



Special Magistrate Regular Meeting Agenda

Wednesday, March 25, 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. February 25, 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. P02355FB; Raymond Healy; Officer J. Saunders # 7087
7. **New Cases - Code Enforcement**
 - a. EEN26-0028; Sandy Ridge Investment LLC, Inc.; 2261 S Flagler Avenue; 19-12-32-4550-00030-0230; Florida Building Code Section 105.1 (A)
 - b. EEN26-0055; John Paiva; 1747 N Central Avenue; 36-11-31-6115-00030-00C0; City of Flagler Beach Code of Ordinances Sections 13-37 and 13-38
 - c. EEN26-0083; Zachary Zeigler *Telephonic Appearance*; 160 Lantana Avenue; 12-12-31-5900-00750-0140; City of Flagler Beach Code of Ordinances Section 13.1 (3), (4), and (5)
8. **Status Updates - Code Enforcement**
9. **Other Business**
10. **Adjournment**

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



Special Magistrate Regular Meeting Minutes

Wednesday, February 25, 2026 at 3:00 PM

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

1. Call the meeting to order

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

2. Roll Call

Acting City Attorney Holli New, Code Enforcement Officer John Gifford and Clerk to the Magistrate Michele Ficocello.

3. Approve Minutes

- a. January 28, 2026 Meeting Minutes - Approved

4. Deletions and changes to the agenda - None

5. Request To Identify Persons Having Cases on The Agenda

Magistrate Popp addressed the Appellants present for parking citation appeals related to parking on a sidewalk and provided education on the safety concerns with parking on the sidewalk.

6. Parking Citation Appeals

- a. P02273FB; Albert Cayer; Officer C. Romero # 7091

The Appellant was present and sworn in by the Clerk. The Officer was not present but provided an Affidavit in Support of Citation. The Appellant testified there was no signage indicating not to park on the sidewalk. Discussion ensued related to parking citations issued in that location. Magistrate Popp ordered the citation upheld, the fine reduced to \$50 and community education of twenty (20) licensed drivers with sixty (60) days to complete.

- b. P02340FB; Michael Stamper; Officer C. Romero # 7091

The Appellant was present and sworn in by the Clerk. The Officer was not present but provided an Affidavit in Support of Citation. The Appellant testified there was no signage indicating not to park on the sidewalk. Discussion ensued related to parking citations issued in that location and parking on the sidewalk. Magistrate Popp ordered the citation upheld, the fine reduced to \$50 and community education of twenty (20) licensed drivers with sixty (60) days to complete.

- c. P02360FB; Kathleen Bolock *Telephonic Appearance*; Officer C. Romero # 7091

Item was the last case called. The Appellant was present via telephone and sworn in by the Clerk. The Officer was not present but provided an Affidavit in Support of Citation. The Appellant testified there was no signage indicating not to park on the sidewalk. Discussion ensued related to the safety concerns with parking on a sidewalk. Magistrate Popp ordered the citation upheld, the fine reduced to \$50 and community education of twenty (20) licensed drivers with sixty (60) days to complete.

7. New Cases - Code Enforcement - None

8. Status Updates - Code Enforcement

- a. EEN26-0049; Gerald & Claudia's Oceanview Plaza LLC; 210 Moody Blvd.; 12-12-31-4500-00350-0010; City of Flagler Beach Code of Ordinances Article II -Zoning Section 2.07.02.7 (3)

The Respondent was not present. Mr. Gifford testified the code violation has been cured. The case was closed.

- b. EEN26-0027; Moody Boulevard Asso LLC C/O Ken Aston; 312 Moody Blvd.; 12-12-31-4500-00480-0050; City of Flagler Beach Code of Ordinances Section 18-23

Item was moved after Item 6b. The Respondent was present and sworn in by the Clerk. Code Enforcement Officer Gifford was sworn in by the Clerk. Mr. Gifford testified the code violation has been cured. Discussion ensued related to contact with the Tenants occupying the property. The case was closed.

- c. EEN26-0043; Golden Magnolia Marine Inc.; 1104 S Ocean Shore Blvd; 12-12-31-4500-00180-0010; IPMC Section 303 and City of Flagler Beach Code of Ordinances Chapter 13: Nuisance

The Respondent was not present. Mr. Gifford testified to the status of the code case. Based on the evidence provided, Magistrate Popp found the violation has not been cured and granted the imposition of fines at \$250 a day beginning February 18, 2026.

