

**IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY, FLORIDA**

PALM COAST HOLDINGS, INC. and
FLORIDA LANDMARK COMMUNITIES,
LLC,

Case No.: 2025-CA-670
Division: 49

Plaintiffs,

vs.

CITY OF PALM COAST, a Florida Municipal
Corporation

Defendant.

**DEFENDANT'S FIRST AMENDED MOTION TO CONTINUE TRIAL AND AMEND
THE ORDER SCHEDULING TRIAL AND DIRECTING PRETRIAL PROCEDURES**

COMES NOW, The Defendant, CITY OF PALM COAST, a Florida Municipal Corporation (the "City"), by and through undersigned counsel and pursuant to the Florida Rules of Civil Procedure and respectfully moves this Honorable Court to continue the trial scheduled in this case to a March 2027 trial term and enter an Amended Order Scheduling Trial and Directing Pretrial Procedures. In support thereof, Defendant states as follows:

I. PROCEDURAL BACKGROUND

1. The operative complaint in this case, the *Amended Complaint*, was filed on November 17, 2025.

2. The City filed a *Motion to Dismiss Plaintiffs' Amended Complaint* on November 26, 2025, and subsequently filed an *Amended Motion to Dismiss Plaintiffs' Amended Complaint* on January 27, 2026.

3. An Order Scheduling Trial and Directing Pretrial Procedures was entered by the court on February 4, 2026 (the "Trial Order"). The Trial Order set a trial date of November 16,

2026.

4. An Order denying the City's Amended Motion to Dismiss Plaintiffs' Amended Complaint was entered on March 4, 2026.

5. The parties have engaged in extensive discovery thus far, including both written discovery and the taking of several depositions. The parties continue to serve and respond to written discovery, several additional depositions are scheduled, and additional depositions are in the process of being scheduled.

6. The City served its first interrogatories and requests for production on Plaintiffs on May 14, 2026. A summary of discussions between counsel for the parties and the timeline for Plaintiffs' response to the request for production is as follows:

- a. On June 10, 2026, counsel for the Plaintiffs, Valerie Chartier-Hogancamp, advised the undersigned via telephone conference and subsequent email that Plaintiffs would serve responses to the above-referenced discovery requests on the June 15, 2026, due date, but that a 30-day extension was needed to produce the accompanying documents due to the "volume of documents involved in this case."
- b. In follow-up emails, the undersigned advised Ms. Chartier-Hogancamp that the City would be fine with Plaintiffs requested extension to respond to the request for production on July 15, 2026, if the Plaintiffs would stipulate a requested 30-day extension of the discovery deadline set forth in the Trial Order. Ms. Chartier-Hogancamp advised that because of the November 3, 2026, docket sounding, they would not stipulate to a requested discovery deadline extension.
- c. In response, the undersigned agreed to extend Plaintiffs' deadline to respond to the request for production to July 15, 2026, without asking the Court to extend the

discovery deadline at that time.

- d. Counsel for Plaintiffs subsequently requested that counsel for City execute a confidentiality agreement pertaining to Plaintiffs' document production, and the undersigned provided an executed copy on June 25, 2026
- e. A copy of the email thread documenting above referenced communications is attached hereto as **Exhibit "A"**.
- f. The initial batch of documents, which included over 8,218 files and 46,522 pages—produced by Plaintiffs was made available for download by the undersigned on or about June 29, 2026.
- g. Additional batches of documents, totaling an additional 49 files and 2,400 pages—were produced by Plaintiffs on July 9, 2026, and July 15, 2026.

7. The parties have worked diligently to schedule numerous depositions of both Plaintiff and City witnesses. Depositions which are currently scheduled are as follows:

<u>WITNESS</u>	<u>DEPOSITION DATE</u>
Michael Chiumento	August 24, 2026
Jeff Douglas	August 25, 2026
Walker Douglas	August 26, 2026
Jake Miller	August 26, 2026
Julie Padilla	August 28, 2026

8. The parties are in the process of scheduling additional depositions. In addition to the witnesses already scheduled as noted above, City advised Plaintiffs' counsel on June 30, 2026, of its desire to depose Jason DeLorenzo, Kady Dearing, Hank Fiskind, Brett Witte, Patrice Boyes, and Valerie Chartier-Hogancamp.

