Date Produced: 12/05/2025

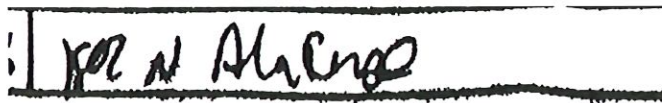
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9955 07. Our records indicate that this item was delivered on 12/04/2025 at 01:37 p.m. in ORLANDO, FL 32826. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

Customer Reference Number: C6398574.38983504
Return Reference Number EEN26-0028 Notice of Hearing



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/04/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9955 07

USPS Tracking Label Number: 9214 8901 9403 8344 9955 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/02/2025 12:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/02/2025 15:33
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32826	12/04/2025 13:37

CUSTOM 1:

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

SANDY RIDGE INVESTMENT LLC, INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT LLC, INC
owner,)
Respondent)

NOTICE OF VIOLATION

Premises: 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of the **FLORIDA BUILDING CODE SECTION 105.1 (A)** exist on the premises located at 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: MORNINGSIDE SUB DIV BL-3 LOT 23 OR BOOK 54 PG 50 OR 76 PG 521 OR BOOK 110 PAGE 126 & 127 OR 444 PG 1485(DC) OR 791 PG 693 OR 1793/1077 OR 1812/1422 OR 1823/195 OR 2088/118 OR 2264/707-ERR IN LEG and has Tax Parcel ID # 19-12-32-4550-00030-0230

*The condition giving rise to the violation is described as follows:


CONSTRUCT/ALTER/REPAIR/ENLARGE/MOVE/DEMOLISH/CHANGE BUILDING/STRUCTURE WITHOUT OBTAINING THE REQUIRED PERMIT FROM THE BUILDING OFFICIAL

*The condition given to the violation must be corrected in the following manner:

MAKE AN APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT

You must correct the violations by no later than 5:00 p.m. on the 28 day of November 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

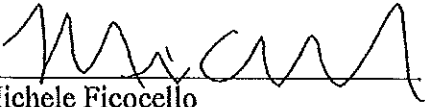
DATED October 28, 2025



Gary J Hinebaugh
Code Enforcement Officer
City of Flagler Beach, Florida

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1802 NORTH ALAFAYA TRAIL ORLANDO, FL 32826 on this 29th day of October 2025.


Michele Ficocello
Clerk to the Special Magistrate



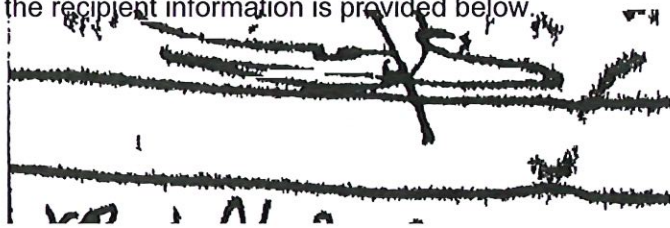
Mailer: City of Flagler Beach

Date Produced: 11/04/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 2073 45. Our records indicate that this item was delivered on 11/03/2025 at 06:35 p.m. in ORLANDO, FL 32826. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

Customer Reference Number: C6321758.38492931
Return Reference Number EEN26-0028 NOV



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

MAILING DATE: 10/29/2025
DELIVERY DATE: 11/03/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 2073 45

USPS Tracking Label Number: 9214 8901 9403 8340 2073 45

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	10/29/2025 13:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	10/29/2025 16:22
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	11/01/2025 17:51
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/01/2025 19:06
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/01/2025 21:46
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/03/2025 01:02
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32826	11/03/2025 18:35

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0028

Respondent: SANDY RIDGE INVESTMENT LLC. INC

Property Address: 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136

Mailing Address: 1802 NORTH ALAFAYA TRAIL, ORLANDO, FL 32826

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	10/27/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0026

Respondent: Jai Hanumaan LLC

Address of Violation: 1224 S Ocean Shore Blvd

Tax Parcel ID Number: 12-12-31-4500-00190-0030

Violation: City of Flagler Beach Code of Ordinances Section 18-23

Attachments: Affidavit of Posting - Notice of Hearing
Certified Mailing
Affidavit of Service - Notice of Violation
Notice of Violation
Certified Mailing
Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0026

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on December 12, 2025. I posted the foregoing notice to JAI HANUMAAN LLC, 1224 S. OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00190-0030, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated December 12, 2025.

