



Special Magistrate Regular Meeting Agenda

Wednesday, April 22, 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. March 25, 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. P02438FB; Brian Gardner; Officer J. Saunders # 7087
 - b. P02482FB; Deborah Tober; Officer C. Romero # 7091
7. **New Cases - Code Enforcement**
 - a. EEN26-0108; Flagler Square-Jax, Inc.; 11-12-31-2500-00010-0000; City of Flagler Beach Code of Ordinances Section 2.07.02.7 (3)
8. **Status Updates - Code Enforcement**
 - a. 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)
 - b. EEN26-0055; John Paiva; 1747 N Central Avenue; 36-11-31-6115-00030-00C0; City of Flagler Beach Code of Ordinances Sections 13-37 and 13-38
 - c. EEN26-0083; Zachary Zeigler; 160 Lantana Avenue; 12-12-31-5900-00750-0140; City of Flagler Beach Code of Ordinances Section 13.1 (3), (4), and (5)
 - d. EEN26-0101; Marcella L and Alvin C Stampfli (Trustees); 3580 S Ocean Shore Blvd Unit 806; 29-12-32-4570-00000-0806; Florida Building Code Section 105.1 (A)
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, March 25, 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

Acting City Attorney Holli New, Code Enforcement Officer John Gifford, Code Enforcement Officer Gary Hinebaugh, Police Officer J. Saunders, Building Inspector John Laureano and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

a. February 25, 2026 Meeting Minutes - Approved

4. Deletions and changes to the agenda

Code Case EEN26-0101, 3580 S Ocean Shore Blvd Unit 806, was added to the agenda due to an identified deficiency in the required notice. This item was heard prior to item 6c. The Respondent was present and sworn in by the Clerk. Code Enforcement Officer Gary Hinebaugh was present and sworn in by the Clerk. The Respondent, Scott Botka, was present and sworn in by the Clerk. Mr. Gifford testified regarding the violation and provided background information related to the progression of the code case. Building Inspector John Laureano was present and sworn in by the Clerk. Mr. Laureano's testimony included a detailed description of the violation and the current conditions. Discussion ensued related to the permit history of the property, past hurricane damage, working without a permit and the permit process. The Respondent testified he is currently in arbitration with the insurance company related to Hurricane Ian damage and stated he did pull a permit for the work which was never completed by the contractor. After consideration of the evidence presented, Magistrate Popp found the property to be in violation and entered an order to include the Respondent obtaining a permit within forty-five (45) days. Magistrate Popp ordered the case scheduled for a status hearing on April 22, 2026, and for the Respondent to coordinate with City Staff to obtain the permit. A member of the public requested to speak related to this matter. Magistrate Popp granted the request. Mary Doehne, 3580 S Ocean Shore Blvd. Unit 704, was sworn in by the Clerk. Ms. Doehne stated she is the President of the Nautilus Homeowners' Association and expressed concern over the conditions of Unit 806. Ms. Doehne stated the concerns have been ongoing for years.

5. Request To Identify Persons Having Cases on The Agenda

6. Parking Citation Appeals

- a. P02355FB; Raymond Healy; Officer J. Saunders # 7087

The Appellant was present and sworn in by the Clerk. The Officer was present and sworn in by the Clerk. The Appellant testified that there was no signage or pavement markings indicating that the area in which he parked was designated as a fire line. Magistrate Popp showed the Appellant the photograph submitted by the Officer and the Appellant confirmed the car in the photograph looked like his vehicle. Discussion ensued related to the fire lane signage and markings. Ofc. Saunders testified the pictures speak for themselves and there are markings. Ofc. Saunders stated he was willing to accept a reduction in the fine. Discussion ensued related to the fine amount. Magistrate Popp ordered the citation upheld, the fine reduced to \$30, community education of twenty (20) licensed drivers and one day community service in the form of beach cleanup with sixty (60) days to complete.

7. New Cases - Code Enforcement

- a. EEN26-0028; Sandy Ridge Investment LLC, Inc.; 2261 S Flagler Avenue; 19-12-32-4550-00030-0230; Florida Building Code Section 105.1 (A)

Code Enforcement Officer John Gifford was sworn in by the Clerk. Mr. Gifford testified regarding the violation, including the status of the violation, and presented a PowerPoint in support of his testimony. The Respondent's legal representative requested another continuance and could not provide a timeline for curing the violation. The Respondent's legal representative stated her client is actively working towards compliance. Magistrate Popp granted a continuance for ninety (90) days, and a status hearing will be set for June 24, 2026.

- b. EEN26-0055; John Paiva; 1747 N Central Avenue; 36-11-31-6115-00030-00C0; City of Flagler Beach Code of Ordinances Sections 13-37 and 13-38

The Respondent was present and sworn in by the Clerk. Mr. Gifford testified regarding the violation and presented a PowerPoint in support of his testimony. The Respondent testified he would remove the vehicles within fifteen (15) days. Magistrate Popp ordered the Respondent to cure the violation within twenty-one (21) days, pay administrative costs of \$19.20 and ordered a status hearing for April 22, 2026.

- c. EEN26-0083; Zachary Zeigler *Telephonic Appearance*; 160 Lantana Avenue; 12-12-31-5900-00750-0140; City of Flagler Beach Code of Ordinances Section 13.1 (3), (4), and (5)

The Clerk attempted to contact the Respondent via the telephone number provided. The Respondent did not answer, and the voicemail could not receive messages. Mr. Gifford testified regarding the violation and presented a PowerPoint in support of his testimony. Discussion ensued related to the state of the violation and the process moving forward. Magistrate Popp found the property in violation and entered an order to compel the Respondent to grant the City access to the property to fully assess the violation within fifteen (15) days and failure to comply would result in the City's pursuit of an imposition of fines. Magistrate Popp directed City Staff to notify the Respondent via all contact avenues available and provide the Respondent with a permission to grant entry form which will be drafted by the Clerk and forwarded to the City Attorney for final approval.

8. Status Updates - Code Enforcement - None

9. Other Business

The Clerk reported two to three parking citation appeals on the next agenda. Code Enforcement reported one or two new cases along with status updates on the next agenda. Discussion of processes ensued and included the Magistrate including in his orders the hearing date if a case is coming back for a status hearing. The Clerk will include the hearing schedule with the agenda packet information moving forward.

10. Adjournment

Magistrate Popp adjourned the hearing at 4:07pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

April 22, 2026

Citation Number: P02438FB

Appellant: Brian Gardner

Police Officer: Officer J. Saunders # 7087

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: \$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. P02438FB

BRIAN GARDNER
17 RYMSEN LANE
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

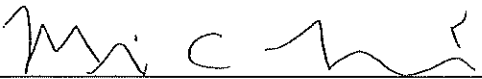
NOTICE OF HEARING

TO: BRIAN GARDNER

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, APRIL 22, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 17 RYMSEN LANE, PALM COAST, FL 32164, this 27th day of MARCH 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
MAR 09 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: P02438FB Date Issued: 3/6/26

I, Brian Gardner, 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):

This took place on the Friday of Bike Week, the whole town was jammed with vehicles and motorcycles everywhere. I was searching hard for a parking spot in order to patronize one of my favorite local businesses, The Golden Lion. When I finally noticed a spot on 6th St., on which there was no traffic at the time, and which is a narrow street, I just pulled in happy to have found it. I guess the street being so small it didn't occur to me at that time that it was two ways. So, I made an honest mistake. I live 10 minutes away and am in Flagler Beach 3-4 times weekly with no violations ever over almost 5 years. I am asking for consideration in this case, which I would appreciate very much. Thank You.

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: 203-982-6330

Email Address: bgardner411@yahoo.com

Mailing Address: 17 Rymesen Ln

City: Palm Coast State: FL Zip Code: 32164

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: Brian Gardner

STATE OF Florida

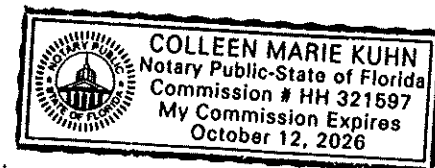
COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 9th day of March, 2026 by Brian Gardner

who is personally known to me or who produced Florida Driver License as identification.

Colleen Marie Kuhn
Signature of Notary

(SEAL)



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



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

AGENCY CASE # 2026-00003324		CITATION # P02438FB		DATE 03/06/2026		TIME 2:29 PM	
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION FLAGLER				PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME					
FIRST BRIAN		MIDDLE J		LAST GARDNER		SUFFIX	
STREET 17 RYMSEN LN			CITY PALM COAST		STATE FL	ZIP 32164	
DL/ID #		STATE FL	BIRTH DATE 04/11/1953	RACE W	GENDER M	TELEPHONE	
YR VEHICLE 2022		TAG # 05BHBS		TRAILER TAG #		TAG EXP DATE 04/11/2026	STATE FL
COLOR SIL	STYLE 4 DOOR SED	MAKE NISS	MODEL	V.I.N. OR MOTOR # 1M4BL4DV6NN374514			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY 100 BLK N 6TH ST					
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY				
LATITUDE			LONGITUDE			ZONE	
VIOLATION							
19-23		CHARGE DESCRIPTION PARKING - WRONG DIRECTION					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME CITY OF FLAGLER BEACH							
ADDRESS 116 S. THIRD ST							
CITY FLAGLER BEACH			ZIP 32136		PHONE #		
EMAIL ADDRESS				WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM			
IF PAID 30 WITHIN DAYS		FINE \$100.00		IF PAID 30 AFTER DAYS		FINE \$142.82	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE		COURT TIME		COURTROOM # / OTHER DETAIL			

INSTRUCTIONS

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

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

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

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

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

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

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

email pkg reg 3/6/26

- contact forum

- special magistrate

- Michelp - clerk

REPORTING OFFICER			
OFFICER SIGNATURE <i>[Signature]</i>		BADGE # 7087	D #
RANK		FIRST JOHNNY	MIDDLE LAST SAUNDERS

VIOLATOR SIGNATURE:

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

Brian J. Gardner

Appellant,

v.

CITATION # **P02438FB**

CITY OF FLAGLER BEACH,

Appellee.