9. On July 9, 2026, a paralegal for Plaintiffs' Counsel advised that Kady Dearing will be on maternity leave from July 29, 2026, through mid-November 2026, and that they were

inquiring as to her availability for deposition. Further discussion regarding the scheduling of Ms. Dearing's deposition is summarized as follows:

- a. On July 13, 2026, the undersigned was advised that Ms. Dearing's availability prior to her maternity leave was very limited, and she was only available on July 16, July 17, and July 23.
- b. The undersigned's paralegal advised that no counsel for the City was available on those three dates, two of which were within 4 days of the email providing Ms. Dearing's availability. Thus, the undersigned requested availability in November following Ms. Dearing's return from maternity leave.
- c. A copy of the email thread documenting the above-referenced communication is attached hereto as **Exhibit "B"**.

10. Citing Ms. Dearing's unavailability until November and the extensive document production recently provided to counsel for the City, the undersigned's co-counsel, Lisa Miles, emailed counsel for the Plaintiffs on July 17, 2026, to inquire about their position on a continuance of the trial term, as well as an extension of the discovery and dispositive motion deadlines.

11. The Defendants have made every effort to get depositions scheduled prior to the dispositive motion deadline. However, scheduling conflicts and the time required to review the numerous documents produced more than 30 days after the date required by the rules necessitated scheduling depositions after said deadline.

12. As part of the ongoing review of discovery, a document was included in the Plaintiff's discovery production with bates stamp "PL_00013434", labeled "PalmCoastHoldingsLegalMemo2025" and marked "privileged" and "confidential". This document was discovered in a large batch of several thousands documents. In accordance with

Florida Bar Rule 4-4.4(b), Plaintiff's counsel was notified of this discovery by email on July 24, 2026.

II. CITY'S GOOD CAUSE FOR THE CONTINUANCE OF THE TRIAL AND AMENDMENT OF THE TRIAL ORDER

A. The Timing of Depositions and Kady Dearing's Unavailability

Pursuant to the current Trial Order and Uniform Case Management Order filed in the case on October 24, 2025, the deadline for dispositive motions in this case is August 18, 2025¹. This deadline is one week prior to the scheduled depositions of several key witnesses. Mindful of the dispositive motion deadline, counsel for the City requested to schedule these depositions in July or the beginning of August (see June 30, 2026, email from Samantha Simmons to Mandy Fischer et al included in Exhibit B). When Ms. Fischer responded on July 8, 2026, no July availability was provided, and the earliest availability provided for multiple witnesses was past the dispositive motion deadline (see July 8, 2026, email from Mandy Fischer to Samantha Simmons et al included in attached Exhibit B.)

Moreover, Kady Dearing, a key witness with relevant testimony regarding one of the central issues in the instant case, is unavailable from July 29, 2026, until mid-November 2026. The undersigned was not made aware of her unavailability until July 9, 2026, and was given limited availability for her deposition on July 13, 2026. The City desires to complete all necessary depositions prior to the deadline for dispositive motions and prior to trial. Ms. Dearing's unavailability and the currently scheduled depositions make that impossible given the current deadlines and trial date.

¹ The Trial Order incorporated a similar Uniform Case Management Order as Exhibit "A". However, this Uniform Case Management Order did not include a deadline for dispositive motions or completion of discovery. Thus, the undersigned is operating under the belief that the deadlines set forth in the October 24, 2025, for discovery and dispositive motions are controlling.