9. Other Business

The Clerk reported one (1) parking citation appeal and three (3) code cases on the March 2026 hearing agenda. Discussion ensued related to Magistrate processes moving forward.

10. Adjournment

Magistrate Popp adjourned the hearing at 3:56pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

March 25, 2026

Citation Number: P02355FB

Appellant: Raymond Healy

Police Officer: Officer J. Saunders # 7087

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

Mailing Costs: \$9.60



City of Flagler Beach

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

IN RE: APPEAL OF

PARKING CITATION NO. P02355FB

RAYMOND HEALY
2929 PALMETTO STREET
BUNNELL, FL 32110

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

_____/

NOTICE OF HEARING

TO: RAYMOND HEALY

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, MARCH 25, 2025 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 2929 PALMETTO STREET, BUNNELL, FL 32110, this 4TH day of MARCH 2026.



Michele Ficocello, Clerk to the Special Magistrate

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



City of Flagler Beach

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

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: PO2355FB Date Issued: 1/23/2026

I, Raymond Healy, 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 States Fire Lane violation. There is no signs as stated. Please see photos. I will bring and email if allowed in advance.

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

RECEIVED

FEB 20 2026

City of Flagler Beach Building Department



City of Flagler Beach

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

Telephone Number: 607-222-09503

Email Address: rhealy@frontier.net.net

Mailing Address: 2929 Palmetto St

City: Bunnell State: FL Zip Code: 32110

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: Raymond Healy

Print Name: Raymond Healy

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed in person or by virtual notarization on

the 26 day of February 2024 by Raymond Healy

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

Bonnie S. Bramer
Signature of Notary



Submit completed form to the Clerk to the Special Magistrate

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

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

Email: planning@cityofflaglerbeach.com

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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

AGENCY CASE # 2026-00001056	CITATION # P02355FB	DATE 01/23/2026	TIME 6:08 PM
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT		TYPE OF DEPARTMENT 2-PD	
COUNTY OF CITATION FLAGLER		PLACE OR CITY OF CITATION FLAGLER BEACH	
VIOLATOR INFORMATION			
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME	
FIRST RAYMOND	MIDDLE SCOTT	LAST HEALY	SUFFIX
STREET 2929 PALMETTO ST		CITY BUNNELL	STATE ZIP FL 32110
DL/ID # H632544741000	STATE FL	BIRTH DATE 07/16/1961	RACE GENDER TELEPHONE W M
YR VEHICLE 2024	TAG # JPB7H	TRAILER TAG #	TAG EXP DATE STATE 07/16/2027 FL
COLOR WHI	STYLE UTILITY	MAKE JEEP	MODEL V.I.N. OR MOTOR # 1C4RJXU66RW147705
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY 400 BLK N. A1A		
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
LATITUDE		LONGITUDE	ZONE
VIOLATION			
19-25	CHARGE DESCRIPTION PARKING IN FIRE LANE		
OTHER VIOLATION COMMENTS POSTED SIGNS AND STREET MARKINGS			
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 WITHIN 30 DAYS	IF PAID AFTER 30 DAYS	IF PAID AFTER 30 DAYS	FILING FEE
30	30	30	
\$100.00	\$142.82	\$142.82	
COURT INFORMATION(if applicable)			
COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL	

INSTRUCTIONS

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

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

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

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

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

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

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

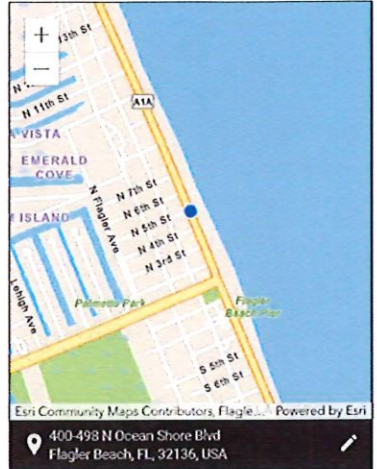
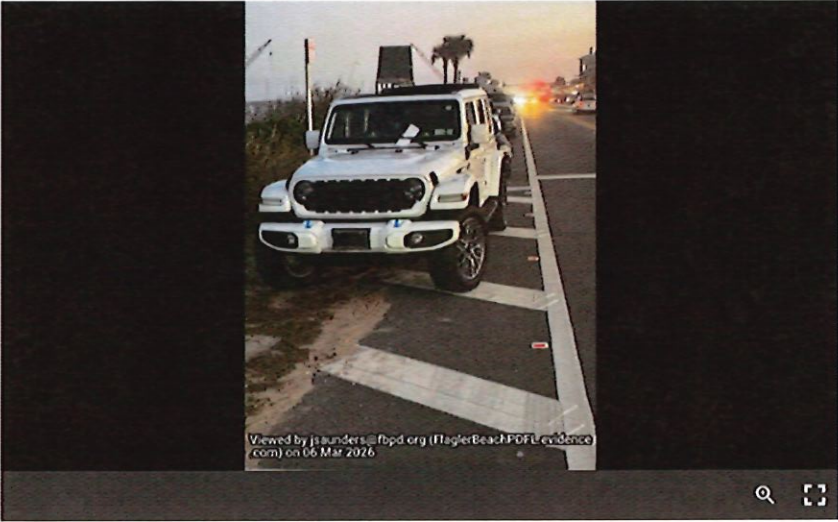
RECEIVED

