



# Special Magistrate Regular Meeting Agenda

Wednesday, February 25, 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. January 28, 2026 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. P02340FB; Michael Stamper; Officer C. Romero # 7091
  - c. P02360FB; Kathleen Bolock \*Telephonic Appearance\*; Officer C. Romero # 7091
7. **New Cases - Code Enforcement**
8. **Status Updates - 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
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, January 28, 2026 at 3:00 PM

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

---

## 1. Call the meeting to order

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

## 2. Roll Call

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

## 3. Approve Minutes

- a. December 10, 2025 Meeting Minutes - Approved

## 4. Deletions and changes to the agenda - The Appellant for Item 6a. requested a continuance.

## 5. Request To Identify Persons Having Cases on The Agenda

## 6. Parking Citation Appeals

- a. P02273FB; Albert Cayer; Officer C. Romero # 7091

The Appellant requested a continuance. Magistrate Popp granted the continuance.

- b. P02284FB; Dmitry Drapach; Officer C. Romero # 7091

The Appellant was present and sworn in by the Clerk. The Officer was not present. The Appellant testified he was not familiar with the area and the location where he parked was not clearly marked as a sidewalk. Magistrate Popp explained the safety concerns with parking on the sidewalk. Discussion ensued. The City Attorney deferred to the Magistrate's judgment. Magistrate Popp ordered the citation upheld, the original fine paid with additional administrative costs of \$9.60 with thirty (30) days to comply.

- c. P02277FB; Fredrik Realbuto; Officer C. Romero # 7091

The Appellant was present and sworn in by the Clerk. The Officer was not present. The Appellant testified he was picking up a pizza and acknowledged he committed the parking violation. Magistrate Popp explained the safety concerns with parking in an emergency vehicle only zone. Discussion ensued. Magistrate Popp ordered the citation upheld, reduced the fine amount to \$30.00 with additional administrative costs of \$9.60 and a beach cleanup with thirty (30) days to comply. The City Attorney had no objection.

- d. P02289FB; Ella Rae Bevis \*Telephonic Appearance\*; Sergeant D. Blank # 7043

Item was moved after item 7e. The Appellant was present via telephone and sworn in by the Clerk. The Officer was not present. The Appellant testified she was staying at the Compass Hotel, and guests were asked to move their vehicles from the property. The Appellant stated she parked in the location where she received the citation due to other vehicles being parked in the same location. Magistrate Popp explained the safety concerns related to parking on the sidewalk. Discussion ensued. The City Attorney stated, based on the circumstances, a reduced fine would be acceptable. Magistrate Popp ordered the citation upheld, reduced the fine to \$50.00 with additional administrative costs of \$9.60 with thirty (30) days to comply. Magistrate Popp requested the Appellant, on her honor, educate other licensed drivers on the safety concerns related to parking on the sidewalk.

## 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)

Item moved to 7b. The Respondent was present and sworn in by the Clerk. Code Enforcement Officer John Gifford was present and sworn in by the Clerk. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. The Respondent testified as to the current conditions and her efforts to cure the violation. Taking into consideration the ongoing efforts to cure the violation, Magistrate Popp ordered a status hearing on the February 2026 agenda.

- 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

Item was moved to 7d. The Respondent was not present. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. Mr. Gifford stated he has been in contact with the Respondent and has been assisting with efforts to cure the violation. Upon consideration of the evidence presented, Magistrate Popp issued an order deeming the violation founded, the case to be scheduled for the February 2026 hearing with a notice of imposition of fines. Magistrate Popp ordered administrative costs of \$19.20 to be paid within thirty (30) days.

- 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

Item was moved to 7e. The Respondent was not present. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. Mr. Gifford stated the complainant was not available to testify and part of the violation had been cured. Upon consideration of the evidence presented, Magistrate Popp issued an order deeming the violation founded, the case to be scheduled for the February 2026 hearing with a notice of imposition of fines. Magistrate Popp ordered administrative costs of \$19.20 to be paid within thirty (30) days and twenty (20) days to cure the violation.

- 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)

Item moved to 7c. The Respondent was present and sworn in by the Clerk. The City Attorney requested a finding of violation with sixty (60) days to cure. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. The Respondent testified he is working with City Staff to cure the violation within the timeframe provided. Magistrate Popp ordered the administrative costs of \$19.20 to be paid within thirty (30) days. The order will be mailed and emailed to the Respondent by the Clerk along with instruction on how to pay the costs.

- 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)

Item moved to 7a. The Respondent's legal representative requested a continuance for sixty (60) days. The City Attorney had no objection. Magistrate Popp granted the continuance.

- 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

The Respondent was not present. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. Mr. Gifford stated the violation had been cured. The City Attorney requested a finding of violation to ensure any future violations are considered repeat violations and an imposition of administrative costs. Magistrate Popp ordered a finding of violation and administrative costs of \$19.20 with thirty (30) days to remit payment.

- 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

The Respondent was not present. Mr. Gifford testified to the conditions of the violation along with a PowerPoint presentation. Mr. Gifford stated the violation had been cured. The City Attorney requested a finding of violation to ensure any future violations are considered repeat violations and an imposition of administrative costs. Magistrate Popp ordered a finding of violation and administrative costs of \$19.20 with thirty (30) days to remit payment.

## **8. Status Updates - Code Enforcement - None**

## **9. Other Business**

The Clerk reported three (3) parking citation appeals and three (3) code cases on the February 2026 hearing agenda. Discussion ensued related to changes in code enforcement processes and the status of code cases in the foreclosure process.

## **10. Adjournment**

Magistrate Popp adjourned the hearing at 4:10pm.



## Special Magistrate Hearing

APPEAL OF PARKING CITATION

February 25, 2026

---

**Citation Number:** P02273FB

**Appellant:** Albert Cayer (granted continuance from January 2026 Hearing)

**Police Officer:** Officer C. Romero # 7091

**Attachments:** Notice of Hearing  
Hearing Request to Contest Local Parking Citation Form  
Parking Violation  
Affidavit in Support of Citation Submitted by Officer  
Certified Mailing

**Mailing Costs:** \$19.20



## 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.

---

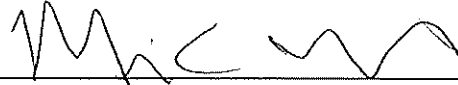
### NOTICE OF HEARING

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, FEBRUARY 25, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2<sup>nd</sup> 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 2<sup>ND</sup> day of FEBRUARY 2026.

  
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: P02273FB 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 2025 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	
<b>VIOLATOR INFORMATION</b>			
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 ZIP FL 32137
DL/ID #	STATE FL	BIRTH DATE 11/06/1954	RACE GENDER TELEPHONE W M
YR VEHICLE 2025	TAG # 30DSK	TRAILER TAG #	TAG EXP DATE STATE 11/06/2025 FL
COLOR WHI	STYLE MOTORIZED	MAKE FOUW	MODEL V.I.N. OR MOTOR # 1FDXE4FN1SDD04939
<b>ROADWAY INFORMATION</b>			
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
<b>VIOLATION</b>			
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK		
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN			
<b>PAYMENT INFORMATION</b>			
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
COURT INFORMATION (if applicable)		FILING FEE	

### INSTRUCTIONS

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

- 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
- BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
- 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.