B. Plaintiffs' Voluminous Document Production

As already discussed above, Plaintiffs have produced 48,922 pages of documents in multiple batches in response to the City's request for production, with the most recent batch being provided on July 13, 2026. Obviously, reviewing such a large number of documents will take substantial time. Assuming the documents produced are not wholly irrelevant, the City's review of the documents will likely reveal additional witnesses that need to be deposed or issues that need to be further addressed through written discovery. Given the volume of documents produced by Plaintiffs, it is impossible for the City to complete its review of the documents prior to the dispositive motion deadline. Further, it will be impossible for the City to complete its review of the documents and still have time to complete necessary follow-up discovery prior to the discovery deadline and trial term. Thus, the City respectfully requests that the trial, dispositive motion deadline, and discovery deadline be continued so that the City has the opportunity to complete a thorough review of the numerous documents produced and proceed with additional discovery requests or a dispositive motion, if appropriate.

C. This Case Does Not Meet the Criteria for a "Streamlined" Case under Rule 1.200

Fla. R. Civ. P. 1.200 provides that "Streamlined" cases are "actions that reflect some mutual knowledge about the underlying facts, have limited needs for discovery, well-established legal issues related to liability and damages, few anticipated dispositive pretrial motions, minimal documentary evidence, and an anticipated trial length of no more than 3 days." (emphasis added). The length of the Amended Complaint (372 pages including exhibits) and the tens of thousands of pages of documents produced by Plaintiffs in response to the City's request for production plainly demonstrates that this case does not qualify as a "streamlined" case. Further, the case involves complex land use issues and involves multiple lengthy development orders and facts spanning

decades. This case should be considered a “general” case, if not a “complex” one. A trial term in March 2027 falls well within the 18-month timeline for “general” cases set forth in the Case Management Order. To the extent that the Court deems it necessary, the City requests that the court designate this case as a “general” case in an amended Trial Order.

D. The Requested Continuance Will Not Result in Unreasonable Delay or Prejudice to either Party

This motion is not filed for the purpose of unreasonably delaying the proceedings in this case. A March 2027 trial term, if accepted by the Court, will result in the case being tried only 16 months after the Amended Complaint was filed. Neither party will be prejudiced by this continuance because it will allow for additional discovery and time for the parties to prepare for trial or dispositive motions.

E. The Requested Continuance is Necessary to Ensure That Additional Potentially Privileged or Confidential Documents Have Not Inadvertently Been Disclosed By Plaintiff’s Counsel

The City is concerned that because of how the discovery documents were produced and due to thousands of documents produced, there is the strong possibility that additional documents that contain privileged and confidential information have been inadvertently included in Plaintiff’s discovery production.

To comply with Florida Bar Rule 4-4.4(b), the City is temporarily pausing its discovery review process to allow Plaintiff’s counsel to go back and review the documents produced through discovery to prevent any further inadvertent disclosures of privileged and confidential material. The requested continuance will be needed to allow for this additional review process of thousands of documents.

III. Conclusion

For the foregoing reasons, Defendant respectfully requests that the Court continue the trial to a March 2027 trial term and enter an Amended Trial Order setting forth additional dates/deadlines as follows:

- a. A docket sounding 2 weeks prior to the trial term;
- b. A deadline for dispositive motions of no later than 120 days prior to the trial term;
- c. A deadline for service of written discovery requests of no later than 45 days before docket sounding;
- d. A deadline for completion of discovery of no later than 10 days before the docket sounding; and
- e. Modification of all other pretrial deadlines in conformance with the new trial term.

WHEREFORE, the undersigned respectfully moves this Honorable Court to continue the trial term to March 2027 and amend the Trial Order as discussed herein, and grant such other relief as this Court deems necessary and proper.

CERTIFICATE OF CONFERRAL

I certify that prior to filing this motion, counsel for the parties discussed the relief requested in this motion by videoconference on July 20, 2026, and counsel for the Plaintiffs advised that the Plaintiffs objects to this motion and the relief requested herein.

CERTIFICATE OF SERVICE

I certify that, in compliance with Fla. R. Gen. Prac. & Jud. Admin. 2.516, the foregoing document has been filed with the Florida Courts E-Filing Portal System on this July 24, 2026. Accordingly, a copy of the foregoing is being served on this day to the attorneys or interested

parties identified in the e-Portal Electronic Service List, including those listed below, via transmission of Notices of Electronic Filing generated by the e-Portal System.