FEB 20 2026

City of Flagler Beach
Building Department

REPORTING OFFICER			
OFFICER SIGNATURE <i>[Signature]</i>	BADGE # 7087	ID #	TROOP UNIT PATROL
RANK SERGEANT	FIRST JOHNNY	MIDDLE	LAST SAUNDERS

VIOLATOR SIGNATURE: _____



Edits



METADATA

ASSIGNED TO:

Saunders, Johnny (7087)

RECORDED ON (UTC-05:00):

Jan 23, 2026 6:11:04 PM

UPLOADED ON:

**PHOTOGRAPH SUBMITTED BY
OFFICER**

CITATION NO. P02355FB



Mailer: City of Flagler Beach

Date Produced: 03/09/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8360 1199 94. Our records indicate that this item was delivered on 03/06/2026 at 02:11 p.m. in BUNNELL, FL 32110. The scanned image of the recipient information is provided below.

Signature of Recipient :

RAY HEALY

Address of Recipient :

**2929 PALMETTO ST, BUNNELL,
FL 32110**

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:

RAYMOND HEALY
2929 PALMETTO STREET
BUNNELL, FL 32110

Customer Reference Number: C6625626.40529612

Return Reference Number P02355FB



Return address:

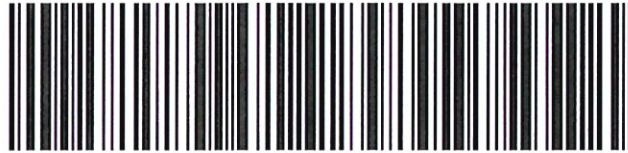
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

RAYMOND HEALY
2929 PALMETTO STREET
BUNNELL, FL 32110

MAILING DATE: 03/04/2026
DELIVERY DATE: 03/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8360 1199 94

USPS Tracking Label Number: 9214 8901 9403 8360 1199 94

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/04/2026 12:30
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/04/2026 16:28
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	03/05/2026 05:02
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/05/2026 19:22
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/05/2026 20:40
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/06/2026 00:05
ARRIVAL AT UNIT	BUNNELL,FL 32110	03/06/2026 07:40
OUT FOR DELIVERY	BUNNELL,FL 32110	03/06/2026 07:51
DELIVERED LEFT WITH INDIVIDUAL	BUNNELL,FL 32110	03/06/2026 14:11

CUSTOM 1:



Special Magistrate Hearing

Code Enforcement

March 25, 2026

Case Number: EEN26-0028

Respondent: Sandy Ridge Investment LLC, Inc.

Address of Violation: 2261 S Flagler Avenue

Tax Parcel ID Number: 19-12-32-4550-00030-0230

Violation: Florida Building Code Section 105.1 (A)

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

Total Cost of Mailings \$28.80

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

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT LLC. INC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2261 S. Flagler Avenue, 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, March 25, 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 **October 28, 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.

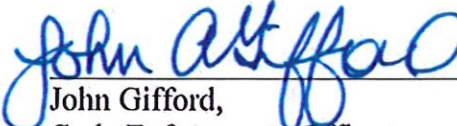
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: March 5, 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 1802 NORTH ALAFAYA TRAILORLANDO, FL 32826 on this 5th day of March 2026.