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

VIOLATOR SIGNATURE:

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

ALBERT RICHARD CAYER

Appellant,

v.

CITATION # P02273FB

CITY OF FLAGLER BEACH,

Appellee.

AFFIDAVIT IN SUPPORT OF CITATION

STATE OF FLORIDA  
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared C. Romero #7091, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.

2. On 11/15/2025 at approximately 13:53, I observed a White Ford with license plate 30DSK parked on South 2nd Street (300 S. 2nd St).

3. I ascertained that the vehicle was registered to Albert Cayer.

4. The vehicle was parked in violation of city ordinance 19-25.

5. Specifically, the vehicle was parked on a sidewalk.

6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.

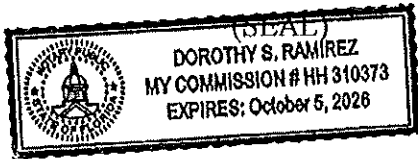
7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation P02273FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 13<sup>th</sup> day of FEB., 2025.

  
C. Romero #7091

Sworn to and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization  
this 13<sup>th</sup> day of February, 2026 by Camilla Romero who is personally  
known to me or produced \_\_\_\_\_ as identification.



Dorothy S. Ramirez  
Notary Public – State of Florida



Viewed by mficocello (my.EVIDENCE.com) on 16 Feb 2026

PHOTOGRAPH SUBMITTED BY  
OFFICER

CITATION NO. PO2273FR

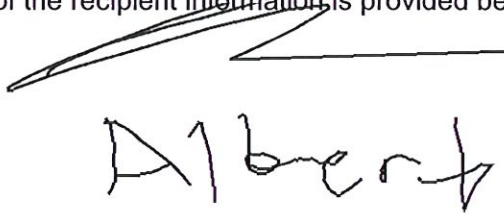
Mailer: City of Flagler Beach

Date Produced: 02/06/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 5801 75. Our records indicate that this item was delivered on 02/05/2026 at 05:52 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :



Albert

Address of Recipient :

1 Bronson

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: C6540806.40017276

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: 02/02/2026  
DELIVERY DATE: 02/05/2026

---

USPS CERTIFIED MAIL



9214 8901 9403 8354 5801 75

---

**USPS Tracking Label Number: 9214 8901 9403 8354 5801 75**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/02/2026 10:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/02/2026 12:45
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	02/05/2026 17:52

CUSTOM 1:



## Special Magistrate Hearing

APPEAL OF PARKING CITATION

February 25, 2026

---

**Citation Number:** P02340FB

**Appellant:** Michael Stamper

**Police Officer:** Officer C. Romero # 7091

**Attachments:** Notice of Hearing  
Hearing Request to Contest Local Parking Citation Form  
Photographs Submitted by Appellant  
Parking Violation  
Affidavit in Support of Citation Submitted by Officer  
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. P02340FB

MICHAEL STAMPER  
5 KAYWOOD PLACE  
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

---

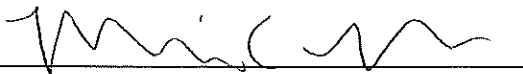
### NOTICE OF HEARING

TO: MICHAEL STAMPER

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, FEBRUARY 25, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2<sup>nd</sup> 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 5 KAYWOOD PLACE, PALM COAST, FL 32164, this 2<sup>ND</sup> day of FEBRUARY 2026.

  
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](http://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: P02340FB Date Issued: 1/09/26

I, MICHAEL B STAMPEL, 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):

THERE ARE NO SIGNS STATING "NO PARKING" AND  
NO CURBING TO SUGGEST THAT. THE AREA IN QUESTION  
GIVES PLENTY OF SPACE FOR PARKING & WALKING, AS IS  
PROVED BEHIND THE SPACE IN QUESTION. AND HAS BEEN  
SET ASIDE FOR PARKING & WALKING.

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](mailto:planning@cityofflaglerbeach.com)

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

Page 1 of 2



City of Flagler Beach

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

Telephone Number: 386-226-0184

Email Address: STAMPERM@GMAIL.COM

Mailing Address: 5 KAYWOOD PLACE

City: Palm Coast State: FL Zip Code: 32169

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: M. B. STAMPER

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 12th day of January 2026 by Michael Stamer who is personally known to me or who produced FL DL 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



PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02340FB



PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02340FB



PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02340FB





# PARKING VIOLATION

## VIOLATOR INSTRUCTIONS

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

AGENCY CASE # 2026-00000406		CITATION # P02340FB		DATE 01/09/2026	TIME 7:10 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
<b>VIOLATOR INFORMATION</b>					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST JANICE	MIDDLE MAE	LAST STAMPER		SUFFIX	
STREET 5 KAYWOOD PL		CITY PALM COAST		STATE FL	ZIP 32164
DL/ID #	STATE FL	BIRTH DATE 12/07/1948	RACE W	GENDER F	TELEPHONE
YR VEHICLE 2019	TAG # NHED67	TRAILER TAG #	TAG EXP DATE 12/07/2026	STATE FL	
COLOR GRY	STYLE UTILITY	MAKE NISS	MODEL PATHFINDER	V.I.N. OR MOTOR # 5N1DR2MN7KC619474	
<b>ROADWAY INFORMATION</b>					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S DAYTONA AVE				
FEET 78	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY S 2ND ST		
LATITUDE -81.129215		LONGITUDE 29.479822		ZONE	
<b>VIOLATION</b>					
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK				
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN					
<b>PAYMENT INFORMATION</b>					
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	
<b>COURT INFORMATION (if applicable)</b>					
COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL			

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.

- 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
- BY MAIL TO: CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136
- PAY THE CITATION ONLINE AT [WWW.CITYOFFLAGLERBEACH.COM](http://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.

<b>REPORTING OFFICER</b>			
OFFICER SIGNATURE <i>[Signature]</i>	BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

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

Michael Stamper

Appellant,

v.

CITATION # P02340FB

CITY OF FLAGLER BEACH,

Appellee.

AFFIDAVIT IN SUPPORT OF CITATION

STATE OF FLORIDA  
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared C. Romero #7091, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.
2. On 01/09/2026 at approximately 19:10, I observed a Grey Nissan with license plate NHED67 parked at approximately South 2nd Street and Daytona.
3. I ascertained that the vehicle was registered to Michael Stamper.
4. The vehicle was parked in violation of city ordinance 19-25.
5. Specifically, the vehicle was parked on a sidewalk.
6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.
7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation P02340FB.

FURTHER AFFIANT SAYETH NAUGHT.

