



Special Magistrate Regular Meeting Agenda

Wednesday, August 26, 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. July 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. P02761FB; Joseph Diguglielmo; Ofc. M. Guerrero # 7055
- b. P02816FB; Santo Marino; Ofc. E Luttrell # 7089
- c. Citation # 1566; Deborah Sargent

7. New Cases - Code Enforcement

- a. EEN26-0205; MH Parsons & Sons Lumber Co., Inc.; 300 S. Daytona Avenue; 12-12-31-4500-00510-0010; City of Flagler Beach Code of Ordinances Article II-Zoning Section 2.06.06.07 (F)
- b. EEN26-0235; Davis Homes, LLC.; 1913 N. Central Avenue; 36-11-31-5630-00060-0100; City of Flagler Beach Code of Ordinances Chapter 13 Section 13-1(4)
- c. EEN26-0219; Davis Homes, LLC.; 1913 N. Central Avenue; 36-11-31-5630-00060-0100; International Property Maintenance Code Section 303.1 Swimming Pools
- d. EEN26-0220; Eggert Iris Claxton Life Estate C/O Liz Rubeis; 1201 S. Central Avenue; 12-12-31-4500-00190-0260; Florida Building Code Section 105 Permits Required 105.1
- e. EEN26-0221; Eggert Iris Claxton Life Estate C/O Liz Rubeis; 1201 S. Central Avenue; 12-12-31-4500-00190-0260; City of Flagler Beach Code of Ordinances Chapter 13 Section 13-1(4)

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, July 22, 2026 at 3:00 PM

1. Call the meeting to order

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

2. Roll Call

City Attorney Drew Smith, Code Enforcement Officer John Gifford, Code Enforcement Officer Gary Hinebaugh, Chief Building Official Glen Urquhart and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

- a. June 24, 2026 Meeting Minutes – Approved. Magistrate Popp disclosed a sua sponte amendment to an order related to Code Case EEN26-0028 from the June 24, 2026, hearing.

4. Deletions and changes to the agenda

Magistrate Popp granted a telephonic appearance for the Respondent in Case EEN26-0178 (Item 8a).

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

The Appellant was present and sworn in by the Clerk. The Deputy was not present. The Appellant testified he was legally parked with his vehicle being in front of the sign. Discussion ensued related to the safety and necessity of spaces designated for emergency vehicles only. Magistrate Popp granted the appeal and dismissed the citation.

7. New Cases - Code Enforcement - None

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)

The Respondent was present via telephone and sworn in by the Clerk. Mr. Gifford provided testimony and a PowerPoint presentation related to the status of the case. Mr. Gifford stated other violations located at the property have been cured, but one remains outstanding. The Respondent testified that a permit has been submitted, but the city

requested engineered plans prior to approval of the permit. Chief Building Official Glen Urquhart was sworn in by the Clerk and testified related to the status of the permit. The Respondent stated the turnaround time for the engineered plans is two weeks. Magistrate Popp ordered that the matter be scheduled for a status hearing on August 26, 2026, only in the event the permit has not been issued prior to that date and for city staff to monitor the progress of the work through completion.

- 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)

This item was heard before item 8a. The Respondent was present and sworn in by the Clerk. Code Enforcement Officers Gifford and Hinebaugh were sworn in by the Clerk. Mr. Gifford provided testimony and a PowerPoint presentation related to the status of the case. The respondent, Jay Todd Book, testified he is one of the owners connected to the Palm Coast Holding Group, LLC F/K/A Zander Holding Group LLC. The Respondent stated he is not really involved in the business and was told the matter was resolved. The Respondent stated he will be contacting his contractor to inquire as to why the work had not been completed. Discussion ensued related to the safety concerns surrounding the violations and a path to curing the violation. City Attorney Smith advised the Respondent that the prior order established a cure date of June 14, 2026, and reiterated that compliance is required. Attorney Smith further noted that failure to comply will result in the imposition of fines. The Respondent stated he will reach out to the contractor to cure the violation. Magistrate Popp ordered a status hearing for August 26, 2026. The City Attorney will prepare an order.

9. Other Business

Discussion ensued related to upcoming agenda items for the August 26, 2026, hearing date and discussion related to the Building Department implementing a drone program.

10. Adjournment

Magistrate Popp adjourned the hearing at 3:41pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

August 26, 2026

Citation Number: P02761FB

Appellant: Joseph Diguglielmo

Police Officer: Ofc. M. Guerrero # 7055

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

Mailing Costs: \$10.02



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. P02761FB

JOSEPH DIGUGLIELMO
35 PINELL LANE
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

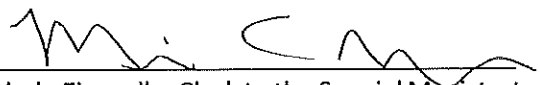
NOTICE OF HEARING

TO: JOSEPH DIGUGLIELMO

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, AUGUST 26, 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 35 PINELL LANE, PALM COAST, FL 32164, this 24th day of JULY 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.



RECEIVED

JUL 02 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: P 02761FB Date Issued: 6/3/26

I, Joseph DiGuglielmo, 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):

Citation is for parking in street where signs prohibit.
Parking at S 14th street was legal. There are no signs
prohibiting parking there. Cars were observed parked at
this location at other times. See photos

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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City of Flagler Beach

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

Telephone Number: 386-986-6470

Email Address: JoedFL@icloud.com

Mailing Address: 35 Pinell Lane

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: Joseph V. DiGiuglielmo

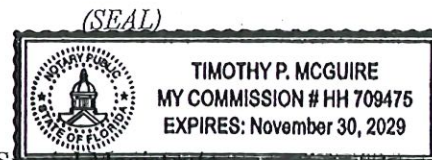
Print Name: Joseph V. DiGiuglielmo

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed in person by virtual notarization on the 2 day of July 2020, by Joseph V. DiGiuglielmo who is personally known to me or who produced FL D-LIC as identification.

[Signature]
Signature of Notary



Submit completed form to the Clerk to the Special Magistrate

In-Person: 800 S. Daytona Avenue, Flagler Beach, FL 32136

Mailing Address: P.O. Box 70, Flagler Beach, FL 32136

Email: planning@cityofflaglerbeach.com

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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

INSTRUCTIONS

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

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

NOTE: YOU MUST ENCLOSE THIS TICKET WITH YOUR 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 CONTACT A TICKET, 386-517-2020.

AGENCY CASE # 2026-00008411		CITATION # PD2761FB		DATE 06/03/2026		TIME 4:33 PM	
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PO			
COUNTY OF CITATION FLAGLER				PLACE OR CITY OF CITATION FLAGLER BEACH			
VIOLATOR INFORMATION							
CHECK IF VIOLATOR IS BUSINESS OR THE GOVERNMENT		BUSINESS NAME					
FIRST JOSEPH		MIDDLE V		LAST DIGUGLIEI MO		SUFFIX	
STREET 35 PINELL LN				CITY PALM COAST		STATE FL	
ZIP 32164							
DL/ID #		STATE FL		BIRTH DATE 06/09/1971		RACE I	
GENDER M		TELEPHONE					
YR VEHICLE 2020		TAG # FGHS09		TRAILER TAG #		TAG EXP DATE 06/09/2027	
STATE FL							
COLOR WHI		STYLE 4 DOOR SED		MAKE VOLVO		VIN OR MOTOR # 3VWCB7BU2LM031894	

LOCATION			
ROAD, HIGHWAY S 14TH ST			
MILES 1.20		DIRECTION WEST	
FROM STREET, ROAD HIGHWAY S OCEANSHORE BLVD			
LATITUDE -8.122714		LONGITUDE -79.470482	
ZONE			

VIOLATION		CHARGE DESCRIPTION	
19-24		PARKING IN STREET	
OTHER VIOLATION COMMENTS			
WHERE SIGNS PROHIBIT			

PAYMENT INFORMATION	
NAME CITY OF FLAGLER BEACH	

ADDRESS 116 S. THIRD ST	
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CITY FLAGLER BEACH		ZIP 32136		PHONE #	
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EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM	
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PAID 30 DAYS \$60.00		PAID 30 DAYS \$102.82		FILING FEE	
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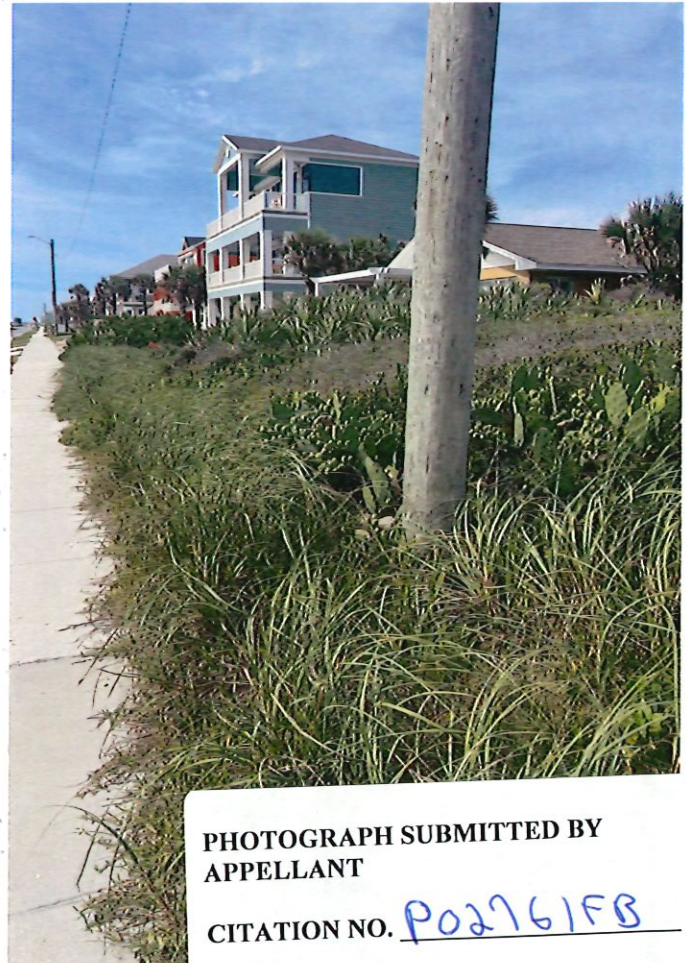
COURT INFORMATION (if applicable)

