



Special Magistrate Regular Meeting Agenda

Wednesday, July 22, 2026 at 3:00 PM

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

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Roll Call**
3. **Approve Minutes**
 - a. June 24, 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. Citation No. 3222; Emil Valentine; FCSO Deputy C. Miller # 1188
7. **New Cases - Code Enforcement**
8. **Status Updates - Code Enforcement**
 - a. EEN26-0178; Audrey F. Rutkowski-Westbrook & Michael Westbrook, Jtwros; 2228 S. Central Avenue; 19-12-32-4400-00020-0050; City of Flagler Beach Code of Ordinances, Chapter 13 - Nuisances Section 13-1 (4)(5)
 - b. EEN26-0031; Palm Coast Holding Group, LLC F/K/A 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)
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, June 24, 2026 at 3:00 PM

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, Chief Building Official Glen Urquhart and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

- a. May 27, 2026 Meeting Minutes - Approved

4. Deletions and changes to the agenda - None

5. Request To Identify Persons Having Cases on The Agenda

6. Parking Citation Appeals

- a. P02746FB; Sue Ellen Capstick; Officer C. Romero # 7091

The appellant was not present. The officer was not present but provided an affidavit in support of citation. The Clerk reported the appellant had been properly served a notice of hearing. Magistrate Popp ordered the citation upheld, pay the original fine amount of \$100.00 and administrative costs to be paid in the amount of \$19.20 with thirty (30) days to remit payment.

- b. P02675FB; James Coker; 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 submitted photographs to the Magistrate which had already been included in the agenda packet. The appellant testified he did not see a no parking sign and did not realize he committed a violation. The appellant admitted he made a mistake and offered to pay the fine including all administrative costs. Discussion ensued related to alternative remedies. Magistrate Popp ordered the citation upheld, the fine reduced to \$50.00, administrative costs to be paid in the amount of \$9.60 with thirty (30) days to remit payment.

- c. P02696FB; Leonardo Pagliaricci; 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 he was providing

volunteer irrigation services to his local church and did not realize he was committing a violation. Discussion ensued related to the nature of the violation and safety concerns. Magistrate Popp ordered the citation upheld, the fine reduced to \$30.00, administrative costs to be paid in the amount of \$9.60 with thirty (30) days to remit payment and a community education effort educating twenty (20) licensed drivers with sixty (60) days to complete.

- d. P02615FB; Christopher Edwards *Telephonic Appearance*; Officer E. Luttrell # 7089

The appellant was present via telephonic appearance and sworn in by the Clerk. The officer was not present. The appellant testified he did not realize he was committing a violation. Discussion ensued related to the safety concerns with parking in the street. Magistrate Popp ordered the citation upheld, the fine reduced to \$30.00, administrative costs to be paid in the amount of \$9.60 with thirty (30) days to remit payment and a community education effort educating twenty (20) licensed drivers with sixty (60) days to complete. The Clerk will ensure that the order and available payment options are properly provided to the appellant.

7. New Cases - Code Enforcement

- a. EEN26-0178; Audrey F. Rutkowski-Westbrook & Michael Westbrook, Jtwros; 2228 S. Central Avenue; 19-12-32-4400-00020-0050; City of Flagler Beach Code of Ordinances, Chapter 13 - Nuisances Section 13-1 (4)(5)

The Respondent was not present for the hearing after being duly noticed. Mr. Gifford testified regarding the violation, including the status of the violation, and presented a PowerPoint in support of his testimony. A brief discussion ensued concerning the appropriate course of action and the procedural steps to be taken moving forward. Magistrate Popp granted the Respondent fifteen (15) days to apply for the required permit, establishing a compliance date of July 9, 2026, and ordered the matter to be placed on the July 22, 2026, agenda for a status hearing. The Magistrate emphasized the importance of the Respondent's presence at the hearing. Chief Building Official Glen Urquhart was sworn in by the Clerk and provided testimony regarding his ability to reach out to the Respondents to facilitate compliance.

8. Status Updates - Code Enforcement

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

Item moved after 7c. The Respondent's legal representative, Alanna Smith with Cobb Cole Law Firm was present. Code Enforcement Officer John Gifford was sworn in by the Clerk. Mr. Gifford testified regarding the violation, including the status of the violation, and presented a PowerPoint in support of his testimony. Ms. Smith provided a brief history describing the property owner's financial and contractor issues. Ms. Smith requested another thirty (30) days to cure the violation. The Respondent's legal representative stated her client is actively working towards compliance and estimated the cost of work is approximately \$40,000.00. Magistrate Popp granted forty-five (45) days for the Respondent to cure the violation, establishing a compliance deadline of August 8, 2026. The Magistrate

further ordered that the matter be placed on the September 2026 Hearing agenda for a status review. The Magistrate stipulated that if the property is verified to be in compliance by the cure date, only a staff report will be required and issuance of a notice of hearing will not be necessary. In addition, the Magistrate ordered the Respondent to remit administrative costs in the amount of \$48.00, with thirty (30) days allowed for payment.