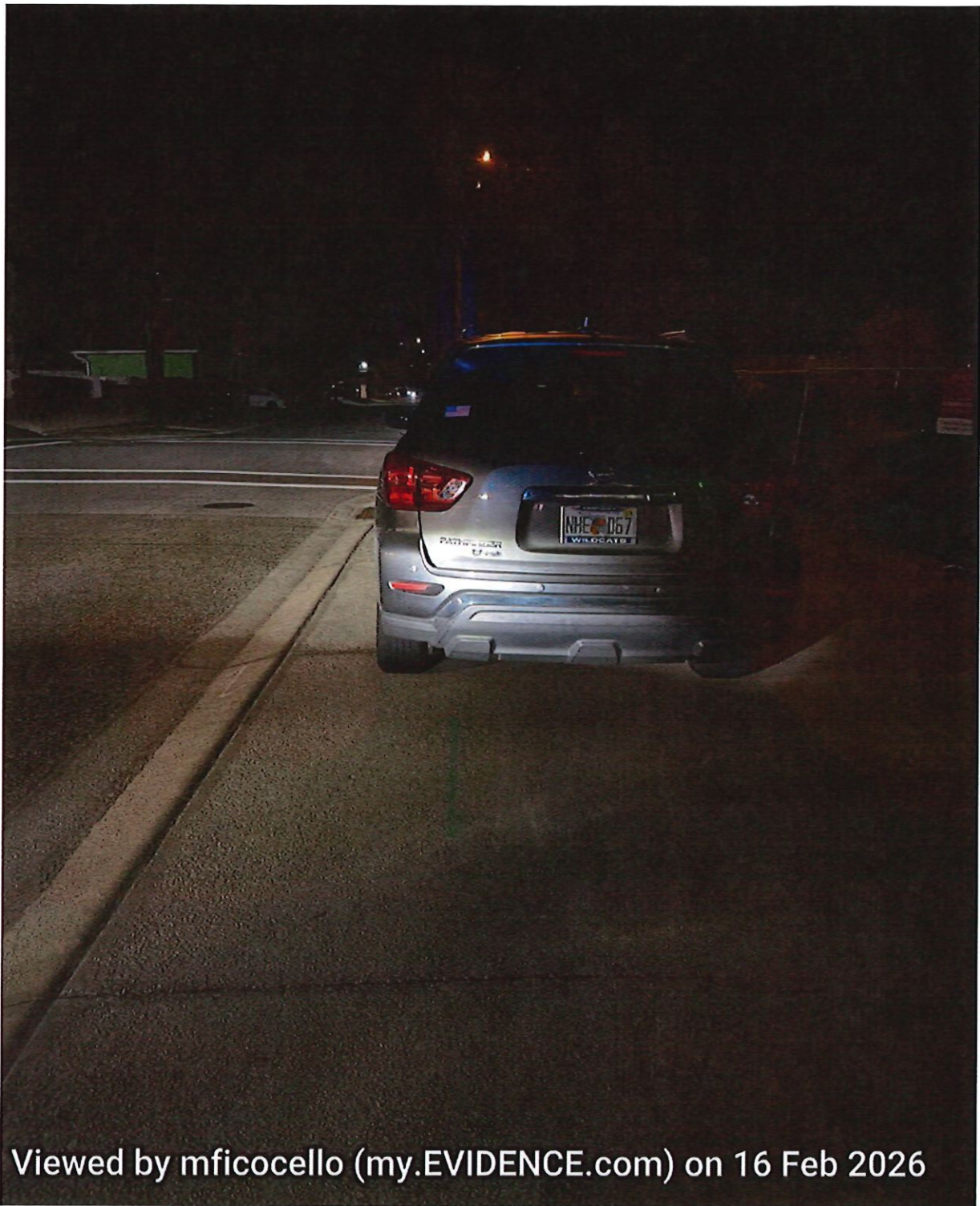
Dated this 13<sup>th</sup> day of FEB, 2025.

  
C. Romero #7091

Sworn to and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization  
this 13<sup>th</sup> day of February, 2026 by Camilla Romero who is personally  
known to me or produced \_\_\_\_\_ as identification.



Doretha S. Ramirez  
Notary Public – State of Florida



Viewed by mficocello (my.EVIDENCE.com) on 16 Feb 2026

PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. PO2340FB

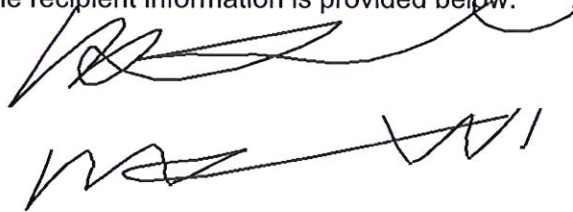
Mailer: City of Flagler Beach

Date Produced: 02/06/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 5815 61. Our records indicate that this item was delivered on 02/05/2026 at 12:45 p.m. in PALM COAST, FL 32164. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**5 KAYWOOD PL, PALM COAST,  
FL 32164**

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:

MICHAEL STAMPER  
5 KAYWOOD PLACE  
PALM COAST, FL 32164

Customer Reference Number: C6540806.40017278

Return Reference Number P02340FB



**Return address:**

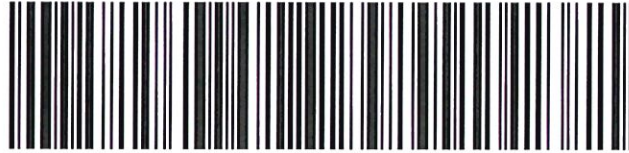
CITY OF FLAGLER BEACH  
105 S 2ND ST  
FLAGLER BEACH FL 32136

**Recipient address:**

MICHAEL STAMPER  
5 KAYWOOD PLACE  
PALM COAST, FL 32164

MAILING DATE: 02/02/2026  
DELIVERY DATE: 02/05/2026

USPS CERTIFIED MAIL



9214 8901 9403 8354 5815 61

**USPS Tracking Label Number: 9214 8901 9403 8354 5815 61**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/02/2026 10:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/02/2026 12:45
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/03/2026 21:31
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/03/2026 22:46
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/04/2026 05:22
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	02/05/2026 03:28
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	02/05/2026 12:45

CUSTOM 1:



## Special Magistrate Hearing

APPEAL OF PARKING CITATION

February 25, 2026

---

**Citation Number:** P02360FB

**Appellant:** Kathleen Bolock \*Telephonic Appearance\*

**Police Officer:** Officer C. Romero # 7091

**Attachments:** Notice of Hearing  
Hearing Request to Contest Local Parking Citation Form  
Request For Telephonic Appearance  
Photographs Submitted by Appellant  
Parking Violation  
Affidavit in Support of Citation Submitted by Officer  
Certified Mailing

**Mailing Costs:** \$19.20



## 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. P02360FB

KATHLEEN BOLOCK  
15602 TALUS COURT  
FOLEY, AL 36535

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

---

### NOTICE OF HEARING

TO: KATHLEEN BOLOCK \*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, FEBRUARY 25, 2025 at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2<sup>nd</sup> 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 15602 TALUS COURT, FOLEY, AL 36535, this 2<sup>ND</sup> day of FEBRUARY 2026.