_____ /

AFFIDAVIT IN SUPPORT OF CITATION

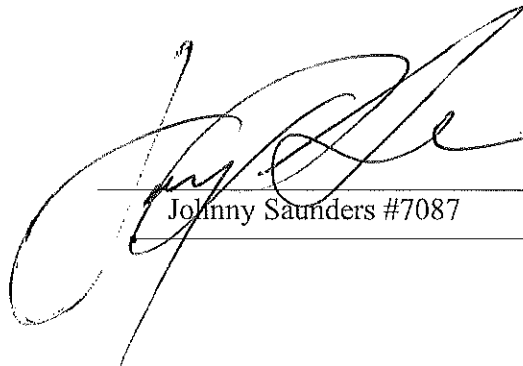
STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared Johnny Saunders, 7087, 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 3/6/26 at approximately 1429 hours, I observed a Silver Nissan SUV with license plate (**Florida**) **05BHBS** parked on 100 block of N. 6th St., Flagler Beach, FL.
3. I ascertained that the vehicle was registered to Brian Gardner.
4. The vehicle was parked in violation of 19-23 .
5. Specifically, the vehicle **PARKED IN THE WRONG DIRECTION.**
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 #: **P02438FB**.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 14th day of April, 2025.



Johnny Saunders #7087

Sworn to and subscribed before me by means of physical presence or online
notarization this 14th day of April, 2020 by _____ who
is personally known to me or produced Johnny Saunders as identification.



Dorothy S. Ramirez
Notary Public – State of Florida



PHOTOGRAPH SUBMITTED BY
OFFICER

CITATION NO. PO2438FB

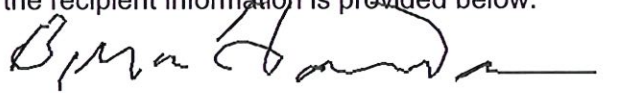
Mailer: City of Flagler Beach

Date Produced: 03/31/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8363 9895 18. Our records indicate that this item was delivered on 03/30/2026 at 12:40 p.m. in PALM COAST, FL 32164. The scanned image of the recipient information is provided below.

Signature of Recipient :


BRIAN GARDNER

Address of Recipient :

**17 RYMSEN LN, 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:

BRIAN GARDNER
17 RYMSEN LANE
PALM COAST, FL 32164

Customer Reference Number: C6694270.40941736

Return Reference Number P02438FB



Return address:

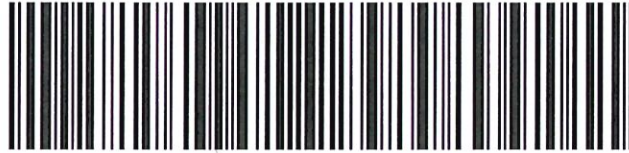
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

BRIAN GARDNER
17 RYMSEN LANE
PALM COAST, FL 32164

MAILING DATE: 03/27/2026
DELIVERY DATE: 03/30/2026

USPS CERTIFIED MAIL



9214 8901 9403 8363 9895 18

USPS Tracking Label Number: 9214 8901 9403 8363 9895 18

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/27/2026 10:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	03/27/2026 14:03
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	03/28/2026 20:35
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/28/2026 21:50
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/28/2026 21:56
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/29/2026 17:53
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	03/30/2026 12:40

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

April 22, 2026

Citation Number: P02482FB

Appellant: Deborah Tober

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: \$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. P02482FB

DEBORAH TOBER
2 CLAREMOUNT DRIVE
FLAGLER BEACH, FL 32136

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: DEBORAH TOBER

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, APRIL 22, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 2 CLAREMOUNT DRIVE, FLAGLER BEACH, FL 32136, this 27th day of MARCH 2026.

A handwritten signature in black ink, appearing to read "Michele Ficocello".

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED

MAR 12 2026

City of Flagler Beach

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

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

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

Citation Number: PO2482FB Date Issued: 3/12/2026

I, Deborah Taber, 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 was parked on red brick Patch not on sidewalk on 6th St. There were no signs indicating that parking there was prohibited.

I respectfully ask that this citation be dismissed
Please and thank you

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 7987

Email Address: gdebbie@gmail

Mailing Address: 2 Claremont Dr

City: Flagler Beach State: FL Zip Code: 32136

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: Deborah Tober

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 March, 2026 by Deborah Tober 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



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

AGENCY CASE # 2026-00003755		CITATION # P02482FB		DATE 03/12/2026	TIME 10:19 AM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST DEBORAH	MIDDLE ANN	LAST TOBER		SUFFIX	
STREET 2 CLAREMOUNT DR		CITY FLAGLER BEACH	STATE FL	ZIP 32136	
DL/ID #	STATE FL	BIRTH DATE 06/07/1956	RACE W	GENDER F	TELEPHONE
YR VEHICLE 2016	TAG # 9125UB	TRAILER TAG #	TAG EXP DATE 06/07/2026	STATE FL	
COLOR WHI	STYLE 2 DOOR SED	MAKE MERZ	MODEL SMART	V.I.N. OR MOTOR # WMEFJ5DA1GK153705	
ROADWAY INFORMATION					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S 6TH ST				
FEET 133	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY S OCEANSHORE BLVD		
LATITUDE -81.126212		LONGITUDE 29.477644		ZONE	
VIOLATION					
19-25	CHARGE DESCRIPTION PARKING - ON SIDEWALK				
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN					
PAYMENT INFORMATION					
NAME CITY OF FLAGLER BEACH					
ADDRESS 116 S. THIRD ST					
CITY FLAGLER BEACH		ZIP 32136	PHONE #		
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM			
IF PAID 30 WITHIN DAYS	FINE \$100.00	IF PAID 30 AFTER DAYS	FINE \$142.82	FILING FEE	
COURT INFORMATION (if applicable)					
COURT DATE	COURT TIME	COURTROOM # (OTHER DETAIL)			

INSTRUCTIONS

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

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

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

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

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

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

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

REPORTING OFFICER			
OFFICER SIGNATURE <i>Camilla Romero</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**

Deborah Tober

Appellant,

v.

CITATION # P02482FB

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:

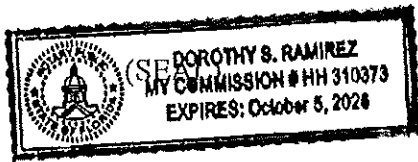
1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.
2. On 03/12/2026 at approximately 10:19, I observed a white Mercedes sedan with license plate 9125UB parked on South 6th Street, just west of A1A.
3. I ascertained that the vehicle was registered to Deborah Tober.
4. The vehicle was parked in violation of 19-25 Parking on a Sidewalk.
5. Specifically, the vehicle was parked on the 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 P02482FB.

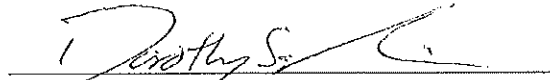
FURTHER AFFIANT SAYETH NAUGHT.

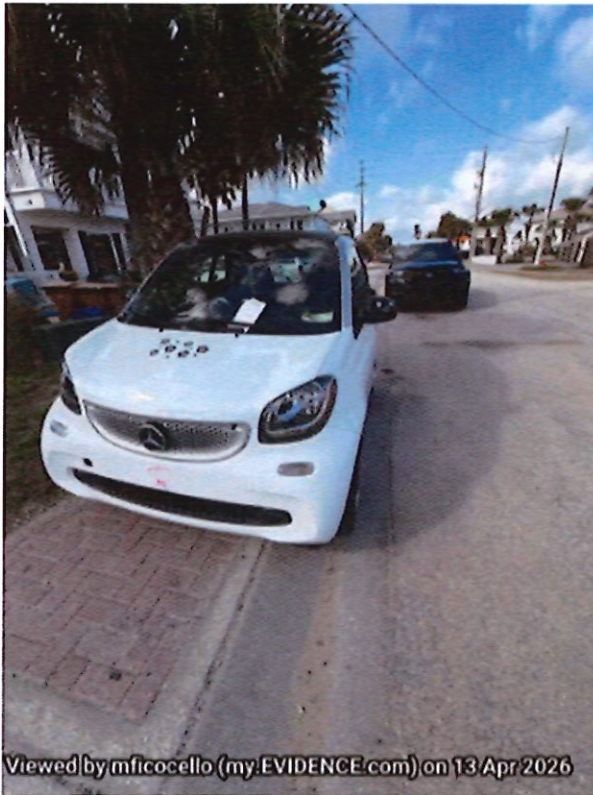
Dated this 13th day of APRIL, 2026.


C. Romero #7091

Sworn to and subscribed before me by means of physical presence or online
notarization this 13th day of April, 2026 by Off. Camilla Romero who
is personally known to me or produced _____ as identification.




Notary Public – State of Florida



Viewed by mficocello (my.EVIDENCE.com) on 13 Apr 2026



Viewed by mficocello (my.EVIDENCE.com) on 13 Apr 2026

PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. PO2482FR

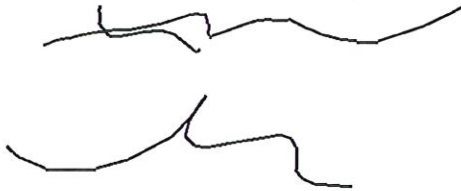
Mailer: City of Flagler Beach

Date Produced: 03/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8363 9908 11. Our records indicate that this item was delivered on 03/28/2026 at 01:48 p.m. in FLAGLER BEACH, FL 32136. 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:

DEBORAH TOBER
2 CLAREMOUNT DRIVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6694270.40941737
Return Reference Number P02482FB



Return address:

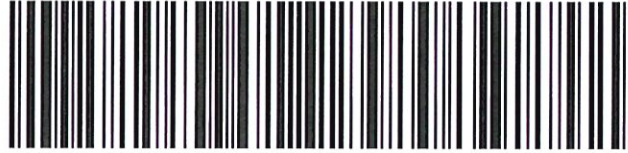
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

DEBORAH TOBER
2 CLAREMOUNT DRIVE
FLAGLER BEACH, FL 32136

MAILING DATE: 03/27/2026
DELIVERY DATE: 03/28/2026

USPS CERTIFIED MAIL



9214 8901 9403 8363 9908 11

USPS Tracking Label Number: 9214 8901 9403 8363 9908 11

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/27/2026 10:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	03/27/2026 14:03
DELIVERED LEFT WITH INDIVIDUAL	FLAGLER BEACH,FL 32136	03/28/2026 13:48

CUSTOM 1:



Special Magistrate Hearing

Code Enforcement

April 22, 2026

Case Number: EEN26-0108

Respondent: Flagler Square-Jax, Inc.