9. Other Business

Discussion ensued related to upcoming agenda items for the July 2026 hearing date, mailing costs and fines.

10. Adjournment

Magistrate Popp adjourned the hearing at 4:20pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

July 22, 2026

Citation Number: 3222

Appellant: Emil Valentine

Police Officer: FCSO Deputy C. Miller # 1188

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

Mailing Costs: \$9.60



City of Flagler Beach

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

IN RE: APPEAL OF

PARKING CITATION NO. 3222

EMIL VALENTINE
36 DEL PALMA DRIVE
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: EMIL VALENTINE

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 36 DEL PALMA DRIVE, PALM COAST, FL 32137, this 25th day of JUNE 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED

JUN 10 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: 3222 Date Issued: 5-25-2026

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

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

I BELIEVE I WAS PARKED LEGALLY AT MY
CAR WAS PARKED WHERE THE NO PARKING
SIGN STARTS. PLEASE REFER TO THE
PICTURES INCLUDED. THANK YOU

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

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June 9, 2026

Emil J Valentine Jr
36 Del Palma Drive
Palm Coast, FL 32137

Clerk of the Special Magistrate
800 S. Daytona Avenue
Flagler Beach, FL 32136

Dear Michele,

I am requesting a hearing for the parking citation number 3222 received on May 25, 2026. I will be out of town for approximately 6 to 7 weeks starting June 10th. Would it be possible that the hearing be scheduled for late July?

Any consideration to this matter would be appreciated.

Thank You,

A handwritten signature in black ink, appearing to read 'Emil J. Valentine Jr.', with a stylized, flowing script.

Emil J. Valentine Jr.



City of Flagler Beach

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

Telephone Number: 845-213-9016

Email Address: evalentine7@verizon.net

Mailing Address: 36 Del Palma Dr

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: [Signature]

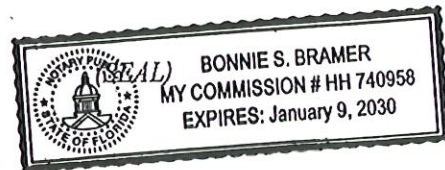
Print Name: EMIL J. VALENTINE JR

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed ☒ in person or ☐ by virtual notarization on the 9 day of June 2026 by Emil who is personally known to me or who produced Drivers License as identification.

Bonnie S. Bramer
Signature of Notary



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

Page 2 of 2

PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. 3222

NO.
PARKING
ANY
TIME



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. 3222

PARKING VIOLATION #

3022

CITY of Flagler Beach, Florida

The undersigned certifies that they have just and reasonable grounds to believe the following occurred:

O N	DAY OF WEEK	Month	Day	Year	At	AM PM
	MON	5	23	80	3:00	

Location

Tag #

State

Expiration

Year

Make

Model

Color

Owner

Address

City

State

Zip

Did unlawfully commit the following offense:

- ☐ Wrong Direction Sec 19-23 \$100
- ☐ Road right-of-way Sec 19-24 \$60
- ☐ Blocking Private Drive Sec 19-25 \$60
- ☐ Parked on Sea Dune Sec 19-25 \$150
- ☐ Parked on Sidewalk/Crosswalk Sec 19-25 \$100
- ☐ Fire Lane Sec 19-25 \$100
- ☒ No Parking Zone Sec 19-25 \$60
- ☐ 15ft of Fire Hydrant Sec 19-23 \$36
- ☐ Within 8ft of Intersection Sec 19-25 \$60
- ☐ Parking on private lot Sec 19-26 \$60
- ☐ Extended Parking (48hrs) Sec 19-27 \$60
- ☐ Handicapped Parking Sec 19-28 \$150
- ☐ Tractor/Trailer Prohibited Sec 19-29 \$60
- ☐ Overnight Public Parking Sec 19-30 \$60
- ☐ Other in Violation of: _____, Sec 19-

Officer/Signature

I.D. No.

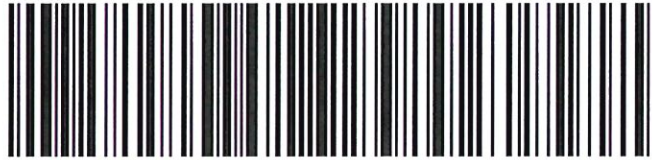
This is a non-moving parking violation. No points assessed against driver's license. Failure to pay as above may result in fine of \$100.00 plus court costs.