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

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
JAN 27 2026

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: P02360FB Date Issued: 1/23/2026

I, Kathleen Bolock, 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 parked, as did the white BMW in front of me, where I understood the sidewalk to be in an area where the sidewalk is not clearly marked. As shown in attached photos, the sidewalk from Sun Bros Coffee led me to believe it was along the street and not blocked.

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: 412-977-4708

Email Address: david.kolock@gmail.com

Mailing Address: 15602 Talos Court, Foley

City: Foley State: AL Zip Code: 36535

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: Kathleen Bolock

Print Name: Kathleen Bolock

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed in person or by virtual notarization on the 27 day of January 2016 by Kathleen Bolock who is personally known to me or who produced Drivers License as identification.

Bonnie S. Bramer
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](http://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: P02360FB

I, Kathleen Bolock, hereby request to appear via telephone at the hearing scheduled on the 25th day of February, 2026 at 3pm.

I submit the following reason(s) for the request: reside out-of-state

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

Telephone: Advised in-person Email: \_\_\_\_\_

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: Kathleen Bolock

Print Name: Kathleen Bolock

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or \_\_\_\_\_ by virtual notarization on the 27th day of January, 2026 by Kathleen Bolock who is personally known to me or who produced FL DL as identification.

Michele C. Fico  
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](mailto:planning@cityofflaglerbeach.com); For questions, please contact (386) 517-2000 ext. 231

Photo 1



In this photo, you see where I was parked on the night of receiving the ticket. Note, there are no signs regarding where or how to park, there are no signs saying "no parking", so this area is used frequently. Also note, there is no clear indication of where a sidewalk exists. In the upcoming photos, you will see why I believed I was "Not" parked on the sidewalk.

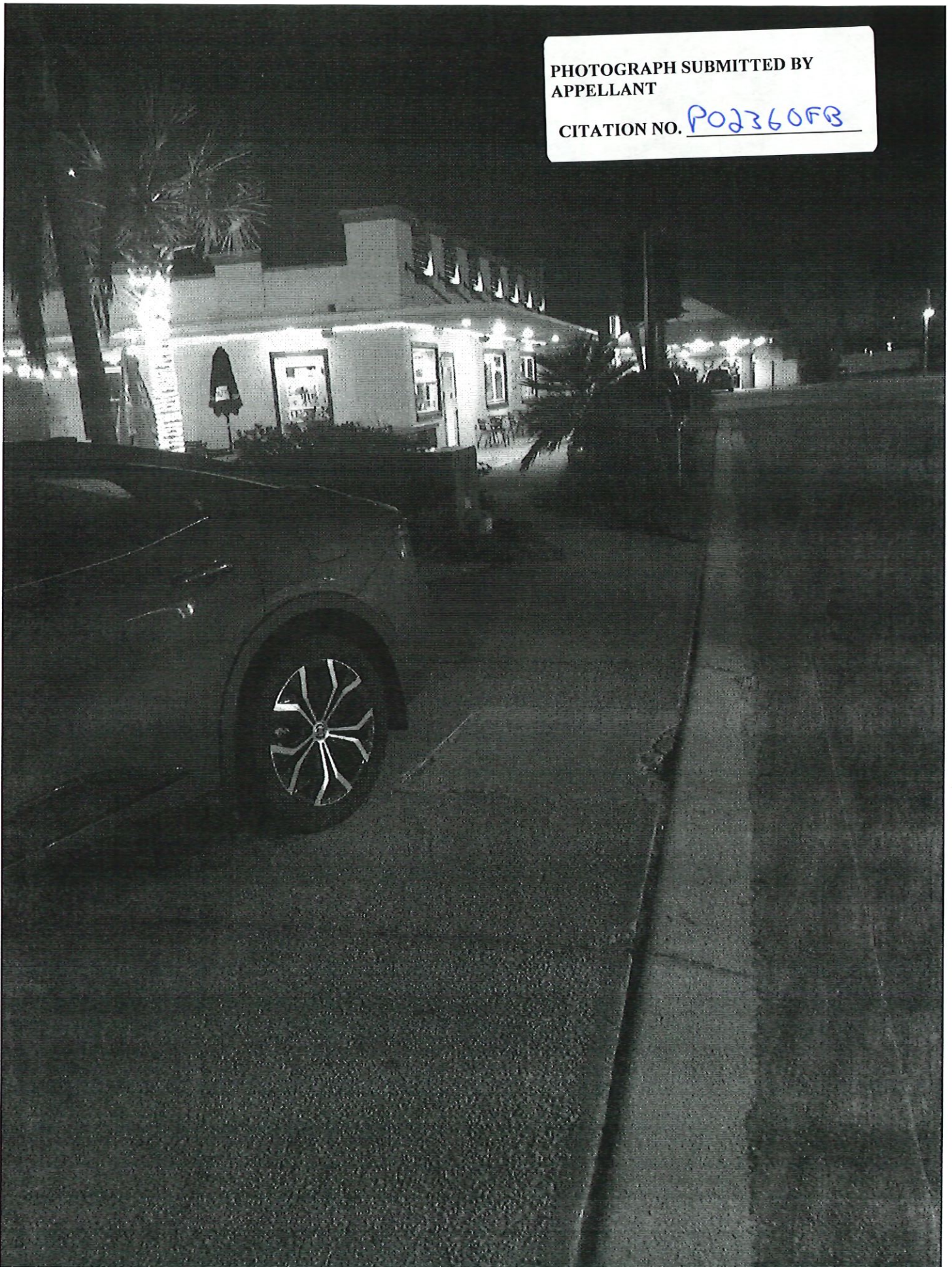
PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02360FB

Photo 2

PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02360FB



Here is my car as it was the evening of the ticket

Photo 3



Here is the sidewalk coming from Suz Bros. to where I was parked

Photo 4



This is the view from where I was parked back to Sun Bros. As you can see, the sidewalk comes out to the edge of the street leading me to believe the sidewalk was along the street (since nothing was clearly marked), There was also a white BMW parked in front of me who assumed the same and also received a ticket that evening.

PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02360FS



# 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 # 2026-00001065		CITATION # P02360FB		DATE 01/23/2026	TIME 7:11 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
<b>VIOLATOR INFORMATION</b>					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST KATHLEEN	MIDDLE MARY	LAST BOLOCK		SUFFIX	
STREET 38 VILLAGE DR		CITY FLAGLER BEACH		STATE FL	ZIP 32136
DL/ID #	STATE FL	BIRTH DATE 10/22/1956	RACE W	GENDER F	TELEPHONE
YR VEHICLE 2024	TAG # JS851W	TRAILER TAG #	TAG EXP DATE 10/22/2026	STATE FL	
COLOR RED	STYLE 4 DOOR SED	MAKE TOYT	MODEL	V.I.N. OR MOTOR # JTDAAAFA8R3021846	
<b>ROADWAY INFORMATION</b>					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S DAYTONA AVE				
FEET 72	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY S 2ND ST		
LATITUDE -81.129221		LONGITUDE 29.479801		ZONE	
<b>VIOLATION</b>					
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK				
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN					
<b>PAYMENT INFORMATION</b>					
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	
<b>COURT INFORMATION (if applicable)</b>					

### 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.

<b>REPORTING OFFICER</b>			
OFFICER SIGNATURE <i>Camilla Romero</i>	BADGE # 7001	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

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

KATHLEEN MARY BOLOCK

Appellant,

v.