DOUGLAS LAW FIRM

Counsel for Defendant

/s/ Jeremiah Blocker

Jeremiah Blocker FBN: 99305
Lisa Miles, FBN: 1036064
Email address: jeremiah@dhclawyers.com
Email service to: lisa@dhclawyers.com
100 Southpark Blvd., Suite 414
St. Augustine, Florida 32086
(800) 705-5457 Telephone
(386) 385-5914 Facsimile



Jared Gainey

From: Samantha Simmons
Sent: Thursday, June 25, 2026 3:12 PM
To: Mandy Fischer; Jeremiah Blocker; Valerie Chartier-Hogancamp
Cc: Dr. Joe Saviak; Zach Miller; Kent Safriet; Patrice Boyes; Lisa Miles; Jared Gainey
Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request
Attachments: Confidentiality Agreement DLF SIGNED.docx

Hello again Mandy!

Attached is the signed confidentiality agreement.

Samantha Simmons, FRP, CP, RP
Paralegal | Douglas Law Firm
V: 904-671-8395

From: Mandy Fischer <mfischer@HoltzmanVogel.com>
Sent: Tuesday, June 23, 2026 1:37 PM
To: Jeremiah Blocker <jeremiah@dhclawyers.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Samantha Simmons <samantha@dhclawyers.com>
Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>; Samantha Simmons <samantha@dhclawyers.com>
Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Hi Samantha:

Any update on the draft confidentiality agreement?

Thanks!

Mandy Fischer
Florida Registered Paralegal
Holtzman Vogel

M 850.508.7775
O 850.391.0505

holtzmanvogel.com

From: Mandy Fischer <mfischer@HoltzmanVogel.com>
Sent: Monday, June 22, 2026 12:20 PM
To: Jeremiah Blocker <jeremiah@dhclawyers.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Samantha Simmons <samantha@dhclawyers.com>
Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>; Samantha Simmons <samantha@dhclawyers.com>
Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Hi Mr. Blocker:

Just following up on this.

Thank you!

Mandy Fischer

Florida Registered Paralegal
Holtzman Vogel

M 850.508.7775
O 850.391.0505

holtzmanvogel.com

From: Jeremiah Blocker <jeremiah@dhclawyers.com>

Sent: Friday, June 19, 2026 5:01 PM

To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Samantha Simmons <samantha@dhclawyers.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>; Samantha Simmons <samantha@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

We will send you a draft with signature block.

Thanks.



Jeremiah Blocker
Partner

☎ (800) 705-5457

✉ Jeremiah@dhclawyers.com

🌐 www.DHClawyers.com

OFFICES: JACKSONVILLE,
PALATKA, ST. AUGUSTINE,
GREEN COVE SPRINGS,
FLAGLER BEACH & OCALA

DOUGLAS
— LAW FIRM —

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>
Sent: Friday, June 19, 2026 4:02 PM
To: Jeremiah Blocker <jeremiah@dhclawyers.com>
Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>; Samantha Simmons <samantha@dhclawyers.com>
Subject: Re: Palm Coast Holdings v. Palm Coast - Extension Request

Jeremiah,

Thanks. Do I have your approval to affix your signature block and file? If so, we'll get on file Monday and start producing documents early next week.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel
Holtzman Vogel

M 826.212.0725
O 850.270.5938

holtzmanvogel.com

From: Jeremiah Blocker <jeremiah@dhclawyers.com>
Sent: Friday, June 19, 2026 3:34 PM
To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>
Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Valerie,

I have reviewed the draft document and discussed with our litigation team.

We are agreeable to the terms as outlined in the agreement for handling of confidential information.

Thanks.