SIGNATURE <i>[Signature]</i>		BADGE # 7055		TROOP UNIT	
RANK M		FIRST M		LAST GUERRERO	

↙ CAR Parked at time of citation ↘



other cars parked at same location



Cars parked at same location



No Signs

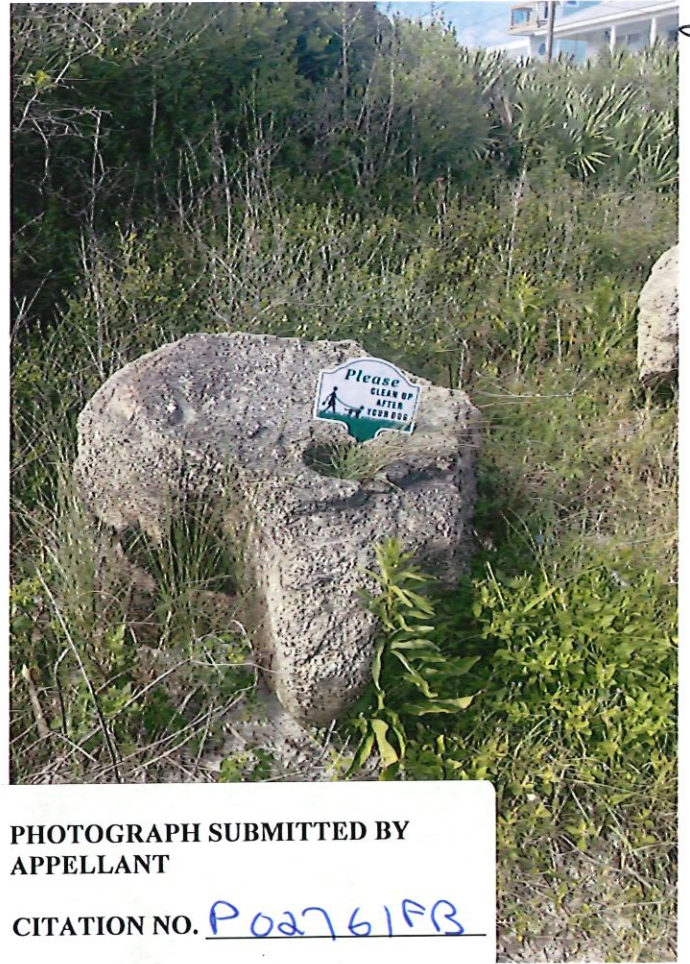
No Signs Prohibiting Parking



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02761FG

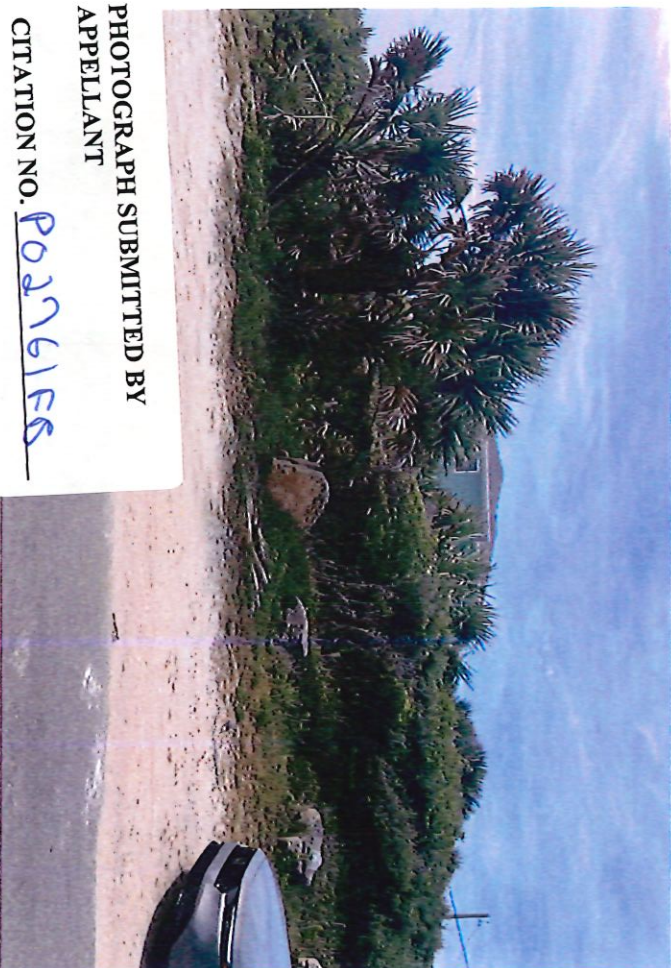
there are no "No Parking" Signs



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02761FB

Cars Parked at location. No Signs



PHOTOGRAPH SUBMITTED BY
APPELLANT

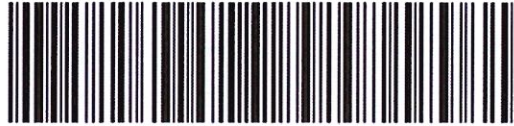
CITATION NO. P0276158

**Return address:**

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

Recipient address:

JOSEPH DIGUGLIELMO
35 PINELL LANE
PALM COAST, FL 32164

USPS CERTIFIED MAIL**9214 8901 9403 8335 4336 98****USPS Tracking Label Number: 9214 8901 9403 8335 4336 98**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/24/2026 12:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/24/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/27/2026 12:43
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/27/2026 13:58
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/28/2026 02:00
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	07/28/2026 13:22
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/29/2026 00:48

Tracking Number:**9214890194038335433698**[Copy](#) [Add to Informed Delivery](#)**Latest Update**

Your item was delivered to an individual at the address at 1:22 pm on July 28, 2026 in PALM COAST, FL 32164.

Get More Out of USPS Tracking:[USPS Tracking Plus®](#)**Delivered****Delivered, Left with Individual**

PALM COAST, FL 32164
July 28, 2026 1:22 PM

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)



Special Magistrate Hearing

APPEAL OF PARKING CITATION

August 26, 2026

Citation Number: P02816FB

Appellant: Santo Marino

Police Officer: Ofc. E Luttrell # 7089

Attachments: Notice of Hearing

Hearing Request to Contest Local Parking Citation Form

Photographs Submitted by Appellant

Parking Violation

Certified Mailing

Mailing Costs: \$10.02



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. P02816FB

SANTO MARINO
3242 N OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

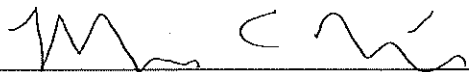
NOTICE OF HEARING

TO: SANTO MARINO

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, AUGUST 26, 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 3242 N OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136, this 24th day of JULY 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.



RECEIVED

JUL 09 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: PO2816FB Date Issued: 07/03/2026

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

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

I WAS PARKED AT LEAST 4 FEET BEYOND THE
EMERGENCY VEHICLE PARKING SIGN. THERE ARE NO
OTHER NO PARKING SIGNS IN THIS AREA. PLEASE FIND
ENCLOSED PHOTOS OF MY CAR ON THAT DAY CLEARLY
PAST THE SIGNS. THANK YOU FOR YOUR CONSIDERATION

Santo D. Marino

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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City of Flagler Beach

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

Telephone Number: 386-237-3248

Email Address: SANDYMARINO@HOTMAIL.COM

Mailing Address: 3242 N. OCEANSHORE BLVD

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: Santo D. Marino

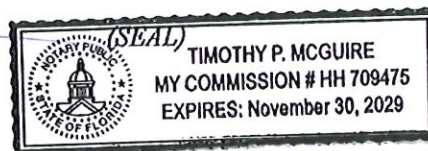
Print Name: SANTO D. MARINO

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 July 2026, by Santo D. Marino who is personally known to me or who produced FL. D. Lic as identification.

[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

Page 2 of 2



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.