Michele Ficocello
Clerk to the Special Magistrate

Mailer: City of Flagler Beach

Date Produced: 03/09/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8360 3028 60. Our records indicate that this item was delivered on 03/07/2026 at 01:00 p.m. in ORLANDO, FL 32826. 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:

SANDY RIDGE INVESTMENT LLC, INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

Customer Reference Number: C6629380.40548212

Return Reference Number EEN26-0028 Notice of Hearing_March



Return address:

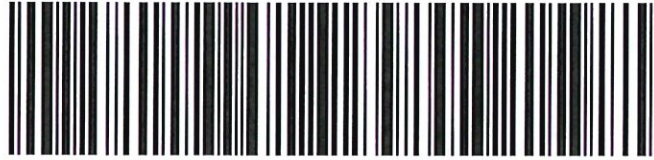
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

MAILING DATE: 03/05/2026
DELIVERY DATE: 03/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8360 3028 60

USPS Tracking Label Number: 9214 8901 9403 8360 3028 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	03/05/2026 11:01
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	03/05/2026 14:09
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	03/06/2026 05:01
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/06/2026 18:48
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/06/2026 21:35
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/07/2026 00:04
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32826	03/07/2026 13:00

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CODE ENFORCEMENT CASE NO.: EEN26-0028

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 December 30, 2025. I posted the foregoing notice to SANDY RIDGE INVESTMENT LLC. INC, 2261 S. FLAGLER AVENUE, FLAGLER BEACH, FLORIDA 32136 OR Tax Parcel ID # 19-12-32-4550-00030-0230, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated December 30, 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 30th day of December, 2025 by John Gifford, 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

SANDY RIDGE INVESTMENT LLC, INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT LLC, INC,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2261 S. Flagler Avenue, Flagler Beach, Florida 32136

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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 October 28, 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.

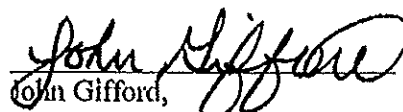
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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 2, 2025


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 1802 NORTH ALAFAYA TRAILORLANDO, FL 32826 on this 8th day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



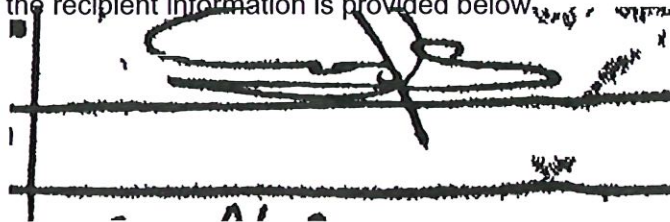
Mailer: City of Flagler Beach

Date Produced: 12/05/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9955 07. Our records indicate that this item was delivered on 12/04/2025 at 01:37 p.m. in ORLANDO, FL 32826. 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:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

Customer Reference Number: C6398574.38983504
Return Reference Number EEN26-0028 Notice of Hearing



Return address:

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

Recipient address:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/04/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9955 07

USPS Tracking Label Number: 9214 8901 9403 8344 9955 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/02/2025 12:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/02/2025 15:33
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32826	12/04/2025 13:37

CUSTOM 1:

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

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT LLC. INC
owner,)
Respondent)

NOTICE OF VIOLATION

Premises: 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of the **FLORIDA BUILDING CODE SECTION 105.1 (A)** exist on the premises located at 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: MORNINGSIDE SUB DIV BL-3 LOT 23 OR BOOK 54 PG 50 OR 76 PG 521 OR BOOK 110 PAGE 126 & 127 OR 444 PG 1485(DC) OR 791 PG 693 OR 1793/1077 OR 1812/1422 OR 1823/195 OR 2088/118 OR 2264/707-ERR IN LEG and has Tax Parcel ID # 19-12-32-4550-00030-0230

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

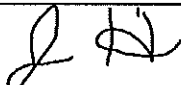
CONSTRUCT/ALTER/REPAIR/ENLARGE/MOVE/DEMOLISH/CHANGE BUILDING/STRUCTURE WITHOUT OBTAINING THE REQUIRED PERMIT FROM THE BUILDING OFFICIAL

*The condition given to the violation must be corrected in the following manner:

MAKE AN APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT

You must correct the violations by no later than 5:00 p.m. on the 28 day of November 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.

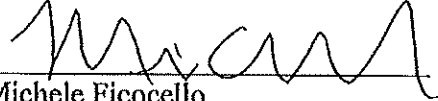
DATED October 28, 2025



Gary J Hinebaugh
Code Enforcement Officer
City of Flagler Beach, Florida

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 1802 NORTH ALAFAYA TRAIL ORLANDO, FL 32826 on this 29th day of October 2025.



