



Special Magistrate Regular Meeting Agenda

Wednesday, June 24, 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. May 27, 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. P02746FB; Sue Ellen Capstick; Officer C. Romero # 7091
 - b. P02675FB; James Coker; Officer C. Romero # 7091
 - c. P02696FB; Leonardo Pagliaricci; Officer C. Romero # 7091
 - d. P02615FB; Christopher Edwards *Telephonic Appearance*; Officer E. Luttrell # 7089
7. **New Cases - Code Enforcement**
 - a. EEN26-0178; Audrey F. Rutkowski-Westbrook & Michael Westbrook, Jtwros; 2228 S. Central Avenue; 19-12-32-4400-00020-0050; City of Flagler Beach Code of Ordinances, Chapter 13 - Nuisances Section 13-1 (4)(5)
8. **Status Updates - Code Enforcement**
 - a. EEN26-0028; Sandy Ridge Investment LLC, Inc.; 2261 S Flagler Avenue; 19-12-32-4550-00030-0230; Florida Building Code Section 105.1 (A)
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, May 27, 2026 at 3:00 PM

1. Call the meeting to order

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

2. Roll Call

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

3. Approve Minutes

- a. April 22, 2026 Meeting Minutes - Approved

4. Deletions and changes to the agenda

Item 6e. was pulled from the agenda due to the Appellant paying the original fine amount prior to the hearing date. Item 6f. was scheduled for a telephonic appearance but the Appellant appeared in-person. Item 6a. and 6c. were addressed by the Magistrate together due to the similarities in the violations.

5. Request To Identify Persons Having Cases on The Agenda

6. Parking Citation Appeals

- a. P02566FB; Rosa Fragoso; Officer E. Luttrell # 7089

The Appellant was present and sworn in by the Clerk. The officer was not present. The Magistrate explained the safety concerns with parking in the wrong direction. The Appellant testified that it was hard to find a parking space and other cars were facing the wrong direction. Magistrate Popp ordered the citation upheld, the fine reduced to \$50.00, administrative costs to be paid in the amount of \$9.60 and community service in the form of beach cleanup with sixty (60) days to complete. The Appellant requested to address the Magistrate related to other options available than paying the fine after all the appeals were heard. The Magistrate amended the order to remove the fine, administrative costs to be paid in the amount of \$9.60 within thirty (30) days, two (2) community service efforts in the form of beach cleanups with ninety (90) days to complete and a community education effort educating ten (10) licensed drivers with sixty (60) days to complete.

- b. P02526FB; Brian Hansen; 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 the parking spot was not

clearly marked as handicap and does not meet the state standards. Magistrate Popp ordered the citation upheld, the fine reduced to \$75.00, administrative costs to be paid in the amount of \$9.60 with thirty (30) days to remit payment, a community education effort educating ten (10) licensed drivers and a community service in the form of beach cleanup with ninety (90) days to complete.

- c. P02560FB; Robert Mastrangelo; Officer C. Romero # 7091

The item was moved after item 6a. 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 due to a recent illness of a family member; he was not fully aware that he was committing a parking violation. Magistrate Popp ordered the citation upheld, the fine reduced to \$50.00, administrative costs to be paid in the amount of \$9.60 and a community education effort educating twenty (20) licensed drivers with sixty (60) days to complete.

- d. P02626FB; Laurie Parsons; 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 she did not believe she committed a parking violation. The Magistrate explained the safety concerns with parking in a restricted area reserved for emergency services. Magistrate Popp ordered the citation upheld, the fine reduced to \$30.00, administrative costs to be paid in the amount of \$9.60 and community service in the form of beach cleanup with sixty (60) days to complete.

- e. P02477FB; Micaiah Pierre; Officer C. Romero # 7091

Item 6e. was pulled from the agenda due to the Appellant paying the original fine amount prior to the hearing date.

- f. P02573FB; Gary Bailey *Telephonic Appearance*; Officer J. Saunders # 7087

Item 6f. was scheduled for a telephonic appearance but the Appellant appeared in-person. 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 that the Homeowner's Association has instructed the community members that they can park anywhere if they do not block access. Discussion ensued related to whether the roads in the community are public or private. Attorney New presented her research leading to the conclusion the roads are public and maintained by the City. The Appellant disagreed with the City's findings. Magistrate Popp, based on the evidence presented, ordered the citation upheld but the fine was removed.

7. New Cases - Code Enforcement

- a. EEN26-0141; Dean Osterloh; 2201 N Ocean Shore Blvd.; Parcel ID 36-11-31-5630-00020-0120; Article II - Zoning Sec. 2.05.04 and Building Code Sec. 105 Permit Required

The Respondent was not present. Attorney New presented a stipulated order of compliance for the Magistrate to sign and the city considers the case closed. The Complainant, Brent

Crego, owner of 2205 N Ocean Shore Blvd, was present and sworn in by the Clerk. Mr. Crego testified there are further violations that have not been cured at this property. Discussion ensued related to previous and current code enforcement complaints including the history of the code case, a special exception approval for the subject property and encroachments. Mr. Crego was advised by Magistrate Popp and Attorney New that the case on the agenda has been resolved and if Mr. Crego believes there are further violations at the subject property, he can file a new code enforcement complaint. Magistrate Popp reviewed the stipulated order of compliance and signed. The Clerk will mail the order to the Respondent.

8. Status Updates - Code Enforcement - None

9. Other Business

Code Enforcement reported a couple cases coming back to the Magistrate related to fees dues. The Clerk is working on the research to bring those cases back before the Magistrate. Mr. Gifford reported two (2) code cases, and the Clerk reported four (4) or five (5) parking citation appeals on the next agenda.

10. Adjournment

Magistrate Popp adjourned the hearing at 4:55pm.