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 # 2025-00010078		CITATION # P02816FB		DATE 07/03/2026		TIME 1:27 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 ☐							
BUSINESS NAME							
FIRST SANTO		MIDDLE DOMINICK		LAST MARINO		SUFFIX	
STREET 3242 N OCEAN SHORE BLVD				CITY FLAGLER BEACH		STATE FL	
ZIP 32136		DLID #		STATE FL		BIRTH DATE 05/19/1951	
RACE W		GENDER M		TELEPHONE			
YR VEHICLE 2006		TAG # LD217J		TRAILER TAG #		TAG EXP DATE 06/28/2027	
STATE FL		COLOR SIL		STYLE 4 DOOR SED		MAKE TOYT	
MODEL SUV		V.I.N. OR MOTOR # 2T1KR32E56C589277					
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #							
OCCURRED ON STREET, ROAD, HIGHWAY N OCEANSHORE BLVD							
FEET 64		MILES		DIRECTION NORTH		AT/FROM STREET, ROAD, HIGHWAY MOODY BLVD	
LATITUDE -81.127392		LONGITUDE 29.481254		ZONE			
VIOLATION							
19-25		CHARGE DESCRIPTION ALL OTHER PARKING					
OTHER VIOLATION COMMENTS PARKED IN FRONT OF "EMERGENCY VEHICLE ONLY" LARGE RED SIGN.							
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	
FILING FEE							
COURT INFORMATION (if applicable)							

REPORTING OFFICER			
OFFICER SIGNATURE		BADGE # 7089	
D #		TROOP UNIT	
RANK OFFICER		FIRST E	
MIDDLE J		LAST LUTTRELL	

VIOLATOR SIGNATURE:



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02816FB

**Return address:**

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

Recipient address:

SANTO MARINO
3242 N OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

USPS CERTIFIED MAIL**9214 8901 9403 8335 4395 53****USPS Tracking Label Number: 9214 8901 9403 8335 4395 53**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/24/2026 12:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/24/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/27/2026 12:43
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/27/2026 13:58
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/28/2026 00:05
DELIVERED LEFT WITH INDIVIDUAL	FLAGLER BEACH,FL 32136	07/28/2026 13:17
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/29/2026 00:48

Tracking Number:

9214890194038335439553

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:17 pm on July 28, 2026 in FLAGLER BEACH, FL 32136.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered**Delivered, Left with Individual**

FLAGLER BEACH, FL 32136
July 28, 2026 1:17 PM

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)



Special Magistrate Hearing

APPEAL OF PARKING CITATION

August 26, 2026

Citation Number: 1566

Appellant: Deborah Sargent

Police Officer:

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

Mailing Costs: \$10.02



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. 1566

DEBORAH SARGENT
1 WOODCHUCK PLACE
PALM COAST, FL 32164

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: DEBORAH SARGENT

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, AUGUST 26, 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 1 WOODCHUCK PLACE, PALM COAST, FL 32164, this 24th day of JULY 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED
JUL 09 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: 1566 Date Issued: 6/14/26

I, Deborah Sargent, 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):

Vehicle in question was parked on gravel parking area w/ 3 wheels
on parking area and 4th wheel partially on road surface.
Ticket issued with no violation code, no monetary amount
needing to be paid^{and} on a citation no longer in use by
Flagler Beach. Picture attached taken 4 min. after citation issued

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 1 of 2



City of Flagler Beach

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

Telephone Number: 302-528-1418

Email Address: DLsarge@hotmail.com

Mailing Address: 1 Woodchuck PL.

City: PalmCoast 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: Deborah Sargent

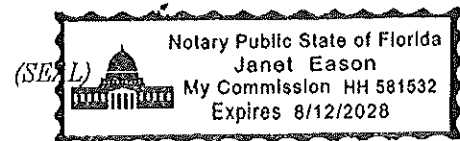
Print Name: Deborah Sargent

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 July, 2020 by Deborah Sargent who is personally known to me or who produced FL DL as identification.

Janet Eason
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 # 1566

CITY of Flagler Beach, Florida

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

O	DAY OF WEEK	Month	Day	Year	At	AM
N	SUN	6	14	20	357	PM

Location 100 N 6th

Tag #	State	Expiration
DYTY4Z	FL	9/27

Year	Make	Model	Color
	Lexus		white

Owner _____

Address _____

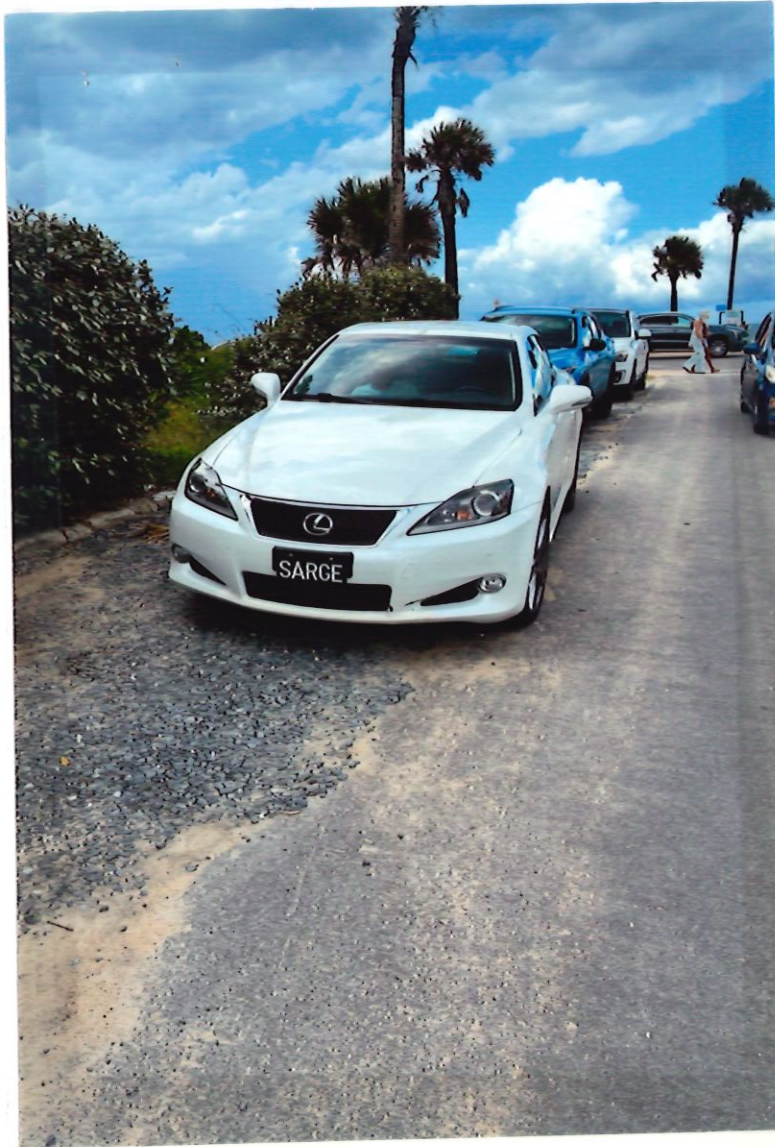
City	State	Zip

Did unlawfully commit the following offense:

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

Officer/Signature [Signature] I.D. No. 7058

This a non-moving parking violation. No points assessed against driver's license. I



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. 1566



Mailer: City of Flagler Beach

Date Produced: 08/03/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8335 4355 55. Our records indicate that this item was delivered on 07/31/2026 at 01:28 p.m. in PALM COAST, FL 32164. The scanned image of the recipient information is provided below.

Signature of Recipient :

Deborah Sargent
Deborah Sargent

Address of Recipient :

1 Woodchuck 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:

DEBORAH SARGENT
1 WOODCHUCK PLACE
PALM COAST, FL 32164

Customer Reference Number: C7025584.43066796
Return Reference Number CITATION NO 1566

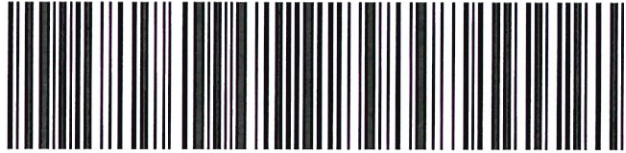
**Return address:**

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

Recipient address:

DEBORAH SARGENT
1 WOODCHUCK PLACE
PALM COAST, FL 32164

MAILING DATE: 07/24/2026
DELIVERY DATE: 07/31/2026

USPS CERTIFIED MAIL

9214 8901 9403 8335 4355 55

USPS Tracking Label Number: 9214 8901 9403 8335 4355 55

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/24/2026 12:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/24/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/27/2026 12:43
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/27/2026 13:58
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/28/2026 00:16
NO AUTHORIZED RECIPIENT AVAILABLE	PALM COAST,FL 32164	07/28/2026 12:13
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/29/2026 00:48
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32164	07/31/2026 13:28

CUSTOM 1:



Special Magistrate Hearing

Code Enforcement

August 26, 2026

Item Name: EEN26-0205; MH Parsons & Sons Lumber Co., Inc.; 300 S. Daytona Avenue; 12-12-31-4500-00510-0010; City of Flagler Beach Code of Ordinances Article II-Zoning Section 2.06.06.07 (F)

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

Total Cost of Mailings \$20.36

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

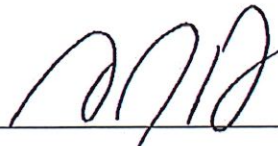
MH Parsons & Sons Lumber CO Inc
50 Woodridge Rd
York, ME 03909

CODE ENFORCEMENT CASE NO.: EEN26-0205

CHOOSE CODE OFFICER, 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 July 27, 2026. I posted the foregoing notice to MH Parsons & Sons Lumber CO Inc 300 S DAYTONA AVE FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00510-0010, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated July 27, 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 27th day of July, 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

MH Parsons & Sons Lumber CO Inc
50 Woodridge Rd
York, ME 03909

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0205

MH Parsons & Sons Lumber CO Inc,
owner,

Respondent.
_____ /

NON COMPLIANCE - NOTICE OF HEARING

Premises: 300 S DAYTONA 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, August 26, 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 June 19, 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.

