



Special Magistrate Hearing

Code Enforcement

September 25, 2024

Case Number: EEN24-0058

Respondent: OCEAN BEACH CLUB II CONDO

Address of Violation: 3510 S OCEAN SHORE BLVD

Tax Parcel ID Number: 29-12-32-4910-00000-0000

Violation: SECTION 2.06.06.07. MULTIFAMILY AND NON-RESIDENTIAL BUILDINGS SUPPLEMENTAL STANDARDS. TRASH RECEPTACLES SHALL BE SCREENED ON ALL SIDES WITH A HEDGE OR SOLID FENCE OR WALL OF NOT LESS THAN SIX (6) FEET IN HEIGHT. NO TRASH RECEPTACLE SHALL BE IN ANY FRONT YARD SETBACK, OR WITHIN TWENTY-FIVE (25) FEET OF PROPERTY LINES ABUTTING OTHER RESIDENTIAL ZONES

Attachments: NOTICE OF HEARING – 8/23/2024
MAILING COSTS – 8/23/2024
CERTIFIED MAILINGS – 8/23/2024
NOTICE OF VIOLATION – 4/26/2024
MAILING COSTS – 4/26/2024
CERTIFIED MAILINGS – 4/26/2024

Total Cost of Mailings \$16.85

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

OCEAN BEACH CLUB II CONDO
3510 S. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH,)
FLORIDA, a municipal corporation,)
)
Petitioner,)
vs.)
OCEAN BEACH CLUB II CONDO,)
owner,)
)
Respondent.)
_____)

CASE NO: EEN24-0058

NON-COMPLIANCE - NOTICE OF HEARING

Premises: 3510 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **Wednesday, September 25, 2024, at 3 PM**, 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 **April 26th, 2024**, 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.

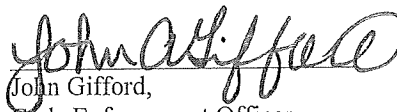
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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 South Daytona Av., Flagler Beach, Florida 32136, (386) 517-2000 ext 249.

DATED: August 23, 2024


John Gifford,
Code Enforcement Officer
City of Flagler Beach, Florida

I hereby certify that a copy of the foregoing was delivered by regular and certified mail # 9214 8901 9403 8375 2833 52
August 23, 2024.

City of Flagler Beach

Code Enforcement

Notice Type: HEARING NOTICE

Date: 8/23/2024

Code Enforcement Complaint # **EEN24-0058**

Name: OCEAN BEACH CLUB II CONDO

Mailing Address: 3510 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

Name (2):

Mailing Address (2):

	Mailings	Cost Per Item	Total
Certified Mail Cost	1	\$8.16	\$8.16
Regular Mail Cost	1	\$0.69	\$0.69
		TOTAL	\$8.85



Return address:

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

Recipient address:

OCEAN BEACH CLUB II CONDO
3510 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136



USPS CERTIFIED MAIL



9214 8901 9403 8375 2833 52

USPS Tracking Label Number: 9214 8901 9403 8375 2833 52

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	08/23/2024 10:14
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	08/23/2024 12:02
FORWARD EXPIRED	FLAGLER BEACH,FL 32136	08/24/2024 10:57
VACANT	FLAGLER BEACH,FL 32136	08/24/2024 10:57
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	08/27/2024 16:40
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	08/28/2024 08:05
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/28/2024 09:46
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	08/29/2024 09:07
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	08/29/2024 12:20

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

OCEAN BEACH CLUB II CONDO
3510 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

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

Petitioner,)

vs.)

OCEAN BEACH CLUB II)

CONDO, owner,)

Respondent.)

CASE NO: EEN24-0058

NOTICE OF VIOLATION

Premises: 3510 S OCEAN SHORE BLVD, FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **SECTION 2.06.06.07. MULTIFAMILY AND NON-RESIDENTIAL BUILDINGS SUPPLEMENTAL STANDARDS. TRASH RECEPTACLES SHALL BE SCREENED ON ALL SIDES WITH A HEDGE OR SOLID FENCE OR WALL OF NOT LESS THAN SIX (6) FEET IN HEIGHT. NO TRASH RECEPTACLE SHALL BE IN ANY FRONT YARD SETBACK, OR WITHIN TWENTY-FIVE (25) FEET OF PROPERTY LINES ABUTTING OTHER RESIDENTIAL ZONES** exist on the premises located at 3510 S OCEAN SHORE BLVD., FLAGLER BEACH, FL 32136. The premises are more particularly described as follows:


Legal Description: OCEAN BEACH CLUB II CONDO COMMON ELEMENTS and has Tax Parcel ID # 29-12-32-4910-00000-0000

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

DUMPSTER NOT SCREENED

You must correct the violations by no later than 5:00 p.m. on the 27th day May, 2024. 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.

DATED April 26, 2024


John Gifford,
Code Enforcement Officer
City of Flagler Beach, Florida

I hereby certify that a copy of the foregoing was delivered by Certified Mail™ # 9214 8901 9403 8359 1665 58 April 26, 2024.

City of Flagler Beach

Code Enforcement

Notice Type: VIOLATION NOTICE

Date: 4/26/2024

Code Enforcement Complaint # **EEN24-0058**

Name: OCEAN BEACH CLUB II CONDO

Mailing Address: 3510 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

Name (2):

Mailing Address (2):

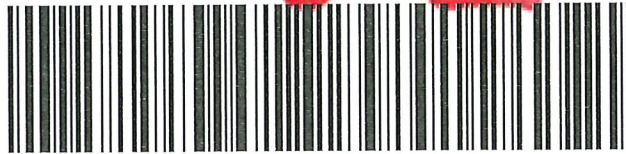
	Mailings	Cost Per Item	Total
Certified Mail Cost	1	\$7.36	\$7.36
Regular Mail Cost	1	\$0.64	\$0.64
		TOTAL	\$8.00

**Return address:**

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

Recipient address:

OCEAN BEACH CLUB II CONDO
3510 S OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136

**USPS CERTIFIED MAIL****9214 8901 9403 8359 1665 58****USPS Tracking Label Number: 9214 8901 9403 8359 1665 58**

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	04/25/2024 16:17
USPS IN POSSESSION OF ITEM	FLAGLER BEACH,FL 32136	04/26/2024 12:18
DEPART POST OFFICE	FLAGLER BEACH,FL 32136	04/26/2024 17:01
FORWARD EXPIRED	FLAGLER BEACH,FL 32136	04/27/2024 10:18
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/30/2024 11:37
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/01/2024 08:14
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/01/2024 10:51
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	05/02/2024 02:22
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	05/02/2024 09:37
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	05/02/2024 11:49