



# Special Magistrate Regular Meeting Minutes

Wednesday, April 22, 2026 at 3:00 PM

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

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## 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.