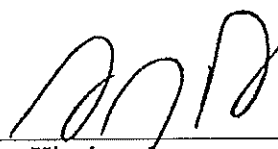
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: July 27, 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 50 Woodridge Rd York, ME 03909 on this 27th day of July 2026.


Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 08/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8335 6301 89. Our records indicate that this item was delivered on 08/03/2026 at 09:47 a.m. in YORK, ME 03909. The scanned image of the recipient information is provided below.

Delivery Section					
Signature of Recipient :	<table border="1"><tr><td>Signature</td><td>Handwritten Signature</td></tr><tr><td>Address</td><td>Handwritten Address</td></tr></table>	Signature	Handwritten Signature	Address	Handwritten Address
Signature	Handwritten Signature				
Address	Handwritten Address				
Address of Recipient :	<table border="1"><tr><td>Address</td><td>Box 450</td></tr></table>	Address	Box 450		
Address	Box 450				

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:

MH PARSONS & SONS LUMBER CO, INC
50 WOODRIDGE RD
YORK, ME 03909

Customer Reference Number: C7028636.43087997
Return Reference Number EEN26-0205 NOTICE OF HEARING

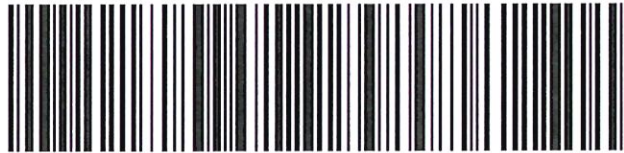
**Return address:**

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

Recipient address:

MH PARSONS & SONS LUMBER CO, INC
50 WOODRIDGE RD
YORK, ME 03909

MAILING DATE: 07/27/2026
DELIVERY DATE: 08/03/2026

USPS CERTIFIED MAIL

9214 8901 9403 8335 6301 89

USPS Tracking Label Number: 9214 8901 9403 8335 6301 89

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/27/2026 11:17
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	07/27/2026 13:18
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	07/28/2026 05:19
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:09
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:33
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/29/2026 04:31
PROCESSED THROUGH USPS FACILITY	SOUTHERN ME DISTRIBUTION CENTER 04074	07/30/2026 12:22
NO AUTHORIZED RECIPIENT AVAILABLE	YORK,ME 03909	07/31/2026 17:37
AVAILABLE FOR PICKUP	YORK,ME 03909	07/31/2026 20:02
ARRIVAL AT UNIT	YORK,ME 03909	08/01/2026 07:59
AVAILABLE FOR PICKUP	YORK,ME 03909	08/01/2026 08:04
DELIVERED INDIVIDUAL PICKED UP AT USPS	YORK,ME 03909	08/03/2026 09:47

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Mh Parsons & Sons Lumber CO Inc
50 Woodridge Rd
York, ME 03909

CODE ENFORCEMENT CASE NO.: EEN26-0205

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 Mh Parsons & Sons Lumber CO Inc 300 S. Daytona Ave. Flagler Beach, Florida 32136
OR Tax Parcel ID # 12-12-31-4500-00510-0010, 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, 2026 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

MH Parsons & Sons Lumber CO
Inc
50 Woodridge Rd
York, ME 03909

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0205

MH Parsons & Sons Lumber CO
Inc,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 300 S Daytona Ave. Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Article II- Zoning Section 2.06.06.07 (F) exist on the premises located at 300 S Daytona Ave. Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: GEORGE MOODY SUBD BLOCK 51 LOTS 1-2-3-4 AND THAT PART OF ALLEYWAY VACATED IN ORD #78-4 AS REC IN OR BK 103 PG 514 OR 47 PG 315 OR 115 PG 481 and has Tax Parcel ID # 12-12-31-4500-00510-0010.

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

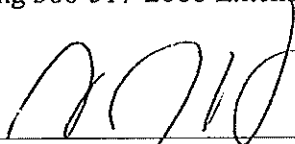
Trash receptacles not screened on all sides with a hedge or solid fence or wall of not less than six (6) feet in height

The violation must be corrected in the following manner:

Trash receptacles shall be screened on all sides with a hedge or solid fence or wall of not less than six (6) feet in height OR removed and not seen from any public view.

You must correct the violations by no later than 5:00 p.m. on Sunday, July 19, 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: 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 50 Woodridge Rd York, ME 03909 on this 22nd day of June 2026.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 07/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 0494 67. Our records indicate that this item was delivered on 07/07/2026 at 12:59 p.m. in YORK, ME 03909. The scanned image of the recipient information is provided below.

Signature of Recipient :

6. Call us at 800-ASK-USPS (800-276-8777).

Delivery Section	
Signature	
Printed Name	K. Chandra

Address of Recipient :

Delivery address	Box 450
------------------	---------

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:

MH PARSONS & SONS LUMBER CO INC
50 WOODRIDGE RD
YORK, ME 03909

Customer Reference Number: C6934556.42493948

Return Reference Number EEN26-0205 NOTICE OF VIOLATION



Return address:

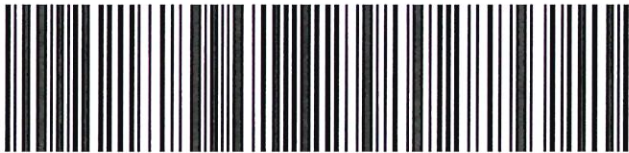
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

MH PARSONS & SONS LUMBER CO INC
50 WOODRIDGE RD
YORK, ME 03909

MAILING DATE: 06/22/2026
DELIVERY DATE: 07/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8330 0494 67

USPS Tracking Label Number: 9214 8901 9403 8330 0494 67

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
NO AUTHORIZED RECIPIENT AVAILABLE	YORK,ME 03909	06/26/2026 16:24
AVAILABLE FOR PICKUP	YORK,ME 03909	06/27/2026 08:46
ARRIVAL AT UNIT	YORK,ME 03909	06/27/2026 08:46
REMINDER TO SCHEDULE REDELIVERY	YORK,ME 03909	07/01/2026 03:08
DELIVERED INDIVIDUAL PICKED UP AT USPS	YORK,ME 03909	07/07/2026 12:59

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0205

Respondent: Mh Parsons & Sons Lumber CO Inc

Property Address: 300 S DAYTONA AVENUE, FLAGLER BEACH, FL 32136

Mailing Address: 50 Woodridge Rd, York, ME 03909

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	5/18/2026	1	\$0.74	\$0.74		\$8.86	\$0.00	\$0.74
VIOLATION	6/22/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	7/27/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$20.36
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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



Special Magistrate Hearing

Code Enforcement

August 26, 2026

Item Name: EEN26-0235; Davis Homes, LLC.; 1913 N. Central Avenue; 36-11-31-5630-00060-0100; City of Flagler Beach Code of Ordinances Chapter 13 Section 13-1(4)

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

Total Cost of Mailings \$19.62

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

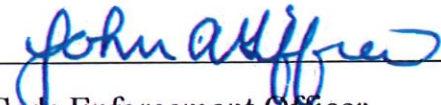
DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174

CODE ENFORCEMENT CASE NO.: EEN26-0235

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on July 27, 2026. I posted the foregoing notice to 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 36-11-31-5630-00060-0100, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated July 27, 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 27th day of July, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.





NOTARY PUBLIC

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

DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0235

Davis Homes LLC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1913 N Central Ave Flagler Beach, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, August 26, 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 **July 19, 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: July 27, 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 2239 OLD DIXIE HWY, ORMOND BEACH, FL 32174 on this 27th day of July 2026.



Michele Ficocello
Clerk to the Special Magistrate

**Return address:**

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

Recipient address:

DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174



USPS CERTIFIED MAIL



9214 8901 9403 8335 6569 81

USPS Tracking Label Number: 9214 8901 9403 8335 6569 81

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/27/2026 13:51
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/27/2026 16:32
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/28/2026 19:55
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:10
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:33
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/29/2026 21:48
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/30/2026 00:14
NO AUTHORIZED RECIPIENT AVAILABLE	ORMOND BEACH,FL 32174	07/30/2026 10:21
REMINDER TO SCHEDULE REDELIVERY	ORMOND BEACH,FL 32174	08/04/2026 03:26
UNCLAIMED/BEING RETURNED TO SENDER	ORMOND BEACH,FL 32174	08/13/2026 10:14

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Davis Homes LLC
1913 N Central Ave
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0235

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 Davis Homes LLC 1913 N Central Ave
Flagler Beach, FL 32136
OR Tax Parcel ID # 36-11-31-5630-00060-0100, 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, 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

Davis Homes LLC
1913 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0235

Davis Homes LLC,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **Chapter 13 Section 13-1 (4)** exist on the premises located at 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136

The premises are more particularly described as follows:

Legal Description: SUNRISE BEACH SUB BL 6 LT 10 OR 111 PG 685 OR 117 PG 12 OR 136 PG 44 OR 207 PG 375 OR 292 PG 758 OR 573 PG 133-DC OR 1813/1402-ACM OR 1813/1404 OR 1923/668 OR 2003/1528 and has Tax Parcel ID # **36-11-31-5630-00060-0100**.