Special Magistrate Hearing

APPEAL OF PARKING CITATION

June 24, 2026

Citation Number: P02746FB

Appellant: Sue Ellen Capstick

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing

Hearing Request to Contest Local Parking Citation Form

Photographs Submitted by Appellant

Parking Violation

Affidavit in Support of Citation 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. P02746FB

SUE ELLEN CAPSTICK
3 TIMBERLINE TRAIL S
ORMOND BEACH, FL 32174

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: SUE ELLEN CAPSTICK

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, JUNE 24, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 3 TIMBERLINE TRAIL S, ORMOND BEACH, FL 32174, this 28th day of MAY 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

RECEIVED

MAY 27 2026

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: P02746FB Date Issued: 5/26/2026

I, SUE ELLAN CASTRO, 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):

PARK ACROSS FROM MY HAIR DRESSER
OTHER CARS PARKED SAME AREA AS ME
GOT A TICKET FOR PARKING ON THE GRASS.
Never heard of a side walk on GRASS

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



City of Flagler Beach

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

Telephone Number: 386 235-1727

Email Address: SCAPSTICK1@cfl.fl.com
SCapstick1@cfl-fl.com

Mailing Address: 3 Timbers line TRAIL B

City: Orange Beach State: FL Zip Code: 32174

Please note, you will receive notification of the hearing via certified mail and regular mail.

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

APPELLANT

Sign: [Signature]

Print Name: Sue Ellen Capstick

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 27th day of May 2026 by Sue Ellen Capstick who is personally known to me or who produced FL I.D. as identification.

[Signature]
Signature of Notary



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



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02746FB



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

INSTRUCTIONS

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

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

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

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

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

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

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

AGENCY CASE # 2026-00007968		CITATION # P02746FB		DATE 05/26/2026		TIME 11:11 AM	
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 SUE		MIDDLE ELLEN		LAST CAPSTICK		SUFFIX	
STREET 3 TIMBERLINE TRAIL B			CITY ORMOND BEACH			STATE FL	ZIP 32174
DL/ID #		STATE FL	BIRTH DATE 07/31/1959	RACE W	GENDER F	TELEPHONE	
YR VEHICLE 2017		TAG # DV59KN		TRAILER TAG #	TAG EXP DATE 07/31/2026	STATE FL	
COLOR BLU	STYLE 4 DOOR SED	MAKE MAZD	MODEL MAZDA 6	V.I.N. OR MOTOR # JM1GL1V5XH1117171			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY S CENTRAL AVE					
FEET 71	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY S 4TH ST				
LATITUDE -81.127384			LONGITUDE 29.478980			ZONE	
VIOLATION							
19-25		CHARGE DESCRIPTION PARKING - ON SIDEWALK					
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN							
PAYMENT INFORMATION							
NAME CITY OF FLAGLER BEACH							
ADDRESS 116 S. THIRD ST							
CITY FLAGLER BEACH			ZIP 32136		PHONE #		
EMAIL ADDRESS				WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM			
IF PAID 30 WITHIN DAYS		FINE \$100.00	IF PAID 30 AFTER DAYS		FINE \$142.82	FILING FEE	
COURT INFORMATION (if applicable)							
COURT DATE		COURT TIME		COURTROOM # / OTHER DETAIL			

REPORTING OFFICER				
OFFICER SIGNATURE <i>Camilla Romero</i>		BADGE # 7001	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO	

VIOLATOR SIGNATURE: _____

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

Sue Ellen Capstick

Appellant,

v.

CITATION # P02746FB

CITY OF FLAGLER BEACH,

Appellee.

_____ /

AFFIDAVIT IN SUPPORT OF CITATION

STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared Officer Romero, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.

2. On 05/26/26 at approximately 11:11 hrs, I observed a Blue Mazda with license plate DV59KN parked at approximately South 3rd St and Central Ave..

3. I ascertained that the vehicle was registered to Sue Ellen Capstick.

4. The vehicle was parked in violation of 19-25, parking on a sidewalk

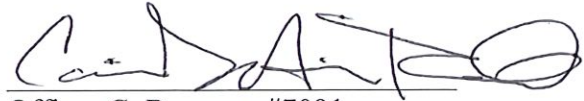
5. Specifically, the vehicle was parked on the East side of Central Ave, facing north, between S. 3rd St and S. 4th St.

6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.

7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation #P02746FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 29th day of May, 2026.


Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online
notarization this 29th day of May, 2026 by Off. C. Romero who
is personally known to me or produced _____ as identification.




Notary Public – State of Florida

Print name: _____

My Commission Expires: _____



Viewed by mficocello (my.EVIDENCE.com) on 29 May 2026

PHOTOGRAPH SUBMITTED BY
OFFICER

CITATION NO. P02746FR



Mailer: City of Flagler Beach

Date Produced: 06/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 6289 43. Our records indicate that this item was delivered on 06/01/2026 at 02:09 p.m. in ORMOND BEACH, FL 32174. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

**3A TIMBERLINE TRL, ORMOND
BEACH, FL 32174**

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:

SUE ELLEN CAPSTICK
3 TIMBERLINE TRAIL S
ORMOND BEACH, FL 32174

Customer Reference Number: C6867990.42079518

Return Reference Number P02746FB



Return address:

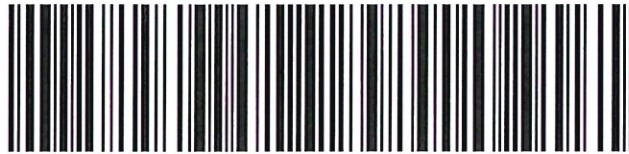
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

SUE ELLEN CAPSTICK
3 TIMBERLINE TRAIL S
ORMOND BEACH, FL 32174

MAILING DATE: 05/28/2026
DELIVERY DATE: 06/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8325 6289 43

USPS Tracking Label Number: 9214 8901 9403 8325 6289 43

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	05/28/2026 13:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	05/28/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	05/29/2026 22:24
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/29/2026 23:39
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/30/2026 09:31
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/30/2026 15:21
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	06/01/2026 00:54
DELIVERED LEFT WITH INDIVIDUAL	ORMOND BEACH,FL 32174	06/01/2026 14:09

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

June 24, 2026

Citation Number: P02675FB

Appellant: James Coker

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Photographs Submitted by Appellant
Parking Violation
Affidavit in Support of Citation 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. P02675FB

JAMES COKER
92 CIMMARON DRIVE
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.


