



Special Magistrate Regular Meeting Agenda

Wednesday, May 27, 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. April 22, 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. P02566FB; Rosa Fragoso; Officer E. Luttrell # 7089
 - b. P02526FB; Brian Hansen; Officer C. Romero # 7091
 - c. P02560FB; Robert Mastrangelo; Officer C. Romero # 7091
 - d. P02626FB; Laurie Parsons; Officer C. Romero # 7091
 - e. P02477FB; Micaiah Pierre; Officer C. Romero # 7091
 - f. P02573FB; Gary Bailey *Telephonic Appearance*; Officer J. Saunders # 7087
7. **New Cases - Code Enforcement**
 - a. EEN26-0141; Dean Osterloh; 2201 N Ocean Shore Blvd.; Parcel ID 36-11-31-5630-00020-0120; Article II - Zoning Sec. 2.05.04 and Building Code Sec. 105 Permit Required
8. **Status Updates - Code Enforcement**
9. **Other Business**
10. **Adjournment**

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



Special Magistrate Regular Meeting Minutes

Wednesday, April 22, 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 and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

- a. March 25, 2026 Meeting Minutes - Approved

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

The Appellant was present and sworn in by the Clerk. The officer was not present but provided an affidavit in support of citation. The Appellant expressed remorse for the violation and requested leniency due to the current parking limitations in the city. Magistrate Popp explained the safety concerns related to parking in the wrong direction. Magistrate Popp ordered the citation upheld, the fine reduced to \$50.00, administrative costs to be paid in the amount of \$9.60 and a community education effort educating twenty (20) licensed drivers with sixty (60) days to complete.

- b. P02482FB; Deborah Tober; Officer C. Romero # 7091

The Appellant was present and sworn in by the Clerk. The officer was not present but provided an affidavit in support of citation. The Appellant testified there were no handicap parking spaces available and chose an alternative spot utilized many times before. The Appellant stated there had been no issues parking in that spot before. Magistrate Popp explained the safety concerns related to parking on a sidewalk. Magistrate Popp ordered the citation upheld, the fine reduced to \$50.00, administrative costs to be paid in the amount of \$9.60 and a community education effort educating twenty (20) licensed drivers with sixty (60) days to complete.

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)

The Respondent was not present. Mr. Gifford testified to the violation being cured and the property is in compliance. Magistrate Popp ordered the case closed and the Respondent to pay \$19.94 in administrative costs with sixty (60) days comply.

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)

The Respondent was not present. Mr. Gifford testified that the Respondent has an active permit and is requesting more time. Magistrate Popp ordered the case continued until the June 24, 2026, hearing with the Respondent having until June 14, 2026, to comply and the Respondent to pay \$19.20 in administrative costs on or before June 14, 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

This item was heard before item 7a. The Respondent was present and sworn in by the Clerk. Code Enforcement Officer John Gifford and Gary Hinebaugh were present and sworn in by the Clerk. The Respondent testified the violation has been cured. Magistrate Popp ordered the case closed and the Respondent to pay \$19.60 in administrative costs.

- 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)

The Respondent was not present. Mr. Gifford provided a summary of the violation and stated the property is now in compliance. Magistrate Popp ordered the case closed and the Respondent to pay \$38.40 in administrative costs.

- 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)

This item was heard after item 8b. The Respondent was present and sworn in by the Clerk. The Respondent testified he was never in violation and pulled all the required permits. No representatives from the Building Department were present to testify. Mr. Gifford testified outlining the permits pulled and finalized but stated the Chief Building Official would have to testify if that satisfies the current violation before the Magistrate. Discussion ensued related to the concerns of the other residents in the Homeowners Association. Based on the evidence provided, Magistrate Popp ordered the case dismissed.

9. Other Business

Code Enforcement reported one (1) code case on the next hearing agenda. Discussion ensued related to hearing processes and repeat violations. The Clerk reported four (4) or (5) parking

citation appeals on the next hearing agenda. Discussion ensued related to the initiatives for recovering administrative costs.

10. Adjournment

Magistrate Popp adjourned the hearing at 3:55pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02566FB

Appellant: Rosa Fragoso

Police Officer: Officer E. Luttrell # 7089

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Parking Violation
Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

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

IN RE: APPEAL OF

PARKING CITATION NO. P02566FB

ROSA FRAGOSO
16 CLOVERDALE COURT S
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: ROSA FRAGOSO

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, MAY 27, 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 16 CLOVERDALE COURT S, PALM COAST, FL 32137, this 30th day of APRIL 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

APR 01 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: PO2566FB Date Issued: 4/1/2026

I, ROSA FRAGOSO, 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):

A parking violation shouldn't be this expensive. there's no signs showing its illegal to park on the wrong side of the street. there should be a maximum \$40-\$50 not \$100 for seniors. A warning for locals should be issued first. The reason I parked there was because other cars were parked the same way. Some didn't had tickets

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: 443 243 8358

Email Address: Fragoso RR@Hotmail.com

Mailing Address: 16 Cloverdale Ct. S.

City: Palm Coast State: FL Zip Code: 32137

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

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

APPELLANT

Sign: [Handwritten signature]

Print Name: ROSA FRAGOSO

STATE OF FL

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 1st day of April 2021 by Rosa Fragoso 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 # 2026-00005095	CITATION # P02566FB	DATE 04/01/2026	TIME 1:24 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 JOSEPH	MIDDLE CARLOS	LAST FRAGOSO	SUFFIX
STREET 16 CLOVERDALE COURT S		CITY PALM COAST	STATE ZIP FL 32137
DL/ID #	STATE FL	BIRTH DATE 10/25/1951	RACE GENDER TELEPHONE W M
YR VEHICLE 2019	TAG # 6673YR	TRAILER TAG #	TAG EXP DATE STATE 10/25/2027 FL
COLOR BLK	STYLE UTILITY	MAKE CHEV	MODEL V.I.N. OR MOTOR # EQUINOX 3GNAXKEV9KL189888

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.

ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY N 5TH ST		
FEET 93	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY N OCEANSHORE BLVD
LATITUDE -81.128867		LONGITUDE 29.483455	ZONE

VIOLATION	
19-23	CHARGE DESCRIPTION PARKING - WRONG DIRECTION
OTHER VIOLATION COMMENTS PARKED THE WRONG DIRECTION	

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	

REPORTING OFFICER			
OFFICER SIGNATURE <i>[Signature]</i>	BADGE # 7089	D #	TROOP UNIT
RANK OFFICER	FIRST E	MIDDLE J	LAST LUTTRELL

COURT INFORMATION (if applicable)		
COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL

VIOLATOR SIGNATURE: _____


Mailer: City of Flagler Beach

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8371 0722 64. Our records indicate that this item was delivered on 05/04/2026 at 02:19 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:

ROSA FRAGOSO
16 CLOVERDALE COURT S
PALM COAST, FL 32137

Customer Reference Number: C6791502.41547271

Return Reference Number P02566FB



Return address:

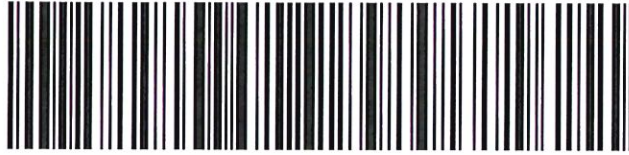
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ROSA FRAGOSO
16 CLOVERDALE COURT S
PALM COAST, FL 32137

MAILING DATE: 04/30/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8371 0722 64

USPS Tracking Label Number: 9214 8901 9403 8371 0722 64

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	05/04/2026 14:19

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02526FB

Appellant: Brian Hansen

Police Officer: Officer C. Romero # 7091

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

Mailing Costs: \$9.60



City of Flagler Beach

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

IN RE: APPEAL OF

PARKING CITATION NO. P02526FB

BRIAN HANSEN
141 OAK LANE
FLAGLER BEACH, FL 32136

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: BRIAN HANSEN

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, MAY 27, 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 141 OAK LANE, FLAGLER BEACH, FL 32136, this 30th day of APRIL 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
APR 08 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: P02526FB Date Issued: 3/22/26

I, BRIAN KEITH HANSEN, 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 want to start off by stating I would never park deliberately in a Handicapped zone parking space. I feel this particular handicap space is not adequately marked as there are no blue lines outlining this space and sign is not at the head of this space

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: 631-553-3940

Email Address: allleaguebaseball8@aol.com

Mailing Address: 141 Oak Lane

City: Flagler Beach State: FLA 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: Brian Hansen

Print Name: Brian HANSEN

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed in person or by virtual notarization on the 7 day of April, 2020 by Brian Hansen who is personally known to me or who produced Driver License as identification.

Bonnie S. Bramer
Signature of Notary



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

Q flagler beach fl requirements for town handicap parking signs

Flagler Beach handicap parking signs must adhere to Florida Statutes [553.5041](#) and [316.1955](#), requiring a **12" x 18" blue-on-white sign**. It must display the International Symbol of Accessibility, read "Parking by Disabled Permit Only," and include the "\$250 Fine" penalty, with the bottom of the sign placed at least 60 inches above the ground. 🌈 SafetySign.c... +2

Key Requirements for Handicap Parking Signs:

- **Sign Design:** The sign must be clearly visible, featuring the blue and white International Symbol of Accessibility, with the text "PARKING BY DISABLED PERMIT ONLY" and the required "\$250 Fine" penalty.
- **Height Requirement:** Signs must be mounted at least 60 inches (5 feet) from the ground to the bottom of the sign, ensuring they are not hidden by parked vehicles.
- **Placement:** Must be placed at the head of each designated 12-foot-wide accessible parking space, with a 5-foot-wide adjacent access aisle.
- **Van Accessible:** Signs for van-accessible spots must include the designation "Van Accessible".
- **Compliance:** All signs must be permanent and comply with Florida Department of Transportation standards. 🇺🇸 Florida High... +3

Permit Information

- **Permit Application:** Residents can apply for a disabled person parking permit (Form HSMV 83039) signed by a certified medical authority through the [Flagler County Tax Collector](#).
- **Metered Parking:** Holders of a valid handicap placard or license plate can

PO2526FB
Submitted by Appellant



PHOTOGRAPH SUBMITTED BY
APPELLANT
CITATION NO. P02526FB



PHOTOGRAPH SUBMITTED BY
APPELLANT
CITATION NO. P02526FB



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02526FB



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

INSTRUCTIONS

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

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

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

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

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

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

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

AGENCY CASE # 2026-00004468		CITATION # P02526FB		DATE 03/22/2026	TIME 2:37 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST BRIAN	MIDDLE KEITH	LAST HANSEN		SUFFIX	
STREET 1279 INDEPENDENCE DR		CITY DAYTONA BEACH	STATE FL	ZIP 32119	
DL/ID #	STATE FL	BIRTH DATE 12/10/1961	RACE W	GENDER M	TELEPHONE
YR VEHICLE 2021	TAG # Z96JXC	TRAILER TAG #	TAG EXP DATE 12/10/2026	STATE FL	
COLOR GRY	STYLE 4 DOOR SED	MAKE TOYT	MODEL PRIUS	V.I.N. OR MOTOR # JTDKAMFPXM3176345	
ROADWAY INFORMATION					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S 5TH ST				
FEET 100	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY S OCEANSHORE BLVD		
LATITUDE -81.126424		LONGITUDE 29.478319		ZONE	
VIOLATION					
19-28	CHARGE DESCRIPTION HANDICAPPED PARKING				
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN; NO HANDICAP PLACARD DISPLAYED					
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 \$150.00	IF PAID 30 AFTER DAYS	FINE \$192.82	FILING FEE	
COURT INFORMATION (if applicable)					
COURT DATE		COURT TIME	COURTROOM # / OTHER DETAIL		

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

VIOLATOR SIGNATURE: _____

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

Brian Hansen

Appellant,

v.