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

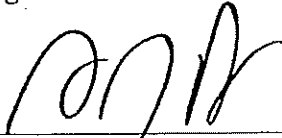
Stair railing off rear deck second floor missing/disrepair and exterior rear wall by the decking in disrepair.

The violation must be corrected in the following manner:

Repair/Replace the stair rails off the decking located in the rear of the home (City of Flagler Beach Permit Needed). Repair the in disrepair rear wall located at the top deck area.

You must correct the violations by no later than 5:00 p.m. on Sunday, July 19, 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: 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 1913 N Central Ave Flagler Beach, FL 32136 on this 22nd day of June 2026.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 7/2/2026 3:08 AM

CITY OF FLAGLER BEACH:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8330 0583 60

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

DAVIS HOMES LLC
1913 N CENTRAL AVE
FLAGLER BEACH, FL 32136

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

Return Reference Number:

Mailer: City of Flagler Beach

Date Produced: 07/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 0583 60. Our records indicate that this item was delivered on 07/01/2026 at 11:15 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 70

FLAGLER BEACH, FL 32136-0070

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

Sincerely,
United States Postal Service

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

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

DAVIS HOMES LLC
1913 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6934556.42493951

Return Reference Number EEN26-0235 NOTICE OF VIOLATION

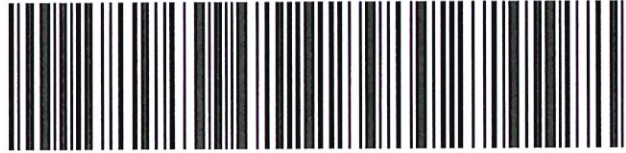
**Return address:**

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

**Recipient address:**

DAVIS HOMES LLC
1913 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 06/22/2026
DELIVERY DATE: 07/01/2026

USPS CERTIFIED MAIL

9214 8901 9403 8330 0583 60

USPS Tracking Label Number: 9214 8901 9403 8330 0583 60

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
RETURN TO SENDER	FLAGLER BEACH,FL 32136	06/23/2026 09:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/27/2026 17:52
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/28/2026 09:36
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/30/2026 08:13
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/30/2026 09:22
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	07/01/2026 09:12
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	07/01/2026 11:15

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0235

Respondent: Davis Homes LLC

Property Address: 1913 N Central Avenue, Flagler Beach, FL 32136

Mailing Address: 2239 OLD DIXIE HWY, ORMOND BEACH, FL 32174

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	6/22/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	7/27/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$19.62
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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



Special Magistrate Hearing

Code Enforcement

August 26, 2026

Item Name: EEN26-0219; Davis Homes, LLC.; 1913 N. Central Avenue; 36-11-31-5630-00060-0100; International Property Maintenance Code Section 303.1 Swimming Pools

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Affidavit of Posting - Notice of Violation

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.62

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174

CODE ENFORCEMENT CASE NO.: EEN26-0219

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on July 27, 2026. I posted the foregoing notice to 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 36-11-31-5630-00060-0100, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated July 27, 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 27th day of July, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.





NOTARY PUBLIC

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

DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0219

Davis Homes LLC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1913 N Central Ave Flagler Beach, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, August 26, 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 **July 19, 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.

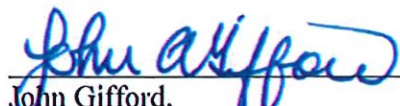
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: July 27, 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 2239 OLD DIXIE HWY, ORMOND BEACH, FL 32174 on this 27th day of July 2026.



Michele Ficocello
Clerk to the Special Magistrate

**Return address:**

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

Recipient address:

DAVIS HOMES LLC
2239 OLD DIXIE HWY
ORMOND BEACH, FL 32174



USPS CERTIFIED MAIL



9214 8901 9403 8335 6570 32

USPS Tracking Label Number: 9214 8901 9403 8335 6570 32

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/27/2026 13:51
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/27/2026 16:32
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/28/2026 20:04
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:19
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:33
NO AUTHORIZED RECIPIENT AVAILABLE	ORMOND BEACH,FL 32174	07/30/2026 10:21
REMINDER TO SCHEDULE REDELIVERY	ORMOND BEACH,FL 32174	08/04/2026 03:29
UNCLAIMED/BEING RETURNED TO SENDER	ORMOND BEACH,FL 32174	08/13/2026 10:14

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Davis Homes LLC
1913 N Central Ave
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0219

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 Davis Homes LLC 1913 N Central Ave
Flagler Beach, FL 32136
OR Tax Parcel ID # 36-11-31-5630-00060-0100, 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.

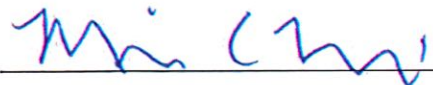


Code Enforcement Officer

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 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

Davis Homes LLC
1913 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0219

Davis Homes LLC,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **IPMC Sec. 303.1 Swimming Pools** exist on the premises located at 1913 N CENTRAL AVENUE, FLAGLER BEACH, FL 32136

The premises are more particularly described as follows:

Legal Description: SUNRISE BEACH SUB BL 6 LT 10 OR 111 PG 685 OR 117 PG 12 OR 136 PG 44 OR 207 PG 375 OR 292 PG 758 OR 573 PG 133-DC OR 1813/1402-ACM OR 1813/1404 OR 1923/668 OR 2003/1528 and has Tax Parcel ID # **36-11-31-5630-00060-0100**.

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

Pool is not being maintained. Pool water is green. The pool is breeding mosquitoes and other insects and animals.

The violation must be corrected in the following manner:

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

You must correct the violations by no later than 5:00 p.m. on Sunday, July 19, 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.

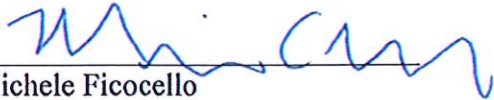
DATED: June 19, 2026



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 1913 N Central Ave Flagler Beach, FL 32136 on this 22nd day of June 2026


Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 7/2/2026 3:08 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8330 0584 21

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

DAVIS HOMES LLC

1913 N CENTRAL AVE

FLAGLER BEACH, FL 32136

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

Return Reference Number:

Mailer: City of Flagler Beach

Date Produced: 07/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 0584 21. Our records indicate that this item was delivered on 07/01/2026 at 11:15 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 70

FLAGLER BEACH, FL 32136-0070

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

Sincerely,
United States Postal Service

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

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

DAVIS HOMES LLC
1913 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6934556.42493952

Return Reference Number EEN26-0219 NOTICE OF VIOLATION

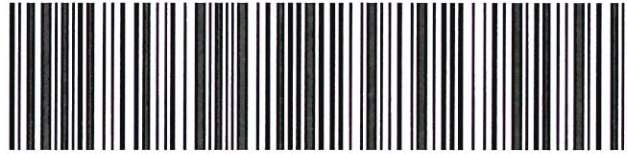
**Return address:**

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

**Recipient address:**

DAVIS HOMES LLC
1913 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 06/22/2026
DELIVERY DATE: 07/01/2026

USPS CERTIFIED MAIL

9214 8901 9403 8330 0584 21

USPS Tracking Label Number: 9214 8901 9403 8330 0584 21

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
RETURN TO SENDER	FLAGLER BEACH,FL 32136	06/23/2026 09:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/27/2026 17:52
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/28/2026 09:36
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/30/2026 08:13
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	06/30/2026 09:22
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	07/01/2026 09:12
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	07/01/2026 11:15

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0219

Respondent: Davis Homes LLC

Property Address: 1913 N Central Avenue, Flagler Beach, FL 32136

Mailing Address: 2239 OLD DIXIE HWY, ORMOND BEACH, FL 32174

Other Address:

Notice Type	Date	Regular Mail Pieces	Regular Mail Cost Per Piece	Total	Certified Mail Pieces	Certified Mail Cost Per Piece	Total	Total Mailing Cost
VIOLATION	6/22/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	7/27/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
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			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$19.62
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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



Special Magistrate Hearing

Code Enforcement

August 26, 2026

Item Name: EEN26-0220; Eggert Iris Claxton Life Estate C/O Liz Rubeis; 1201 S. Central Avenue; 12-12-31-4500-00190-0260; Florida Building Code Section 105 Permits Required 105.1

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

Total Cost of Mailings \$19.62

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

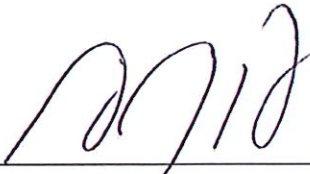
Eggert Iris Claxton
Life Estate C/O Liz Rubeis
2563 SW 87th Dr Ste 10
Gainesville, FL 32608

CODE ENFORCEMENT CASE NO.: EEN26-0221

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 August 4, 2026. I posted the foregoing notice to Eggert Iris Claxton
Life Estate C/O Liz Rubeis 1201 S CENTRAL AVE
FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00190-0260, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated August 4, 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 4th day of August, 2024 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

Eggert Iris Claxton
Life Estate C/O Liz Rubeis
2563 SW 87th Dr Ste 10
Gainesville, FL 32608

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0220

Eggert Iris Claxton
Life Estate C/O Liz Rubeis
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1201 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, August 26, 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 July 22, 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.