NOTICE OF HEARING

TO: JAMES COKER

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, JUNE 24, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 92 CIMMARON DRIVE, PALM COAST, FL 32137, this 28th day of MAY 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

RECEIVED
MAY 15 2026

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: P02675FB Date Issued: 4/19/2026

I, JAMES WALTER COVER, 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):

ATTACHED

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

J. Walter Coker
92 Cimmaron Dr
Palm Coast, FL 32137
Tel: (912) 429-8975
jwcoker@bellsouth.net

May 15, 2026

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

Re: Parking Citation P02675FB

Gentlemen:

Please accept this request to contest the parking ticket before a Local Hearing Officer.

The factual basis for the appeal is the following.

We did not see a no-parking sign and would not have parked there if we had. This was especially true because the Osprey Public Parking Lot was only about 200 feet away and, as I recall, was only about 20 percent full.

Attached are photos of the area we parked and received the citation. There is almost 180 feet of roadside without a sign. The sign we were able to locate (see picture 2) was elevated under a palm and concealed by a palm frond when looking for the sign from the east side.

We are requesting the ticket be changed from a \$100.00 fine to a warning. We visit Flagler Beach regularly; we assure you this will not happen again.

Thank you in advance for your assistance.

Sincerely,

Walter Coker & Terry Coker



City of Flagler Beach

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

Telephone Number: (912) 429-8975

Email Address: JWICKER@BELLSOUTH.NET

Mailing Address: 92 CANNON DR.

City: PALM COAST State: FL Zip Code: 32137

Please note, you will receive notification of the hearing via certified mail and regular mail.

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

APPELLANT

Sign: [Signature]
Print Name: JAMES WALTER WICKER

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed X in person or by virtual notarization on the 15th day of May, 2026 by James Wicker who is personally known to me or who produced FL DL as identification.

[Signature]
Signature of Notary



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



PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02675FB

PHOTOGRAPH SUBMITTED BY
APPELLANT

CITATION NO. P02675FB





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 # 2026-00006108		CITATION # P02675FB		DATE 04/19/2026		TIME 3:58 PM	
AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION FLAGLER			PLACE OR CITY OF CITATION FLAGLER BEACH				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT		BUSINESS NAME					
FIRST JAMES		MIDDLE WALTER		LAST COKER		SUFFIX	
STREET 92 CIMMARON DR			CITY PALM COAST		STATE FL	ZIP 32137	
DL/ID #		STATE FL	BIRTH DATE 07/16/1956	RACE W	GENDER M	TELEPHONE	
YR VEHICLE 2025		TAG # JN8CB		TRAILER TAG #		TAG EXP DATE 07/16/2026	STATE FL
COLOR GRY	STYLE TRUCK	MAKE FORD	MODEL F150	V.I.N. OR MOTOR # 1FTFW4L50SFA68368			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY S 6TH ST					
FEET 152	MILES	DIRECTION EAST	AT/FROM STREET, ROAD, HIGHWAY S DAYTONA AVE				
LATITUDE -81.127446			LONGITUDE 29.477305			ZONE	
VIOLATION							
19-25		CHARGE DESCRIPTION PARKING - ON SIDEWALK					
OTHER VIOLATION COMMENTS DATE AND TIME STAMPED PHOTOS TAKEN							
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		FINE \$100.00	IF PAID AFTER 30 DAYS		FINE \$142.82	FILING FEE	
COURT INFORMATION (if applicable)							

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.

REPORTING OFFICER				
OFFICER SIGNATURE CAMILLA ROMERO		BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA		MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

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

James Coker

Appellant,

v.

CITATION # P02675FB

CITY OF FLAGLER BEACH,

Appellee.

_____ /

AFFIDAVIT IN SUPPORT OF CITATION


STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared Officer Romero, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.
2. On 04/19/26 at approximately 15:58 hrs, I observed a Gray Ford Ttruck with license plate JN8CB parked at approximately South 6th St and Central Ave..
3. I ascertained that the vehicle was registered to Sue James Coker.
4. The vehicle was parked in violation of 19-25, parking on a sidewalk
5. Specifically, the vehicle was parked on the North side of S. 6th St, facing west, between Central Ave and Daytona Ave.
6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.
7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation #P02675FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 21st day of May, 2026.


Officer C. Romero, #7091

Sworn to and subscribed before me by means of physical presence or online
notarization this 21st day of May, 2026 by Off. C. Romero who
is personally known to me or produced _____ as identification.





Notary Public – State of Florida

Print name: _____

My Commission Expires: _____



Viewed by mficocello (my.EVIDENCE.com) on 29 May 2026

PHOTOGRAPH SUBMITTED BY
OFFICER

CITATION NO. P02675FB



Mailer: City of Flagler Beach

Date Produced: 06/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 5658 66. Our records indicate that this item was delivered on 06/01/2026 at 12:07 p.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

**92 CIMMARON DR, PALM
COAST, FL 32137**

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

Sincerely,
United States Postal Service

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

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

JAMES COKER
92 CIMMARON DRIVE
PALM COAST, FL 32137

Customer Reference Number: C6867990.42079515

Return Reference Number P02675FB



Return address:

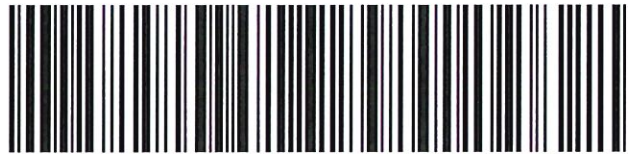
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

JAMES COKER
92 CIMMARON DRIVE
PALM COAST, FL 32137

MAILING DATE: 05/28/2026
DELIVERY DATE: 06/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8325 5658 66

USPS Tracking Label Number: 9214 8901 9403 8325 5658 66

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	05/28/2026 13:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	05/28/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	05/29/2026 22:24
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/29/2026 23:39
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/30/2026 09:31
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/30/2026 15:21
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	05/31/2026 20:42
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	06/01/2026 12:07

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

June 24, 2026

Citation Number: P02696FB

Appellant: Leonardo Pagliaricci

Police Officer: Officer C. Romero # 7091

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Parking Violation
Affidavit in Support of Citation 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. P02696FB

LEONARDO PAGLIARICCI
16 BLACKBURN PLACE
PALM COAST, FL 32137

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.