CITATION # P02526FB

CITY OF FLAGLER BEACH,

Appellee.

AFFIDAVIT IN SUPPORT OF CITATION

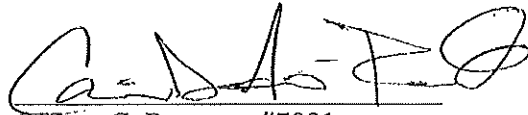
STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared Officer Romero, 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 03/22/26 at approximately 14:37 hrs, I observed a Gray Toyota with license plate Z96JXC parked at approximately 100 South 5th St.
3. I ascertained that the vehicle was registered to Brian Hansen.
4. The vehicle was parked in violation of 19-23, Handicap Parking
5. Specifically, the vehicle was parked in a visibly marked handicap parking space without displaying a handicap placard.
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 #P02526FB.

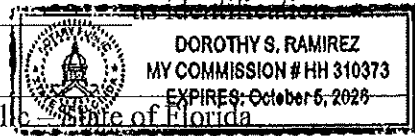
FURTHER AFFIANT SAYETH NAUGHT.

Dated this 6 day of May, 2026.


Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online
notarization this 6th day of May, 2026 by Camilla D Romero who
is personally known to me or produced identification

Notary Public



Print name: Dorothy S. Ramirez

My Commission Expires: 10/5/2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026

PHOTOGRAPH SUBMITTED BY
OFFICER

CITATION NO. P02526FB

Mailer: City of Flagler Beach

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8371 0776 58. Our records indicate that this item was delivered on 05/01/2026 at 02:09 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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 HANSEN
141 OAK LANE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6791502.41547274

Return Reference Number P02526FB



Return address:

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

Recipient address:

BRIAN HANSEN
141 OAK LANE
FLAGLER BEACH, FL 32136

MAILING DATE: 04/30/2026
DELIVERY DATE: 05/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8371 0776 58

USPS Tracking Label Number: 9214 8901 9403 8371 0776 58

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
DELIVERED LEFT WITH INDIVIDUAL	FLAGLER BEACH,FL 32136	05/01/2026 14:09

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02560FB

Appellant: Robert Mastrangelo

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. P02560FB

ROBERT MASTRANGELO
173 WELLINGTON DRIVE
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: ROBERT MASTRANGELO

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, MAY 27, 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 173 WELLINGTON DRIVE, PALM COAST, FL 32164, this 30th day of APRIL 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



City of Flagler Beach

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

RECEIVED

APR 24 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: PO2560FB Date Issued: 3/30/2026

I, Robert Mastrangelo, 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):

On the date of the citation, I parked in an area where parking was otherwise permitted, but my vehicle was facing opposite the direction of travel. There was no signage at the location addressing directional parking, and I did not realize that rule applied there in that manner. I respectfully request a hearing to review the citation. If it's upheld, I ask that leniency be considered based on the circumstances of that day.

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: 772-224-0492

Email Address: RJM 7188@gmail.com

Mailing Address: 173 Wellington Dr.

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: Robert Mastrangelo

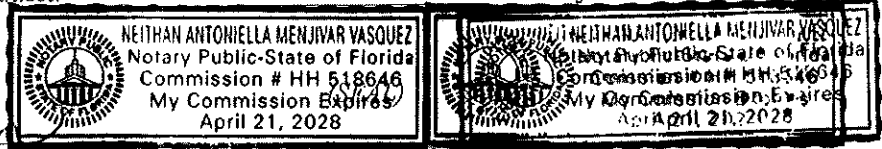
STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 24 day of April 2026 by Neithan A. Menjivar

who is personally known to me or who produced as identification.

Signature of Notary: Neithan Menjivar



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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

AGENCY CASE # 2026-00004981		CITATION # P02560FB		DATE 03/30/2026	TIME 1:43 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 ROBERT	MIDDLE JOHN	LAST MASTRANGELO		SUFFIX	
STREET 786 SE TURKEY RD		CITY MAYO		STATE FL	ZIP 32066
DL/ID #	STATE FL	BIRTH DATE 09/10/1994	RACE W	GENDER M	TELEPHONE
YR VEHICLE 2012	TAG # Z56EZM	TRAILER TAG #	TAG EXP DATE 09/10/2026	STATE FL	
COLOR BLU	STYLE 4 DOOR SED	MAKE TOYT	MODEL	V.I.N. OR MOTOR # JTDKDTB39C1012927	
ROADWAY INFORMATION					
BUSINESS NAME					
ADDRESS # OCCURRED ON STREET, ROAD, HIGHWAY S 8TH ST					
FEET 38	MILES	DIRECTION EAST	AT/FROM STREET, ROAD, HIGHWAY S CENTRAL AVE		
LATITUDE -81.126093		LONGITUDE 29.476307		ZONE	
VIOLATION					
19-23	CHARGE DESCRIPTION PARKING - WRONG DIRECTION				
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 -B SITE PAGE WWW.CITYOFFLAGLERBEACH.COM					
IF PAID 30 WITHIN DAYS	FINE \$100	IF PAID 30 AFTER DAYS	FINE \$142.82	FILING FEE	
COURT INFORMATION					
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.

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

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

PAYMENT SHOULD BE IN THE FORM OF MONEY ORDER, CASH, U.S. 10 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 Camilla Romero	BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE: _____

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

Robert Mastrangelo

Appellant,

v.