DOUGLAS
— LAW FIRM —

Jeremiah Blocker

Partner

☎ (800) 705-5457

✉ Jeremiah@dhclawyers.com

🌐 www.DHClawyers.com

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Sent: Thursday, June 18, 2026 12:21 PM

To: Jeremiah Blocker <jeremiah@dhclawyers.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Jeremiah,

Following up to see if you've had a chance to review. We are ready to start producing documents once we get this in place.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel

Holtzman Vogel

M [826.212.0725](tel:826.212.0725)

O [850.270.5938](tel:850.270.5938)

holtzmanvogel.com

From: Jeremiah Blocker <jeremiah@dhclawyers.com>

Sent: Friday, June 12, 2026 2:28 PM

To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer

<mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Valerie,

I will review. Thank you.



DOUGLAS
— LAW FIRM —

Jeremiah Blocker

Partner

☎ (800) 705-5457

✉ Jeremiah@dhclawyers.com

🌐 www.DHClawyers.com

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Sent: Friday, June 12, 2026 2:08 PM

To: Jeremiah Blocker <jeremiah@dhclawyers.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet

<Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer

<mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Jeremiah,

As discussed, a draft confidentiality agreement is attached for your consideration.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel

Holtzman Vogel

M [826.212.0725](tel:826.212.0725)

O [850.270.5938](tel:850.270.5938)

From: Jeremiah Blocker <jeremiah@dhclawyers.com>

Sent: Thursday, June 11, 2026 11:27 AM

To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Valerie,

If you get us the requested discovery by July 15th, we are agreeable to the 30 day extension and will hold off on asking the Court for a unilateral discovery extension based on your request.

Otherwise, if we need additional time based on agreeing to your extension request, we will file a motion for extension.

Thanks,



Jeremiah Blocker

Partner

☎ (800) 705-5457

✉ Jeremiah@dhclawyers.com

🌐 www.DHClawyers.com

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Sent: Thursday, June 11, 2026 10:11 AM

To: Jeremiah Blocker <jeremiah@dhclawyers.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Jeremiah,

If the discovery deadline is October 21, we can't agree to any extension. The docket sounding is set for November 3. In light of this, if you oppose the requested extension, please let me know so that we can file an appropriate motion with the court.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel
Holtzman Vogel

M [826.212.0725](tel:826.212.0725)

O [850.270.5938](tel:850.270.5938)

holtzmanvogel.com

From: Jeremiah Blocker <jeremiah@dhclawyers.com>

Sent: Thursday, June 11, 2026 10:07 AM

To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>

Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet

<Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer

<mfischer@HoltzmanVogel.com>; Lisa Miles <lisa@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings v. Palm Coast - Extension Request

Valerie,

Thank you for the email and the explanation.

I will review the scheduling order again but we would still ask for a joint extension of the discovery deadline in case there is a timing issue. If you are in agreement with requesting an extension, we are fine with the extension to July 15th to respond with RFP.

Also, regarding the confidential information, please send over the NDA for review.

Thanks.



Jeremiah Blocker

Partner

☎ (800) 705-5457

✉ Jeremiah@dhclawyers.com

🌐 www.DHClawyers.com

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>
Sent: Wednesday, June 10, 2026 3:13 PM
To: Jeremiah Blocker <jeremiah@dhclawyers.com>
Cc: Dr. Joe Saviak <jsaviak@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>
Subject: Palm Coast Holdings v. Palm Coast - Extension Request

Jeremiah,

As discussed on our phone call earlier today, our responses to the City's discovery requests are due on Monday, 6/15. We will be timely serving our responses, but due to the volume of documents involved in this case, we need additional time for the document production. We are requesting an additional 30 days, with production occurring no later than July 15th. As discussed on the phone, you requested an equal extension of the discovery deadline to ensure enough time to take depositions following our production. After our call, I went back and checked the case deadlines. The scheduling order does not specify a "discovery deadline." It specifies the last day to serve written discovery requests, which is 45 days prior to the docket sounding (Nov. 3), making the deadline Sept. 21. We have assumed that the discovery deadline is therefore 30 days beyond that to allow time for responses, which would be October 21.