Address of Violation: No Assigned Address

Tax Parcel ID Number: 11-12-31-2500-00010-0000

Violation: City of Flagler Beach Code of Ordinances Section 2.07.02.7 (3)

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

Total Cost of Mailings \$19.94

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

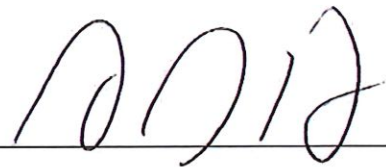
FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON, FL 33427

CODE ENFORCEMENT CASE NO.: EEN26-0108

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on March 17, 2026. I posted the foregoing notice to FLAGLER SQUARE-JAX INC, No Physical Adress is showing on the Flagler County Property Appraiser OR Tax Parcel ID # 11-12-31-2500-00010-0000, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated March 18, 2026.

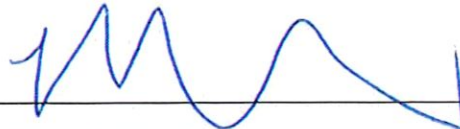
FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 18th day of March, 2026 by Gary Hinebaugh, 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

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON, FL 33427

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0108

FLAGLER SQUARE-JAX INC,
owner,

Respondent.

NON-COMPLIANCE - NOTICE OF HEARING

Premises: Has not been assigned a physical address by the Flagler County Property Appraiser

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, April 22, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **February 16, 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.

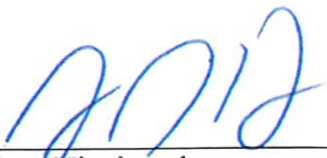
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: March 17, 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 273760 BOCA RATON, FL 33427 on this 18th day of March 2026.



Michele Ficocello
Clerk to the Special Magistrate



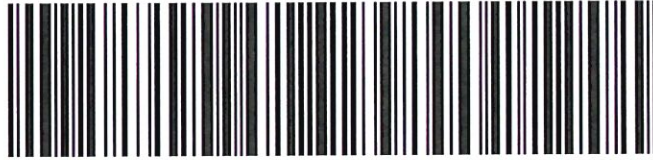
Return address:

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

Recipient address:

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON FL 33427-3760

USPS CERTIFIED MAIL



9214 8901 9403 8362 2914 21

USPS Tracking Label Number: 9214 8901 9403 8362 2914 21

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/18/2026 08:46
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/18/2026 16:35
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	03/19/2026 05:02
PROCESSED THROUGH USPS FACILITY	WEST PALM BEACH FL DISTRIBUTION 33416	03/20/2026 11:22

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

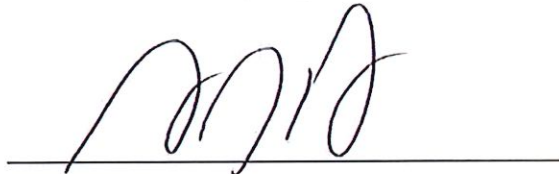
FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON, FL 33427

CODE ENFORCEMENT CASE NO.: EEN26-0108

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on February 16, 2026. I posted the foregoing notice to FLAGLER SQUARE-JAX INC Flagler Beach, Florida 32136 OR Tax Parcel ID # 11-12-31-2500-00010-0000, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 16, 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 16th day of February, 20 26 by CHOOSE CODE OFFICER, 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

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON, FL 33427

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0108

FLAGLER SQUARE-JAX INC,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: Has not been assigned a physical address by the Flagler County Property Appraiser

YOU ARE NOTIFIED that violations of Article II- Zoning Sec. 2.07.02.7 (3) exist on the premises located at FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: FLAGLER SQUARE CONDO OR 2653 PG 644 2023 CONDO HEADER PARCEL and has Tax Parcel ID # 11-12-31-2500-00010-0000.

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


All multifamily dwellings, condominiums and commercial structures shall provide enclosed areas for garbage containers and shall maintain the property so as to avoid scattering of litter from any source.

The violation must be corrected in the following manner:

Provide enclosed areas for all garbage containers

You must correct the violations by no later than 5:00 p.m. on Monday, March 16, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: February 16, 2026

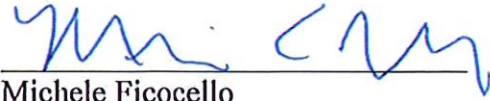


Gary Hinebaugh,
Code Enforcement Officer

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 Flagler Square-Jax Inc PO Box 273760 Boca Raton, FL 33427

on this 16th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

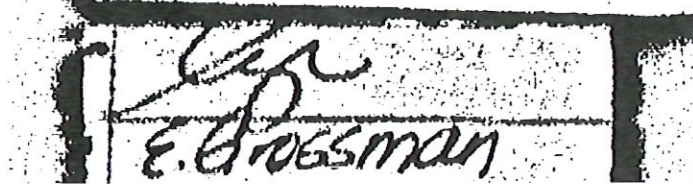
Mailer: City of Flagler Beach

Date Produced: 02/23/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 0570 32. Our records indicate that this item was delivered on 02/21/2026 at 08:58 a.m. in BOCA RATON, FL 33486. The scanned image of the recipient information is provided below.

Signature of Recipient :



A scanned image of a signature in black ink on a white background. The signature is written in a cursive style and reads "E. Grossman". The signature is enclosed in a rectangular frame with a thick black border.

Address of Recipient :



A scanned image of a handwritten address number "273760" in black ink on a white background. The number is enclosed in a rectangular frame with a thick black border.

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:

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON FL 33427-3760

Customer Reference Number: C6578656.40262008

Return Reference Number EEN26-0108 NOV



Return address:

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

Recipient address:

FLAGLER SQUARE-JAX INC
PO BOX 273760
BOCA RATON FL 33427-3760

MAILING DATE: 02/16/2026
DELIVERY DATE: 02/21/2026

USPS CERTIFIED MAIL



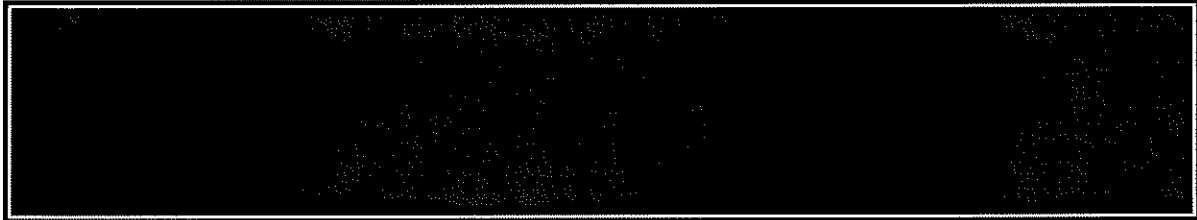
9214 8901 9403 8357 0570 32

USPS Tracking Label Number: 9214 8901 9403 8357 0570 32

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/16/2026 10:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/17/2026 08:44
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/19/2026 15:32
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/19/2026 16:47
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/19/2026 21:49
PROCESSED THROUGH USPS FACILITY	WEST PALM BEACH FL DISTRIBUTION 33416	02/20/2026 08:15
DELIVERED PO BOX	BOCA RATON,FL 33486	02/21/2026 08:58

CUSTOM 1:

City of Flagler Beach
Code Enforcement Division
800 S. Daytona Av. / Post Office Box 70
Flagler Beach, FL 32136
Phone (386) 517-2000 ext. 249 or 247



Date: 1/20/2026 Time: 10am Case# EEN26-0108

Street Address of violation(s): Parcel Number: 11-12-31-2500-00010-0000

The above property is in violation of one or more City of Flagler Code of Ordinances/Land Development Regulations or the Florida Building Code.

Reason for the Notice:

Article II. Zoning

Section 2.07.02. – Requirements.

Section 2.07.02.7 Design standards.

All multifamily dwellings, condominiums and commercial structures shall provide enclosed areas for garbage containers and shall maintain the property so as to avoid scattering of litter from any source.

Must be corrected in the following manner:

Trash receptacles. Trash receptacles shall be screened on all sides with a hedge or solid fence or wall of not less than six (6) feet in height.

If the property is not brought into compliance within 15 days, Cure Date: 2/4/2026, further action will be required. A hearing could be scheduled in front of the City of Flagler Beach Special Magistrate. If you have any questions regarding this matter, call the Code Enforcement Office.

Gary Hinebaugh
Code Enforcement Officer
Gary Hinebaugh
ghinebaugh@cityofflaglerbeach.com

City of Flagler Beach Code Enforcement

Case #: EEN26-0108

Respondent: FLAGLER SQUARE-JAX INC

Property Address: 11-12-31-2500-00010-0000

Mailing Address: PO BOX 273760, BOCA RATON, FL 33427

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
COURTESY	1/20/2026	1	\$0.74	\$0.74		\$8.86	\$0.00	\$0.74
VIOLATION	2/16/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	3/18/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$19.94
-----------------------------	----------------

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

April 22, 2026

Case Number: EEN26-0031

Respondent: Zander Holding Group LLC

Address of Violation: 2038 S Ocean Shore Blvd.

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

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

Attachments: Affidavit of Posting - Notice of Status Hearing
Certified Mailing
Findings of Fact, Conclusions of Law, and Order
Certified Mailing
Affidavit of Posting - Notice of Hearing
Certified Mailing
Notice of Violation
Certified Mailing
Mailing Cost to Date
Receipt for payment of mailing costs

Total Cost of Mailings \$19.20

\$19.20 PAID

\$38.40 TOTAL

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

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

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on April 2, 2026. I posted the foregoing notice to PALM COAST HOLDING GROUP LLC & ET AL, 2038 S Ocean Shore Blvd. Flagler Beach, Florida 32136 OR Tax Parcel ID # 18-12-32-2750-00210-0100, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated April 2, 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 2nd day of April, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



NOTARY PUBLIC

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

Palm Coast Holding Group LLC & Et AL
250 Palm Coast Pkwy NE 607-224
Palm Coast, FL 32137

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

Palm Coast Holding Group LLC & Et AL
Respondent.