FURTHER, Affiant saith not.




Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 12th day of December, 2025 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)





NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

JAI HANUMAAN LLC
1224 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0026

JAI HANUMAAN LLC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1224 S. Ocean Shore Blvd. Flagler Beach, Florida 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other noncriminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, January 28, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **December 2, 2025**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

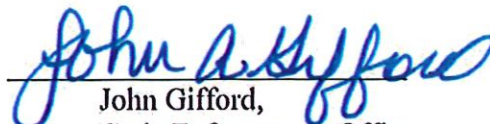
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

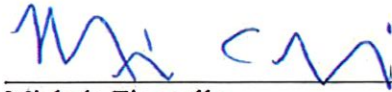
If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: December 12, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1224 S Ocean Shore Blvd, Flagler Beach, FL 32136 on this 10th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 12/22/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8346 8053 23. Our records indicate that this item was delivered on 12/19/2025 at 10:56 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

K. Vishna Pate

Address of Recipient :

1248 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136-3703

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

JAI HANUMAAN LLC
1224 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

Customer Reference Number: C6426095.39208263

Return Reference Number EEN26-0026 NOH



Return address:

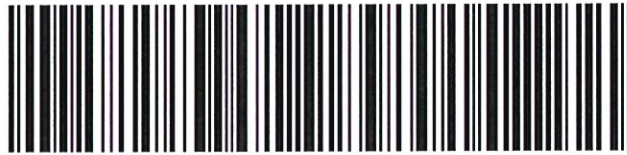
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

JAI HANUMAAN LLC
1224 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

MAILING DATE: 12/12/2025
DELIVERY DATE: 12/19/2025

USPS CERTIFIED MAIL



9214 8901 9403 8346 8053 23

USPS Tracking Label Number: 9214 8901 9403 8346 8053 23

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/12/2025 10:39
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	12/12/2025 16:05
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	12/13/2025 05:08
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/13/2025 19:36
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/13/2025 21:44
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	12/14/2025 18:06
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	12/15/2025 13:11
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	12/19/2025 10:56

CUSTOM 1:

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0026

John Gifford, Code Enforcement Officer states:

- 1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
- 1. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 1224 S. OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136, Parcel ID Number 12-12-31-4500-00190-0030, Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

✓ a.) That on the 2ND day of DECEMBER 2025, at 1:00 o'clock P M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 1224 S. OCEAN SHORE BLVD.. Or

_____ b.) That on the _____ day of _____, 20____, at _____ o'clock ____ M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of residence as stated above with a person residing therein, _____, who is above 15 years of age, after informing said person of the contents of the papers.

FURTHER, Affiant saith not.

John A Gifford
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 2nd day of December, 2025 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.



M C Ficoello
NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)
JAI HANUMAAN LLC)
 , owner,)
)
Respondent.)
_____)

CASE NO: EEN26-0026

NOTICE OF VIOLATION

Premises: 1224 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **Sec. 18-23. Display of business tax receipt** exist on the premises located at 1224 S OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUB BLOCK MOODY LTS 3-9 & LT 20 AND EAST OF A1A OPP BLK MOODY LTS 3 THRU 9 and has Tax Parcel ID # 12-12-31-4500-00190-0030

The condition giving rise to the violation is described as follows:

The business does not have a valid LBTR as required.

You must correct the violations by no later than 5:00 p.m. on the 12TH day December 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249.