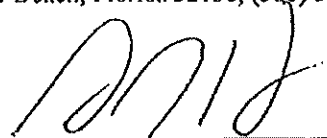
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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.

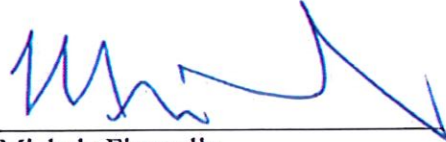
DATED: August 4, 2026



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 2563 SW 87th Dr Ste 10 Gainesville, FL 32608 on this 6th day of August 2026.



Michele Ficocello
Clerk to the Special Magistrate

**Return address:**

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

Recipient address:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

USPS CERTIFIED MAIL

9214 8901 9403 8337 4812 22

USPS Tracking Label Number: 9214 8901 9403 8337 4812 22

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	08/06/2026 09:37
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	08/06/2026 16:30
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	08/07/2026 21:09
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/07/2026 22:24
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/08/2026 09:25

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

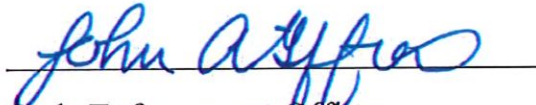
EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

CODE ENFORCEMENT CASE NO.: EEN26-0220

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on June 22, 2026. I posted the foregoing notice to EGGERT IRIS CLAXTON LIFE ESTATE C/O LIZ RUBEIS, 1201 S. CENTRAL AVENUE. FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00190-0260, 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 John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.




NOTARY PUBLIC

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

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

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

vs.

CASE NO: EEN26-0220

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 1201 S. CENTRAL AVENUE, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of Florida Building Code Section 105 Permits Required 105.1 exist on the premises located at 1201 S. CENTRAL AVENUE, FLAGLER BEACH, FL 32136. The premises are more particularly described as follows: Legal Description: GEORGE MOODY SUBD BLOCK MOODY W 1/2 LOT 25 AND W 1/2 LOT 26 and has Tax Parcel ID # 12-12-31-4500-00190-0260.

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

Work that requires a city of Flagler Beach Building Permit was taking place without a permit filed.

The violation must be corrected in the following manner:

Obtain the Required Permit for the scope of work taking place.

You must correct the violations by no later than 5:00 p.m. on Wednesday, July 22, 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: June 22, 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 2563 SW 87TH DR STE 10, GAINESVILLE, FL 32608 on this 22nd day of June 2026.



Michele Ficocello
Clerk to the Special Magistrate

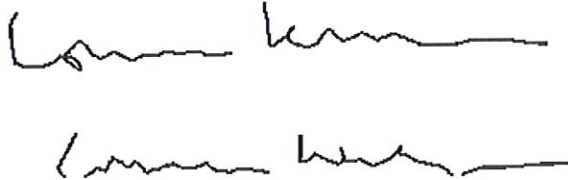
Mailer: City of Flagler Beach

Date Produced: 07/15/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8329 9660 58. Our records indicate that this item was delivered on 07/14/2026 at 11:48 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608-9379

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:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

Customer Reference Number: C6934556.42493945

Return Reference Number EEN26-0220 NOTICE OF VIOLATION



Return address:

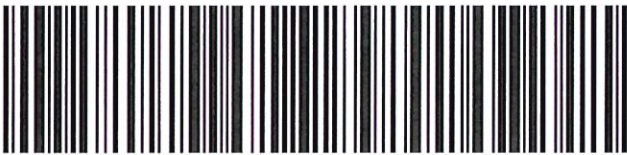
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

MAILING DATE: 06/22/2026
DELIVERY DATE: 07/14/2026

USPS CERTIFIED MAIL



9214 8901 9403 8329 9660 58

USPS Tracking Label Number: 9214 8901 9403 8329 9660 58

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
AVAILABLE FOR PICKUP	GAINESVILLE,FL 32608	07/13/2026 10:48
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	07/14/2026 11:48

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0220

Respondent: EGGERT IRIS CLAXTON LIFE ESTATE C/O LIZ RUBEIS

Property Address: 1201 S CENTRAL AVENUE, FLAGLER BEACH, FL 32136

Mailing Address: 2563 SW 87TH DR STE 10, GAINESVILLE, FL 32608

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	6/22/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	8/6/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$19.62
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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



Special Magistrate Hearing

Code Enforcement

August 26, 2026

Item Name: EEN26-0221; Eggert Iris Claxton Life Estate C/O Liz Rubeis; 1201 S. Central Avenue; 12-12-31-4500-00190-0260; City of Flagler Beach Code of Ordinances Chapter 13 Section 13-1(4)

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

Total Cost of Mailings \$19.62

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

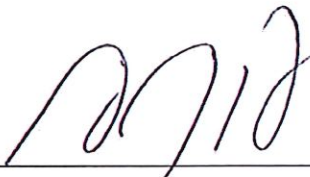
Eggert Iris Claxton
Life Estate C/O Liz Rubeis
2563 SW 87th Dr Ste 10
Gainesville, FL 32608

CODE ENFORCEMENT CASE NO.: EEN26-0221

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 August 4, 2026. I posted the foregoing notice to Eggert Iris Claxton
Life Estate C/O Liz Rubeis 1201 S CENTRAL AVE
FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00190-0260, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated August 4, 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 4th day of August, 2024 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

Eggert Iris Claxton
Life Estate C/O Liz Rubeis
2563 SW 87th Dr Ste 10
Gainesville, FL 32608

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0221

Eggert Iris Claxton
Life Estate C/O Liz Rubeis
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1201 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, August 26, 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 July 22, 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.

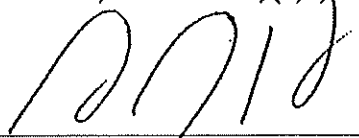
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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.

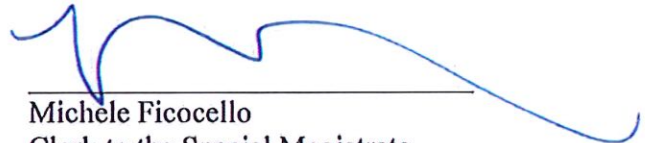
DATED: August 4, 2026



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 2563 SW 87th Dr Ste 10 Gainesville, FL 32608 on this 6th day of August 2026.



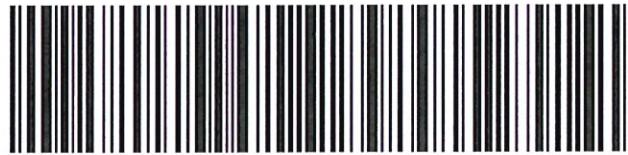
Michele Ficocello
Clerk to the Special Magistrate

**Return address:**

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

Recipient address:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

USPS CERTIFIED MAIL

9214 8901 9403 8337 4810 24

USPS Tracking Label Number: 9214 8901 9403 8337 4810 24

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	08/06/2026 09:37
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	08/06/2026 16:30
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	08/07/2026 21:09
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/07/2026 22:24
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/08/2026 09:25
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/09/2026 10:37
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/10/2026 18:22
PROCESSED THROUGH USPS FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	08/12/2026 13:05

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

CODE ENFORCEMENT CASE NO.: EEN26-0221

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on June 22, 2026. I posted the foregoing notice to EGGERT IRIS CLAXTON LIFE ESTATE C/O LIZ RUBEIS, 1201 S. CENTRAL AVENUE. FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 12-12-31-4500-00190-0260, 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, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.




NOTARY PUBLIC

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

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

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

vs.

CASE NO: EEN26-0221

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS,
owner,
Respondent.

NOTICE OF VIOLATION

Premises: 1201 S. CENTRAL AVENUE. FLAGLER BEACH, FL 32136

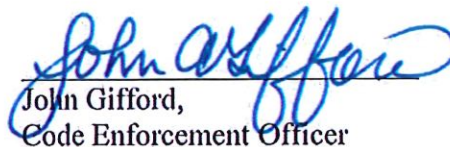
YOU ARE NOTIFIED that violations of Florida Building Code Section 105 Permits Required 105.1 exist on the premises located at 1201 S. CENTRAL AVENUE. FLAGLER BEACH, FL 32136. The premises are more particularly described as follows: Legal Description: GEORGE MOODY SUBD BLOCK MOODY W 1/2 LOT 25 AND W 1/2 LOT 26 and has Tax Parcel ID # 12-12-31-4500-00190-0260.