NOTICE OF STATUS HEARING

Premises: 2083 S. Ocean Shore Blvd. 806 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 **APRIL 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER** 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: April 1, 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 2083 S. Ocean Shore Blvd. 806 Flagler Beach, FL 32136 on this 2nd day of April 2026.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 04/07/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 6565 25. Our records indicate that this item was delivered on 04/06/2026 at 01:13 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6709721.41036342
Return Reference Number EEN26-0031 STATUS HEARING



Return address:

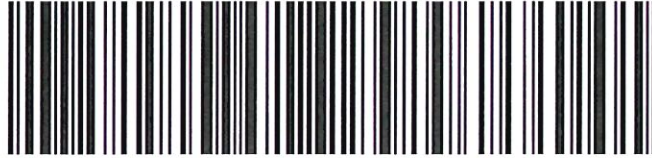
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

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

MAILING DATE: 04/02/2026
DELIVERY DATE: 04/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8364 6565 25

USPS Tracking Label Number: 9214 8901 9403 8364 6565 25

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/02/2026 09:40
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/02/2026 14:10
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	04/06/2026 13:13

CUSTOM 1:

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

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0031

ZANDER HOLDING GROUP, 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 2038 S Ocean Shore Blvd, Flagler Beach, Florida, and has Flagler County Tax Parcel ID 18-12-32-2750-00210-0100 (the "Subject Property").
2. Zander Holding Group, LLC 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 allowing the siding of the structure located on the Subject Property to fall into disrepair.
4. The violation was not cured as of the date of the hearing but the Respondent appeared and presented a plan toward compliance.

BASED UPON THE FOREGOING, IT IS ORDERED:

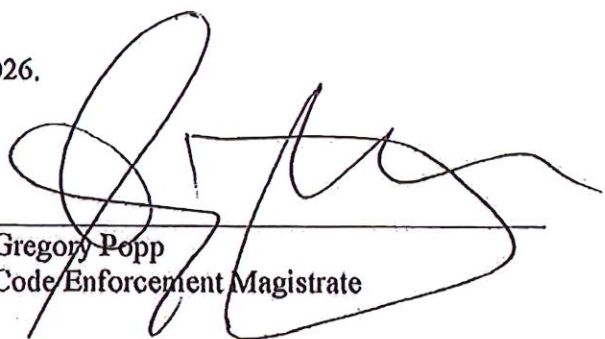
5. Respondent shall cure the violation by replacing the deteriorated siding in a Code compliant manner within sixty (60) days of the date of this Order. Failure to comply may result in imposition of fines.

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.

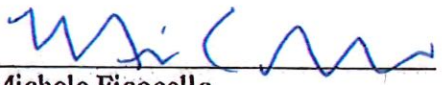
ORDERED on this 2nd day of February, 2026.



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.

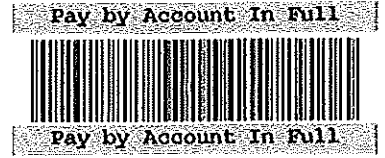


Michele Ficocello,
Clerk to the Special Magistrate

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

Invoice For Enforcement: EEN26-0031
 Print Date: 02/04/2026

ZANDER HOLDING GROUP LLC
 250 PALM COAST PKWY
 FORT MC COY FL 32134



\$ 19.20

Invoice No	Invoice Date	CO Number	Address	Amount Due
00075421	02/04/26	EEN26-0031	2038 S OCEAN SHORE BLVD	\$ 19.20
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	ADMIN FEES	\$19.20	\$ 19.20
Total Amount Due				\$ 19.20

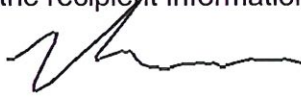
Mailer: City of Flagler Beach

Date Produced: 02/16/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 4171 28. Our records indicate that this item was delivered on 02/14/2026 at 12:08 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :




Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

ZANDER HOLDING GROUP LLC
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

Customer Reference Number: C6551978.40095467
Return Reference Number MAGISTRATE ORDER



Return address:

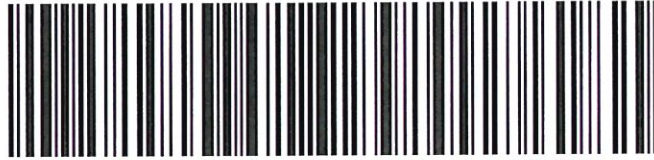
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ZANDER HOLDING GROUP LLC
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

MAILING DATE: 02/05/2026
DELIVERY DATE: 02/14/2026

USPS CERTIFIED MAIL



9214 8901 9403 8355 4171 28

USPS Tracking Label Number: 9214 8901 9403 8355 4171 28

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 12:22
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 23:06
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	02/14/2026 12:08

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

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

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

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





NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

PALM COAST HOLDING GROUP LLC & ET AL,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

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

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

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

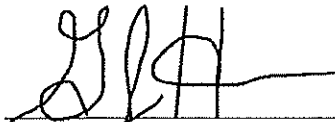
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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

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

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

DATED: December 16, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

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



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 12/22/2025

ConnectSuite Inc.:

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

Signature of Recipient :

Address of Recipient :

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

Sincerely,
United States Postal Service

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

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

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

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



Return address:

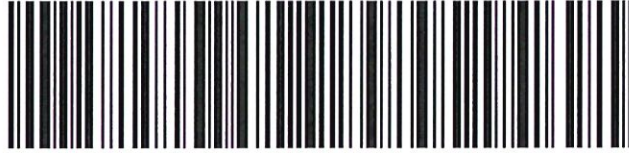
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 2281 76

USPS Tracking Label Number: 9214 8901 9403 8347 2281 76

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

CUSTOM 1:

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0031

Zander Holding Group LLC,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

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

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

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

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

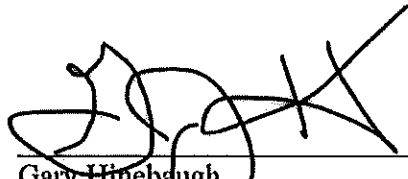
Siding fallen into a poor state of repair

The violation must be corrected in the following manner:

Repair/Replace all the siding that have fallen into a poor state of repair

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

DATED: November 14, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

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



Michele Ficocello
Clerk to the Special Magistrate



Return address:

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

Recipient address:

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 0568 89

USPS Tracking Label Number: 9214 8901 9403 8343 0568 89

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

City of Flagler Beach Code Enforcement

Case #: EEN26-0031

Respondent: Zander Holding Group LLC

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

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

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	11/14/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/16/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
ORDER	2/3/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS	4/1/2026	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

Mailing Cost To Date	\$38.40
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

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

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

Recording of Orders	Cost



City of Flagler Beach

800 South Daytona Avenue / PO Box 70

Flagler Beach, FL 32136

Ph: (386) 517-2000

RECEIPT NUMBER

0000312194

Paid By

ZANDER HOLDING GROUP LLC

250 PALM COAST PKWY

FORT MC COY, FL 32134

04/13/2026

Type	Record	Category	Description	Amount
ADMIN FEES	EEN26-0031	Code Enforcement	ADMIN FEES	\$19.20

Amount	\$19.20
Credit Card Processing fee:	\$2.00

Tendered	\$19.20
Change	\$0.00
Total with any applicable fees:	21.20



Special Magistrate Hearing

Code Enforcement

April 22, 2026

Case Number: EEN26-0055

Respondent: John Paiva

Address of Violation: 1747 N Central Avenue

Tax Parcel ID Number: 36-11-31-6115-00030-00C0

Violation: City of Flagler Beach Code of Ordinances Sections 13-37 and 13-38

Attachments: Affidavit of Posting - Notice of Status Hearing

Certified Mailing

Findings of Fact and Order Imposing Fines

Certified Mailing

Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$38.40

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.


JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0055

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
1. That pursuant to Florida Statute 162.12, Notices on April 2, 2026. I posted the foregoing notice to JOHN PAIVA, 1747 N CENTRAL AVE, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 36-11-31-6115-00030-00C0, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated April 2, 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 2nd day of April, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



NOTARY PUBLIC

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

Paiva John
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0055

Paiva John,
owner,

Respondent.

NOTICE OF STATUS HEARING

Premises: 1747 N. Central Av. 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*.

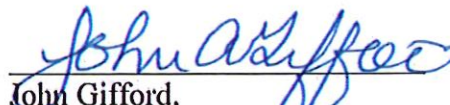
YOU ARE HEREBY FORMALLY NOTIFIED that on **APRIL 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **MAGISTRATE HEARING** dated **March 30, 2026**. Your failure to appear may result 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: April 1, 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 1747 N. Central Av. Flagler Beach, FL 32136 on this 20th day of April 2020.



Michele Ficocello
Clerk to the Special Magistrate

Return address:

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

Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Handwritten red mark: a scribble with an arrow pointing to the text below.
**RETURN
TO
SENDER**
USPS CERTIFIED MAIL



9214 8901 9403 8364 6558 49

USPS Tracking Label Number: 9214 8901 9403 8364 6558 49

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/02/2026 09:40
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/02/2026 14:10
RETURN TO SENDER	FLAGLER BEACH,FL 32136	04/03/2026 08:08
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/07/2026 04:01
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/11/2026 13:29

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

CITY OF FLAGLER BEACH

Petitioner

vs.

CASE NUMBER EEN26-0055

JOHN PAIVA

Respondent.

FINDINGS OF FACT AND ORDER IMPOSING FINES

THIS MATTER having come before the Special Magistrate for the City of Flagler Beach, Florida, for hearing and determination on March 25, 2026, 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 1747 N Central Ave., Flagler Beach, Florida 32136, and has Flagler County Tax Parcel ID 36-11-31-6115-00030-00C0 (the "Subject Property").
2. John Paiva is the owner of the Subject Property.
3. On January 5, 2026, the Code Enforcement Officer for the City of Flagler Beach served a Notice of Violation on Respondent. Said Notice of Violation cited a violation of Sec. 13-37. - *Abandonment* and Sec. 13-38. - *Dismantled or wrecked vehicles on property; exemptions for keeping two visibly abandoned, wrecked, or inoperative vehicles on the Subject Property and allowing one such vehicle to extend into the right-of-way.* The notice required correction by February 5, 2026.
4. The violation was not cured as of the date of the hearing.