NOTICE OF HEARING

TO: LEONARDO PAGLIARICCI

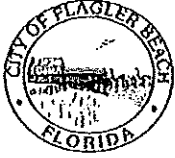
YOU ARE HEREBY NOTIFIED that a hearing on the above-styled appeal shall be conducted before the Special Magistrate of the City of Flagler Beach, Florida on **WEDNESDAY, JUNE 24, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 16 BLACKBURN PLACE, PALM COAST, FL 32137, this 28th day of MAY 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: P02696FB Date Issued: 5-03-20

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

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

I parked on N 20th Street Facing E. when I parked not aware of any violations. AS I made sure not to block any drive way or mailboxes.

I contest to this citation as I was helping a church friend from salt.

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



City of Flagler Beach

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

Telephone Number: 386-225-8914

Email Address: leonardoPag12@gmail.com

Mailing Address: 16 Blackburn Pl

City: Palm Coast State: FL Zip Code: 32137

Please note, you will receive notification of the hearing via certified mail and regular mail.

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

APPELLANT

Sign: [Signature]

Print Name: Leonardo Pagliarici

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed [checked] in person or [] by virtual notarization on the 12 day of May, 2026 by Leonardo Pagliarici who is personally known to me or who produced Drivers License as identification.

[Signature of Notary]
Signature of Notary



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



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

INSTRUCTIONS

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

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

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

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

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

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

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

AGENCY CASE # 2026-00006835	CITATION # P02696FB	DATE 05/03/2026	TIME 11:55 AM
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 LEONARDO	MIDDLE L	LAST PAGLIARICCI	SUFFIX
STREET 16 BLACKBURN PL		CITY PALM COAST	STATE ZIP FL 32137
DL/ID #	STATE FL	BIRTH DATE 11/12/1990	RACE GENDER TELEPHONE W M
YR VEHICLE 2000	TAG # CT32BY	TRAILER TAG #	TAG EXP DATE STATE 11/12/2026 FL
COLOR BRO	STYLE 4 DOOR SED	MAKE TOYT	MODEL V.I.N. OR MOTOR # AVALON 4T1BF28B1YU044694
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY N 10TH ST		
FEET 130	MILES	DIRECTION WEST	AT/FROM STREET, ROAD, HIGHWAY N OCEANSHORE BLVD
LATITUDE -81.131038		LONGITUDE 29.487546	ZONE
VIOLATION			
19-24	CHARGE DESCRIPTION PARKING IN STREET		
OTHER VIOLATION COMMENTS			
DATE AND TIME STAMPED PHOTOS TAKEN			
PAYMENT INFORMATION			
NAME CITY OF FLAGLER BEACH			
ADDRESS 116 S. THIRO ST			
CITY FLAGLER BEACH		ZIP 32136	PHONE #
EMAIL ADDRESS		WEB SITE PAGE WWW.CITYOFFLAGLERBEACH.COM	
IF PAID 30 WITHIN DAYS	FINE \$60.00	IF PAID 30 AFTER DAYS	FINE \$102.82
FILING FEE			
COURT INFORMATION (if applicable)			

REPORTING OFFICER			
OFFICER SIGNATURE <i>Camilla Romero</i>	BADGE # 7091	D #	TROOP UNIT
RANK	FIRST CAMILLA	MIDDLE	LAST ROMERO

VIOLATOR SIGNATURE:

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

LEONARDO L PAGLIARICCI
Appellant,

v.

CITATION # P02696FB

CITY OF FLAGLER BEACH,

Appellee.

AFFIDAVIT IN SUPPORT OF CITATION


STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned officer duly authorized by the State of Florida to administer oaths this day personally appeared Officer Romero, who deposes and says:

1. That I am over the age of eighteen and a sworn police officer employed by the City of Flagler Beach.
2. On 05/03/26 at approximately 11:55 hrs, I observed a brown Toyota sedan with license plate CT32BY parked at approximately North 10th St and Central Ave..
3. I ascertained that the vehicle was registered to LEONARDO L PAGLIARICCI.
4. The vehicle was parked in violation of 19-24, parking in the street
5. Specifically, the vehicle was parked on the South side of N. 10th St, facing east, between Central Ave and Ocean Shore Blvd.
6. During my investigation, I took a still photograph of the vehicle. This photograph is attached to this affidavit. The photograph is a fair and accurate representation of the vehicle and the manner it was parked at the time of my investigation.
7. Due to my observation of a vehicle parked in violation of the relevant code section, I issued citation #P02696FB.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 29th day of May, 2026.


Officer C. Romero, #7091

Sworn to and subscribed before me by means of X physical presence or ___ online
notarization this 29th day of May, 2026 by Off. C. Romero who
is personally known to me or produced _____ as identification.



Notary Public – State of Florida

Print name: _____

My Commission Expires: _____





PHOTOGRAPH SUBMITTED BY
OFFICER

CITATION NO. P02696FB



Mailer: City of Flagler Beach

Date Produced: 06/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8325 6243 27. Our records indicate that this item was delivered on 06/05/2026 at 11:51 a.m. in PALM COAST, FL 32137. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**16 BLACKBURN PL, PALM
COAST, FL 32137**

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

Sincerely,
United States Postal Service

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

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

LEONARDO PAGLIARICCI
16 BLACKBURN PLACE
PALM COAST, FL 32137

Customer Reference Number: C6867990.42079517

Return Reference Number P02696FB



Return address:

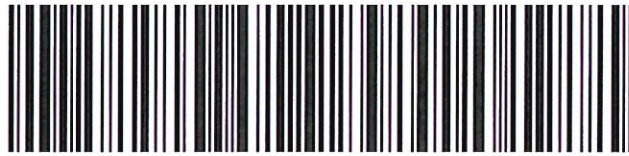
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