The condition giving rise to the violation is described as follows: (4) Partition fences, buildings or other structures which have fallen into such a poor state of repair The violation must be corrected in the following manner:

Bring the building in compliance with Sec. 13-1(4) by repairing the state of disrepair of the building.

You must correct the violations by no later than 5:00 p.m. on Wednesday, July 22, 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: June 22, 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 2563 SW 87TH DR STE 10, GAINESVILLE, FL 32608 on this 22nd day of June 2026.



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 07/15/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8329 9963 52. Our records indicate that this item was delivered on 07/14/2026 at 11:48 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

Two handwritten signatures in black ink, one above the other, appearing to be the signature of the recipient.

Address of Recipient :

2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608-9378

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:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

Customer Reference Number: C6934556.42493946

Return Reference Number EEN26-0221 NOTICE OF VIOLATION

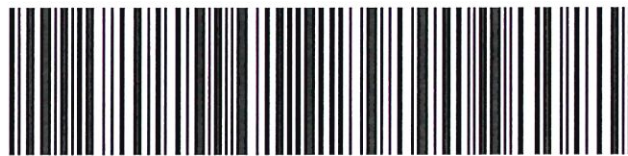
**Return address:**

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

Recipient address:

EGGERT IRIS CLAXTON LIFE ESTATE
C/O LIZ RUBEIS
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

MAILING DATE: 06/22/2026
DELIVERY DATE: 07/14/2026

USPS CERTIFIED MAIL

9214 8901 9403 8329 9963 52

USPS Tracking Label Number: 9214 8901 9403 8329 9963 52

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	06/24/2026 08:32
PROCESSED THROUGH USPS FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	06/24/2026 09:47
DEPARTED USPS REGIONAL FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	06/24/2026 12:46
PROCESSED THROUGH USPS FACILITY	GAINESVILLE FL DISTRIBUTION CEN 32608	07/06/2026 17:57
PROCESSED THROUGH USPS FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	07/07/2026 18:34
PROCESSED THROUGH USPS FACILITY	GAINESVILLE FL DISTRIBUTION CEN 32608	07/10/2026 16:51
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/12/2026 13:47
AVAILABLE FOR PICKUP	GAINESVILLE,FL 32608	07/13/2026 10:46
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	07/14/2026 11:48

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0221

Respondent: EGGERT IRIS CLAXTON LIFE ESTATE C/O LIZ RUBEIS

Property Address: 1201 S CENTRAL AVENUE, FLAGLER BEACH, FL 32136

Mailing Address: 2563 SW 87TH DR STE 10, GAINESVILLE, FL 32608

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	6/22/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	8/6/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$19.62
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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



Special Magistrate Hearing

Code Enforcement

June 24, 2026

Case Number: EEN26-0178

Respondent: Audrey F. Rutkowski-Westbrook & Michael Westbrook, Jtwros

Address of Violation: 2228 S. Central Avenue

Tax Parcel ID Number: 19-12-32-4400-00020-0050

Violation: City of Flagler Beach Code of Ordinances, Chapter 13 - Nuisances Section 13-1 (4)(5)

Attachments: Affidavit of Service - Notice of Status Hearing
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 Ave
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0178

CHOOSE CODE OFFICER, Code Enforcement Officer states:

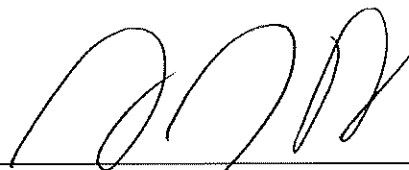
1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S CENTRAL AVE FLAGLER BEACH, FL 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by the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

PERSONAL, HAND DELIVERY SERVICE:

 x a.) That on the 17 day of August, 2026, at 1230 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 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.



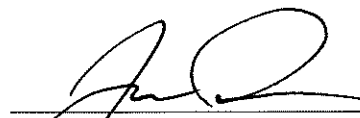
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 17 day of August, 20 26 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

(SEAL)





NOTARY PUBLIC

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

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: EEN26-0178

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

Respondent.

NOTICE OF STATUS 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*.

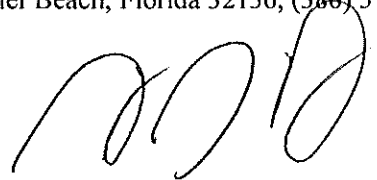
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, August 26, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **Findings of Fact** dated **July 22, 2026**. Your failure to appear 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: August 17, 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, EEN26-0176, 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*.

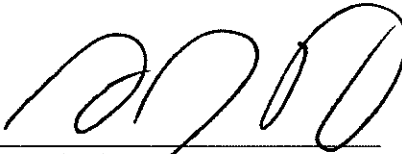
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, July 22, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated **June 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:

X 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:

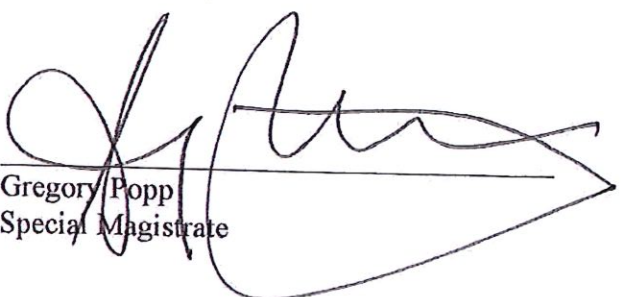
7. No later than **July 9, 2026**, Respondents shall submit to the City complete applications for all permits required to repair or replace the dilapidated fence and porch located on the Subject Property.

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.

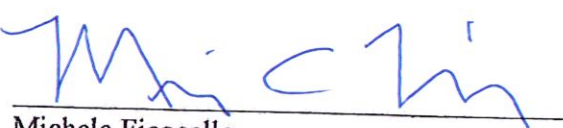
ORDERED on this 26th day of June 2026, *nunc pro tunc* to June 24, 2026.



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:

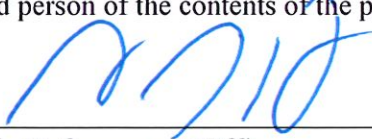
1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S Central Ave. Flagler Beach, Florida 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by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

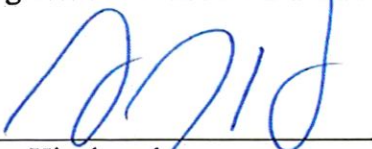
EEN26-0178 Porch flooring, supports to roof from porch, porch railing(s) in disrepair

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



Special Magistrate Hearing

Code Enforcement

August 26, 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)

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

Total Cost of Mailings \$77.64
\$19.20 Ordered & Paid
\$19.20 Ordered & Unpaid
\$39.24 Remaining

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

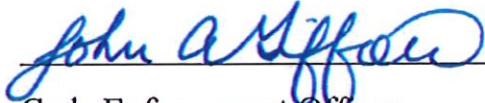
PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0031

John Gifford, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on July 27, 2026. I posted the foregoing notice to 2038 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 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 July 27, 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 27th day of July, 2026 by John Gifford, City of Flagler Beach Code Enforcement Officer, who is personally known to me.




NOTARY PUBLIC

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

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, 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*.

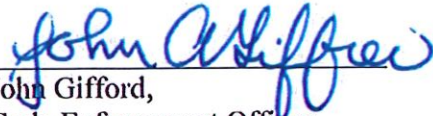
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, August 26, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **STATUS HEARING ORDER** dated **July 22, 2026**. Your failure 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: July 27, 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 250 PALM COAST PKWY NE 607-224, PALM COAST, FL 32137 on this 27th day of July, 2026.



Michele Ficocello
Clerk to the Special Magistrate



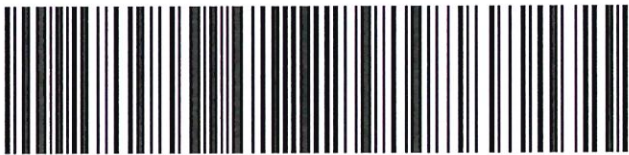
Return address:

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 6635 14

USPS Tracking Label Number: 9214 8901 9403 8335 6635 14

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/27/2026 13:51
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	07/27/2026 16:32
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	07/28/2026 20:02
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:17
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/28/2026 21:33

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.

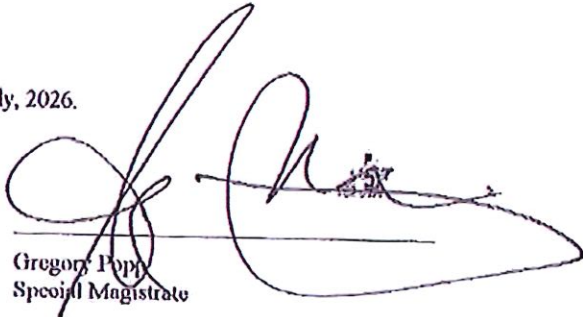
ORDER SETTING STATUS HEARING

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

ORDER

The City shall schedule and properly notice this matter for hearing at the next regular hearing date for a status update hearing and at such hearing the undersigned may grant such other relief as is just and appropriate.

ORDERED on this 25th day of July, 2026.