CITATION # P02560FB

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 Officer Romero, 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 03/30/26 at approximately 13:43 hrs, I observed a Blue Toyota with license plate Z56EZM parked at approximately South 8th St and Central Ave.

3. I ascertained that the vehicle was registered to Robert Mastrangelo.

4. The vehicle was parked in violation of 19-23, Parked Wrong Direction

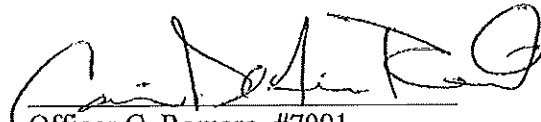
5. Specifically, the vehicle was parked on the North side of the street facing Eastbound (should be Westbound).

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 #P02560FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 6th day of May, 2026.


Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online notarization this 6th day of May, 2026 by Camilla D Romero who is personally known to me or produced _____ as identification.

Notary Public  State of Florida

Print name: Dorothy S. Ramirez

My Commission Expires: 10/5/2026

PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02560FB

Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Mailer: City of Flagler Beach

Date Produced: 05/12/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8371 0738 89. Our records indicate that this item was delivered on 05/11/2026 at 04:07 p.m. in PALM COAST, FL 32164. 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:

ROBERT MASTRANGELO
173 WELLINGTON DRIVE
PALM COAST, FL 32164

Customer Reference Number: C6791502.41547272
Return Reference Number P02560FB



Return address:

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

Recipient address:

ROBERT MASTRANGELO
173 WELLINGTON DRIVE
PALM COAST, FL 32164

MAILING DATE: 04/30/2026
DELIVERY DATE: 05/11/2026

USPS CERTIFIED MAIL



9214 8901 9403 8371 0738 89

USPS Tracking Label Number: 9214 8901 9403 8371 0738 89

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32164	05/04/2026 15:09
REMINDER TO SCHEDULE REDELIVERY	PALM COAST,FL 32164	05/09/2026 03:12
NO ACCESS TO DLVRY LOCATION	PALM COAST,FL 32164	05/09/2026 17:15
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	05/11/2026 16:07

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02626FB

Appellant: Laurie Parsons

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. P02626FB

LAURIE PARSONS
2 DOGWOOD STREET
FLAGLER BEACH, FL 32136

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: LAURIE PARSONS

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, MAY 27, 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 DOGWOOD STREET, FLAGLER BEACH, FL 32136, this 30th day of APRIL 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED

APR 15 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: P02626FB Date Issued: 4/14/2026

I, Laurie N Parsons, 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 have been a resident of flagler beach for 35 yrs. I have never had any violations. I was parked in a valid parking space and always comply with all posted rules and regulations. I believe this to be wrong as I was parked within proper signage.

I would greatly appreciate your reconsideration of this ticket. Yesterday was my first day of retirement and was very upset receiving this. I am living on social security and this ticket would take away my grocery money.

Thank you for your time and attention to this matter.

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) 547-9066

Email Address: bitemecosmo@yahoo

Mailing Address: 2 Dogwood Street

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: Laurie N. Parsons

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed [X] in person or by virtual notarization on the 15 day of April 2026 by Laurie Parsons who is personally known to me or who produced FL Drivers License as identification.

[Handwritten Signature]
Signature of Notary

(SEAL)



WENDY BRISTER
Commission # HH 501898
Expires March 10, 2028

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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

AGENCY CASE # 2026-00005809	CITATION # P02626FB	DATE 04/14/2026	TIME 10:38 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 LAURIE	MIDDLE NANETTE	LAST PARSONS	SUFFIX
STREET 2 DOGWOOD ST		CITY FLAGLER BEACH	STATE ZIP FL 32136
PLAID #	STATE FL	BIRTH DATE 02/17/1962	RACE W
		GENDER F	TELEPHONE
YEAR VEHICLE 2017	TAG # Z42JZM	TRAILER TAG #	TAG EXP DATE 02/17/2027
COLOR RED	STYLE PICKUP	MAKE NISS	MODEL FRONTIER
V.I.N. OR MOTOR # 1N6DD0ERXHN707650			

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.

ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY N OCEANSHORE BLVD		
FEET 10	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY N 6TH ST
LATITUDE -81.128827		LONGITUDE 29.484210	ZONE

VIOLATION	
19-25	CHARGE DESCRIPTION PARKING - WHERE PROHIBITED BY OFFICIAL SIGNS
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN	

PAYMENT INFORMATION			
NAME CITY OF FLAGLER BEACH			
ADDRESS 116 S. THIRD ST			
CITY FLAGLER BEACH	ZIP 32136	PHONE #	
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM	
IF PAID 30 WITHIN DAYS	FINE \$60.00	IF PAID 30 AFTER DAYS	FINE \$142.82
COURT INFORMATION (if applicable)		FILING FEE	

REPORTING OFFICER			
OFFICER SIGNATURE <i>Camilla Romero</i>	BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

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

Laurie Parsons

Appellant,

v.

CITATION # P02626FB

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 Officer Romero, 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 04/14/26 at approximately 10:38 hrs, I observed a Red Nissan with license plate Z42JZM parked at approximately North 6th St and Oceanshore Blvd.

3. I ascertained that the vehicle was registered to Laurie Parsons.

4. The vehicle was parked in violation of 19-23, Parking where Prohibited by Signs

5. Specifically, the vehicle was parked on the East side of A1A in a striped zone, marked by "No Parking" signs

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 #P02626FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 6 day of May, 2026.

[Signature]
Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online notarization this 6th day of May, 2026 by Camilla D Romero who is personally known to me or produced _____ as identification.