**Return address:**

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

Recipient address:

EMIL VALENTINE
36 DEL PALMA DRIVE
PALM COAST, FL 32137

USPS CERTIFIED MAIL

9214 8901 9403 8330 7410 57

USPS Tracking Label Number: 9214 8901 9403 8330 7410 57

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	06/25/2026 12:16
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	06/25/2026 15:54
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	06/27/2026 09:38
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/27/2026 10:53
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/27/2026 22:07
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	06/28/2026 00:45
HELD AT POST OFFICE	PALM COAST,FL 32137	06/29/2026 11:16

7/13/2026 - Confirmed Service via email. MCF.



Staff Report

Special Magistrate Regular Meeting
July 22, 2026

To: Special Magistrate
From: Code Enforcement
Meeting Date: July 22, 2026
Item Name: EEN26-0178; Audrey F. Rutkowski-Westbrook & Michael Westbrook, Jtwros;
2228 S. Central Avenue; 19-12-32-4400-00020-0050; City of Flagler Beach
Code of Ordinances, Chapter 13 - Nuisances Section 13-1 (4)(5)

Background: The property at 2228 S. Central Avenue has remained out of compliance since April 2026. On April 10, Code Enforcement staff observed structural conditions requiring corrective repair work and confirmed that the necessary repairs would require a building permit. On April 16, a Building Inspector conducted an on-site review to assess the scope of repairs and permitting requirements. A nuisance condition involving cement blocks was corrected and case EEN26-0176 was closed; however, the structural disrepair violation case EEN26-0178 remains open. A Notice of Violation was hand-delivered on April 26, followed by a Notice of Hearing hand-delivered on May 28. No repairs have been completed, and no permit has been obtained. The violation remains active.

Staff Recommendation: Staff recommends that the Special Magistrate affirm the violation, establish a firm compliance deadline for the owner to obtain the required permit and complete all corrective repairs and consider additional remedies should the owner fail to comply within the timeframe set by the Special Magistrate.

Attachments: Photographs Submitted by Code Enforcement
Affidavit of Service - Notice of Status Hearing
Affidavit of Service – Findings of Fact, Conclusions of Law, and Order
Affidavit of Service - Notice of Hearing
Affidavit of Service - Notice of Violation
Courtesy Notice
Mailing Cost to Date

Total Cost of Mailings \$0.74



AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

RUTKOWSKI- WESTBROOK AUDREY F & MICHAEL WESTBROOK JTWROS
2228 S CENTRAL AVENUE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0176, EEN26-0176, EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S CENTRAL AVENUE, FLAGLER BEACH, FL 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

X a.) That on the 29 day of JUNE, 2026, at 130 o'clock P M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 2228 S. CENTRAL AVE. FB, FL 32136. Or

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 29th day of June, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



NOTARY PUBLIC

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

RUTKOWSKI- WESTBROOK AUDREY F
& MICHAEL WESTBROOK JTWROS
2228 S CENTRAL AVENUE
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0176, EEN26-0176, EEN26-0178

RUTKOWSKI- WESTBROOK AUDREY F
& MICHAEL WESTBROOK JTWROS,
owner,

Respondent.

NOTICE OF STATUS HEARING

Premises: 2228 S CENTRAL AVENUE 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*.

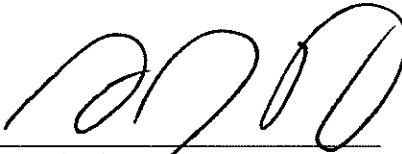
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, July 22, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated **June 24, 2026**. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to provide a status update.

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

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

DATED: June 29, 2026



Gary Hinebaugh,
Code Enforcement Officer

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

RUTKOWSKI- WESTBROOK AUDREY F & MICHAEL WESTBROOK JTWROS
2228 S CENTRAL AVENUE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0176, EEN26-0177, EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S CENTRAL AVENUE, FLAGLER BEACH, FL 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

1 a.) That on the 29 day of JUNE, 2026, at 12 o'clock P M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 2228 S. CENTRAL AVE. FLAGLER BEACH, FL. Or

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 29th day of June, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.





NOTARY PUBLIC

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

CITY OF FLAGLER BEACH,

Petitioner,

**CASE NOs: EEN26-0176,
EEN26-0177, EEN26-0178**

vs.

**AUDREY F. RUTKOWSKI-WESTBROOK,
MICHAEL WESTBROOK JTWROS,**

Respondents.

