



# SPECIAL MAGISTRATE HEARING AGENDA

Thursday, December 12, 2024 at 3:30 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. **Deletions and changes to the agenda**
4. **Request To Identify Persons Having Cases on The Agenda**
5. **Approval of Meeting Minutes**
6. **New Cases - Code Enforcement**

**a. Case Number:** EEN24-0043

**Respondent:** Mike Jones Trust A/K/A Adel Assad

**Address of Violation:** 2244 S. Ocean Shore Blvd.

**Tax Parcel ID Number:** 19-12-32-4400-00010-0070

**Violation:** CHAPTER 13 – NUISANCES SEC. 13-1. (4) DEFINITION - partition fences, buildings or other structures which have fallen into such a poor state of repair to the extent and in the manner that they may reasonably become infested or inhabited by rodents, vermin or wild animals, or may threaten or endanger the public health, safety or welfare, or may adversely affect and impair the economic welfare of adjacent property.

7. **Other Business**
8. **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 Hearing

Code Enforcement

December 12, 2024

**Case Number:** EEN24-0043

**Respondent:** MIKE JONES TRUST A/K/A ADEL ASSAD

**Address of Violation:** 2244 S. OCEAN SHORE BLVD

**Tax Parcel ID Number:** 19-12-32-4400-00010-0070

**Violation:** CHAPTER 13 – NUISANCES SEC. 13-1. (4) - DEFINITION. - PARTITION FENCES, BUILDINGS OR OTHER STRUCTURES WHICH HAVE FALLEN INTO SUCH A POOR STATE OF REPAIR TO THE EXTENT AND IN THE MANNER THAT THEY MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTY.

**Attachments:** STAFF FINDINGS  
NOTICE OF HEARING – 12/10/2024  
NOTICE OF VIOLATION – 9/23/2024  
MAILING COSTS – 9/23/2024  
CERTIFIED MAILINGS – 9/23/2024  
COURTESY NOTICE – 4/16/2024

**Total Cost of Mailings** \$17.70



# Special Magistrate Hearing

## Code Enforcement Staff Findings

December 12, 2024

---

**Case Number:** EEN24-0043

**Respondent:** MIKE JONES TRUST A/K/A ADEL ASSAD

**Address of Violation:** 2244 S. OCEAN SHORE BLVD

**Tax Parcel ID:** 19-12-32-4400-00010-0070

**Background:** Existing Violation: *CHAPTER 13 – NUISANCES SEC. 13-1. (4) DEFINITION.*

*Partition fences, buildings or other structures which have fallen into such a poor state of repair to the extent and in the manner that they may reasonably become infested or inhabited by rodents, vermin or wild animals, or may threaten or endanger the public health, safety or welfare, or may adversely affect and impair the economic welfare of adjacent property.*

- Courtesy Notice mailed April 16, 2024.
- Notice of Violation sent September 23, 2024, and proof of service confirmed September 24, 2024.
- New complaint received on December 9, 2024. Based on the evidence gathered from most recent complaint and in accordance with *FLORIDA STATUTE CHAPTER 162.06 (4) ENFORCEMENT PROCEDURE - If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the violator and may immediately notify the enforcement board and request a hearing*, a Special Magistrate Hearing is scheduled for 3:30pm, Thursday, December 12, 2024. Notice of Hearing hand delivered by Code Enforcement Officer John Gifford on December 10, 2024.

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

Section 6, Item a.

MIKE JONES TRUST  
A/K/A ADEL ASSAD  
P.O. BOX 1706  
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH, )  
FLORIDA, a municipal corporation, )  
 )  
Petitioner, )  
vs. )  
MIKE JONES TRUST )  
A/K/A ADEL ASSAD, owner, )  
 )  
Respondent. )  
\_\_\_\_\_ )

CASE NO: EEN24-0043

NOTICE OF HEARING

Premises: 2244 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 THURSDAY, DECEMBER 12, 2024, at 3:30 PM, there will be a HEARING before the Special Magistrate in the City Commission Chambers, 105 2<sup>nd</sup> Street South, Flagler Beach, Florida, concerning your failure to comply with the Code Enforcement Officer's notice of violation dated SEPTEMBER 23, 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.

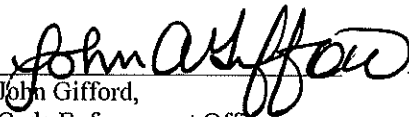
YOU ARE HEREBY NOTIFIED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case.

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: December 10, 2024

  
John Gifford,  
Code Enforcement Officer

I hereby certify that a copy of the foregoing was hand delivered by the above signed Code Enforcement Officer on December 10, 2024.