Gregory Poppe
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 29th day of July, 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



Mailer: City of Flagler Beach

Date Produced: 08/03/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8335 9827 90. Our records indicate that this item was delivered on 08/01/2026 at 11:33 a.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 initials "V P S" written below it.

Address of Recipient :

**250 PALM COAST PKWY NE UNIT
607, PALM COAST, FL 32137**

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: C7035682.43128762

Return Reference Number EEN26-0031 STATUS HEARING ORDER JULY



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: 07/29/2026
DELIVERY DATE: 08/01/2026

USPS CERTIFIED MAIL

9214 8901 9403 8335 9827 90

USPS Tracking Label Number: 9214 8901 9403 8335 9827 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	07/29/2026 09:32
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	07/29/2026 14:33
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	07/30/2026 05:02
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DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/30/2026 21:19
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	07/31/2026 22:33
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	08/01/2026 00:54
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	PALM COAST,FL 32137	08/01/2026 11:33

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.
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, 2026 by CHOOSE CODE OFFICER, City of Flagler Beach Code Enforcement Officer, who is personally known to me. GARY HINEBOUGH



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*.

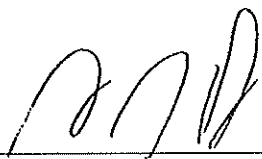
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, July 22, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated April 22, 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

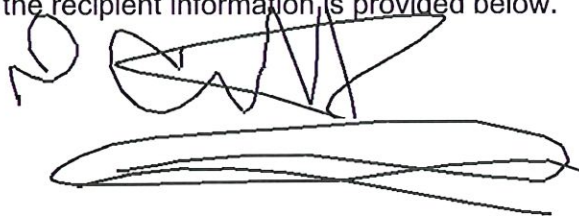
Mailer: City of Flagler Beach

Date Produced: 06/26/2026

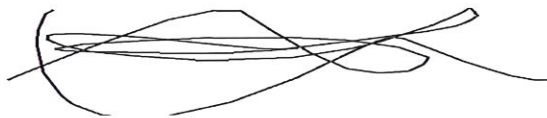
ConnectSuite Inc.:

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

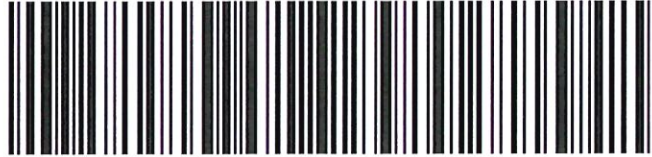
**Return address:**

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
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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:

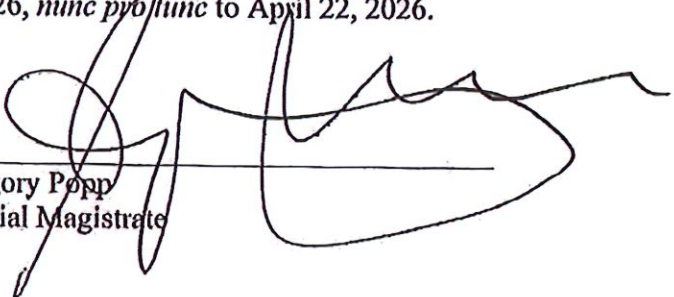
6. Based on the evidence demonstrating Respondent's continued progress towards curing the cited violation, Respondent shall be awarded additional time to achieve compliance with the undersigned prior written Order, dated February 3, 2026. **Accordingly, Respondent shall cure the cited violation by replacing 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

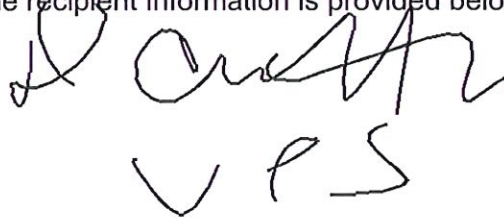
Mailer: City of Flagler Beach

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 :



VPS

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*.

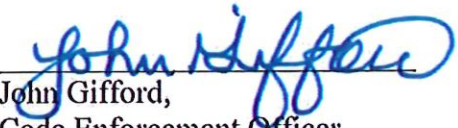
YOU ARE HEREBY FORMALLY NOTIFIED that on **APRIL 22 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER** dated February 3, 2026. Your failure 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.

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

Michele Ficocello
Clerk to the Special Magistrate

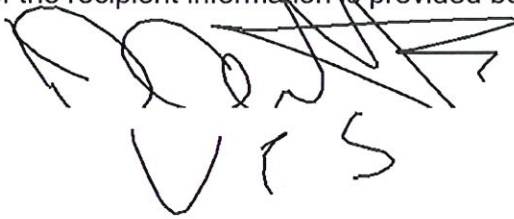
Mailer: City of Flagler Beach

Date Produced: 04/07/2026

ConnectSuite Inc.:

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

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6709721.41036342

Return Reference Number EEN26-0031 STATUS HEARING

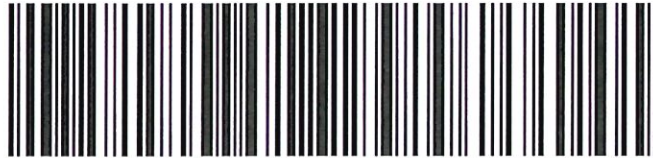
**Return address:**

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

Recipient address:

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

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

USPS CERTIFIED MAIL

9214 8901 9403 8364 6565 25

USPS Tracking Label Number: 9214 8901 9403 8364 6565 25

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

CUSTOM 1:

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

CITY OF FLAGLER BEACH,

Petitioner,

vs.

CASE NUMBER EEN 26-0031

ZANDER HOLDING GROUP, LLC,

Respondent.

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

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

FINDINGS OF FACT

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

BASED UPON THE FOREGOING, IT IS ORDERED:

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

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

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

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

ORDERED on this 2nd day of February, 2026.



Gregory Popp
Code Enforcement Magistrate

CERTIFICATE OF SERVICE

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



Michele Ficocello,
Clerk to the Special Magistrate

City of Flagler Beach

800 SOUTH DAYTONA AVENUE / PO BOX 70

Flagler Beach, FL 32136

(386) 517-2000

Invoice For Enforcement: EEN26-0031

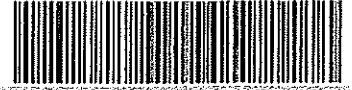
Print Date: 02/04/2026

ZANDER HOLDING GROUP LLC

250 PALM COAST PKWY

FORT MC COY FL 32134

Pay by Account In Full



Pay by Account In Full

\$ 19.20

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



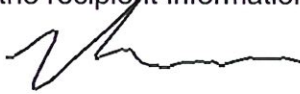
Mailer: City of Flagler Beach

Date Produced: 02/16/2026

ConnectSuite Inc.:

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

Signature of Recipient :




Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6551978.40095467

Return Reference Number MAGISTRATE ORDER

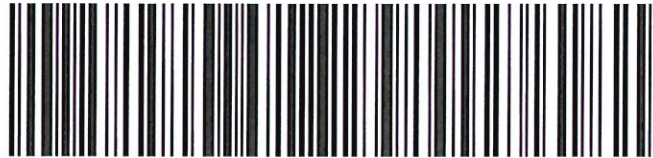
**Return address:**

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

Recipient address:

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

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

USPS CERTIFIED MAIL

9214 8901 9403 8355 4171 28

USPS Tracking Label Number: 9214 8901 9403 8355 4171 28

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

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

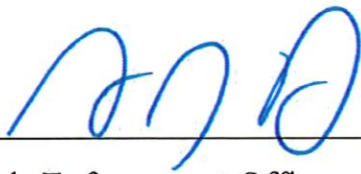
PALM COAST HOLDING GROUP LLC & ET AL
250 PALM COAST PKWY NE 607-224
PALM COAST, FL 32137

CODE ENFORCEMENT CASE NO.: EEN26-0031

Gary Hinebaugh, Code Enforcement Officer states:

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

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





NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0031

PALM COAST HOLDING GROUP LLC & ET AL,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

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

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

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

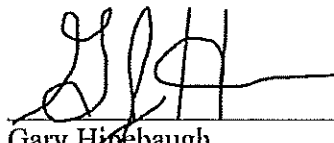
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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

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

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

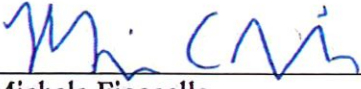
DATED: December 16, 2025



Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

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



Michele Ficocello
Clerk to the Special Magistrate



Mailer: City of Flagler Beach

Date Produced: 12/22/2025

ConnectSuite Inc.:

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

Signature of Recipient :

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

Address of Recipient :

The address "250 607" written in a large, stylized, handwritten font.

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:

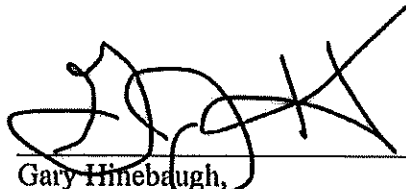
Siding fallen into a poor state of repair

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.

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

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
STATUS	7/27/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
ORDER	7/29/2026	1	\$0.78	\$0.78	1	\$9.24	\$9.24	\$10.02
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00
			\$0.78	\$0.00		\$9.24	\$0.00	\$0.00

Mailing Cost To Date	\$77.64
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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