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS MATTER having come before the Special Magistrate for the City of Flagler Beach, Florida, for hearing and determination on June 24, 2026, and the undersigned having received evidence and heard testimony under oath thereupon issues the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The property subject to this proceeding is located at 2228 S. Central Avenue, Flagler Beach, Florida 32136, and has Flagler County Tax Parcel ID 19-12-32-4400-00020-0050 (the "Subject Property").
2. Audrey F. Rutkowski-Westbrook and Michael Westbrook Jtwros are the owners of the Subject Property.
3. On April 26, 2026, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondents. Said Notice of Violation cited violations of City Code Chapter 13, finding that the dilapidated condition of the fence and porch located on the Subject Property and accumulation of building or construction material on the lot constitutes a nuisance and rodent harborage as defined in said Chapter.
4. The Notice of Violation required Respondents to repair or replace all dilapidated portions of the fence, porch flooring, porch roof supports, and porch railing and to remove all accumulated building or construction material from plain view no later than May 26, 2026.
5. Respondents failed to correct the cited violations by May 26, 2026.
6. Based on the testimony and evidence presented, Respondents violated Chapter 13 of the City Code by failing to remove or abate nuisance conditions on the Subject Property, including accumulated building or construction materials and a fence, building, and/or other structure that has deteriorated to such an extent as to threaten public health, safety, or welfare, or adversely affect adjacent property.

BASED UPON THE FOREGOING, IT IS ORDERED:

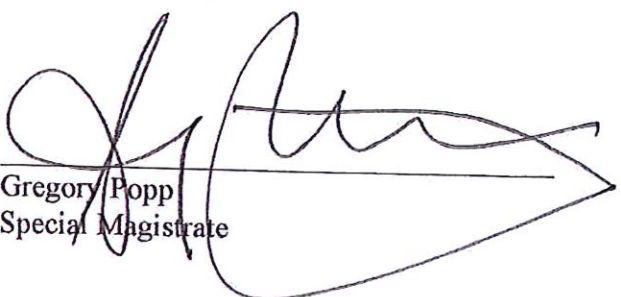
7. No later than **July 9, 2026**, Respondents shall submit to the City complete applications for all permits required to repair or replace the dilapidated fence and porch located on the Subject Property.

8. This matter shall be scheduled and noticed for a status hearing at the regular July 2026 hearing date. At such time, Respondents shall be prepared to advise the undersigned as to the overall progress made in curing the cited violations.

9. The undersigned retains jurisdiction to enter further orders to achieve correction of the cited violations.

10. Any future violation of the cited Code provision(s) by either Respondent within five (5) years of the date of this Order may be prosecuted as a repeat violation.

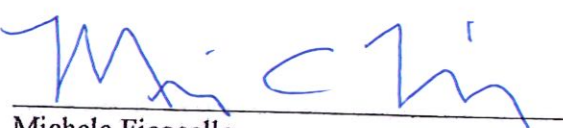
ORDERED on this 26th day of June 2026, *nunc pro tunc* to June 24, 2026.



Gregory Popp
Special Magistrate

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that on the 29th day of June 2026, a true and correct copy of the foregoing was furnished to the Respondents by ☒ hand delivery and/or ☐ certified mail at 2228 S. Central Ave., Flagler Beach, Florida 32136.



Michele Ficocello
Clerk to the Magistrate

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Rutkowski- Westbrook Audrey F & Michael Westbrook Jtwros
2228 S Central Ave Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

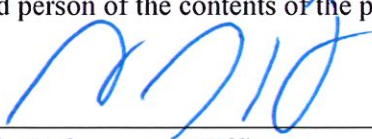
1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S Central Ave. Flagler Beach, Florida 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

 X a.) That on the 28 day of May , 2026 , at 9 o'clock A M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 2228 S Central Ave. Flagler Beach, Florida 32136
_____. Or

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 28th day of May, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.





NOTARY PUBLIC

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

Rutkowski- Westbrook Audrey F
& Michael Westbrook Jtwros
2228 S Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0176

0178 GJA

Rutkowski- Westbrook Audrey F & Michael Westbrook Jtwros,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2228 S Central Ave Flagler Beach, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, June 24, 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 **May 26, 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.

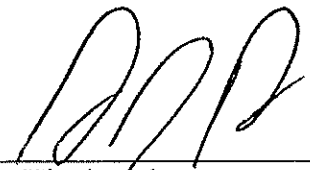
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: May 28, 2026



Gary Hinebaugh,
Code Enforcement Officer

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

AUDREY F. RUTKOWSKI-WESTBROOK & MICHAEL WESTBROOK, JTWROS
2228 S. CENTRAL AVENUE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S. CENTRAL AVE., FLAGLER BEACH, FL 32136, Parcel Number 19-12-32-4400-00020-0050 Flagler Beach, Florida, by the following method:

PERSONAL, HAND DELIVERY SERVICE:

✓ a.) That on the 26 day of April, 2026, at 0900 o'clock A M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 2228 S. CENTRAL AVE.. Or

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 27th day of April 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)





NOTARY PUBLIC

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

RUTKOWSKI- WESTBROOK AUDREY F
& MICHAEL WESTBROOK JTWROS
2228 S CENTRAL AVE
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0176, EEN26-0177, EEN26-0178

RUTKOWSKI- WESTBROOK AUDREY F
& MICHAEL WESTBROOK JTWROS,
owner,
Respondent.