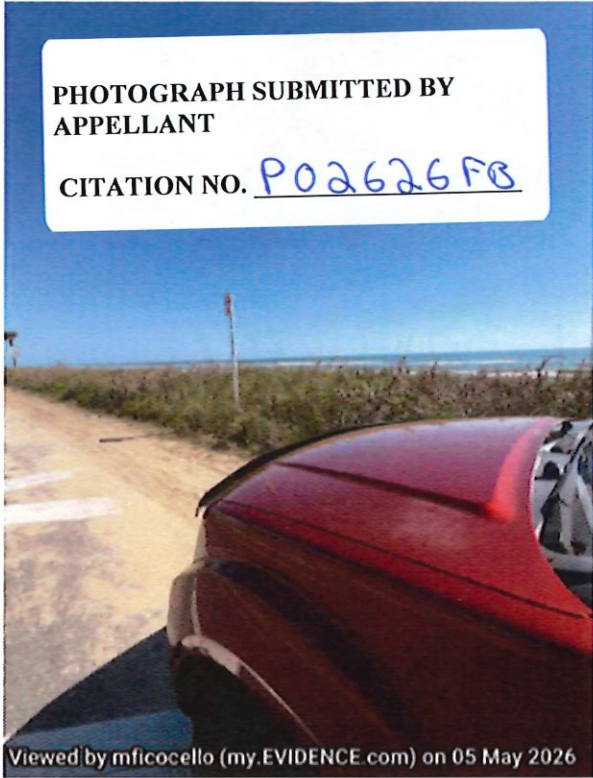
Notary Public _____


Print name: Dorothy S. Ramirez

My Commission Expires: 10/5/2026

PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02626FB



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



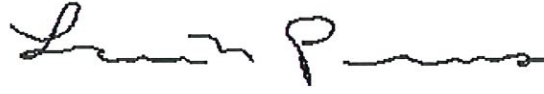

Mailer: City of Flagler Beach

Date Produced: 05/07/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8371 0688 92. Our records indicate that this item was delivered on 05/06/2026 at 09:16 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

2 DOGWOOD E
FLAGLER BEACH, FL 32136-4907

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:

Laurie Parsons
2 Dogwood Street
Flagler Beach, FL 32136

Customer Reference Number: C6791502.41547270

Return Reference Number P02626FB



Return address:

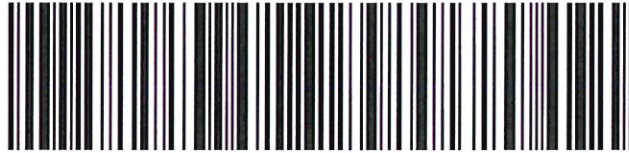
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

LAURIE PARSONS
2 DOGWOOD STREET
FLAGLER BEACH, FL 32136

MAILING DATE: 04/30/2026
DELIVERY DATE: 05/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8371 0688 92

USPS Tracking Label Number: 9214 8901 9403 8371 0688 92

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	05/01/2026 08:44
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	05/06/2026 03:41
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	05/06/2026 09:16

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02477FB

Appellant: Micaiah Pierre

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. P02477FB

MICAIAH PIERRE
7 SEAFORD PLACE
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: MICAIAH PIERRE

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, MAY 27, 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 7 SEAFORD PLACE, PALM COAST, FL 32164, this 30th day of APRIL 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED
APR 13 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: PO2477FB Date Issued: 3/12/26

I, Micaiah Pierre, 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 respectfully request dismissal or reduction of this citation. I was not aware that parking in this direction was a violation at the time. There was no clear signage indicating this restriction and I didn't intend to violate any parking laws. Ask for leniency as this is an honest mistake.

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



City of Flagler Beach

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

Telephone Number: 305-304-9632

Email Address: pmicaiah12@gmail.com

Mailing Address: 7 Seaford Place

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: Micaiah Pierre

Print Name: Micaiah Pierre

STATE OF FL

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 13 day of April 2026 by Micaiah Pierre who is personally known to me or who produced FL DL as identification.

Michele C. Ficocello
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



VIIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

AGENCY CASE # 2026-00003699	CITATION # P02477FB	DATE 03/11/2026	TIME 4:39 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 checked="" type="checkbox"/>		BUSINESS NAME REACHING SOLUTIONS INC	
FIRST	MIDDLE	LAST	SUFFIX
STREET 434 NW 10TH AVE		CITY HOMESTEAD	STATE ZIP FL 33030
DL/ID #	STATE	BIRTH DATE	RACE GENDER TELEPHONE
YR VEHICLE 2021	TAG # GZQL46	TRAILER TAG #	TAG EXP DATE STATE 12/31/2026 FL
COLOR BLK	STYLE TRUCK	MAKE CHEV	MODEL V.I.N. OR MOTOR # 1GC4YREY6MF292793
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY S 8TH ST		
FEET 31	MILES	DIRECTION EAST	AT/FROM STREET, ROAD, HIGHWAY S CENTRAL AVE
LATITUDE -81.126124		LONGITUDE 29.476319	ZONE
VIOLATION			
19-23	CHARGE DESCRIPTION PARKING - WRONG DIRECTION		
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	

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

INSTRUCTIONS

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

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

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

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

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

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

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

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

VIOLATOR SIGNATURE: _____

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

Micaiah Pierre

Appellant,

v.

CITATION # P02477FB

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 Officer Romero, who deposes and says:

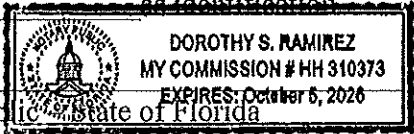
1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.
2. On 03/11/26 at approximately 16:39 hrs, I observed a Black Chevrolet with license plate GZQL46 parked at approximately South 8th St and Central Ave..
3. I ascertained that the vehicle was registered to Micaiah Pierre.
4. The vehicle was parked in violation of 19-23, Parked Wrong Direction
5. Specifically, the vehicle was parked on the South side of 8th St, facing Westbound (should be Eastbound)
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 #P02477FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 6 day of May, 2026.