BASED UPON THE FOREGOING, IT IS ORDERED:

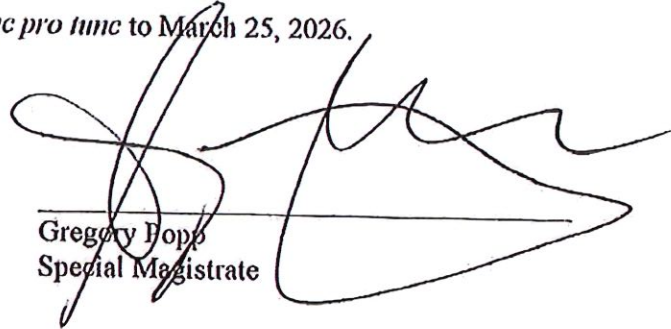
5. Respondent is given **TWENTY-ONE (21) DAYS** from the signed date of this Order to cure the cited Code violation(s) on the Property by repairing or removing the abandoned, wrecked, or inoperative vehicles located on the Subject Property.
6. If the violation(s) are not cured by the compliance date set forth in this Order, imposition of fines may be considered at a subsequent hearing as provided by law.

7. Respondent shall pay to the City the administrative costs incurred in prosecuting this matter in the amount of \$19.20 within **THIRTY (30) DAYS** of the date of this Order. Any future violation of the same Code section by Respondents within five years of the date of this Order may be prosecuted as a repeat violation.

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 (5) years of the date of this Order may be prosecuted as a repeat violation.

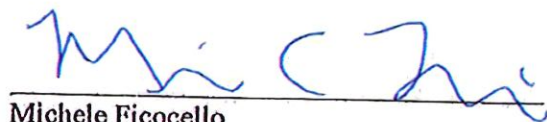
ORDERED on this 14th day of April 2026, *nunc pro tunc* to March 25, 2026.



Gregory Fopp
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 15th day of April 2026, a true and correct copy of the foregoing was furnished to Respondent by Certified and Regular Mail at 1747 N Central Ave., Flagler Beach, Florida 32136.



Michele Ficocello
Clerk to the Magistrate

CITY OF FLAGLER BEACH

105 S 2ND STREET PO BOX 70
FLAGLER BEACH, FL 32136
(386) 517-2000

Print Date: 04/15/2026

Enforcement Number: EEN26-0055

Enforcement Category: ABANDONED VEHICLE - CITY R


Location: 1747 N CENTRAL AVE

Pay by Account in Full



Total Balance Due: \$19.20

PAIVA JOHN
1747 N CENTRAL
FLAGLER BEACH, FL 32136

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00075817	4/15/2026 12:	5/15/2026 12:	\$0.00	\$0.00	\$19.20
	Quantity	Category	Description		Billed	
	1.00	Code Enforcement	ADMIN FEES		\$19.20	
Total Balance Due:						\$19.20

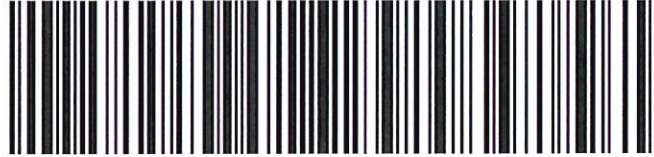
Return address:

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

Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

USPS CERTIFIED MAIL



9214 8901 9403 8366 9538 82

USPS Tracking Label Number: 9214 8901 9403 8366 9538 82

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/15/2026 09:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/15/2026 12:32

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Paiva John
1747 N Central Ave
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0055

Gary Hinebaugh, Code Enforcement Officer states:

- 1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
- 1. That pursuant to Florida Statute 162.12, Notices on February 16, 2026. I posted the foregoing notice to 1747 N Central Ave Flagler Beach, FL 32136 OR Tax Parcel ID # 36-11-31-6115-00030-00C0, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 16, 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 16th day of February, 20 26 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)




NOTARY PUBLIC

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

Paiva John
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0055

Paiva John,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1747 N Central Ave 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, March 25, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **February 5, 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.

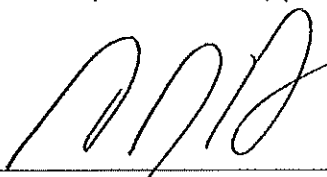
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: February 16, 2026

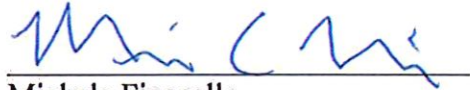


Gary Hinebaugh,
Code Enforcement Officer

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 1747 N Central Ave. Flagler Beach, FL 32136

on this 16th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 3/13/2026 2:24 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8357 0560 35

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN PAIVA

1747 N CENTRAL AVE

FLAGLER BEACH, FL 32136

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

Return Reference Number:



Mailer: City of Flagler Beach

Date Produced: 03/13/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 0560 35. Our records indicate that this item was delivered on 03/12/2026 at 11:26 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	Colleen Kuhn
Printed Name	Colleen Kuhn

Address of Recipient :

Delivery Address	PO Box 70
------------------	-----------

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:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6578656.40262007

Return Reference Number EEN26-0055 NOH



Return address:

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

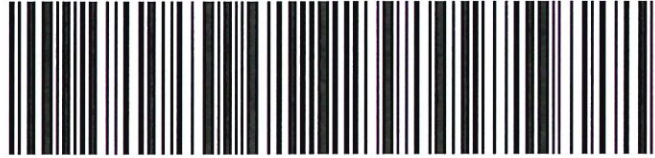


Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 02/16/2026
DELIVERY DATE: 03/12/2026

USPS CERTIFIED MAIL



9214 8901 9403 8357 0560 35

USPS Tracking Label Number: 9214 8901 9403 8357 0560 35

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/16/2026 10:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/17/2026 08:44
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	02/18/2026 10:58
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	02/23/2026 03:10
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	03/05/2026 03:06
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	03/06/2026 08:19
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/09/2026 22:01
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/11/2026 08:52
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/12/2026 00:25
ARRIVAL AT UNIT	FLAGLER BEACH,FL 32136	03/12/2026 08:53
OUT FOR DELIVERY	FLAGLER BEACH,FL 32136	03/12/2026 09:04
RETURN TO SENDER PO BOX	FLAGLER BEACH,FL 32136	03/12/2026 11:26

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF FLAGLER
Ref: City of Flagler Beach

vs.

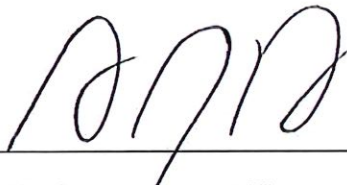
JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0055

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
1. That pursuant to Florida Statute 162.12, Notices on January 5, 2026. I posted the foregoing notice to JOHN PAIVA, 1747 N CENTRAL AVE, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 36-11-31-6115-00030-00C0, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated January 5, 2026.

FURTHER, Affiant saith not.

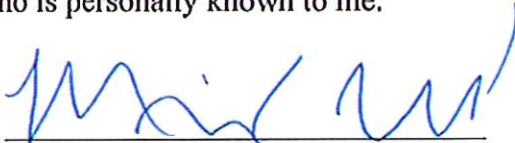


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 5th day of January, 20 26 by Gary Hinebaugh, 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

John Paiva
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0055

John Paiva,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 1747 N. Central Avenue, Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Sec. 13-37 and Sec. 13-38 exist on the premises located at 1747 N. Central Avenue, Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: WINDSONG AT FLAGLER BEACH PARCEL 3C (PART OF LOTS 3B & 3C) OR 258/406 and has Tax Parcel ID # 36-11-31-6115-00030-00C0.

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

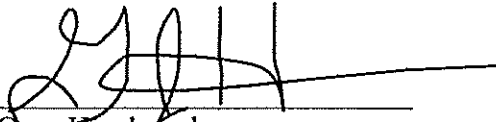
Vehicles Dismantled/Wrecked & Abandoned

The violation must be corrected in the following manner:

Remove the two (2) abandoned vehicles located in the driveway and one of them is located partially in the right of way.

You must correct the violations by no later than 5:00 p.m. on Thursday, February 5, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: January 5, 2026



Gary Hinebaugh,
Code Enforcement Officer

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

John Paiva
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0055

John Paiva,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 1747 N. Central Avenue, Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Sec. 13-37 and Sec. 13-38 exist on the premises located at 1747 N. Central Avenue, Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: WINDSONG AT FLAGLER BEACH PARCEL 3C (PART OF LOTS 3B & 3C) OR 258/406 and has Tax Parcel ID # 36-11-31-6115-00030-00C0.

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

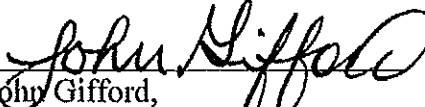
Vehicles Dismantled/Wrecked & Abandoned

The violation must be corrected in the following manner:

ENTER DESCRIPTION

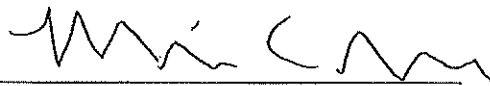
You must correct the violations by no later than 5:00 p.m. on Friday, January 2, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 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 1747 N Central Avenue, Flagler Beach, FL 32136 on this 2nd day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 12/31/2025 2:06 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8344 9944 49

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN PAIVA

1747 N CENTRAL AVE

FLAGLER BEACH, FL 32136

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

Return Reference Number:



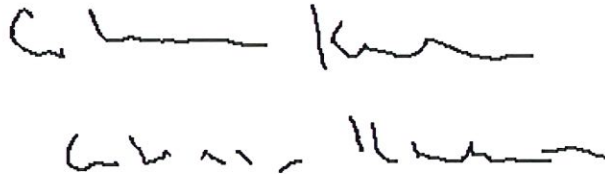
Mailer: City of Flagler Beach

Date Produced: 12/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9944 49. Our records indicate that this item was delivered on 12/30/2025 at 11:33 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 70

FLAGLER BEACH, FL 32136-0070

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

Sincerely,
United States Postal Service

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

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

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6398574.38983502

Return Reference Number EEN26-0055 NOV

Return address:

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



Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9944 49

USPS Tracking Label Number: 9214 8901 9403 8344 9944 49

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
HELD AT POST OFFICE	FLAGLER BEACH,FL 32136	12/03/2025 10:10
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	12/19/2025 10:03
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/23/2025 01:05
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/23/2025 09:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/24/2025 09:43
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/24/2025 20:39
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	12/25/2025 21:29
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	12/26/2025 08:41
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	12/30/2025 11:33

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0055

Respondent: JOHN PAIVA

Property Address: 1747 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136

Mailing Address:

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	2/16/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
FINDINGS OF FACT	4/15/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS HEARING	4/2/2026	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

Mailing Cost To Date	\$38.40
-----------------------------	----------------

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

April 22, 2026

Case Number: EEN26-0083

Respondent: Zachary Zeigler

Address of Violation: 160 Lantana Avenue

Tax Parcel ID Number: 12-12-31-5900-00750-0140

Violation: City of Flagler Beach Code of Ordinances Section 13.1 (3), (4), and (5)

Attachments: Affidavit of Posting - Notice of Status Hearing

Certified Mailing

Findings of Fact and Order

Certified Mailing

Request for Telephonic Appearance

Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$38.40

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CODE ENFORCEMENT CASE NO.: EEN26-0083

CHOOSE CODE OFFICER, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
1. That pursuant to Florida Statute 162.12, Notices on April 13, 2026. I posted the foregoing notice to Ziegler Zachary 1348 Berlin Turnpike Berlin, CT 06037 OR Tax Parcel ID # 12-12-31-5900-00750-0140, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated April 13, 2026.