NOTICE OF VIOLATION

Premises: 2228 S CENTRAL AVE. FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that THREE (3) separate violations of Chapter 13- Nuisance Sec. 13-1 (4)(5) exist on the premises located at 2228 S CENTRAL AVE. FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: MOBBS SUB DIV BL-2 LOT 5 & LOT 6 OR 122 PG 462 OR 696 PG 1326 and has Tax Parcel ID # 19-12-32-4400-00020-0050.

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

EEN26-0176 Accumulation of cinder block on and around the existing cinder block wall

EEN26-0177 Cinder block wall in disrepair

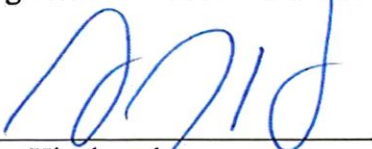
EEN26-0178 Porch flooring, supports to roof from porch, porch railing(s) in disrepair

The violation must be corrected in the following manner:

Remove all the accumulated cinder blocks from plain view, repair/replace or remove cinder block wall and all porch concerns that are in disrepair.

You must correct the violations by no later than 5:00 p.m. on Tuesday, May 26, 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: April 26, 2026



Gary Hinebaugh,
Code Enforcement Officer

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

**CODE ENFORCEMENT VIOLATION
NOTICE**

Date: 04/10/2026 Time: 2pm Case# EEN26-0176, EEN26-0177 and EEN26-0178

Street Address of violation(s): 2228 S. Central Ave. Flagler Beach, Florida 32136

Reason for the Notice:

Chapter 13

Sec. 13-1 (4)(5)

Three separate violations:

EEN26-0176 Construction debris a.k.a. cement blocks lying on and around the wall area

EEN26-0177 Cement wall in disrepair

EEN26-0178 Structures- porch, ramp to porch, support beams, soffit area, roof in disrepair and possibly unsafe per Florida Building Code(s)

Must be corrected in the following manner:

***Repair/Replace or Remove all areas of the structures that has fallen into poor state of repair.**

Permit(s) must be obtained prior to work for all structures.

Only exception for NOT needing a permit is the removal of the construction debris and cement wall.

Repair/replacing cement wall would require a permit.

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

If the property is not brought into compliance within 14 days, Cure Date: 04/24/2026, further action will be required. A hearing could be scheduled in front of the City of Flagler Beach Special Magistrate. If you have any questions regarding this matter, call the Code Enforcement Office.

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

City of Flagler Beach Code Enforcement

Case #: EEN26-0178, 0176, 0177

Respondent: AUDREY RUTKOWSKI-WESTBROOK

Property Address: 2228 S CENTRAL AVENUE, FLAGLER BEACH, FL 32136

Mailing Address:

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
COURTESY	4/13/2026	1	\$0.74	\$0.74		\$8.86	\$0.00	\$0.74
			\$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
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$0.74
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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



Staff Report

Special Magistrate Regular Meeting
July 22, 2026

To: Special Magistrate
From: Code Enforcement
Meeting Date: July 22, 2026
Item Name: EEN26-0031; Palm Coast Holding Group, LLC F/K/A 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)

Background: The property has remained out of compliance since November 2025. On November 2, 2025, Code Enforcement observed that siding on the structure was deteriorating and falling off while conducting routine patrol. A courtesy contact was made the same day to the property management company, and a follow-up courtesy-notice email with photographs was sent to management. A Notice of Violation was mailed on November 14, 2025, and a Notice of Hearing was mailed and posted on December 16, 2025. The property was posted again for a Status Hearing on April 2, 2026, with no corrective action taken. At the April 22, 2026, Special Magistrate Hearing, the Magistrate ordered all repairs to be completed by June 14, 2026, and acknowledged outstanding fees. A compliance inspection was scheduled. On July 14, 2026, a drive-by inspection by Code Enforcement confirmed no repairs had been made. The violation remains active and unresolved.

Staff Recommendation: Staff recommends that, given the extended duration of non-compliance, the multiple written and verbal notices issued to both the property owner and the property management company, and the failure to meet the court-ordered compliance deadline, the Special Magistrate impose continuing fines until full and final completion of all required corrective repairs.