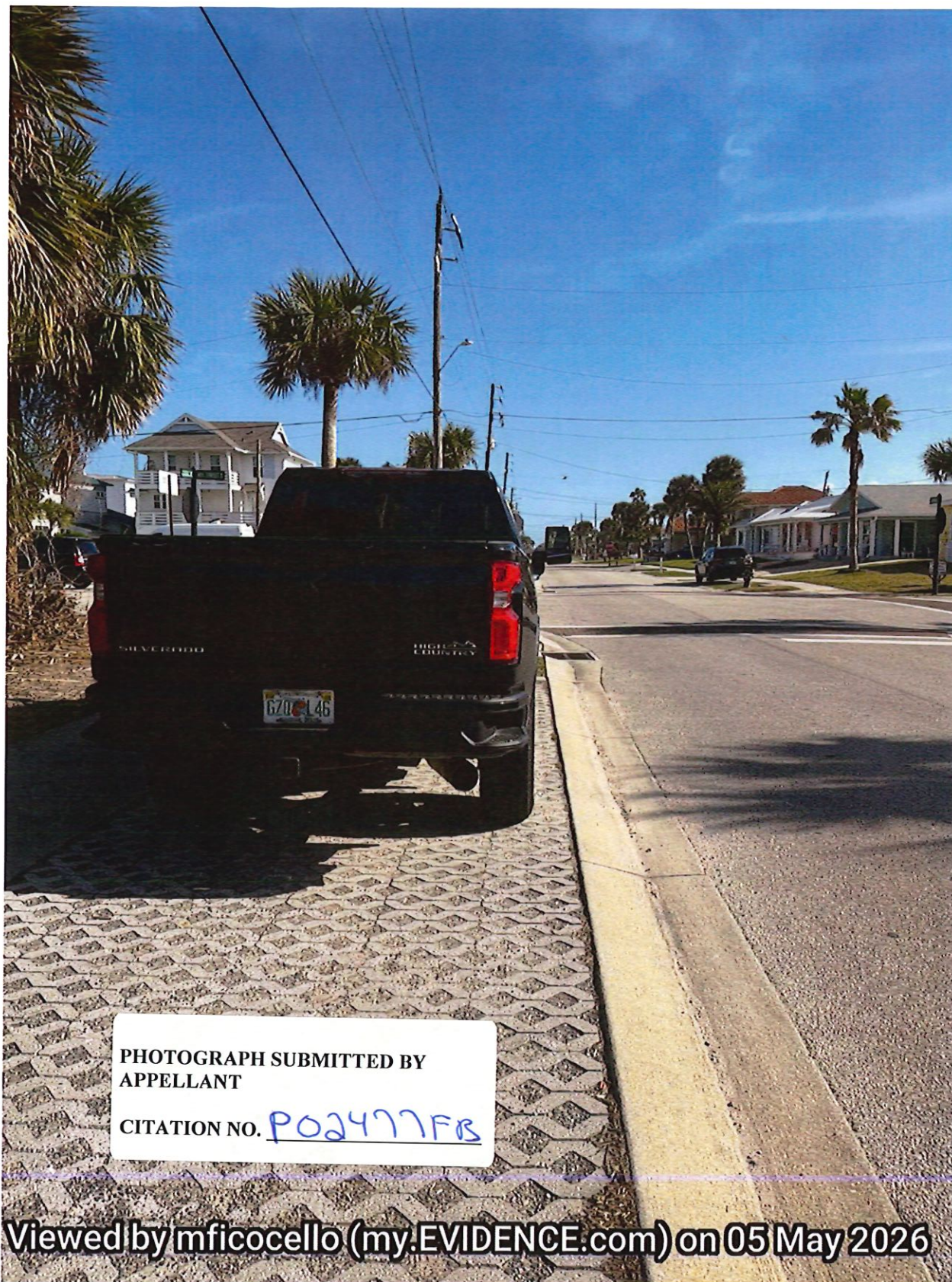

Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online
notarization this 6th day of May, 2026 by Camilla D Romero who
is personally known to me or produced an identification


Notary Public, State of Florida

Print name: Dorothy S. Ramirez

My Commission Expires: 10/5/2026



PHOTOGRAPH SUBMITTED BY
APPELLANT
CITATION NO. P02477FB

Viewed by mficocello (my.EVIDENCE.com) on 05 May 2026



Mailer: City of Flagler Beach

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8371 0632 24. Our records indicate that this item was delivered on 05/04/2026 at 01:02 p.m. in PALM COAST, FL 32164. The scanned image ~~of the recipient information is provided below.~~

Signature of Recipient :

Balden

Address of Recipient :

7 Seaford Pl

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:

MICAH PIERRE
7 SEAFORD PLACE
PALM COAST, FL 32164

Customer Reference Number: C6791502.41547269
Return Reference Number P02477FB



Return address:

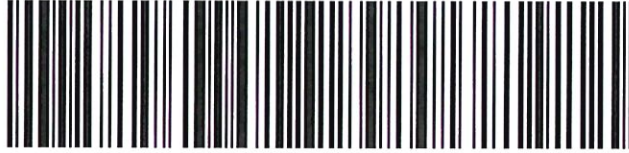
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

MICAH PIERRE
7 SEAFORD PLACE
PALM COAST, FL 32164

MAILING DATE: 04/30/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8371 0632 24

USPS Tracking Label Number: 9214 8901 9403 8371 0632 24

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	05/01/2026 18:15
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/01/2026 19:30
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/01/2026 21:16
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	05/03/2026 00:27
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	05/04/2026 13:02

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

May 27, 2026

Citation Number: P02573FB

Appellant: Gary Bailey *Telephonic Appearance*

Police Officer: Officer J. Saunders # 7087

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Request For Telephonic Appearance
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. P02573FB

GARY BAILEY
7 NORTH OCEAN PALM VILLAS
FLAGLER BEACH, FL 32136

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.