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 13th day of April, 20 26 by CHOOSE CODE OFFICER, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

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



NOTARY PUBLIC

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

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0083

Ziegler, Zachary
owner,

Respondent.

NOTICE OF STATUS HEARING

Premises: 160 Lantana Av. 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*.

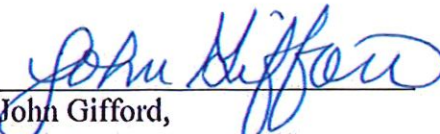
YOU ARE HEREBY FORMALLY NOTIFIED that on **April 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **March 25, 2026** dated **March 25, 2026**. Your failure to appear may result in 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: April 1, 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 160 Lantana Av. Flagler Beach, FL 32136 on this 2nd day of April 2026.



Michele Ficocello
Clerk to the Special Magistrate

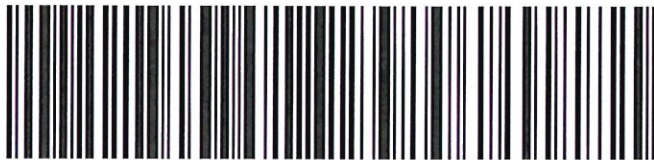
Return address:

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

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

USPS CERTIFIED MAIL



9214 8901 9403 8364 6555 04

USPS Tracking Label Number: 9214 8901 9403 8364 6555 04

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/02/2026 09:40
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/02/2026 14:10
NO AUTHORIZED RECIPIENT AVAILABLE	BERLIN,CT 06037	04/06/2026 15:21
REMINDER TO SCHEDULE REDELIVERY	BERLIN,CT 06037	04/11/2026 03:19

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

CITY OF FLAGLER BEACH

Petitioner

vs.

CASE NUMBER EEN26-0083

ZACHARY ZIEGLER

Respondent.

_____ /

FINDINGS OF FACT AND ORDER

THIS MATTER having come before the Special Magistrate for the City of Flagler Beach, Florida, for hearing and determination on March 25, 2026 (the "Hearing"), 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 160 Lantana Avenue, Flagler Beach, Florida 32136, and has Flagler County Tax Parcel ID 12-12-31-5900-00750-0140 (the "Subject Property").
2. Zachary Ziegler is the owner of the Subject Property.
3. On January 2, 2026, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited a violation of Section 13 of the City of Flagler Beach Code of Ordinances finding that the dilapidated condition of the Subject Property and the structure located thereon constitutes a nuisance as defined in said Chapter.
4. The Notice of Violation required correction of the condition by February 2, 2026.
5. On February 12, 2026, the Code Enforcement Officer properly served a Notice of Non-Compliance and Hearing on Respondent for the Respondent's failure to timely correct the violation.
6. On February 24, 2026, Respondent submitted a request to appear remotely via telephone, citing that Respondent resides out of state.
7. Respondent failed to appear at the Hearing, either in person or via the requested remote appearance. No request for continuance or explanation for Respondent's absence was received prior to or at the time of the Hearing.

8. The Subject Property appears to be in a dilapidated condition that may present an imminent threat to public health, safety, and welfare. However, a physical safety inspection by authorized City officials is necessary to determine the full extent and severity of the condition and any associated risks.

BASED UPON THE FOREGOING, IT IS ORDERED:

9. On or before **APRIL 9, 2026**, Respondent shall facilitate access to the Subject Property for inspection by one of the following methods: (i) scheduling a mutually agreeable date and time to meet City officials at the Subject Property to permit entry and inspection; or (ii) providing written authorization, via the Permission to Enter Property form attached hereto, allowing City officials to access the Subject Property without Respondent's presence.

10. This matter shall be scheduled for a status hearing at the regular April 2026 hearing date to determine.

11. Respondent's failure to timely comply with the above access requirements may result in: (i) adverse findings at the next scheduled hearing, including, but not limited to, a determination that the condition of the Subject Property constitutes a serious threat to public health, safety, and welfare, based on the available evidence and lack of inspection access; and (ii) the imposition of a daily fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** per day, which will accrue until the Subject Property is brought into compliance.

ORDERED on this 20th day of March 2026, *nunc pro tunc* to March 25, 2026.



Gregory Popp, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 31st day of March 2026, a true and correct copy of the foregoing was furnished to Respondent by certified mail, regular mail, and email, at the below-listed address(es).



Michele Ficocello, Clerk to the Magistrate

RESPONDENT:
Zachary Ziegler
1348 Berlin Turnpike
Berlin CT 06037
zak@alroofproct.com



PERMISSION TO ENTER PROPERTY

Property Information

Code Case Number: EEN ____ - _____

Property Address: _____

Parcel Number: _____

Owner(s) of Record: _____

Mailing Address (if different): _____

Purpose of Access

I/We, the undersigned property owner(s), hereby grant permission to the City of Flagler Beach, and its authorized officials/representatives, to enter the above-referenced property for the following purpose(s):

- Inspection of reported or observed code violations
- Photographs, measurements, and documentation
- Verification of corrective actions
- Follow-up inspections
- Other (describe): _____

This authorization is voluntary and intended to facilitate compliance with the City's Code of Ordinances and/or Land Development Regulations.

Scope and Conditions of Entry

By signing below, I/We acknowledge and expressly agree to the following:

1. **Access Areas:** City personnel may enter onto all exterior portions of the above-referenced property to the extent reasonably necessary to complete the authorized activity. Access to any interior portions of any structure located on the above-referenced property (if applicable) must be specifically authorized below:

- Interior access permitted (describe area): _____
- Interior access NOT permitted

2. **Timeframe:** This authorization is valid from:

Start Date: _____ through End Date: _____
(Recommended: 30 days unless otherwise specified.)

3. **Notice of Entry:** When feasible, City personnel will provide advance notice of the date and approximate time of entry.
4. **No Transfer of Responsibility:** This authorization does not obligate the City to perform repairs, maintenance, or corrective work.
5. **Revocation:** The property owner(s) may revoke this authorization at any time by providing written notice to the City.

OWNER AUTHORIZATION AND SIGNATURE

I/WE CERTIFY THAT I/WE AM/ARE THE LAWFUL OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HAVE THE AUTHORITY TO PROVIDE THE AUTHORIZATION DESCRIBED HEREIN.

Name (print): _____

Signature: _____ Date: _____

Phone: _____ Email: _____

Co-Owner Name (print): _____

Signature: _____ Date: _____

Phone: _____ Email: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn to or affirmed _____ in person or _____ by virtual notarization on the ____ day of _____, ____ by _____ who is personally known to me or who produced _____ as identification.

Signature of Notary

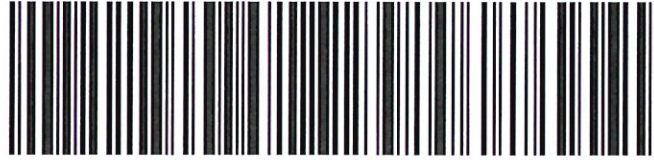
(SEAL)

Return address:

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

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

USPS CERTIFIED MAIL


9214 8901 9403 8364 3365 57

USPS Tracking Label Number: 9214 8901 9403 8364 3365 57

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/31/2026 09:12
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/31/2026 16:12
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	04/01/2026 05:19
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/01/2026 18:42
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/01/2026 21:30
PROCESSED THROUGH USPS FACILITY	HARTFORD CT DISTRIBUTION CENTER 06101	04/04/2026 13:00
PROCESSED THROUGH USPS FACILITY	HARTFORD CT DISTRIBUTION CENTER 06101	04/05/2026 23:23
PROCESSED THROUGH USPS FACILITY	HARTFORD CT DISTRIBUTION CENTER 06101	04/06/2026 02:14
DEPARTED USPS REGIONAL FACILITY	HARTFORD CT DISTRIBUTION CENTER 06101	04/06/2026 06:59
NO AUTHORIZED RECIPIENT AVAILABLE	BERLIN,CT 06037	04/06/2026 15:21
REMINDER TO SCHEDULE REDELIVERY	BERLIN,CT 06037	04/11/2026 03:18



City of Flagler Beach

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

REQUEST FOR TELEPHONIC APPEARANCE

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

Citation or Case Number: EEN26-0083

I, Zachary Ziegler, hereby request to appear via telephone at the hearing scheduled on the 25th, of March, at 3:00 pm. I submit the following reason(s) for the request: I currently reside in Connecticut and in order to attend the meeting in person it would cost a lot to travel down to Florida for the meeting when compared to attending the meeting over the phone.

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

Telephone: _____ Email: Zak@a1roofproct.com

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

APPELLANT or RESPONDENT

Sign: Zachary Ziegler
Zachary Ziegler (Feb 24, 2020 09:16:28 EST)

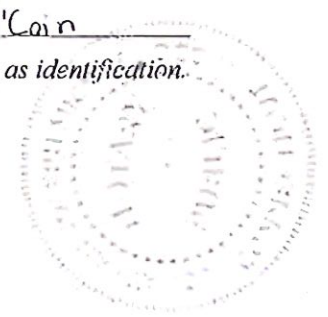
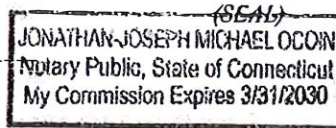
Print Name: Zachary Ziegler

STATE OF Connecticut

COUNTY OF Hartford

The foregoing instrument was sworn to or affirmed _____ in person or X by virtual notarization on the 24th day of February, 2026 by Jonathan-Joseph Michael O'Coin who is personally known to me or who produced Drivers license as identification.