Attachments: Affidavit of Posting - Notice of Status Hearing
Certified Mailing
Findings of Fact, Conclusions of Law, and Order
Certified Mailing
Affidavit of Posting - Notice of Status Hearing
Certified Mailing
Findings of Fact, Conclusions of Law, and Order
Certified Mailing
Affidavit of Posting - Notice of Hearing
Certified Mailing
Notice of Violation

Certified Mailing

Mailing Cost to Date

Receipt for payment of mailing costs

Mailing Costs \$57.60 *Total*

 \$19.20 *Ordered & Paid*

 \$19.20 *Ordered & Unpaid*

 \$19.20 *Remaining*



AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Palm Coast Holding Group LLC & Et AL

250 Palm Coast Pkwy NE

607-224

Palm Coast, FL 32137 CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
1. That pursuant to Florida Statute 162.12, Notices on June 22, 2026. I posted the foregoing notice to Palm Coast Holding Group LLC & Et AL
250 Palm Coast Pkwy NE 2038 S. Ocean Shore Blvd. Flagler Beach, Florida
32136
OR Tax Parcel ID # 18-12-32-2750-00210-0100, as well as a posted notice 105 S.
2nd Street Flagler Beach, Florida (City Hall), for the dated June 22, 2026.

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 22nd day of June, 20 26 by CHOOSE CODE OFFICER, City of Flagler Beach Code Enforcement Officer, who is personally known to me. GARY HINEBAUGH



NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

Palm Coast Holding Group LLC & Et AL,
owner,

Respondent.

NOTICE OF STATUS HEARING

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

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

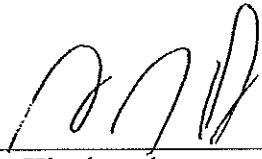
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, July 22, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated April 22, 2026. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to provide a status update.

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

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

DATED: June 19, 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 250 Palm Coast Pkwy NE607-224Palm Coast, FL 32137 on this 22nd day of June 2026.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 06/26/2026

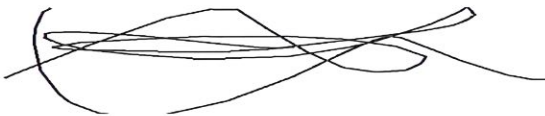
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 0437 86. Our records indicate that this item was delivered on 06/25/2026 at 02:04 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

PALM COAST HOLDING GROUP, LLC
F/K/A ZANDER HOLDING GROUP LLC
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

Customer Reference Number: C6934556.42493947

Return Reference Number EEN26-0031 STATUS HEARING JULY

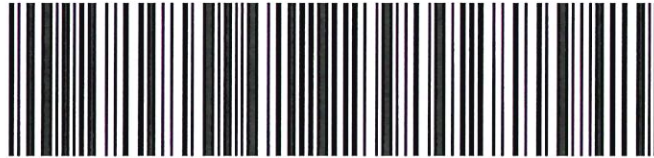
**Return address:**

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

Recipient address:

PALM COAST HOLDING GROUP, LLC
F/K/A ZANDER HOLDING GROUP LLC
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

MAILING DATE: 06/22/2026
DELIVERY DATE: 06/25/2026

USPS CERTIFIED MAIL

9214 8901 9403 8330 0437 86

USPS Tracking Label Number: 9214 8901 9403 8330 0437 86

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	06/22/2026 13:16
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	06/22/2026 15:38
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	06/23/2026 20:45
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/23/2026 22:00
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/24/2026 09:23
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	06/24/2026 22:56
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	06/25/2026 01:33
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	06/25/2026 14:04

CUSTOM 1:

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

CITY OF FLAGLER BEACH

Petitioner

vs.

CASE NUMBER EEN 26-0031

PALM COAST HOLDING GROUP LLC
F/K/A ZANDER HOLDING GROUP, LLC

Respondent,
_____ /

FINDINGS OF FACT AND ORDER CONTINUING CASE

THIS MATTER having come before the Special Magistrate for the City of Flagler Beach, Florida, for a status hearing on April 22, 2026, after due notice to Respondent and the undersigned having received evidence and heard testimony under oath thereupon issues the following Findings of Fact and Order:

FINDINGS OF FACT

1. The property subject to this proceeding is located at 2038 S. Ocean Shore Blvd., Flagler Beach, Florida, and has Flagler County Tax Parcel ID 18-12-32-2750-00210-0100 (the "Subject Property").
2. Palm Coast Holding Group LLC (formerly known as Zander Holding Group, LLC) is the owner of the Subject Property.
3. On November 14, 2025, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited a violation of City of Flagler Beach Code of Ordinances Chapter 13 – *Nuisances* for allowing the siding of the structure located on the Subject Property to fall into disrepair.
4. At the prior hearing on January 28, 2026, the undersigned found Respondent in violation of City Code Chapter 13 – *Nuisances* and ordered Respondent to cure the cited violation by replacing the deteriorated siding of the structure in conformance with City Code within sixty (60) days of the date of the undersigned's written Order.
5. Respondent did not attend the present hearing; however, the Code Enforcement Officer testified that Respondent has made progress towards compliance by applying for and receiving a permit from the City to perform the necessary work on the siding of the structure.