Recipient address:

LEONARDO PAGLIARICCI
16 BLACKBURN PLACE
PALM COAST, FL 32137

MAILING DATE: 05/28/2026
DELIVERY DATE: 06/05/2026

USPS CERTIFIED MAIL



9214 8901 9403 8325 6243 27

USPS Tracking Label Number: 9214 8901 9403 8325 6243 27

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	05/28/2026 13:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	05/28/2026 16:24
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	05/29/2026 22:24
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/29/2026 23:39
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/30/2026 09:31
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	05/30/2026 22:04
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	05/31/2026 00:24
ARRIVAL AT UNIT	PALM COAST,FL 32137	06/05/2026 08:47
OUT FOR DELIVERY	PALM COAST,FL 32137	06/05/2026 08:58
DELIVERED LEFT WITH INDIVIDUAL	PALM COAST,FL 32137	06/05/2026 11:51

CUSTOM 1:



Special Magistrate Hearing

APPEAL OF PARKING CITATION

June 24, 2026

Citation Number: P02615FB

Appellant: Christopher Edwards *Telephonic Appearance*

Police Officer: Officer E. Luttrell # 7089

Attachments: Notice of Hearing
Hearing Request to Contest Local Parking Citation Form
Request for Telephonic Appearance
Parking Violation
Certified Mailing

Mailing Costs: \$9.60



City of Flagler Beach

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

IN RE: APPEAL OF

PARKING CITATION NO. P02615FB

CHRISTOPHER EDWARDS
1017 ISLAND WAY
ST. AUGUSTINE, FL 32080

Appellant.

v.

CITY OF FLAGLER BEACH,

Appellee.

NOTICE OF HEARING

TO: CHRISTOPHER EDWARDS

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, JUNE 24, 2026, at 3:00 P.M.** in City Commission Chambers located at City Hall, 105 South 2nd Street, Flagler Beach, Florida. The Special Magistrate shall receive testimony and evidence related to the appeal of the parking citation issued by the City of Flagler Beach.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY a copy of this notice has been served via regular and certified mail to the Appellant at 1017 ISLAND WAY, ST. AUGUSTINE, FL 32080, this 28th day of MAY 2026.

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

Michele Ficocello, Clerk to the Special Magistrate

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



RECEIVED
MAY 06 2026

City of Flagler Beach

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

HEARING REQUEST TO CONTEST LOCAL PARKING CITATION

MUST BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS OF THE CITATION ISSUANCE DATE.
MUST SUBMIT A LEGIBLE COPY OF THE PARKING CITATION AND NOTARIZED HEARING REQUEST.
MUST BE COMPLETED BY THE REGISTERED OWNER OF THE VEHICLE. *If you are not the registered owner, to contest the parking citation, a Transfer and Acceptance of Local Parking Citation Liability Form must be submitted along with all requested documents. If the Appellant is a minor, this form must be completed by a parent or legal guardian.*

Citation Number: P02615 FB Date Issued: 4/11/2026

I, Dr. Christopher Edwards DO, 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):

There was no posted signage any where near my truck. I drove through multiple streets looking for signs and did not see any. Walmart proper signage there is no way to know that street parking is illegal especially given O-mart in St. Augustine Beach it is legal in

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

all areas without posted signage



City of Flagler Beach

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

Telephone Number: 727-510-2709

Email Address: dredwards@firstcoastheart.com

Mailing Address: 1017 Island Way

City: St. Augustine State: FL Zip Code: 32080

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: [Handwritten Signature]

Print Name: Dr. Christopher Edwards

STATE OF Florida

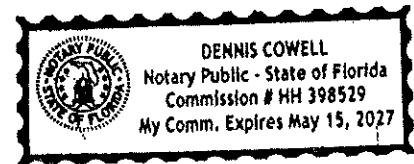
COUNTY OF Flagler

The foregoing instrument was sworn to or affirmed [checked] in person or [] by virtual notarization on the 09th day of April, 2020 by Christopher Clinton Edwards who is personally known to me or who produced FL Drivers License as identification.

[Handwritten Signature of Notary]

Signature of Notary

(SEAL)



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



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: P02615FB

I, Christopher Edwards, hereby request to appear via telephone at the hearing scheduled on the 24th day of, June, 2026 at 3:00 PM.

I submit the following reason(s) for the request: Unable to travel to Palm Court Secondary to work constraints

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

Telephone: 727-510-2709 Email: drchrisc.edwards@gmail.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: [Signature]

Print Name: Dr. Chris Edwards D.O.

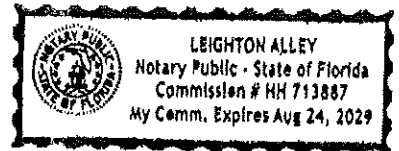
STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was sworn to or affirmed [X] in person or [] by virtual notarization on the 16 day of June, 2026 by Christopher Edwards who is personally known to me or who produced FLDL as identification.

Signature of Notary [Signature]

(SEAL)



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



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

AGENCY CASE # 2026-00005661	CITATION # P02615FB	DATE 04/11/2026	TIME 4:17 PM
--------------------------------	------------------------	--------------------	-----------------

FAILURE TO PAY THIS PARKING TICKET WITHIN 30 DAYS WILL RESULT IN A DELINQUENT FINE OF \$82.82, IN ADDITION TO THE AMOUNT INDICATED ON THE CITATION. FAILURE TO FULLY COMPLY WILL RESULT IN A SUMMONS BEING ISSUED.