CITATION # P02360FB

CITY OF FLAGLER BEACH,

Appellee.

AFFIDAVIT IN SUPPORT OF CITATION

STATE OF FLORIDA  
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared C. Romero #7091, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.

2. On 01/23/26 at approximately 19:11, I observed a Red Toyota with license plate JS851W parked on Daytona and S. 2nd Street.

3. I ascertained that the vehicle was registered to Kathleen Bolock.

4. The vehicle was parked in violation of 19-25.

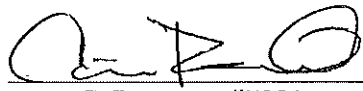
5. Specifically, the vehicle was parked on a sidewalk.

6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.

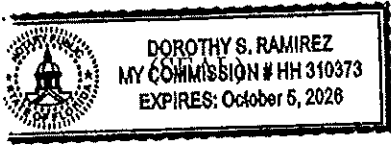
7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation P02360FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 13<sup>th</sup> day of FEB., 2025.

  
C. Romero, #7091

Sworn to and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization this 13 day of February 2026 by Camilla Romero who is personally known to me or produced \_\_\_\_\_ as identification.



  
Notary Public – State of Florida



Viewed by mficocello (my.EVIDENCE.com) on 16 Feb 2026

PHOTOGRAPH SUBMITTED BY  
APPELLANT

CITATION NO. P02360FB



**Return address:**

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

**Recipient address:**

KATHLEEN BOLOCK  
15602 TALUS COURT  
FOLEY, AL 36535

**USPS CERTIFIED MAIL**



9214 8901 9403 8354 5805 88

**USPS Tracking Label Number: 9214 8901 9403 8354 5805 88**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/02/2026 10:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/02/2026 12:45
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/03/2026 21:31
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/03/2026 22:46
PROCESSED THROUGH USPS FACILITY	MOBILE AL DISTRIBUTION CENTER 36619	02/06/2026 08:26
PROCESSED THROUGH USPS FACILITY	MOBILE AL DISTRIBUTION CENTER 36619	02/07/2026 01:17
NO AUTHORIZED RECIPIENT AVAILABLE	FOLEY,AL 36535	02/07/2026 10:04
REMINDER TO SCHEDULE REDELIVERY	FOLEY,AL 36535	02/12/2026 03:25

*2/16/2026 - confirmed via email. MCF.*



## Special Magistrate Hearing

Code Enforcement

February 25, 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 Status Hearing

Certified Mailing

Magistrate Order

Certified Mailing

Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

**Total Cost of Mailings** \$19.20 – Magistrate Order

\$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.

NOTICE OF STATUS 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 noncriminal penalties to enforce the *Code of Ordinances*.

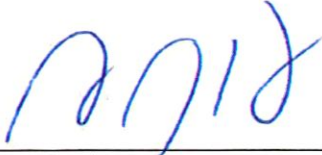
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, February 25, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2<sup>nd</sup> Street South, Flagler Beach, Florida, concerning **Findings of Fact** dated **February 3, 2026**. Your 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 provide a status update.

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: February 5, 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 5<sup>th</sup> day of February 2026.



\_\_\_\_\_  
Michele Ficocello  
Clerk to the Special Magistrate



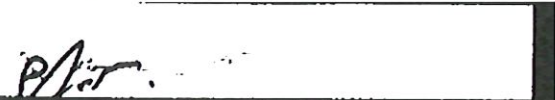
Mailer: City of Flagler Beach

Date Produced: 02/11/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 5200 71. Our records indicate that this item was delivered on 02/10/2026 at 01:12 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient : 

Signature	
X	
Printed Name	Mille

Address of Recipient : 

Delivery Address	PO Box 731681
------------------	---------------

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: C6552256.40097209

Return Reference Number 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: 02/05/2026  
DELIVERY DATE: 02/10/2026

---

USPS CERTIFIED MAIL



9214 8901 9403 8355 5200 71

---

**USPS Tracking Label Number: 9214 8901 9403 8355 5200 71**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 13:58
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
AVAILABLE FOR PICKUP	ORMOND BEACH,FL 32173	02/09/2026 11:47
DELIVERED INDIVIDUAL PICKED UP AT USPS	ORMOND BEACH,FL 32174	02/10/2026 13:12

CUSTOM 1:

**BEFORE THE CODE ENFORCEMENT MAGISTRATE FOR THE  
CITY OF FLAGLER BEACH, FLORIDA**

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0049

GERALD & CLAUDIA'S  
OCEANVIEW PLAZA, LLC,

Respondent.

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

**THIS MATTER** having come before the Code Enforcement Magistrate for the City of Flagler Beach, Florida on January 28, 2026 after due notice to Respondent and the undersigned having received evidence and heard testimony under oath thereupon issues the following Findings of Fact and Order:

**FINDINGS OF FACT**

1. The property subject to this proceeding is located at 210 Moody Blvd, Flagler Beach, Florida, and has Flagler County Tax Parcel ID 12-12-31-4500-00350-0010 (the "Subject Property").
2. Gerald & Claudia's Oceanview Plaza, LLC is the Owner of the Subject Property.
3. On December 9, 2025, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited Respondent for failing to enclose the garbage containers on the Subject Property.
4. The violation was not cured as of the date of the hearing.

**BASED UPON THE FOREGOING, IT IS ORDERED:**

5. Respondent shall cure the violation by enclosing the garbage containers located upon the Subject Property in accordance with the City of Flagler Beach Code of Ordinances.

6. The City shall schedule and notice this matter for a status hearing on February 25, 2026 to ensure the violation has been cured.

7. Respondent shall pay the administrative costs incurred by the City in the amount of \$19.20 to the City within thirty (30) days of this Order.

8. The undersigned retains jurisdiction to enter further orders to achieve correction of the violation found herein.

9. Any future violation of the same Code section by Respondent within five years of the date of this Order may be prosecuted as a repeat violation.

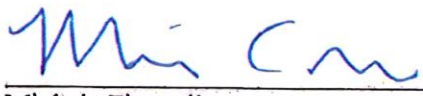
ORDERED on this 3rd day of February, 2026.