BASED UPON THE FOREGOING, IT IS ORDERED:

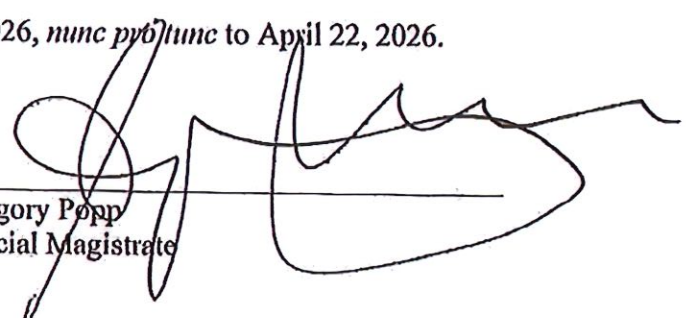
6. Based on the evidence demonstrating Respondent's continued progress towards curing the cited violation, Respondent shall be awarded additional time to achieve compliance with the undersigned prior written Order, dated February 3, 2026. **Accordingly, Respondent shall cure the cited violation by replacing the deteriorated siding of the structure on the Subject Property in conformance with City Code AND contact Code Enforcement staff for reinspection to confirm compliance on or before JUNE 14, 2026.**

7. In the event Respondent fails to comply with the requirements of this Order on or before **JUNE 14, 2026**, the City shall schedule and properly notice this matter for hearing at the next regular hearing date.

8. Respondent shall remit to the City the \$19.20 in additional administrative and mailing costs incurred by the City for the status hearing. Said amount shall be paid within **THIRTY (30) DAYS** of the date of this Order.

9. The undersigned retains jurisdiction to enter further orders, including the imposition of fines consistent with Chapter 162, *Florida Statutes*, for each day Respondent remains in non-compliance herewith.

ORDERED on this 20th day of April 2026, *nunc pro tunc* to April 22, 2026.



Gregory Popp
Special Magistrate

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that on the 30th day of April 2026, a true and correct copy of the foregoing was furnished to Respondent by certified and regular mail at 250 Palm Coast Pkwy NE, STE 607, #224, Palm Coast, Florida 32137.



Michele Ficocello
Clerk to the Special Magistrate

CITY OF FLAGLER BEACH

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

Print Date: 04/29/2026

Enforcement Number: EEN26-0031

Enforcement Category: NUISANCE-FENCES & BUILDING

Location: 2038 S OCEAN SHORE BLVD

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

Pay by Account in Full



Total Balance Due: \$19.20

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00075927	4/29/2026 12:	5/29/2026 12:	\$0.00	\$0.00	<u>\$19.20</u>
Quantity	Category	Description			Billed	
1.00	Code Enforcement	ADMIN FEES			\$19.20	
Total Balance Due:					\$19.20	



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 8370 9564 35. Our records indicate that this item was delivered on 05/04/2026 at 02:37 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6789594.41535303

Return Reference Number EEN26-0031 ORDER CONT.



Return address:

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

Recipient address:

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

MAILING DATE: 04/29/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 9564 35

USPS Tracking Label Number: 9214 8901 9403 8370 9564 35

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/29/2026 16:16
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/30/2026 14:26
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	05/04/2026 14:37

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

PALM COAST HOLDING GROUP LLC & ET AL

250 PALM COAST PKWY NE 607-224

PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 2nd day of April, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)



NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

Palm Coast Holding Group LLC & Et AL
Respondent.

NOTICE OF STATUS HEARING

Premises: 2083 S. Ocean Shore Blvd. 806 Flagler Beach, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **APRIL 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated **February 3, 2026**. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to provide a status update.

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

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

DATED: April 1, 2026


John Gifford,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 2083 S. Ocean Shore Blvd. 806 Flagler Beach, FL 32136 on this 2nd day of April 2026.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 04/07/2026

ConnectSuite Inc.:

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

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6709721.41036342

Return Reference Number EEN26-0031 STATUS HEARING



Return address:

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

Recipient address:

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 6565 25

USPS Tracking Label Number: 9214 8901 9403 8364 6565 25

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

CUSTOM 1:

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

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0031

ZANDER HOLDING GROUP, LLC,

Respondent.

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

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

FINDINGS OF FACT

1. The property subject to this proceeding is located at 2038 S Ocean Shore Blvd, Flagler Beach, Florida, and has Flagler County Tax Parcel ID 18-12-32-2750-00210-0100 (the "Subject Property").
2. Zander Holding Group, LLC is the Owner of the Subject Property.
3. On November 14, 2025, the Code Enforcement Officer for the City of Flagler Beach properly served a Notice of Violation on Respondent. Said Notice of Violation cited Respondent for allowing the siding of the structure located on the Subject Property to fall into disrepair.
4. The violation was not cured as of the date of the hearing but the Respondent appeared and presented a plan toward compliance.