AGENCY NAME FLAGLER BEACH POLICE DEPARTMENT	TYPE OF DEPARTMENT 2-PD
--	----------------------------

INSTRUCTIONS

COUNTY OF CITATION FLAGLER	PLACE OR CITY OF CITATION FLAGLER BEACH
-------------------------------	--

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

VIOLATOR INFORMATION

PAYMENT MUST BE MADE IN PERSON TO THE CITY OF FLAGLER BEACH BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM, MON - FRI (HOLIDAYS EXCLUDED), 116 S. THIRD ST., FLAGLER BEACH, FL 32136

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>	BUSINESS NAME
---	---------------

AT THE CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136

FOR CITATION ONLINE AT WWW.CITYOFFLAGLERBEACH.COM

FOR ONLINE PAYMENT VISIT WWW.CITYOFFLAGLERBEACH.COM UNDER THE ONLINE BILL PAY SECTION

FIRST CHRISTOPHER	MIDDLE CLINTON	LAST EDWARDS	SUFFIX
----------------------	-------------------	-----------------	--------

YOU MUST KEEP THIS TICKET IF YOU MAIL IN PAYMENT.

STREET 1017 ISLAND WAY	CITY ST AUGUSTINE	STATE FL	ZIP 32080
---------------------------	----------------------	-------------	--------------

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

DLID #	STATE FL	BIRTH DATE 01/30/1983	RACE W	GENDER M	TELEPHONE
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POINTS BEING ASSESSED ON YOUR DRIVER'S LICENSE FOR PARKING VIOLATION

YR VEHICLE 2020	TAG # 18GXD	TRAILER TAG #	TAG EXP DATE 01/30/2027	STATE FL
--------------------	----------------	---------------	----------------------------	-------------

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.

COLOR WHI	STYLE TRUCK	MAKE FORD	MODEL SUPER DUTY	V.I.N. OR MOTOR # 1FY7W2BT4LEE57661
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CONTACT THE CITY POLICE DEPARTMENT FOR INSTRUCTIONS ON HOW TO CONTEST A TICKET, 386-517-2020.

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY N CENTRAL AVE
-----------	--

FEET 117	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY N 5TH ST
-------------	-------	--------------------	---

LATITUDE -81.129580	LONGITUDE 29.483529	ZONE
------------------------	------------------------	------

VIOLATION

19-24	CHARGE DESCRIPTION PARKING IN STREET
-------	---

OTHER VIOLATION COMMENTS

PARKED IN THE STREET

PAYMENT INFORMATION

NAME	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	FINE \$60.00	IF PAID AFTER 30 DAYS	FINE \$102.82	FOR FEE
------------------------	--------------	-----------------------	---------------	---------

COURT INFORMATION (if applicable)

COURT NAME	COURT TYPE	COURT ROOM #	COURT DETAILS
------------	------------	--------------	---------------

PARKING OFFICER			
OFFICER SIGNATURE	BADGE # 7089	ID #	TROOP UNIT
OFFICER	FIRST E	MIDDLE J	LAST LUTTRELL

VIOLATOR SIGNATURE



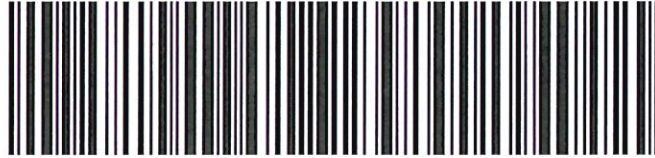
Return address:

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

Recipient address:

CHRISTOPHER EDWARDS
1017 ISLAND WAY
ST. AUGUSTINE, FL 32080

USPS CERTIFIED MAIL



9214 8901 9403 8325 5681 88

USPS Tracking Label Number: 9214 8901 9403 8325 5681 88

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	05/28/2026 13:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	05/28/2026 16:24
NO AUTHORIZED RECIPIENT AVAILABLE	SAINT AUGUSTINE,FL 32080	06/02/2026 14:08
NO ACCESS TO DLVRY LOCATION	SAINT AUGUSTINE,FL 32080	06/03/2026 14:21
REMINDER TO SCHEDULE REDELIVERY	SAINT AUGUSTINE,FL 32080	06/07/2026 03:16

6/15/2026 - Confirmed service via email. MCF



Special Magistrate Hearing

Code Enforcement

June 24, 2026

Case Number: EEN26-0178

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

Address of Violation: 2228 S. Central Avenue

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

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

Attachments: Affidavit of Service - Notice of Hearing
Affidavit of Service - Notice of Violation
Courtesy Notice
Mailing Cost to Date

Total Cost of Mailings \$0.74

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

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

CODE ENFORCEMENT CASE NO.: EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

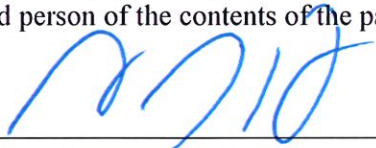
1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, I served the foregoing notice at the following location: 2228 S Central Ave. Flagler Beach, Florida 32136, Parcel ID Number 19-12-32-4400-00020-0050, Flagler Beach, Florida, by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

PERSONAL, HAND DELIVERY SERVICE:

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

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

FURTHER, Affiant saith not.




Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

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





NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0176

GJA
0178

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

Respondent.

NON COMPLIANCE - NOTICE OF HEARING

Premises: 2228 S Central Ave Flagler Beach, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, June 24, 2026 at 3:00pm**, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated **May 26, 2026**, and consideration of imposition of fines for such non-compliance. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

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

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

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

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

DATED: May 28, 2026



Gary Hinebaugh,
Code Enforcement Officer

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

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

CODE ENFORCEMENT CASE NO.: EEN26-0178

Gary Hinebaugh, Code Enforcement Officer states:

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

PERSONAL, HAND DELIVERY SERVICE:

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

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

FURTHER, Affiant saith not.



Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLAGLER

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

(SEAL)





NOTARY PUBLIC

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

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

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,
vs.