Gregory Popp  
Code Enforcement Magistrate

**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 this 5th day of February, 2026.



Michele Ficocello,  
Clerk to the Special Magistrate

**City of Flagler Beach**  
 800 SOUTH DAYTONA AVENUE / PO BOX 70  
 Flagler Beach, FL 32136  
 (386) 517-2000

Invoice For Enforcement: EEN26-0049  
 Print Date: 02/04/2026



GERALD & CLAUDIA'S OCEANVIEW  
 PO BOX 731681  
 ORMOND BEACH FL 32174

**\$ 19.20**

Invoice No	Invoice Date	CO Number	Address	Amount Due
00075425	02/04/26	EEN26-0049	210 MOODY BLVD	\$ 19.20
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	ADMIN FEES	\$19.20	\$ 19.20
<b>Total Amount Due</b>				<b>\$ 19.20</b>




Mailer: City of Flagler Beach

Date Produced: 02/11/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 4217 81. Our records indicate that this item was delivered on 02/10/2026 at 01:13 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Mille

Address of Recipient :

Delivery Address	PO Box 731681
------------------	---------------

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: C6551978.40095470  
Return Reference Number MAGISTRATE ORDER



**Return address:**

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

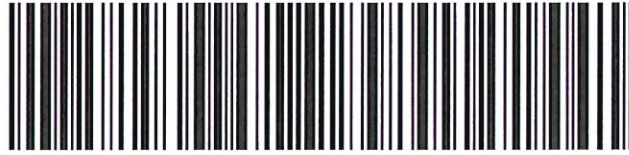
**Recipient address:**

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

MAILING DATE: 02/05/2026  
DELIVERY DATE: 02/10/2026

---

**USPS CERTIFIED MAIL**



9214 8901 9403 8355 4217 81

---

**USPS Tracking Label Number: 9214 8901 9403 8355 4217 81**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 12:48
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
ARRIVAL AT UNIT	ORMOND BEACH,FL 32174	02/10/2026 12:15
AVAILABLE FOR PICKUP	ORMOND BEACH,FL 32173	02/10/2026 12:23
DELIVERED INDIVIDUAL PICKED UP AT USPS	ORMOND BEACH,FL 32174	02/10/2026 13:13

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 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 2<sup>nd</sup> 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.

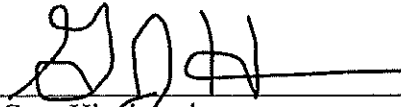
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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 5<sup>th</sup> 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:**

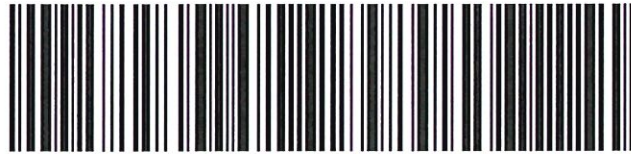
CITY OF FLAGLER BEACH  
105 S 2ND ST  
FLAGLER BEACH FL 32136

**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:

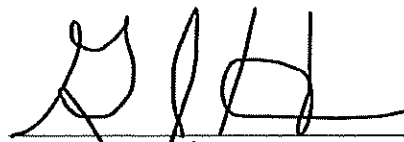
**Garbage containers on property in plain view not placed in an enclosed area to avoid any nuisances.**

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.**

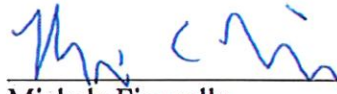
**You must correct the violations by no later than 5:00 p.m. on Wednesday, December 24, 2025. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement 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 9<sup>th</sup> 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:



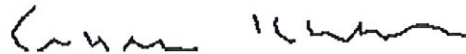
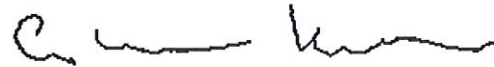
Mailer: City of Flagler Beach

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
ORDER	2/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS HEARING	2/5/2026	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

<b>Mailing Cost To Date</b>	<b>\$38.40</b>
-----------------------------	----------------

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

February 25, 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 Imposition of Fines Hearing

Certified Mailing

Magistrate Order

Certified Mailing

Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

**Total Cost of Mailings** \$19.20 – Magistrate Order

\$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 February 5, 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. 2<sup>nd</sup> Street Flagler Beach, Florida (City Hall), for the dated February 5, 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 5<sup>th</sup> day of February, 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  
C/O Ken Aston,  
owner,

Respondent.

IMPOSITION OF FINES - 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, February 25, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2<sup>nd</sup> Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Special Magistrate's Order dated **February 3, 2026**, 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.

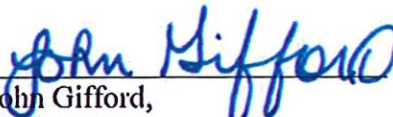
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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. 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: February 5, 2026

  
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 5<sup>th</sup> day of February 2026.

  
\_\_\_\_\_  
Michele Ficocello  
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 02/11/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 5162 96. Our records indicate that this item was delivered on 02/10/2026 at 04:45 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: C6552256.40097207

Return Reference Number NOH



**Return address:**

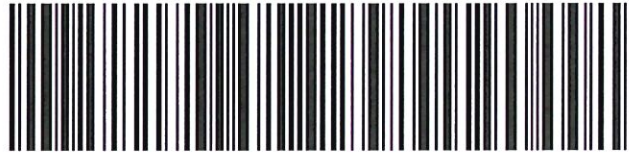
CITY OF FLAGLER BEACH  
105 S 2ND ST  
FLAGLER BEACH FL 32136

**Recipient address:**

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

MAILING DATE: 02/05/2026  
DELIVERY DATE: 02/10/2026

USPS CERTIFIED MAIL



9214 8901 9403 8355 5162 96

**USPS Tracking Label Number: 9214 8901 9403 8355 5162 96**

USPS Tracking History	Location	Date / Time
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 14:12
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/06/2026 21:52
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/06/2026 23:07
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/07/2026 09:25
PROCESSED THROUGH USPS FACILITY	SAINT LOUIS MO DISTRIBUTION CEN 63155	02/09/2026 10:07
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	SAINT LOUIS,MO 63105	02/10/2026 16:45

CUSTOM 1:

**BEFORE THE CODE ENFORCEMENT MAGISTRATE FOR THE  
CITY OF FLAGLER BEACH, FLORIDA**

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0027

MOODY BOULEVARD  
ASSOC., LLC c/o Ken Aston,

Respondent.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

**THIS MATTER** having come before the Code Enforcement Magistrate for the City of Flagler Beach, Florida on January 28, 2026 after due notice to Respondent and the undersigned having received evidence and heard testimony under oath thereupon issues the following Findings of Fact and Order:

**FINDINGS OF FACT**

1. The property subject to this proceeding is located at 312 Moody Blvd, Flagler Beach, Florida, and has Flagler County Tax Parcel ID 12-12-31-4500-00480-0050 (the "Subject Property").
2. Moody Boulevard Assoc., LLC is the Owner of the Subject Property.
3. On October 27, 2025, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited Respondent for the failure of the business operating at the Subject Property to obtain a local business tax receipt.
4. The violation was not cured as of the date of the hearing.