Michele Ficocello
Clerk to the Special Magistrate



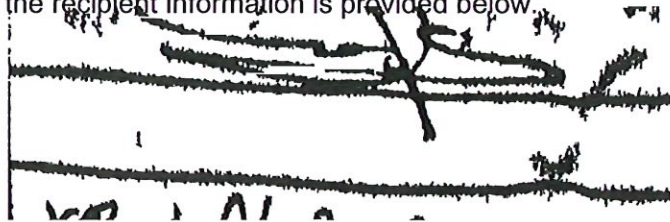
Mailer: City of Flagler Beach

Date Produced: 11/04/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 2073 45. Our records indicate that this item was delivered on 11/03/2025 at 06:35 p.m. in ORLANDO, FL 32826. 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:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

Customer Reference Number: C6321758.38492931
Return Reference Number EEN26-0028 NOV



Return address:

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

Recipient address:

SANDY RIDGE INVESTMENT LLC. INC
1802 NORTH ALAFAYA TRAIL
ORLANDO, FL 32826

MAILING DATE: 10/29/2025
DELIVERY DATE: 11/03/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 2073 45

USPS Tracking Label Number: 9214 8901 9403 8340 2073 45

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	10/29/2025 13:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	10/29/2025 16:22
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	11/01/2025 17:51
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/01/2025 19:06
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/01/2025 21:46
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/03/2025 01:02
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32826	11/03/2025 18:35

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0028

Respondent: SANDY RIDGE INVESTMENT LLC. INC

Property Address: 2261 S FLAGLER AVE., FLAGLER BEACH, FL 32136

Mailing Address: 1802 NORTH ALAFAYA TRAIL, ORLANDO, FL 32826

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	10/27/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	3/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

Mailing Cost To Date	\$28.80
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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

March 25, 2026

Case Number: EEN26-0055

Respondent: John Paiva

Address of Violation: 1747 N Central Avenue

Tax Parcel ID Number: 36-11-31-6115-00030-00C0

Violation: City of Flagler Beach Code of Ordinances Sections 13-37 and 13-38

Attachments: Affidavit of Posting - Notice of Hearing

Certified Mailing

Affidavit of Posting - Notice of Violation dated 1/5/2026

Notice of Violation dated 12/2/2025

Certified Mailing

Mailing Cost to Date

Total Cost of Mailings \$19.20

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Paiva John
1747 N Central Ave
Flagler Beach, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0055

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 February 16, 2026. I posted the foregoing notice to 1747 N Central Ave Flagler Beach, FL 32136 OR Tax Parcel ID # 36-11-31-6115-00030-00C0, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 16, 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 16th day of February, 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

Paiva John
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0055

Paiva John,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 1747 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, March 25, 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 **February 5, 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: February 16, 2026

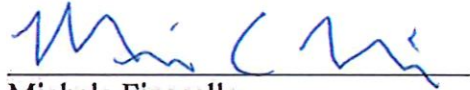


Gary Hinebaugh,
Code Enforcement Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Respondent by Certified and Regular Mail to Respondent at 1747 N Central Ave. Flagler Beach, FL 32136

on this 16th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 3/13/2026 2:24 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8357 0560 35

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN PAIVA

1747 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: 03/13/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 0560 35. Our records indicate that this item was delivered on 03/12/2026 at 11:26 a.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	Colleen Kuhn
Printed name	Colleen Kuhn

Address of Recipient :

Delivery Address	PO Box 70
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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:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6578656.40262007

Return Reference Number EEN26-0055 NOH

Return address:

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



Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 02/16/2026
DELIVERY DATE: 03/12/2026

USPS CERTIFIED MAIL



9214 8901 9403 8357 0560 35

USPS Tracking Label Number: 9214 8901 9403 8357 0560 35

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/16/2026 10:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	02/17/2026 08:44
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	02/18/2026 10:58
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	02/23/2026 03:10
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	03/05/2026 03:06
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	03/06/2026 08:19
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/09/2026 22:01
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/11/2026 08:52
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/12/2026 00:25
ARRIVAL AT UNIT	FLAGLER BEACH,FL 32136	03/12/2026 08:53
OUT FOR DELIVERY	FLAGLER BEACH,FL 32136	03/12/2026 09:04
RETURN TO SENDER PO BOX	FLAGLER BEACH,FL 32136	03/12/2026 11:26

CUSTOM 1:

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

CODE ENFORCEMENT CASE NO.: EEN26-0055

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 January 5, 2026. I posted the foregoing notice to JOHN PAIVA, 1747 N CENTRAL AVE, FLAGLER BEACH, FL 32136 OR Tax Parcel ID # 36-11-31-6115-00030-00C0, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated January 5, 2026.