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

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

_____ /

NOTICE OF VIOLATION

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

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

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

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

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

EEN26-0177 Cinder block wall in disrepair

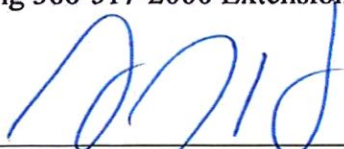
EEN26-0178 Porch flooring, supports to roof from porch, porch railing(s) in disrepair

The violation must be corrected in the following manner:

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

You must correct the violations by no later than 5:00 p.m. on Tuesday, May 26, 2026. If the violation is not cured by the time stated above, a hearing will be scheduled before the City's Code Enforcement Special Magistrate. Should you be found in violation at the hearing, the Code Enforcement Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your real and personal property for every day the violation continues beyond the date set by the Special Magistrate for compliance. If the violation is corrected and then recurs, this case shall be presented to the Code Enforcement Special Magistrate at the above-stated hearing even if the violation has been corrected prior to the hearing. To clear up this matter please notify this office as soon as the violation is in compliance by calling 386-517-2000 Extension 249 or 247.

DATED: April 26, 2026



Gary Hinebaugh,
Code Enforcement Officer

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

**CODE ENFORCEMENT VIOLATION
NOTICE**

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

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

Reason for the Notice:

Chapter 13

Sec. 13-1 (4)(5)

Three separate violations:

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

EEN26-0177 Cement wall in disrepair

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

Must be corrected in the following manner:

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

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

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

Repair/replacing cement wall would require a permit.

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

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

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

City of Flagler Beach Code Enforcement

Case #: EEN26-0178, 0176, 0177

Respondent: AUDREY RUTKOWSKI-WESTBROOK

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

Mailing Address:

Other Address:

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

Mailing Cost To Date	\$0.74
-----------------------------	---------------

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

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

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

Recording of Orders	Cost



Special Magistrate Hearing

Code Enforcement

June 24, 2026

Case Number: EEN26-0028

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: Affidavit of Posting - Notice of Status Hearing

Certified Mailing

Order Continuing Case and Setting Status Hearing

Certified Mailing

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 \$48.00

AFFIDAVIT OF POSTING

STATE OF FLORIDA

COUNTY OF FLAGLER

Ref: City of Flagler Beach

vs.

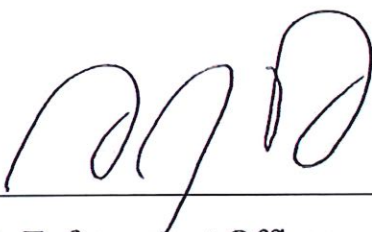
SANDY RIDGE INVESTMENT, LLC
5744 LE MARIN WAY
KISSIMMEE, FL 34758

CODE ENFORCEMENT CASE NO.: EEN26-0028

Gary Hinebaugh, Code Enforcement Officer states:

1. That I am employed as a Code Enforcement Officer by the City of Flagler Beach.
2. That pursuant to Florida Statute 162.12, Notices on June 1, 2026. I posted the foregoing notice to SANDY RIDGE INVESTMENT, LLC, 2261 S. FLAGLER AVENUE, FLAGLER BEACH, FL 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 June 1, 2026.

FURTHER, Affiant saith not.

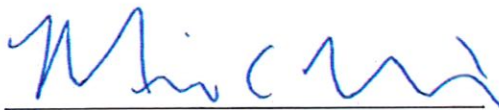


Code Enforcement Officer

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence notarization the 1st day of June, 2026 by Gary Hinebaugh, City of Flagler Beach Code Enforcement Officer, who is personally known to me.

NOTARY PUBLIC

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

SANDY RIDGE INVESTMENT, LLC
5744 LE MARIN WAY
KISSIMMEE, FL 34758

CITY OF FLAGLER BEACH,
FLORIDA, a municipal corporation,

Petitioner,

vs.

CASE NO: EEN26-0028

SANDY RIDGE INVESTMENT, LLC,
owner,

Respondent.

NOTICE OF STATUS HEARING

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

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

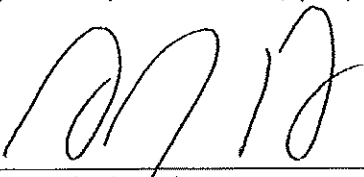
YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, June 24, 2026 at 3:00pm**, there will be a **STATUS HEARING** before the Special Magistrate in the City Commission Chambers, 105 2nd Street South, Flagler Beach, Florida, concerning **ORDER CONTINUING CASE AND SETTING STATUS HEARING** dated **March 25, 2026**. Your failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

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

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

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

DATED: June 1, 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 5744 LE MARIN WAY, KISSIMMEE, FL 34758 on this 1st day of June 2026



Michele Ficocello
Clerk to the Special Magistrate



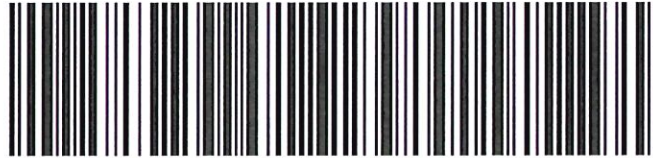
Return address:

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

Recipient address:

SANDY RIDGE INVESTMENT, LLC
5744 LE MARIN WAY
KISSIMMEE, FL 34758

USPS CERTIFIED MAIL



9214 8901 9403 8325 9720 53

USPS Tracking Label Number: 9214 8901 9403 8325 9720 53

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	06/01/2026 08:46
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	06/01/2026 12:30
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	06/02/2026 05:02
NO AUTHORIZED RECIPIENT AVAILABLE	KISSIMMEE,FL 34758	06/04/2026 10:34
AVAILABLE FOR PICKUP	KISSIMMEE,FL 34758	06/05/2026 12:10
REMINDER TO SCHEDULE REDELIVERY	KISSIMMEE,FL 34758	06/09/2026 03:32

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

CITY OF FLAGLER BEACH

Petitioner

vs.

CASE NUMBER BEN26-0028

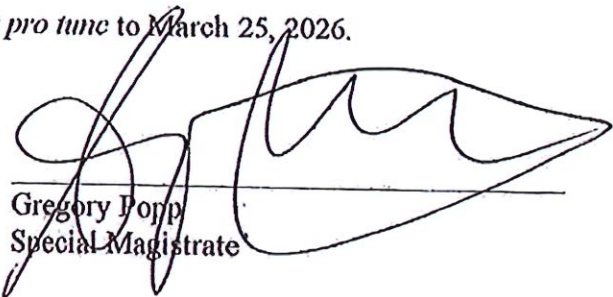
SANDY RIDGE INVESTMENT LLC

Respondent.