**BASED UPON THE FOREGOING, IT IS ORDERED:**

5. Respondent shall cure the violation by obtaining a local business tax receipt and paying associated fees within thirty days of the date of this Order. Failure to comply within the

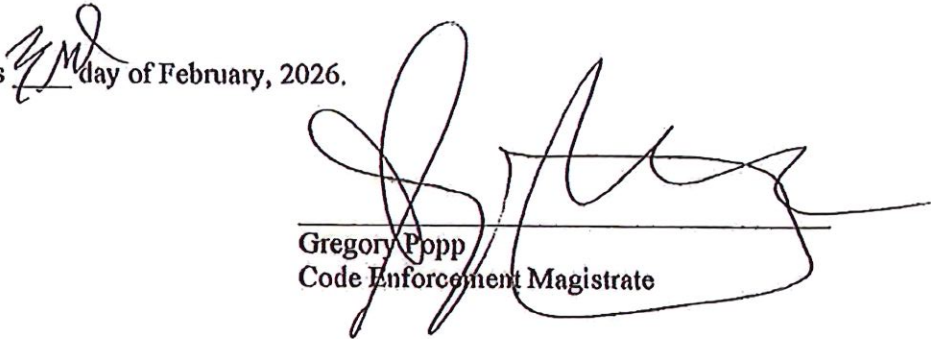
time allowed shall result in imposition of fines up to \$250.00 per day for each day the violation continues beyond the time allowed.

6. Respondent shall pay the administrative costs incurred by the City in the amount of \$19.20 to the City within thirty (30) days of this Order.

7. The undersigned retains jurisdiction to enter further orders to achieve correction of the violation found herein.


8. Any future violation of the same Code section by Respondent within five years of the date of this Order may be prosecuted as a repeat violation.

ORDERED on this 2nd day of February, 2026.

  
\_\_\_\_\_  
Gregory Popp  
Code Enforcement Magistrate

**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 this 5th day of February, 2026.

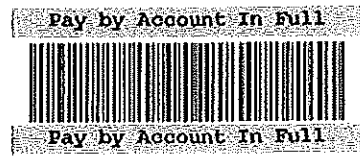
  
\_\_\_\_\_  
Michele Ficocello,  
Clerk to the Special Magistrate

**City of Flagler Beach**  
 800 SOUTH DAYTONA AVENUE / PO BOX 70  
 Flagler Beach, FL 32136  
 (386) 517-2000

Invoice For Enforcement: EEN26-0027

Print Date: 02/04/2026

MOODY BOULEVARD ASSO LLC  
 211 HENRY AVE  
 ST LOUIS MO 63011



\$ 19.20

Invoice No	Invoice Date	CO Number	Address	Amount Due
00075423	02/04/26	EEN26-0027	312 MOODY BLVD	\$ 19.20
<b>Fee Details:</b>				
Quantity	Description	Amount Cost	Balance	
1.000	ADMIN FEES	\$19.20	\$ 19.20	
<b>Total Amount Due</b>			<b>\$ 19.20</b>	



Mailer: City of Flagler Beach

Date Produced: 02/12/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 4188 59. Our records indicate that this item was delivered on 02/11/2026 at 04:08 p.m. in SAINT LOUIS, MO 63105. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of several fluid, connected strokes.

Address of Recipient :

**120 S CENTRAL AVE STE 1200,  
SAINT LOUIS, MO 63105**

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: C6551978.40095468

Return Reference Number MAGISTRATE ORDER



**Return address:**

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

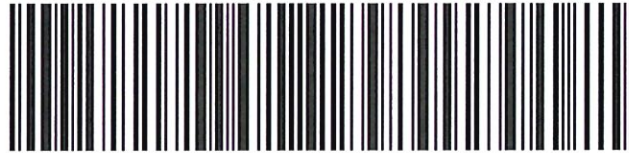
**Recipient address:**

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

MAILING DATE: 02/05/2026  
DELIVERY DATE: 02/11/2026

---

**USPS CERTIFIED MAIL**



9214 8901 9403 8355 4188 59

---

**USPS Tracking Label Number: 9214 8901 9403 8355 4188 59**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 12:03
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
PROCESSED THROUGH USPS FACILITY	SAINT LOUIS MO DISTRIBUTION CEN 63155	02/09/2026 10:07
PROCESSED THROUGH USPS FACILITY	SAINT LOUIS MO DISTRIBUTION CEN 63155	02/10/2026 22:18
PROCESSED THROUGH USPS FACILITY	SAINT LOUIS MO DISTRIBUTION CEN 63155	02/11/2026 00:08
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	SAINT LOUIS,MO 63105	02/11/2026 16:08

CUSTOM 1:

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. 2<sup>nd</sup> 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 13<sup>th</sup> 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 2<sup>nd</sup> 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.

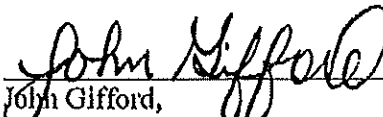
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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*.

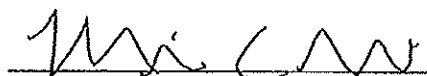
If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

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 2<sup>nd</sup> day of December 2025.

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

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.

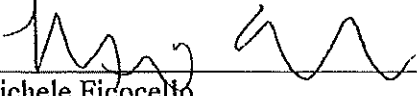
**You must correct the violations by no later than 5:00 p.m. on the 27th day November 2025.** If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement 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 29<sup>th</sup> 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**

<b>Invoice #:</b> 00063173	<b>LBTR #:</b> B252889	<b>LBTR:</b> BUSINESS	<b>Business Type:</b> Business Tax	<b>Expiration Date:</b> 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.

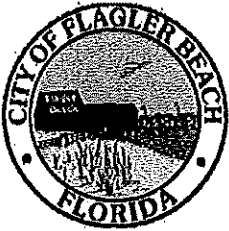
If you wish to pay by phone with credit card, please call (386) 517-2000 ext. 231.  
 Credit Card processing fees will apply.

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	

**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**

<b>Invoice #:</b> 00064238	<b>LBTR #:</b> B252889	<b>LBTR:</b> BUSINESS	<b>Business Type:</b> Business Tax	<b>Expiration Date:</b> 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
ORDER	2/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
IMPOSITION OF FINES	2/5/2026	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

<b>Mailing Cost To Date</b>	<b>\$38.40</b>
-----------------------------	----------------

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

February 25, 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 Imposition of Fines Hearing

Certified Mailing

Magistrate Order

Certified Mailing

Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

**Total Cost of Mailings** \$19.20 – Magistrate Order

\$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 February 5, 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. 2<sup>nd</sup> Street Flagler Beach, Florida (City Hall), for the dated February 5, 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 5<sup>th</sup> day of February, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEA  MICHELE C. FICOELLO  
MY COMMISSION # HH 437434  
EXPIRES: August 24, 2027

  
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.