Jonathan O'Coin
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






Telephonic Appearance Request Document

Final Audit Report

2026-02-24

Created:	2026-02-24
By:	Jonathan OCoin (jocoin@freehillcapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFG-mrOUBD7IML_t8tXxLfMNA-5kc7JPG

"Telephonic Appearance Request Document" History

-  Document created by Jonathan OCoin (jocoin@freehillcapital.com)
2026-02-24 - 2:13:10 PM GMT
-  Document emailed to Zachary Ziegler (zak@a1roofproct.com) for signature
2026-02-24 - 2:13:14 PM GMT
-  Email viewed by Zachary Ziegler (zak@a1roofproct.com)
2026-02-24 - 2:16:09 PM GMT
-  Document e-signed by Zachary Ziegler (zak@a1roofproct.com)
Signature Date: 2026-02-24 - 2:16:28 PM GMT - Time Source: server
-  Agreement completed.
2026-02-24 - 2:16:28 PM GMT

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CODE ENFORCEMENT CASE NO.: EEN26-0083

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
1. That pursuant to Florida Statute 162.12, Notices on February 12, 2026. I posted the foregoing notice to Ziegler Zachary, 160 Lantana Ave. Flagler Beach, Fl. 32136 OR Tax Parcel ID # 12-12-31-5900-00750-0140, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 12, 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 12th day of February, 2026 by CHOOSE CODE OFFICER, 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

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0083

Ziegler Zachary,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 160 Lantana Ave. 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, March 25, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **January 2, 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.

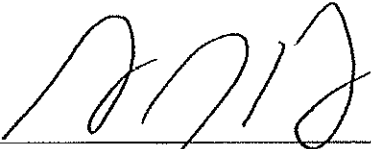
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: February 12, 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 1348 Berlin Turnpike Berlin, CT 06037

on this 12th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

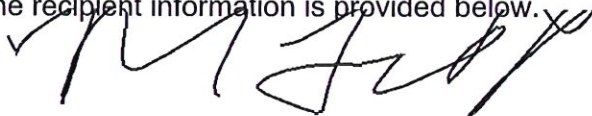
Mailer: City of Flagler Beach

Date Produced: 02/18/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8356 6577 07. Our records indicate that this item was delivered on 02/17/2026 at 04:09 p.m. in BERLIN, CT 06037. The scanned image of the recipient information is provided below.

Signature of Recipient :


MIKE FORT

Address of Recipient :

1348 Turnpike

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:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

Customer Reference Number: C6571458.40215617

Return Reference Number EEN26-0083 NOH



Return address:

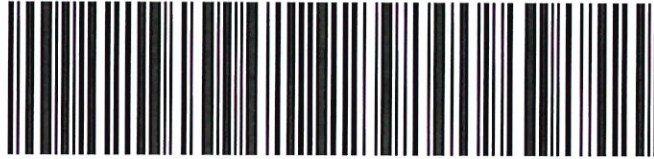
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

MAILING DATE: 02/12/2026
DELIVERY DATE: 02/17/2026

USPS CERTIFIED MAIL



9214 8901 9403 8356 6577 07

USPS Tracking Label Number: 9214 8901 9403 8356 6577 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/12/2026 09:10
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	02/12/2026 13:44
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	02/13/2026 05:01
DELIVERED LEFT WITH INDIVIDUAL	BERLIN,CT 06037	02/17/2026 16:09

CUSTOM 1:

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

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASES NO: EEN26-0083, 0089 & 0094

Ziegler Zachary,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 160 LANTANA AVE, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that **THREE (3)** violations of Chapter 13- Nuisances Sec. 13.1 (3), (4), and (5) exist on the premises located at 160 LANTANA AVE, FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: AMN-SUB DIV-VENICE PARK BLOCK 75 LOT 14 OR BOOK 51 PG 511 OR 229 PG 367 OR 390 PG 342 OR 858 PG 49-50-DC & ACM FOR JOHN OR 886/842 OR 1774/832 OR 2014 /211-DC OR 2028/1043 OR 2028/ 1047 and has Tax Parcel ID # 12-12-31-5900-00750-0140.

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

The existence of excessive accumulation, or untended growth of weeds and grass. Building or other structures which have fallen into such a poor state of repair. The accumulation or maintenance of lumber, stone, concrete, sand or any other building or construction material on a lot.

The violation must be corrected in the following manner:

Repair, Replace or Remove but not limited to damaged dock and house soffit. Replace or repair/ damaged open doorway in the rear of the structure. Cut the grass/weeds and any other unintended growth on the lot. Remove the accumulated stone/construction debris piled in the rear of the home and surrounding areas to not be in plain view of any surrounding resident or the street view.

You must correct the violations by no later than 5:00 p.m. on Monday, February 2, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

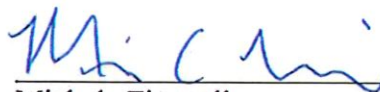
DATED: January 2, 2026



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 1348 Berlin Turnpike, Berlin, CT 06037 on this 5^A day of January 2026.



Michele Ficocello
Clerk to the Special Magistrate



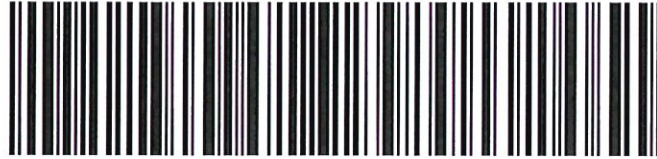
Return address:

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

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

USPS CERTIFIED MAIL



9214 8901 9403 8349 7318 96

USPS Tracking Label Number: 9214 8901 9403 8349 7318 96

USPS Event	Postal Facility	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
HELD AT POST OFFICE	BERLIN,CT 06037	01/10/2026 07:40

City of Flagler Beach Code Enforcement

Case #: EEN26-0083

Respondent: ZACHARY ZIEGLER

Property Address: 160 LANTANA AVENUE, FLAGLE BEACH, FL 32136

Mailing Address: 1348 BERLIN TURNPIKE, BERLIN, CT 06037

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	1/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	2/12/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
ORDER	3/31/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS	4/2/2026	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

Mailing Cost To Date **\$38.40**

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

April 22, 2026

Case Number: EEN26-0101

Respondent: Marcella L and Alvin C Stampfli (Trustees)

Address of Violation: 3580 S Ocean Shore Blvd Unit 806

Tax Parcel ID Number: 29-12-32-4570-00000-0806

Violation: Florida Building Code Section 105.1 (A)

Attachments: Notice of Status Hearing

Certified Mailing

Affidavit of Posting - Re-issued Notice of Violation

Certified Mailing

Affidavit of Posting - Notice of Hearing

Certified Mailing

Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$38.40

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

Stampfli Marcella L And Alvin C (Trustees)
3580 S Oceanshore Blvd. Apt 806
Flagler Beach, FL 32136 Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0101

Stampfli Marcella L And Alvin C (Trustees) owner,

Respondent.

NOTICE OF STATUS HEARING

Premises: 3580 S. Ocean Shore Blvd. Unit 806 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*.

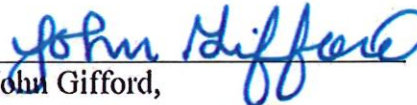
YOU ARE HEREBY FORMALLY NOTIFIED that on **APRIL 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **MAGISTRATE HEARING** dated **March 30, 2026**. Your failure to appear may result 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: April 1, 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 3580 S. Ocean Shore Blvd. Unit 806 Flagler Beach, FL 32136 on this 2nd day of April 2026.



Michele Ficocello
Clerk to the Special Magistrate

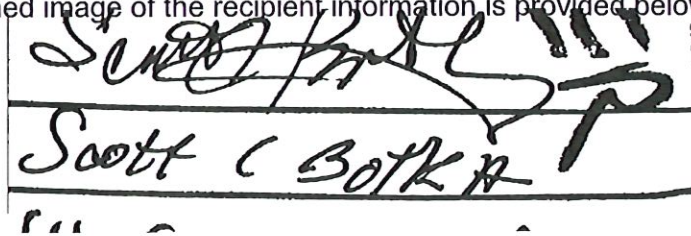
Mailer: City of Flagler Beach

Date Produced: 04/13/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 6569 45. Our records indicate that this item was delivered on 04/10/2026 at 02:54 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient :



Scott C Botka

P

Address of Recipient :

64 Spring Meadows Dr

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:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
C/O SCOTT BOTKA
64 SPRING MEADOWS DRIVE
ORMOND BEACH, FL 32174

Customer Reference Number: C6709721.41036343

Return Reference Number EEN26-0101 STATUS HEARING



Return address:

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

Recipient address:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
C/O SCOTT BOTKA
64 SPRING MEADOWS DRIVE
ORMOND BEACH, FL 32174

MAILING DATE: 04/02/2026
DELIVERY DATE: 04/10/2026

USPS CERTIFIED MAIL



9214 8901 9403 8364 6569 45

USPS Tracking Label Number: 9214 8901 9403 8364 6569 45

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/02/2026 09:40
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/02/2026 14:10
NO AUTHORIZED RECIPIENT AVAILABLE	ORMOND BEACH,FL 32174	04/06/2026 15:38
DELIVERED LEFT WITH INDIVIDUAL	ORMOND BEACH,FL 32174	04/10/2026 14:54

CUSTOM 1:

EEN26-0101AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

VS.

Stampfli Marcella L And Alvin C (Trustees)
3580 S Oceanshore Blvd Apt 806
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0101

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 March 18, 2026. I posted the foregoing notice to Stampfli Marcella L And Alvin C (Trustees) 3580 S Oceanshore Blvd Apt 806 Flagler Beach, FL 32136 OR Tax Parcel ID # 29-12-32-4570-00000-0806.EEN26, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated March 18, 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 18 day of March 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

Stampfli Marcella L And
Alvin C (Trustees)
3580 S Oceanshore Blvd
Apt 806
Flagler Beach, FL 32136

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

vs.
Stampfli Marcella L And
Alvin C (Trustees),
owner,

CASE NO: EEN26-0101

Respondent.

NOTICE OF VIOLATION

Premises: 3580 S. Ocean Shore Blvd. Unit 806

YOU ARE NOTIFIED that violations of Florida Building Code [A]105.1 Permits Required exist on the premises located at 3580 S. Ocean Shore Blvd. Unit 806. The premises are more particularly described as follows:

Legal Description: THE NAUTILUS CONDO UNIT 806 AND AN UNDIVIDED INT IN COMMON ELEMENTS OR 222 PG 281 OR 508 and has Tax Parcel ID # 29-12-32-4570-00000-0806.