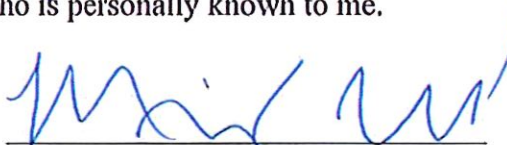
FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 5th day of January, 20 26 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

John Paiva
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

CASE NO: EEN26-0055

John Paiva,
owner,

Respondent.
_____ /

NOTICE OF VIOLATION

Premises: 1747 N. Central Avenue, Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Sec. 13-37 and Sec. 13-38 exist on the premises located at 1747 N. Central Avenue, Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: WINDSONG AT FLAGLER BEACH PARCEL 3C (PART OF LOTS 3B & 3C) OR 258/406 and has Tax Parcel ID # 36-11-31-6115-00030-00C0.

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

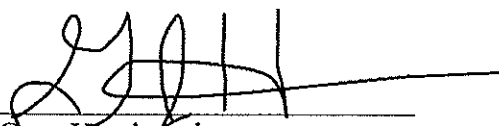
Vehicles Dismantled/Wrecked & Abandoned

The violation must be corrected in the following manner:

Remove the two (2) abandoned vehicles located in the driveway and one of them is located partially in the right of way.

You must correct the violations by no later than 5:00 p.m. on Thursday, February 5, 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: January 5, 2026



Gary Hinebaugh,
Code Enforcement Officer

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

John Paiva
1747 N Central Ave
Flagler Beach, FL 32136

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0055

John Paiva,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 1747 N. Central Avenue, Flagler Beach, Florida 32136

YOU ARE NOTIFIED that violations of Sec. 13-37 and Sec. 13-38 exist on the premises located at 1747 N. Central Avenue, Flagler Beach, Florida 32136. The premises are more particularly described as follows:

Legal Description: WINDSONG AT FLAGLER BEACH PARCEL 3C (PART OF LOTS 3B & 3C) OR 258/406 and has Tax Parcel ID # 36-11-31-6115-00030-00C0.

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

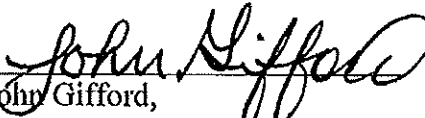
Vehicles Dismantled/Wrecked & Abandoned

The violation must be corrected in the following manner:

ENTER DESCRIPTION

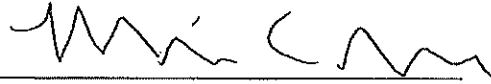
You must correct the violations by no later than 5:00 p.m. on Friday, January 2, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special 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: December 2, 2025


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 1747 N Central Avenue, Flagler Beach, FL 32136 on this 2nd day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate

DATE PRODUCED: 12/31/2025 2:06 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8344 9944 49

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN PAIVA

1747 N CENTRAL AVE

FLAGLER BEACH, FL 32136

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

Return Reference Number:



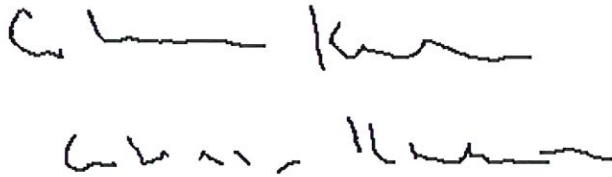
Mailer: City of Flagler Beach

Date Produced: 12/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 9944 49. Our records indicate that this item was delivered on 12/30/2025 at 11:33 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:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

Customer Reference Number: C6398574.38983502

Return Reference Number EEN26-0055 NOV



Return address:

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

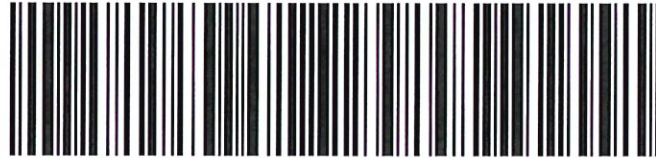


Recipient address:

JOHN PAIVA
1747 N CENTRAL AVE
FLAGLER BEACH, FL 32136

MAILING DATE: 12/02/2025
DELIVERY DATE: 12/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8344 9944 49