ORDER CONTINUING CASE AND SETTING STATUS HEARING

THIS MATTER having come before the Special Magistrate for the City of Flagler Beach, Florida, on March 25, 2026, and the parties having agreed to a continuance of the case, it is hereby Ordered that this case shall be continued until the regular June 2026 hearing if further proceedings are deemed necessary by the City. If this case is scheduled for the June agenda, the City shall serve notice of said hearing on Respondent in accordance with Chapter 162, *Florida Statutes*.


ORDERED on this 14th day of April 2026, *nunc pro tunc* to March 25, 2026.



Gregory Popp
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 15th day of April 2026, a true and correct copy of the foregoing was furnished to Respondent by Certified and Regular Mail at 1802 North Alafaya Trail, Orlando, Florida 32826.



Michele Ficocello
Clerk to the Magistrate

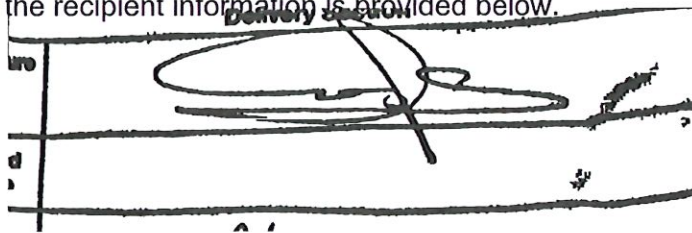
Mailer: City of Flagler Beach

Date Produced: 04/20/2026

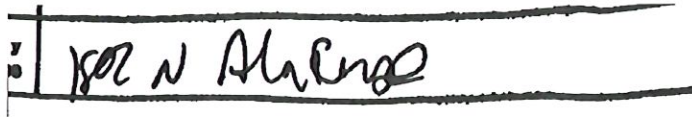
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8366 9529 60. Our records indicate that this item was delivered on 04/18/2026 at 04:35 p.m. in ORLANDO, FL 32826. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery


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: C6747058.41271863

Return Reference Number EEN26-0028 ORDER STATUS 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: 04/15/2026
DELIVERY DATE: 04/18/2026

USPS CERTIFIED MAIL



9214 8901 9403 8366 9529 60

USPS Tracking Label Number: 9214 8901 9403 8366 9529 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/15/2026 09:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	04/15/2026 12:32
ORIGIN ACCEPTANCE	FLAGLER BEACH,FL 32136	04/16/2026 20:14
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/16/2026 21:29
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/17/2026 09:37
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/17/2026 14:28
DELIVERED LEFT WITH INDIVIDUAL	ORLANDO,FL 32826	04/18/2026 16:35

CUSTOM 1:

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

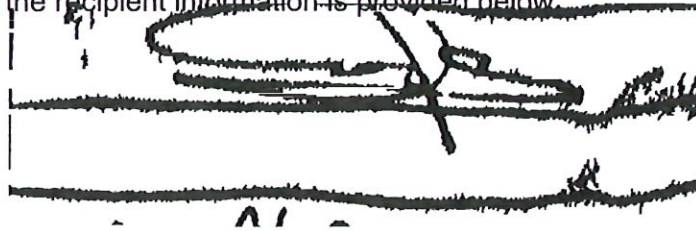
Mailer: City of Flagler Beach

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: BEN26-0028

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, 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.

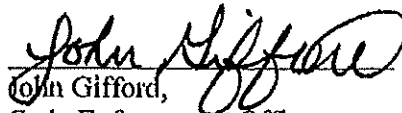
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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 2nd day of December 2025.



Michele Ficocello
Clerk to the Special Magistrate



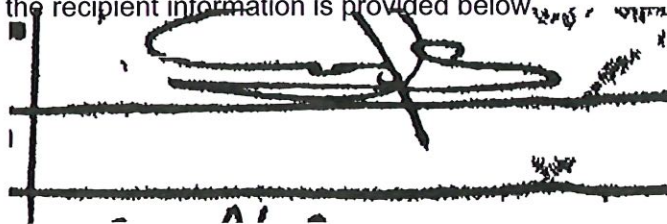
Mailer: City of Flagler Beach

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:

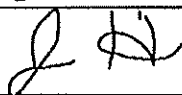
CONSTRUCT/ALTER/REPAIR/ENLARGE/MOVE/DEMOLISH/CHANGE BUILDING/STRUCTURE WITHOUT OBTAINING THE REQUIRED PERMIT FROM THE BUILDING OFFICIAL

*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.

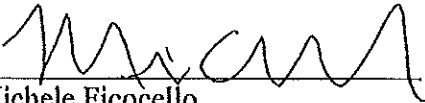
DATED October 28, 2025



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



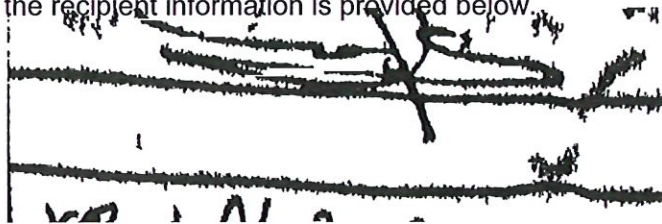
Mailer: City of Flagler Beach

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:

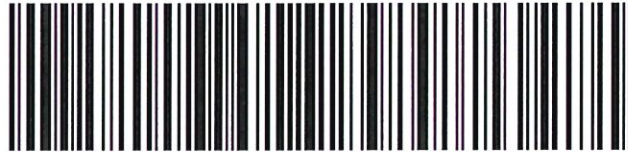
CITY OF FLAGLER BEACH
105 S 2ND ST
FLAGLER BEACH FL 32136

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: 5744 LE MARIN WAY, KISSIMMEE, FL 34758

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
ORDER	4/15/2026	1	\$0.74	\$0.74	1	\$8.86	\$8.86	\$9.60
STAU HEARING	6/1/2026	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

Mailing Cost To Date	\$48.00
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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