DATED December 2, 2025


John Gifford,
Code Enforcement Officer

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)
JAI HANUMAAN LLC)
, owner,)
)
Respondent.)
_____)

CASE NO: EEN26-0026

NOTICE OF VIOLATION

Premises: 1224 S OCEAN SHORE BLVD

YOU ARE NOTIFIED that violations of **Sec. 18-23. Display of business tax receipt** exist on the premises located at 1224 S OCEAN SHORE BLVD. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUB BLOCK MOODY
LTS 3-9 & LT 20 AND EAST OF
A1A OPP BLK MOODY LTS 3 THRU 9


and has Tax Parcel ID # 12-12-31-4500-00190-0030

The condition giving rise to the violation is described as follows:

The business does not have a valid LBTR as required.

You must correct the violations by no later than 5:00 p.m. on the 27TH day November 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249.

DATED October 27, 2025


John Gifford,
Code Enforcement Officer
City of Flagler Beach, Florida

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1224 S. OCEAN SHORE BLVD. FLAGLER BEACH, FL 32136 on this 3rd day of October 2025.

A handwritten signature in black ink, appearing to read 'Michele Ficocello', written over a horizontal line.

Michele Ficocello
Clerk to the Special Magistrate



City of Flagler Beach
 800 South Daytona Avenue
 PO Box 70
 Flagler Beach, FL 32136

INVOICE

Invoice #	Post Date
00063128	07/31/2024
LBTR #	
B252844	
Invoice Date	
07/31/2024	
Due Date	
09/30/2024	
Amount Due	
\$68.90	

Mail To:
 TOPAZ MOTEL
 JAI HUNUMAAN LLC
 1224 S OCEAN SHORE BLVD
 FLAGLER BEACH, FL 32136

Business Information:
 000002375
 TOPAZ MOTEL
 1224 S OCEAN SHORE BLVD
 Flagler Beach FL 32136
 (386) 439-3301

PAST DUE

**PLEASE PAY AMOUNT DUE TO
 AVOID FURTHER COLLECTION
 ACTION**

Please Return This Invoice with Your Payment

Invoice #: 00063128	LBTR #: B252844	LBTR: BUSINESS	Business Type: Business Tax	Expiration Date: 09/30/2025
-------------------------------	---------------------------	--------------------------	---------------------------------------	---------------------------------------

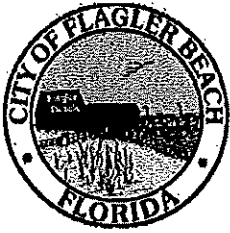
Fee Items	Amount
Business Tax Receipt RENEWAL	\$55.12
PENALTY	\$5.51
LATE CHARGE	\$2.76
PENALTY	\$5.51

If paying by check, please write your new Business ID 000002375 on the check.

If you wish to pay by phone with credit card, please call (386) 517-2000 ext. 231.
 Credit Card processing fees will apply.

We accept MasterCard and Visa. Please provide the invoice number 00063128 when paying by phone.

Billing/Invoice Date:	07/31/2024
Total Due:	\$68.90
Penalties and Late Charges will be applied if not paid by:	09/30/2024



City of Flagler Beach
 800 South Daytona Avenue
 PO Box 70
 Flagler Beach, FL 32136

INVOICE

Invoice #	Post Date
00063873	10/07/2024
LBTR #	
B242223	
Invoice Date	
10/07/2024	
Due Date	
11/08/2024	
Amount Due	
\$50.00	

Mail To:
 TOPAZ MOTEL
 JAI HUNUMAAN LLC
 1224 S OCEAN SHORE BLVD
 FLAGLER BEACH, FL 32136

Business Information:
 000002375
 TOPAZ MOTEL
 1224 S OCEAN SHORE BLVD
 Flagler Beach FL 32136
 (386) 439-3301

PAST DUE

**PLEASE PAY AMOUNT DUE TO
 AVOID FURTHER COLLECTION
 ACTION**

Please Return This Invoice with Your Payment

Invoice #: 00063873	LBTR #: B242223	LBTR: BUSINESS	Business Type: Business Tax	Expiration Date: 09/30/2024
-------------------------------	---------------------------	--------------------------	---------------------------------------	---------------------------------------

Fee Items	Amount
Annual Fire Safety- First Inspection	\$50.00

If paying by check, please write your new Business ID 000002375 on the check.

If you wish to pay by phone with credit card, please call (386) 517-2000 ext. 231.
 Credit Card processing fees will apply.