NOTICE OF HEARING

TO: GARY BAILEY

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, MAY 27, 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 7 NORTH OCEAN PALM VILLAS, FLAGLER BEACH, FL 32136, this 30th day of APRIL 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

APR 27 2026

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

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

Citation Number: P02573FB Date Issued: 04-04-26

I, Gary Bailey, 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 ticket was issued on private property. Ocean Palm Villas is private property with thru access for vehicles. HOA Policy is that parking is allowed on paved areas as long as it doesn't impede thru access or mailboxes.

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: 407-717-6346

Email Address: baileysfoods@gmail.com

Mailing Address: 7 North Ocean Palm Villas

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: [Signature]

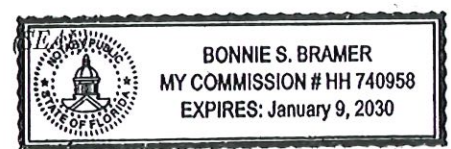
Print Name: Gusy Bailey

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed [checked] in person or by virtual notarization on the 27 day of April 2026 by Gary Bailey who is personally known to me or who produced Drivers License as identification.

[Signature] Bonnie S. Bramer
Signature of Notary



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



City of Flagler Beach

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

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: P02573FB

I, Gary Bailey, hereby request to appear via telephone at the hearing scheduled on the 27th day of MAY, 2021 at 5:00pm.

I submit the following reason(s) for the request: working out of town

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

Telephone: 407-717-6346 Email: baileystfoods@gmail.com

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

APPELLANT or RESPONDENT

Sign: [Signature]

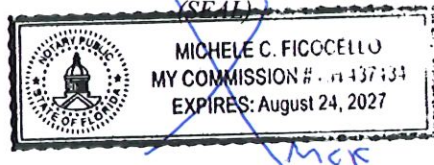
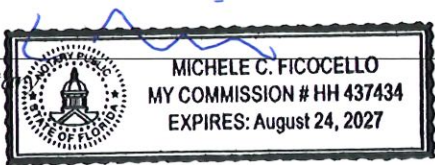
Print Name: Gary Bailey

STATE OF Florida

COUNTY OF Flagler

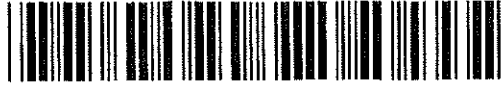
The foregoing instrument was sworn to or affirmed X in person or _____ by virtual notarization on the 18th day of May 2021 by Gary Bailey who is personally known to me or who produced FL DL as identification.

Signature of Notary



Submit completed form to the Clerk to the Special Magistrate

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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FEE OF \$42.00 PAID IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

AGENCY CASE # 2026-00005235	CITATION # P02573FB	DATE 04/04/2026	TIME 7:17 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 GARY	MIDDLE ALLAN	LAST BAILEY	SUFFIX
STREET 13330 ROCKRIDGE RD		CITY LAKELAND	STATE ZIP FL 33809
DL/D #	STATE FL	BIRTH DATE 04/06/1968	RACE W
		GENDER M	TELEPHONE
YR VEHICLE 2022	TAG # BRRGR	TRAILER TAG #	TAG EXP DATE 06/30/2027
	STATE FL		
COLOR GRY	STYLE UTILITY	MAKE JEEP	MODEL V.I.N. OR MOTOR # 1C4SJVFJ4NS129115
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY 7 N OCEAN PALM VILLAS		
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
LATITUDE		LONGITUDE	ZONE
VIOLATION			
19-24	CHARGE DESCRIPTION PARKING IN STREET		
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 \$60.00	IF PAID 30 AFTER DAYS	FINE \$102.82
COURT INFORMATION (if applicable)		FILING FEE	

INSTRUCTIONS

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

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>[Signature]</i>	BADGE # 7087	ID #	TROOP UNIT
RANK	FIRST JOHNNY	MIDDLE	LAST SAUNDERS

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

Gary Bailey

Appellant,

v.

CITATION # PO2573FB

CITY OF FLAGLER BEACH,

Appellee.

_____ /

AFFIDAVIT IN SUPPORT OF CITATION

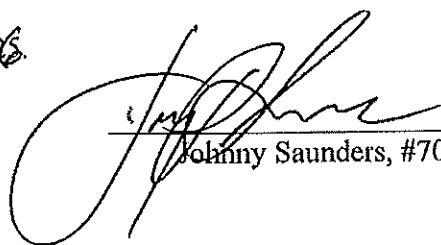
STATE OF FLORIDA
COUNTY OF FLAGLER

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 4/4/26 at approximately 0715 hours, I observed a Jeep Grand Wagoneer, gray-colored, with license plate FL: BRRGR parked on or near 7 N. Ocean Palm Villas.
3. I ascertained that the vehicle was registered to Gary Bailey.
4. The vehicle was parked in violation of City Code 19-24.
5. Specifically, the vehicle was unlawfully parked in the street.
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 PO2573FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 14 day of May, 2026.



Johnny Saunders, #7087

Sworn to and subscribed before me by means of physical presence or online
notarization this 6th day of May, 2028 by Johnny Saunders who
is personally known to me or produced _____ as identification.



Dorothy S. Ramirez
Notary Public - State of Florida

Gary Bailey
Parking Citation #: PO2573FB

Photos of the vehicle unlawfully parked in the street, which is accessible to the public despite the townhomes being part of an HOA. There isn't any signage that states that parking in such a manner is permitted.