Let me know if you agree to the extension and if you agree with the discovery deadline as we have calculated it. I can be reached on my cell phone if you want to discuss further.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel • Tallahassee, FL

M 826.212.0725

O 850.270.5938

[Bio](#) • [LinkedIn](#)



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Jared Gainey

From: Lisa Miles
Sent: Friday, July 17, 2026 2:49 PM
To: Valerie Chartier-Hogancamp; Samantha Simmons; Mandy Fischer; Kent Safriet; Patrice Boyes
Cc: Jeremiah Blocker; Zach Miller; Marcus Duffy; Jared Gainey
Subject: RE: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

Valerie,

Our next available dates are in August. If you cannot agree to an extension, then we would request a brief conferral before filing our motion for amendment of the CMO.
Please let us know your availability for conferral.

Thank you,



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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>
Sent: Friday, July 17, 2026 2:37 PM
To: Lisa Miles <lisa@dhclawyers.com>; Samantha Simmons <samantha@dhclawyers.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: RE: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

Lisa,

We cannot agree to an extension. Kady is available on the provided dates in July, and I can ask her about additional July dates if you provide those.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel
Holtzman Vogel

M 826.212.0725
O 850.270.5938

holtzmanvogel.com

From: Lisa Miles <lisa@dhclawyers.com>

Sent: Friday, July 17, 2026 1:44 PM

To: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Samantha Simmons <samantha@dhclawyers.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>

Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

Valerie,

Our litigation team does not have the availability for other dates in July. You bring up a good point regarding the current case schedule and the coordination of depositions. As it stands, the deadline for filing motions for summary judgment is in August and the discovery completion deadline extends through October.

With Kady Dearing being unavailable for a deposition with everyone's schedules til November, we believe there is good cause to ask for an extension. The trial term is currently set for the end of November and given the time needed to complete the extensive discovery response review and address any dispositive motions, would you be opposed to requesting a continuance of the docket sounding to a date in January 2027 and extending the discovery and Summary Judgement deadline? We believe this would provide sufficient time to prepare the case for trial.

Thank you,



Lisa Miles
Attorney

☎ (800) 705-5457

✉ Lisa@dhclawyers.com

🌐 www.DHClawyers.com

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From: Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>
Sent: Friday, July 17, 2026 1:26 PM
To: Samantha Simmons <samantha@dhclawyers.com>; Mandy Fischer <mfischer@HoltzmanVogel.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: RE: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

Samantha,

Our discovery deadline for this case is Oct. 21, and the docket sounding is Nov. 3. Are there additional dates in July that your team is available? We can see if the witness can reschedule some things to open up some time.

Thanks,

Valerie Chartier-Hogancamp

Of Counsel

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From: Samantha Simmons <samantha@dhclawyers.com>
Sent: Friday, July 17, 2026 12:35 PM
To: Mandy Fischer <mfischer@HoltzmanVogel.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: RE: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

Hi Mandy!

Happy Friday! Unfortunately, the dates below do not work for our calendars. Can you please provide November dates for Ms. Dearing?

Thank you!

Samantha Simmons, FRP, CP, RP

From: Mandy Fischer <mfischer@HoltzmanVogel.com>
Sent: Monday, July 13, 2026 4:14 PM
To: Samantha Simmons <samantha@dhclawyers.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: Kady Dearing Availability (RE: Palm Coast Holdings vs City of Palm Coast | Depositions)

I've just heard back from Kady. As you can imagine, her availability is extremely limited before she leaves so this is the only availability I'm able to offer from her.

Thursday 7/16: 10:30 a.m. – 11:30 a.m.
Friday 7/17: 9:00 a.m. – 10:00 a.m.
Thursday 7/23: 9:00 a.m. – 12:00 p.m.

Mandy Fischer

Florida Registered Paralegal
Holtzman Vogel

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O 850.391.0505

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From: Mandy Fischer <mfischer@HoltzmanVogel.com>
Sent: Monday, July 13, 2026 11:13 AM
To: Samantha Simmons <samantha@dhclawyers.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>
Subject: RE: Palm Coast Holdings vs City of Palm Coast | Depositions

Hi All:

Please see below for Brett Witte's availability:

ALL DATES ARE FOR AUGUST

<u>DATE</u>	<u>AVAILABILITY</u>
3	1-5pm
4	Anytime
5	1-5pm
6	Anytime
7	9-12n
20	Anytime
21	9-12n

24	9-12n
25	9-12n
26	(BOOKED W/ OTHER DEPOS)
27	9-12n

I think the only one I owe you now is Kady Dearing.