IMPOSITION OF FINES - 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, February 25, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2<sup>nd</sup> Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Special Magistrate's Order dated **February 3, 2026**, 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.

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. 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*.

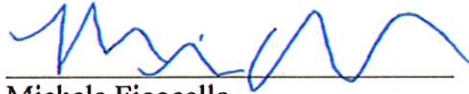
If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

DATED: February 5, 2026

  
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 5<sup>th</sup> day of February 2026.



Michele Ficocello  
Clerk to the Special Magistrate



Notice of Hearing

**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 8355 5178 28

**USPS Tracking Label Number: 9214 8901 9403 8355 5178 28**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 13:58
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/06/2026 21:52
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/06/2026 23:07
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/07/2026 09:25
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/07/2026 18:18
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/08/2026 13:27
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	02/11/2026 21:37
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/13/2026 06:52
ARRIVAL AT UNIT	BUNNELL,FL 32110	02/14/2026 09:50
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32137	02/14/2026 12:01

**BEFORE THE CODE ENFORCEMENT MAGISTRATE FOR THE  
CITY OF FLAGLER BEACH, FLORIDA**

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0043

GOLDEN MAGNOLIA  
MARINE, INC

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

**THIS MATTER** having come before the Code Enforcement Magistrate for the City of Flagler Beach, Florida on January 28, 2026 after due notice to Respondent and the undersigned having received evidence and heard testimony under oath thereupon issues the following Findings of Fact and Order:

**FINDINGS OF FACT**

1. The property subject to this proceeding is located at 1104 S Ocean Shore Blvd, Flagler Beach, Florida, and has Flagler County Tax Parcel ID 12-12-31-4500-00180-0010 (the "Subject Property").
2. Golden Magnolia Marine, Inc. is the Owner of the Subject Property.
3. On November 14, 2025, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited Respondent for the failure to keep the pool water clean and sanitary and failure to cut the grass.
3. The grass was cut within the time allowed in the Notice of Violation.
4. The pool water remains untreated and unsanitary as of the date of the hearing.

**BASED UPON THE FOREGOING, IT IS ORDERED:**

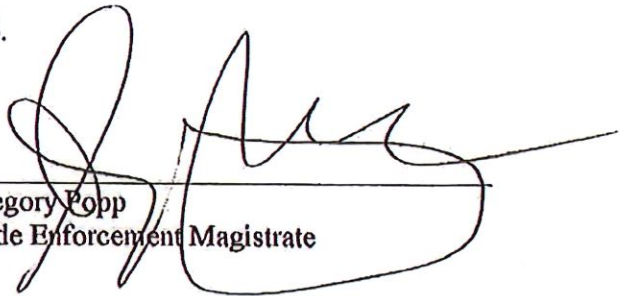
5. Respondent shall cure the violation by ensuring the pool is filter is properly functioning and treating the water so that it is clear and sanitary on or before February 17, 2026. Failure to comply with this Order shall result in the imposition of fines up to \$250.00 per day for each day the violation continues beyond the time allowed herein.

6. Respondent shall pay the administrative costs incurred by the City in the amount of \$19.20 to the City within thirty (30) days of this Order.

7. The undersigned retains jurisdiction to enter further orders to achieve correction of the violation found herein.

8. Any future violation of the same Code section by Respondent within five years of the date of this Order may be prosecuted as a repeat violation.

**ORDERED** on this 7<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Gregory Popp  
Code Enforcement Magistrate

**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 this 5<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Michele Ficocello,  
Clerk to the Special Magistrate

**City of Flagler Beach**  
 800 SOUTH DAYTONA AVENUE / PO BOX 70  
 Flagler Beach, FL 32136  
 (386) 517-2000

Invoice For Enforcement: EEN26-0043  
 Print Date: 02/04/2026



Golden Magnolia Marine Inc  
 1 HARGROVE GRADE STE 2  
 PALM COAST FL 32137

\$ 19.20

Invoice No	Invoice Date	CO Number	Address	Amount Due
00075424	02/04/26	EEN26-0043	1104 S OCEAN SHORE BLVD	\$ 19.20
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	ADMIN FEES	\$19.20	\$ 19.20
<b>Total Amount Due</b>				<b>\$ 19.20</b>



Masistrate Order

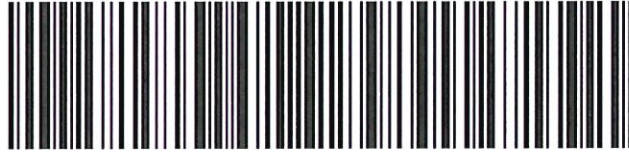
**Return address:**

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 8355 4205 55

**USPS Tracking Label Number: 9214 8901 9403 8355 4205 55**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 12:40
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
ARRIVAL AT UNIT	BUNNELL,FL 32110	02/14/2026 09:50
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32137	02/14/2026 12:01

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. 2<sup>nd</sup> 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 20<sup>th</sup> 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 2<sup>nd</sup> 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*.

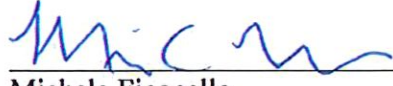
If you wish to have any witnesses subpoenaed, or have any other questions, please contact the office of Code Enforcement Officer within five (5) days, at 800 S. Daytona Ave, Flagler Beach, Florida 32136, (386) 517-2000 ext. 249 or 247.

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 18<sup>th</sup> day of December 2025.

  
\_\_\_\_\_  
Michele Ficocello  
Clerk to the Special Magistrate



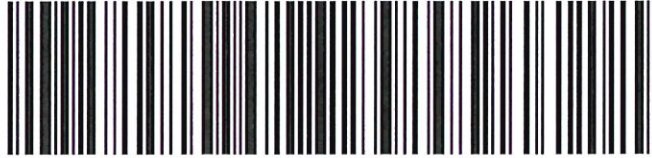
**Return address:**

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:

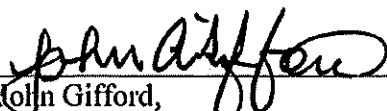
Pool not maintained in a clean and sanitary condition.

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 2PALM COAST, FL 32137 on this 14<sup>th</sup> day of November, 2025.



Michele Ficocello  
Clerk to the Special Magistrate



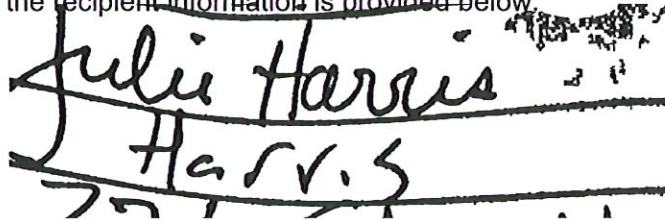
Mailer: City of Flagler Beach

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

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
ORDER	2/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
IMPOSITION OF FINES	2/5/2026	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

<b>Mailing Cost To Date</b>	<b>\$38.40</b>
-----------------------------	----------------

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