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

MIKE JONES TRUST  
A/K/A ADEL ASSAD  
PO BOX 1706  
FLAGLER BEACH, FL 32136

CITY OF FLAGLER BEACH, )  
FLORIDA, a municipal corporation, )  
 )  
Petitioner, )  
vs. )  
MIKE JONES TRUST )  
A/K/A ADEL ASSAD, owner, )  
 )  
Respondent. )

CASE NO: EEN24-0043

NOTICE OF VIOLATION

Premises: 2244 S. OCEAN SHORE BLVD. FLAGLER BEACH, FL 32136

YOU ARE NOTIFIED that violations of **Section 13-1 Definitions and Section (4)** exist on the premises located at 2244 S, Ocean Shore Blvd, Flagler Beach, FL 32136. The premises are more particularly described as follows:

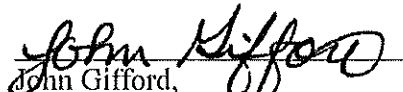
Legal Description: MOBBS SUBD BLOCK 1 LOT 7 OR 76 PG 510 OR 88 PG 579 OR 194 PG 649 OR 460 PG 1704 OR 523 PG 1521 OR 533 PG 1999(CD) OR 603 PG 1745 OR 1222 PG 1038 OR 1667 PG 244-ORDER TO CHANGE NAME OR 1771/475 and has Tax Parcel ID # 19-12-32-4400-00010-0070

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

Building is in disrepair and upper-level balcony and stairs are unsafe.

You must correct the violations by no later than 5:00 p.m. on the 23rd day October, 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 September 23, 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 8379 0162 39 and 9214 8901 9403 8379 0162 77 September 23, 2024

Code Enforcement

Notice Type: VIOLATION

Date: 9/23/2024

Code Enforcement Complaint # **EEN24-0043**

Name: MIKE JONES TRUST  
A/K/A ADEL ASSAD

Mailing Address: 2442 S CENTRAL AVENUE  
FLAGLER BEACH, FL 32136

Name (2):

Mailing Address (2): PO BOX 1706  
FLAGLER BEACH, FL 32136

	Mailings	Cost Per Item	Total
Certified Mail Cost	2	\$8.16	\$16.32
Regular Mail Cost	2	\$0.69	\$1.38
		<b>TOTAL</b>	<b>\$17.70</b>

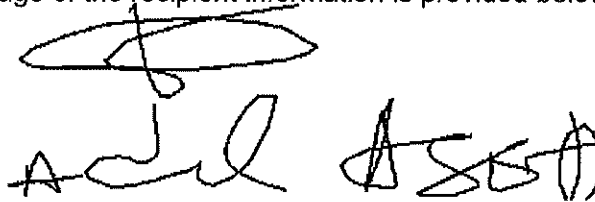
Mailer: City of Flagler Beach

Date Produced: 09/25/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8379 0162 39. Our records indicate that this item was delivered on 09/24/2024 at 04:02 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**PO BOX 1706**  
FLAGLER BEACH, FL 32136-1706

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:

MIKE JONES TRUST  
A/K/A ADEL ASSAD  
PO BOX 1706  
FLAGLER BEACH, FL 32136

Customer Reference Number: C5326866.32163408  
Return Reference Number EEN24-0043 NOTICE OF VIOLATION



**Return address:**

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

**Recipient address:**

MIKE JONES TRUST  
AIK/A ADEL ASSAD  
PO BOX 1706  
FLAGLER BEACH, FL 32136

MAILING DATE: 09/23/2024  
DELIVERY DATE: 09/24/2024

**USPS CERTIFIED MAIL**



9214 8901 9403 8379 0162 39

**USPS Tracking Label Number: 9214 8901 9403 8379 0162 39**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	09/23/2024 10:22
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	09/23/2024 15:36
ARRIVAL AT UNIT	FLAGLER BEACH,FL 32136	09/24/2024 06:07
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	09/24/2024 09:57
DELIVERED INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	09/24/2024 16:02

CUSTOM 1:



DATE PRODUCED: 10/24/2024 2:39 AM

CITY OF FLAGLER BEACH:

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

9214 8901 9403 8379 0162 77

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

MIKE JONES TRUST

A/K/A ADEL ASSAD

2244 S. OCEAN SHORE BLVD.

FLAGLER BEACH, FL 32136

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

Return Reference Number:

Mailer: City of Flagler Beach

Date Produced: 10/24/2024

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8379 0162 77. Our records indicate that this item was delivered on 10/23/2024 at 01:07 p.m. in FLAGLER BEACH, FL 32136. The scanned image of the recipient information is provided below.