**PHOTOGRAPH SUBMITTED BY
OFFICER**

CITATION NO. PO2573FB

Return address:

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

Recipient address:

GARY BAILEY
7 NORTH OCEAN PALM VILLAS
FLAGLER BEACH, FL 32136

Handwritten in red:
RETURN TO SENDER

USPS CERTIFIED MAIL



9214 8901 9403 8371 0749 23

USPS Tracking Label Number: 9214 8901 9403 8371 0749 23

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/30/2026 11:20
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	05/01/2026 11:19
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	05/06/2026 03:05
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	05/16/2026 03:54
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	05/16/2026 12:54

Handwritten in blue:
5/18/26 - confirmed via telephone. MCF requested telephonic appearance due to work trip.



Special Magistrate Hearing

Code Enforcement

May 27, 2026

Case Number: EEN26-0141

Respondent: Dean Osterloh

Address of Violation: 2201 N Ocean Shore Blvd.

Tax Parcel ID Number: 36-11-31-5630-00020-0120

Violation: Article II - Zoning Sec. 2.05.04 and Building Code Sec. 105 Permit Required

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

Total Cost of Mailings \$19.20

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

Osterloh Dean
235 7th St
Saint James, NY 11780

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0141

Osterloh Dean,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2201 N OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, May 27, 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 **April 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.

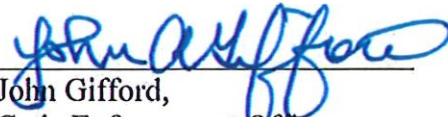
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: April 13, 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 235 7th St. Saint James, NY 11780 on this 13 day of April 2026.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 04/20/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8366 5598 79. Our records indicate that this item was delivered on 04/17/2026 at 09:28 a.m. in SAINT JAMES, NY 11780. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

**235 7TH ST, SAINT JAMES, NY
11780**

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:

OSTERLOH DEAN
235 7TH ST
SAINT JAMES, NY 11780

Customer Reference Number: C6738898.41223723

Return Reference Number EEN26-0141 NOTICE OF HEARING



Return address:

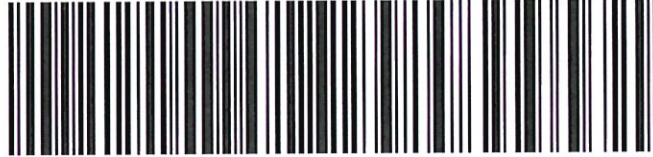
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

OSTERLOH DEAN
235 7TH ST
SAINT JAMES, NY 11780

MAILING DATE: 04/13/2026
DELIVERY DATE: 04/17/2026

USPS CERTIFIED MAIL



9214 8901 9403 8366 5598 79

USPS Tracking Label Number: 9214 8901 9403 8366 5598 79

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/13/2026 13:27
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	04/13/2026 15:44
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	04/14/2026 05:01
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/14/2026 18:16
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/14/2026 21:41
PROCESSED THROUGH USPS FACILITY	MID NY DISTRIBUTION CENTER 11747	04/16/2026 13:11
DEPARTED USPS REGIONAL FACILITY	MID NY DISTRIBUTION CENTER 11747	04/16/2026 20:15
DELIVERED LEFT WITH INDIVIDUAL	SAINT JAMES,NY 11780	04/17/2026 09:28

CUSTOM 1:

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

Osterloh Dean
235 7th St
Saint James, NY 11780

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0141

Osterloh Dean,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 2201 N OCEAN SHORE BLVD. FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of Article II- Zoning Sec. 2.05.04 and Building Code Sec. 105 Permit Required exist on the premises located at 2201 N OCEAN SHORE BLVD. FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: SUNRISE BEACH SUB BL 2 LT 12 OR 57 PG 469 OR 81 PG 458 OR 100 PG 101 OR 222 PG 925 OR 319 PG 312 OR 494 PG 685 OR 583 PG 1978 OR 655 PG 1380 OR 983 PG 817 and has Tax Parcel ID # 36-11-31-5630-00020-0120.

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

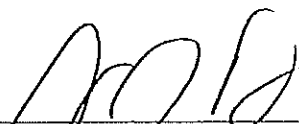
Fence around the HVAC encroachment to adjacent property located at 2205 N. Ocean Shore Blvd. Stairs located on the NE side of the building do not show a permit and possibly can be encroaching property located at 2205 N Ocean Shore Blvd.

The violation must be corrected in the following manner:

Produce a valid qualified survey to show no encroachment(s) for HVAC Fence and stairs. Produce the permit for the stairs.

You must correct the violations by no later than 5:00 p.m. on Sunday, April 12, 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 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 235 7th St. Saint James, NY 11780 on this 16th day of March 2026.



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 8361 8119 34. Our records indicate that this item was delivered on 03/20/2026 at 09:51 a.m. in SAINT JAMES, NY 11780. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : **235 7TH ST, SAINT JAMES, NY
11780**

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:

OSTERLOH DEAN
235 7TH ST
SAINT JAMES, NY 11780

Customer Reference Number: C6658022.40708998

Return Reference Number EEN26-0141 NOV



Return address:

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

Recipient address:

OSTERLOH DEAN
235 7TH ST
SAINT JAMES, NY 11780

MAILING DATE: 03/16/2026
DELIVERY DATE: 03/20/2026

USPS CERTIFIED MAIL



9214 8901 9403 8361 8119 34

USPS Tracking Label Number: 9214 8901 9403 8361 8119 34

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/16/2026 10:34
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/16/2026 12:53
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	03/17/2026 05:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/17/2026 18:53
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/17/2026 23:01
PROCESSED THROUGH USPS FACILITY	MID NY DISTRIBUTION CENTER 11747	03/19/2026 09:28
DELIVERED LEFT WITH INDIVIDUAL	SAINT JAMES,NY 11780	03/20/2026 09:51

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0141

Respondent: DEAN OSTERLOH

Property Address: 2201 N OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

Mailing Address: 235 7TH STREET, SAINT JAMES, NY 11780

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	3/16/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	4/13/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

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

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

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

Recording of Orders	Cost