USPS Tracking Label Number: 9214 8901 9403 8344 9944 49

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	12/02/2025 12:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	12/02/2025 15:33
HELD AT POST OFFICE	FLAGLER BEACH,FL 32136	12/03/2025 10:10
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	12/19/2025 10:03
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/23/2025 01:05
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/23/2025 09:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/24/2025 09:43
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	12/24/2025 20:39
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	12/25/2025 21:29
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	12/26/2025 08:41
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	12/30/2025 11:33

CUSTOM 1:

City of Flagler Beach Code Enforcement

Case #: EEN26-0055

Respondent: JOHN PAIVA

Property Address: 1747 N 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
VIOLATION	12/2/2025	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	2/16/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

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

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

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

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

March 25, 2026

Case Number: EEN26-0083

Respondent: Zachary Ziegler *Telephonic Appearance*

Address of Violation: 160 Lantana Avenue

Tax Parcel ID Number: 12-12-31-5900-00750-0140

Violation: City of Flagler Beach Code of Ordinances Section 13.1 (3), (4), and (5)

Attachments: Request For Telephonic Appearance
Affidavit of Posting - Notice of Hearing
Certified Mailing
Notice of Violation
Certified Mailing
Mailing Cost to Date

Total Cost of Mailings \$19.20



City of Flagler Beach

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

REQUEST FOR TELEPHONIC APPEARANCE

Submitting a request for a telephonic appearance MUST be received at least ten (10) days prior to the scheduled hearing date.

Citation or Case Number: EEN26-0083

I, Zachary Ziegler, hereby request to appear via telephone at the hearing scheduled on the 25th, of March, at 3:00 pm. I submit the following reason(s) for the request: I currently reside in Connecticut and in order to attend the meeting in person it would cost a lot to travel down to Florida for the meeting when compared to attending the meeting over the phone.

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

Telephone: _____ Email: Zak@alroofproct.com

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

APPELLANT or RESPONDENT

Sign: Zachary Ziegler
Zachary Ziegler (Feb 24, 2020 09:16:23 EST)

Print Name: Zachary Ziegler

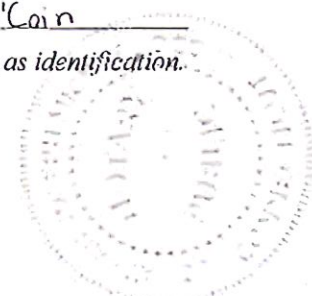
STATE OF Connecticut

COUNTY OF Hartford

The foregoing instrument was sworn to or affirmed _____ in person or X by virtual notarization on the 24th day of February, 2026 by Jonathan Joseph Michael O'Coin who is personally known to me or who produced Drivers license as identification.

Jonathan O'Coin
Signature of Notary

(SEAL)
JONATHAN JOSEPH MICHAEL OCOIN
Notary Public, State of Connecticut
My Commission Expires 3/31/2030



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






Telephonic Appearance Request Document

Final Audit Report

2026-02-24

Created:	2026-02-24
By:	Jonathan OCoin (jocoin@freehillcapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfG-mrOUBD7IML_t8tXxLfMNA-5kc7JPG

"Telephonic Appearance Request Document" History

-  Document created by Jonathan OCoin (jocoin@freehillcapital.com)
2026-02-24 - 2:13:10 PM GMT
-  Document emailed to Zachary Ziegler (zak@a1roofproct.com) for signature
2026-02-24 - 2:13:14 PM GMT
-  Email viewed by Zachary Ziegler (zak@a1roofproct.com)
2026-02-24 - 2:16:09 PM GMT
-  Document e-signed by Zachary Ziegler (zak@a1roofproct.com)
Signature Date: 2026-02-24 - 2:16:28 PM GMT - Time Source: server
-  Agreement completed.
2026-02-24 - 2:16:28 PM GMT

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CODE ENFORCEMENT CASE NO.: EEN26-0083

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 February 12, 2026. I posted the foregoing notice to Ziegler Zachary, 160 Lantana Ave. Flagler Beach, Fl. 32136 OR Tax Parcel ID # 12-12-31-5900-00750-0140, as well as a posted notice 105 S. 2nd Street Flagler Beach, Florida (City Hall), for the dated February 12, 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 12th day of February, 2026 by CHOOSE CODE OFFICER, 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

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0083

Ziegler Zachary,
owner,

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 160 Lantana Ave. 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, March 25, 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 **January 2, 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: February 12, 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 1348 Berlin Turnpike Berlin, CT 06037 on this 12th day of February 2026.