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

Work conducted/being conducted that requires a permit.

The violation must be corrected in the following manner:

Obtain a Permit for the work performed.

You must correct the violations by no later than 5:00 p.m. on Monday, April 20, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: March 19, 2026

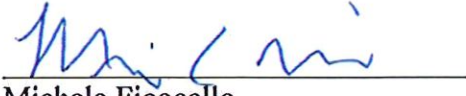


John Gifford,
Code Enforcement Officer

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 ~~3580 S Oceanshore Blvd Apt 806 Flagler Beach, FL 32136~~ on this 18th day of March 2026.

*64 Spring Meadows Dr. Ormond Beach, FL
32174*



Michele Ficocello
Clerk to the Special Magistrate

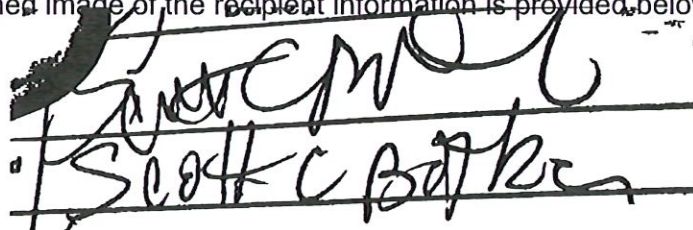
Mailer: City of Flagler Beach

Date Produced: 03/23/2026

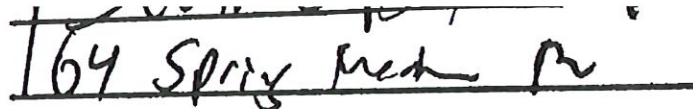
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 4093 52. Our records indicate that this item was delivered on 03/21/2026 at 02:59 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient :


SCOTT C BOTKA

Address of Recipient :


164 Spring Meadows Dr

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:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
C/O SCOTT BOTKA
64 SPRING MEADOWS DRIVE
ORMOND BEACH, FL 32174

Customer Reference Number: C6668133.40767033

Return Reference Number EEN26-0101 NOV RE-ISSUED



Return address:

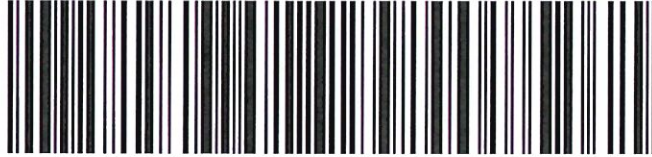
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
C/O SCOTT BOTKA
64 SPRING MEADOWS DRIVE
ORMOND BEACH, FL 32174

MAILING DATE: 03/18/2026
DELIVERY DATE: 03/21/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 4093 52

USPS Tracking Label Number: 9214 8901 9403 8362 4093 52

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/18/2026 13:54
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/18/2026 16:35
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	03/19/2026 05:02
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/19/2026 20:09
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/19/2026 20:40
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/20/2026 20:16
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/21/2026 00:00
DELIVERED LEFT WITH INDIVIDUAL	ORMOND BEACH,FL 32174	03/21/2026 14:59

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Stampfli Marcella L And
Alvin C (Trustees)
3580 S Oceanshore Blvd
Apt 806
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0101

CHOOSE CODE OFFICER, Code Enforcement Officer states:

- 1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
- 1. That pursuant to Florida Statute 162.12, Notices on February 16, 2026. I posted the foregoing notice to Stampfli Marcella L And Alvin C (Trustees)
3580 S Oceanshore Blvd
Apt 806 Flagler Beach, FL 32136 OR Tax Parcel ID # 29-12-32-4570-00000-0806, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 16, 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 16th day of February, 20 26 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



NOTARY PUBLIC

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

Stampfli Marcella L And
Alvin C (Trustees)
3580 S Oceanshore Blvd
Apt 806
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: BEN26-0101

Stampfli Marcella L And
Alvin C (Trustees),
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 3580 S Oceanshore Blvd Apt 806 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, March 25, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **January 13, 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.

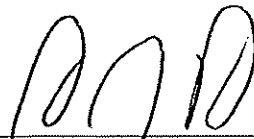
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: February 16, 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 3580 S Oceanshore Blvd Apt 806 Flagler Beach, FL 32136 on this 16th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 3/12/2026 2:11 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8357 0681 20

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)

3580 S OCEAN SHORE BLVD APT 806

FLAGLER BEACH, FL 32136

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

Return Reference Number:



Mailer: City of Flagler Beach

Date Produced: 03/12/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 0681 20. Our records indicate that this item was delivered on 03/11/2026 at 11:49 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Caution	
Signature X	<i>Conceen Kuhn</i>
Printed Name	Conceen Kuhn

Address of Recipient :

Delivery Address	P.O. Box 70
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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:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
3580 S OCEAN SHORE BLVD APT 806
FLAGLER BEACH, FL 32136

Customer Reference Number: C6578656.40262010

Return Reference Number EEN26-0101 NOH

Return address:

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

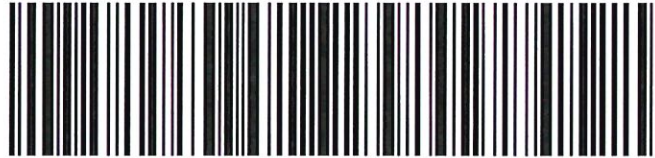


Recipient address:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
3580 S OCEAN SHORE BLVD APT 806
FLAGLER BEACH, FL 32136

MAILING DATE: 02/16/2026
DELIVERY DATE: 03/11/2026

USPS CERTIFIED MAIL



9214 8901 9403 8357 0681 20

USPS Tracking Label Number: 9214 8901 9403 8357 0681 20

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/16/2026 10:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/17/2026 08:44
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	02/17/2026 13:42
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	02/22/2026 03:46
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	03/04/2026 03:34
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	03/04/2026 11:23
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/08/2026 23:33
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/10/2026 08:57
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/11/2026 00:38
ARRIVAL AT UNIT	FLAGLER BEACH,FL 32136	03/11/2026 09:26
OUT FOR DELIVERY	FLAGLER BEACH,FL 32136	03/11/2026 09:37
RETURN TO SENDER INDIVIDUAL PICKED UP AT USPS	FLAGLER BEACH,FL 32136	03/11/2026 11:49

CUSTOM 1:

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

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
3580 S OCEAN SHORE BLVD APT 806
FLAGLER BEACH, FL 32136

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

vs.

CASE NO: EEN26-0101

STAMPFLI MARCELLA L AND
ALVIN C (TRUSTEES),
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 3580 S. Ocean Shore Blvd. Unit 806, Flagler Beach, FL 32136

YOU ARE NOTIFIED that violations of Florida Building Code [A]105.1 Permits Required exist on the premises located at 3580 S. Ocean Shore Blvd. Unit 806, Flagler Beach, FL 32136. The premises are more particularly described as follows:

Legal Description: THE NAUTILUS CONDO UNIT 806 AND AN UNDIVIDED INT IN
COMMON ELEMENTS OR 222 PG 281 OR 508 and has Tax Parcel ID # 29-12-32-4570-00000-0806.

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

Work conducted/being conducted that requires a permit.

The violation must be corrected in the following manner:

Obtain a Permit for the work performed.

You must correct the violations by no later than 5:00 p.m. on Friday, February 13, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

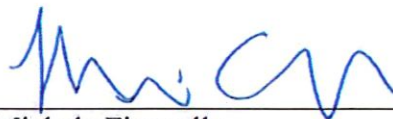
DATED: January 13, 2026

John Gifford

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 3580 S OCEAN SHORE BLVD, APT 806, FLAGLER BEACH, FL 32136 on this 13th day of January 2026.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 2/9/2026 2:59 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8351 4714 14

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)

3580 S OCEAN SHORE BLVD APT 806

FLAGLER BEACH, FL 32136

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

Return Reference Number:

Mailer: City of Flagler Beach

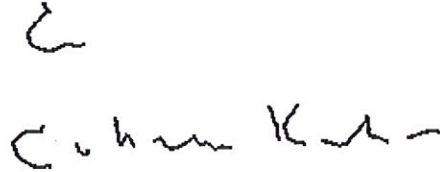
Date Produced: 02/09/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8351 4714 14. Our records indicate that this item was delivered on 02/06/2026 at 12:13 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 70

FLAGLER BEACH, FL 32136-0070

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

Sincerely,
United States Postal Service

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

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

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
3580 S OCEAN SHORE BLVD APT 806
FLAGLER BEACH, FL 32136

Customer Reference Number: C6491104.39685464

Return Reference Number EEN26-0101 NOV



Return address:

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

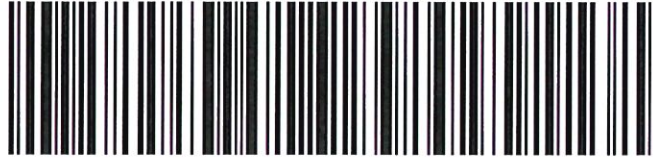


Recipient address:

STAMPFLI MARCELLA L AND ALVIN C (TRUSTEES)
3580 S OCEAN SHORE BLVD APT 806
FLAGLER BEACH, FL 32136

MAILING DATE: 01/13/2026
DELIVERY DATE: 02/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8351 4714 14

USPS Tracking Label Number: 9214 8901 9403 8351 4714 14

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	01/13/2026 13:29
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	01/13/2026 16:16
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	01/14/2026 05:14
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	01/14/2026 12:25
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	01/19/2026 03:19
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	01/29/2026 03:30
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	01/29/2026 14:09
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	02/03/2026 15:38
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/05/2026 11:55
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	02/06/2026 00:14
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	02/06/2026 10:50
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	02/06/2026 12:13

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0101

Respondent: MARCELLA L AND ALVIN C STAMPFLI (TRUSTEES)

Property Address: 3580 S OCEAN SHORE BLVD UNIT 806, FLAGLER BEACH, FL 32136

Mailing Address: C/O SCOTT BOTKA, 64 SPRING MEADOWS DRIVE, ORMOND BEACH, FL 32174

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	1/13/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	2/16/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
VIOLATION	3/18/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS	4/2/2026	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

Mailing Cost To Date **\$38.40**

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