We accept MasterCard and Visa. Please provide the invoice number 00063873
 when paying by phone.

Billing/Invoice Date:	10/07/2024
Total Due:	\$50.00
Penalties and Late Charges will be applied if not paid by:	11/08/2024

DATE PRODUCED: 11/26/2025 1:53 AM

CITY OF FLAGLER BEACH:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8340 2121 41

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JAI HANUMAAN LLC

1224 S. OCEAN SHORE BLVD.

FLAGLER BEACH, FL 32136

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of Flagler Beach

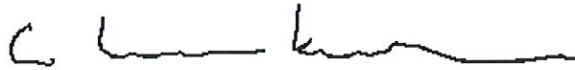
Date Produced: 11/26/2025

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 2121 41. Our records indicate that this item was delivered on 11/25/2025 at 12:02 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 70

FLAGLER BEACH, FL 32136-0070

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

Customer Reference Number: C6321758.38492935

Return Reference Number EEN26-0026 NOV

Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

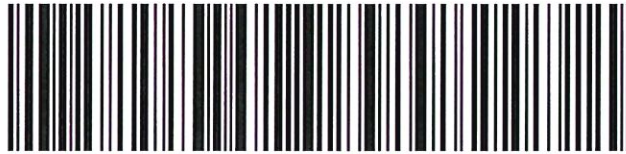


Recipient address:

JAI HANUMAAN LLC
1224 S. OCEAN SHORE BLVD.
FLAGLER BEACH, FL 32136

MAILING DATE: 10/29/2025
DELIVERY DATE: 11/25/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 2121 41

USPS Tracking Label Number: 9214 8901 9403 8340 2121 41

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	10/29/2025 13:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	10/29/2025 16:22
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	10/30/2025 11:06
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	11/04/2025 03:47
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	11/14/2025 03:06
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	11/17/2025 14:48
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/20/2025 19:03
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/21/2025 08:14
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	11/25/2025 10:43
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	11/25/2025 12:02

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0026

Respondent: JAI HANUMAAN LLC

Property Address: 1224 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

Mailing Address:

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	10/27/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
-----------------------------	----------------

Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

January 28, 2026

Case Number: EEN26-0021

Respondent: Fagan Jack Wayne & Paul Michael Fagan JTWROS

Address of Violation: 1536 S. Ocean Shore Blvd

Tax Parcel ID Number: 18-12-32-2750-00010-0100

Violation: City of Flagler Beach Code of Ordinances Section 18-23

Attachments: Notice of Hearing
Certified Mailing
Affidavit of Service - Notice of Violation
Certified Mailing
Mailing Cost to Date

Total Cost of Mailings \$19.20

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

Fagan Jack Wayne & Paul
Michael Fagan Jtwros
1536 S Oceanshore Blvd
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0021

Fagan Jack Wayne & Paul
Michael Fagan Jtwros,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1536 S. Ocean Shore Blvd, Flagler Beach, Florida 32136

Pursuant to Chapter 162, *Florida Statutes*, the Code Enforcement Special Magistrate was created in Chapter 2, Article IV, Division 2, Sections 2-71 through 2-83, *City of Flagler Beach Code of Ordinances*, to hear Code Enforcement matters. The Special Magistrate shall conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring violations of any City Code into compliance, including imposing fines and other noncriminal penalties to enforce the *Code of Ordinances*.

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, January 28, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **October 30, 2025**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

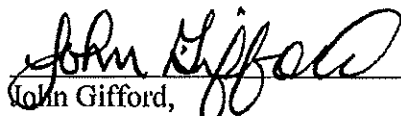
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

Should you be found in violation of the Code of Ordinances at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this hearing. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the *Code of Ordinances*.