Thanks!

Mandy Fischer

Florida Registered Paralegal
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From: Mandy Fischer <mfischer@HoltzmanVogel.com>

Sent: Thursday, July 9, 2026 3:32 PM

To: Samantha Simmons <samantha@dhclawyers.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>

Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings vs City of Palm Coast | Depositions

Hi Everyone:

We were just informed that Kady Dearing will be on maternity leave beginning 7/29 (through mid-November). I am checking her availability prior to her departure and will let you know as soon as I get those dates.

Thank you!

Mandy Fischer

Florida Registered Paralegal
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O 850.391.0505

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From: Mandy Fischer <mfischer@HoltzmanVogel.com>

Sent: Wednesday, July 8, 2026 11:10 AM

To: Samantha Simmons <samantha@dhclawyers.com>; Kent Safriet <Kent@HoltzmanVogel.com>; Valerie Chartier-Hogancamp <vhogancamp@HoltzmanVogel.com>; Patrice Boyes <pboyes@HoltzmanVogel.com>

Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: RE: Palm Coast Holdings vs City of Palm Coast | Depositions

Good Morning:

I have some additional availability for you:

Michael Chiumento: 8/20 (anytime)
8/24 (anytime)
8/25 (1pm-5pm)
8/26 (anytime)
8/27 (11am-5pm)

Jeff Douglas: 8/25 (1pm-5pm)
8/26 (1pm-5pm)
8/27 (1pm-5pm) (← preferred date, if possible)

Walker Douglas: 8/3 – 8/7 (9am-5pm)
8/25 – 27 (9am-5pm) (← afternoons are preferred but can be available in the mornings)

Jake Miller: 8/3 (10am-1pm) (← Reminder that Jake is on central time which is why we're requesting his deposition start no earlier than 10am eastern)
8/4 (1pm-5pm)
8/6 (10am-2:30pm)
8/7 (10am-5pm)
8/20 (10am-1:30pm)
8/21 (10am-5pm)
8/25 (11:30am-5pm)
8/26 (12n-5pm)
8/27 (10am-5pm)

I'll follow up with Kady Dearing and Brett Witte and get you those dates as soon as possible.

Thanks!

Mandy Fischer

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From: Samantha Simmons <samantha@dhclawyers.com>

Sent: Tuesday, June 30, 2026 2:39 PM

To: Mandy Fischer <mfischer@HoltzmanVogel.com>; Kent Safriet <kent@holtzmanvogel.com>; Valerie Chartier-Hogancamp <vhogancamp@holtzmanvogel.com>; Patrice Boyes <pboyes@holtzmanvogel.com>

Cc: Jeremiah Blocker <jeremiah@dhclawyers.com>; Zach Miller <zwmillerlaw@gmail.com>; Lisa Miles <lisa@dhclawyers.com>; Marcus Duffy <marcus@dhclawyers.com>; Jared Gainey <jgainey@dhclawyers.com>

Subject: Palm Coast Holdings vs City of Palm Coast | Depositions

Importance: High

Good afternoon all!

Mr. Blocker and Mr. Miller would like to coordinate the depositions of the following individuals in July and the beginning of August.

Valerie L. Chartier-Hogancamp

Lauren Johnston

Jason DeLorenzo

Michael Daniel Chiumento III

Kady Dearing, PE

Hank Fishkind, PhD

Brett Witte, P.E.

Patrice Boyes

Jeffrey R. Douglas

Jake Miller, ACE Financial Manager

Walker Douglas

We are agreeable to Zoom Depositions and estimate that each deposition will be no longer that 3 hours. Would you please provide available dates?

Samantha Simmons, FRP, CP, RP

Paralegal

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