BASED UPON THE FOREGOING, IT IS ORDERED:

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

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

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

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

ORDERED on this 2nd day of February, 2026.



Gregory Popp
Code Enforcement Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent this 5th day of February, 2026.



Michele Ficocello,
Clerk to the Special Magistrate

City of Flagler Beach

800 SOUTH DAYTONA AVENUE / PO BOX 70

Flagler Beach, FL 32136

(386) 517-2000

Invoice For Enforcement: EEN26-0031

Print Date: 02/04/2026

Pay by Account In Full



Pay by Account In Full

ZANDER HOLDING GROUP LLC

250 PALM COAST PKWY

FORT MC COY FL 32134

\$ 19.20

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

Mailer: City of Flagler Beach

Date Produced: 02/16/2026

ConnectSuite Inc.:

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

Signature of Recipient :




Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6551978.40095467

Return Reference Number MAGISTRATE ORDER

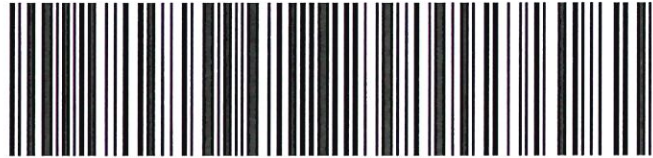
**Return address:**

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

Recipient address:

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

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

USPS CERTIFIED MAIL

9214 8901 9403 8355 4171 28

USPS Tracking Label Number: 9214 8901 9403 8355 4171 28

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/05/2026 12:22
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/05/2026 14:07
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	02/06/2026 21:52
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/06/2026 23:07
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/07/2026 09:25
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/07/2026 23:06
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	02/14/2026 12:08

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

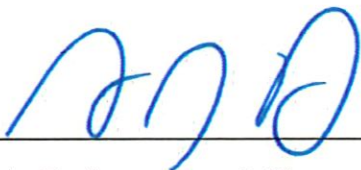
PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

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





NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

PALM COAST HOLDING GROUP LLC & ET AL,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

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

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

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

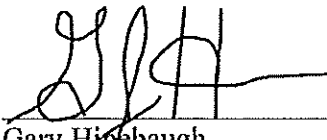
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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

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

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

DATED: December 16, 2025



Gary Hisebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

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



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 12/22/2025

ConnectSuite Inc.:

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

Signature of Recipient :

A handwritten signature in black ink, followed by the letters "UPS" written in a large, stylized font.

Address of Recipient :

The handwritten address "250 607" in black ink.

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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6433761.39253431

Return Reference Number EEN26-0031 Notice of Hearing

**Return address:**

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

Recipient address:

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

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

USPS CERTIFIED MAIL

9214 8901 9403 8347 2281 76

USPS Tracking Label Number: 9214 8901 9403 8347 2281 76

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

CUSTOM 1:

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0031

Zander Holding Group LLC,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

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

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

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

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

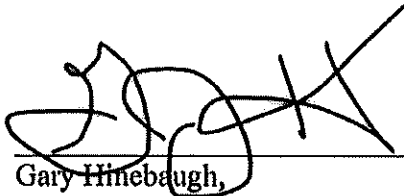
Siding fallen into a poor state of repair

The violation must be corrected in the following manner:

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

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

DATED: November 14, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

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



Michele Ficocello
Clerk to the Special Magistrate

**Return address:**

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

Recipient address:

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

USPS CERTIFIED MAIL

9214 8901 9403 8343 0568 89

USPS Tracking Label Number: 9214 8901 9403 8343 0568 89

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

City of Flagler Beach Code Enforcement

Case #: EEN26-0031

Respondent: Palm Coast Holding Group, LLC F/K/A Zander Holding Group LLC

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

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

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	11/14/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/16/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
ORDER	2/3/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS	4/1/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
FINDING/CONTINUANCE	4/30/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STATUS	6/22/2026	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

Mailing Cost To Date	\$57.60
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Fines Ordered	Starting Date	Present Date	Total Days	AMT.	Fine Accrual To Date
			0		\$0.00

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

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

Recording of Orders	Cost



City of Flagler Beach

800 South Daytona Avenue / PO Box 70

Flagler Beach, FL 32136

Ph: (386) 517-2000

RECEIPT NUMBER

0000312194

Paid By

ZANDER HOLDING GROUP LLC

250 PALM COAST PKWY

FORT MC COY, FL 32134

04/13/2026

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

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

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