Michele Ficocello
Clerk to the Special Magistrate

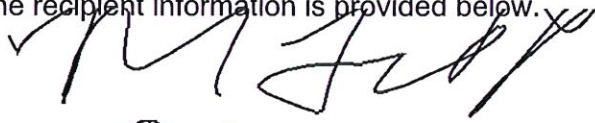
Mailer: City of Flagler Beach

Date Produced: 02/18/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8356 6577 07. Our records indicate that this item was delivered on 02/17/2026 at 04:09 p.m. in BERLIN, CT 06037. The scanned image of the recipient information is provided below.

Signature of Recipient :


MIKE FORT

Address of Recipient :

1348 Turnpike

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:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

Customer Reference Number: C6571458.40215617

Return Reference Number EEN26-0083 NOH



Return address:

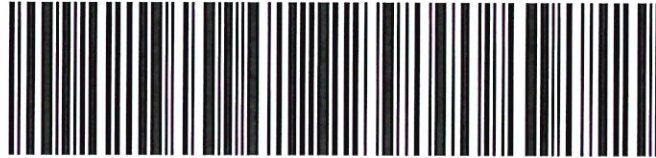
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

MAILING DATE: 02/12/2026
DELIVERY DATE: 02/17/2026

USPS CERTIFIED MAIL



9214 8901 9403 8356 6577 07

USPS Tracking Label Number: 9214 8901 9403 8356 6577 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	02/12/2026 09:10
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	02/12/2026 13:44
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	02/13/2026 05:01
DELIVERED LEFT WITH INDIVIDUAL	BERLIN,CT 06037	02/17/2026 16:09

CUSTOM 1:

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

Ziegler Zachary
1348 Berlin Turnpike
Berlin, CT 06037

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASES NO: EEN26-0083, 0089 & 0094

Ziegler Zachary,
owner,

Respondent.

NOTICE OF VIOLATION

Premises: 160 LANTANA AVE, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that **THREE (3)** violations of **Chapter 13- Nuisances Sec. 13.1 (3), (4), and (5)** exist on the premises located at 160 LANTANA AVE, FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:

Legal Description: AMN-SUB DIV-VENICE PARK BLOCK 75 LOT 14 OR BOOK 51 PG 511 OR 229 PG 367 OR 390 PG 342 OR 858 PG 49-50-DC & ACM FOR JOHN OR 886/842 OR 1774/832 OR 2014 /211-DC OR 2028/1043 OR 2028/ 1047 and has Tax Parcel ID # 12-12-31-5900-00750-0140.

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

The existence of excessive accumulation, or untended growth of weeds and grass. Building or other structures which have fallen into such a poor state of repair. The accumulation or maintenance of lumber, stone, concrete, sand or any other building or construction material on a lot.

The violation must be corrected in the following manner:

Repair, Replace or Remove but not limited to damaged dock and house soffit. Replace or repair/ damaged open doorway in the rear of the structure. Cut the grass/weeds and any other unintended growth on the lot. Remove the accumulated stone/construction debris piled in the rear of the home and surrounding areas to not be in plain view of any surrounding resident or the street view.

You must correct the violations by no later than 5:00 p.m. on Monday, February 2, 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.

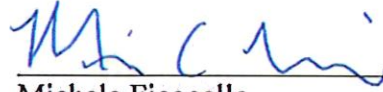
DATED: January 2, 2026



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 1348 Berlin Turnpike, Berlin, CT 06037 on this 5th day of January 2026.



Michele Ficocello
Clerk to the Special Magistrate



Return address:

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

Recipient address:

ZIEGLER ZACHARY
1348 BERLIN TURNPIKE
BERLIN, CT 06037

USPS CERTIFIED MAIL



9214 8901 9403 8349 7318 96

USPS Tracking Label Number: 9214 8901 9403 8349 7318 96

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	01/05/2026 11:48
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	01/05/2026 16:01
HELD AT POST OFFICE	BERLIN,CT 06037	01/10/2026 07:40

City of Flagler Beach Code Enforcement

Case #: EEN26-0083

Respondent: ZACHARY ZIEGLER

Property Address: 160 LANTANA AVENUE, FLAGLE BEACH, FL 32136

Mailing Address: 1348 BERLIN TURNPIKE, BERLIN, CT 06037

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	1/5/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
HEARING	2/12/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00
			\$0.74	\$0.00		\$8.86	\$0.00	\$0.00

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

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

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

Recording of Orders	Cost