If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: December 2, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1536 S Oceanshore Blvd Flagler Beach, FL 32136 on this 2nd day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 12/10/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9957 36. Our records indicate that this item was delivered on 12/09/2025 at 02:09 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

1536 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136-3805

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

FAGAN JACK WAYNE & PAUL MICHAEL FAGAN JTWROS
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

Customer Reference Number: C6398574.38983505
Return Reference Number EEN26-0021 Notice of Hearing



Return address:

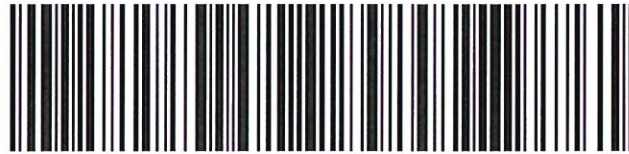
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

FAGAN JACK WAYNE & PAUL MICHAEL FAGAN JTWRO:
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/09/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9957 36

USPS Tracking Label Number: 9214 8901 9403 8344 9957 36

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/02/2025 12:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/02/2025 15:33
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	12/03/2025 11:43
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	12/08/2025 03:13
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	12/09/2025 14:09

CUSTOM 1:

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

FAGAN JACK WAYNE & PAUL
MICHAEL FAGAN JTWROS
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0021

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 1536 S OCEANSHORE BLVD, Parcel ID Number 18-12-32-2750-00010-0100, Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the 3RD day of NOVEMBER, 2025, at 11:30 o'clock A M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____ . Or

_____ b.) That on the _____ day of _____, 20____, at _____ o'clock _____ M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of residence as stated above with a person residing therein, _____, who is above 15 years of age, after informing said person of the contents of the papers.

FURTHER, Affiant saith not.

John Gifford
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 3rd day of November 2025 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



Michele C. Ficoello
NOTARY PUBLIC

BEFORE THE SPECIAL MAGISTRATE
OF THE CITY OF FLAGLER BEACH, FLORIDA

FAGAN JACK WAYNE & PAUL
MICHAEL FAGAN JTWROS
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)

Petitioner,)

vs.)

FAGAN JACK WAYNE & PAUL)
MICHAEL FAGAN JTWROS)

, owner,)

Respondent.)

CASE NO: EEN26-0021

NOTICE OF VIOLATION

Premises: 1536 S. OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **Sec. 18-23. Display of business tax receipt** exist on the premises located at 1536 S. Ocean Shore Blvd., Flagler Beach, FL 32136. The premises are more particularly described as follows:

Legal Description: FUQUAY SUB DIV BL-1 LOT 10 and has Tax Parcel ID # 18-12-32-2750-00010-0100

The condition giving rise to the violation is described as follows:

BUSINESS DOES NOT HAVE A VALID LBTR AS REQUIRED.

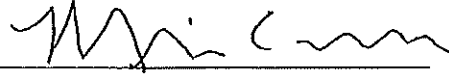
You must correct the violations by no later than 5:00 p.m. on the 30th day November 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249.

DATED October 30, 2025


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1536 S OCEANSHORE BLVD FLAGLER BEACH, FL 32136 on this 3rd day of November 2025.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 11/05/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 8839 76. Our records indicate that this item was delivered on 11/04/2025 at 02:37 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

1536 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136-3805

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

FAGAN JACK WAYNE & PAUL
MICHAEL FAGAN JTWROS
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

Customer Reference Number: C6330661.38553314

Return Reference Number EEN26-0021 NOTICE OF VIOLATION



Return address:

CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

FAGAN JACK WAYNE & PAUL
MICHAEL FAGAN JTWROS
1536 S OCEANSHORE BLVD
FLAGLER BEACH, FL 32136

MAILING DATE: 11/03/2025
DELIVERY DATE: 11/04/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 8839 76

USPS Tracking Label Number: 9214 8901 9403 8340 8839 76

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	11/03/2025 09:11
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	11/03/2025 13:23
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	11/04/2025 12:17
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	11/04/2025 14:37

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0021

Respondent: FAGAN JACK WAYNE & PAUL MICHAEL FAGAN JTWROS

Property Address: 1536 S. OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136

Mailing Address:

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	10/30/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.20
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

Administrative Cost to Date	Rate	Total Hours	Total*
	\$31.10		\$0.00

*Total cost is approximate due to use of current fully loaded Staff rate and estimated time dedicated to case.

Recording of Orders	Cost