Signature of Recipient :

*KE Sedler*  
*Kate Sedler*

Address of Recipient :

*70*

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:

MIKE JONES TRUST  
A/K/A ADEL ASSAD  
2244 S. OCEAN SHORE BLVD.  
FLAGLER BEACH, FL 32136

Customer Reference Number: C5326866.32163409

Return Reference Number EEN24-0043 NOTICE OF VIOLATION

**Return address:**

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

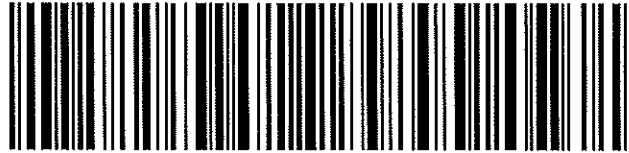


**Recipient address:**

MIKE JONES TRUST  
A/K/A ADEL ASSAD  
2244 S. OCEAN SHORE BLVD.  
FLAGLER BEACH, FL 32136

MAILING DATE: 09/23/2024  
DELIVERY DATE: 10/23/2024

**USPS CERTIFIED MAIL**



9214 8901 9403 8379 0162 77

**USPS Tracking Label Number: 9214 8901 9403 8379 0162 77**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FLAGLER BEACH,FL 32136	09/23/2024 10:22
SHIPMENT RECEIVED ACCEPTANCE PENDING	FLAGLER BEACH,FL 32136	09/23/2024 15:36
NO AUTHORIZED RECIPIENT AVAILABLE	FLAGLER BEACH,FL 32136	09/24/2024 10:18
REMINDER TO SCHEDULE REDELIVERY	FLAGLER BEACH,FL 32136	09/29/2024 03:20
PACKAGE RETURN NOTICE GENERATED	FLAGLER BEACH,FL 32136	10/09/2024 03:15
UNCLAIMED/BEING RETURNED TO SENDER	FLAGLER BEACH,FL 32136	10/16/2024 13:46
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	10/20/2024 09:21
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	10/22/2024 12:17
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	10/23/2024 01:16
AVAILABLE FOR PICKUP	FLAGLER BEACH,FL 32136	10/23/2024 10:30
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	FLAGLER BEACH,FL 32136	10/23/2024 13:07

CUSTOM 1:

**City of Flagler Beach**  
Code Enforcement Division  
800 S. Daytona Av. / Post Office Box 70  
Flagler Beach, FL 32136  
Phone (386) 517-2000 ext. 249

**CODE ENFORCEMENT VIOLATION  
COURTESY NOTICE**

Date: 04/16/2024      Time: 1:00 PM      Case# EEN24-0043

Street Address: 2244 S. Ocean Shore Blvd.

**Reason for the Notice:**

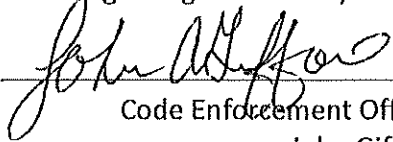
- ARTICLE I. - IN GENERAL
- Sec. 13-1. - Definition.

(4) Partition fences, buildings or other structures which have fallen into such a poor state of repair to the extent and in the manner that they may reasonably become infested or inhabited by rodents, vermin or wild animals, or may threaten or endanger the public health, safety or welfare, or may adversely affect and impair the economic welfare of adjacent property;

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

**The Violation(s) must be corrected in the following manner: make repairs to the exterior of the building.**

If the property is not brought into compliance within 30 days after receiving this notice, or having it posted, 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.

  
Code Enforcement Officer  
John Gifford  
386-517-2000 ext. 249

# Flagler County Property Appraisers Property Record Card

## FLAGLER COUNTY PROPERTY APPRAISER

Log In Sea

Layers Map Real Property Search Tangible Property Search Results **Property Record Card** Sales Search Sales List Sale



### Owner Information

Primary Owner  
 Mike Jones Trust  
 A/K/A Adel Assad  
 PO Box 1706  
 Flagler Beach, FL 32136

### Change of Address Application

Change of Address Application

### Parcel Summary

Parcel ID 19-12-32-4400-00010-0070  
 Prop ID 85202  
 Location Address 2244 S OCEAN SHORE BLVD  
 FLAGLER BEACH, FL 32136  
 Brief Tax Description\* MOBBS SUBD BLOCK 1 LOT 7 OR 76 PG 510 OR 88 PG 579 OR 194 PG 649 OR 460 PG 1704 OR 523 PG 1521 OR 533 PG 1999(CD)  
 OR 603 PG 1745 OR 1222 PG 1036 OR 1667 PG 244-ORDER TO CHANGE NAME OR 1771/475  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property Use Code SINGLE FAMILY (000100)  
 Tax District FLAGLER BEACH AREA (District 21)  
 Millage Rate 19.7204  
 Homestead Y  
 GIS sqft 5,202,555

Primary Owner  
 Mike Jones Trust  
 A/K/A Adel Assad  
 PO Box 1706  
 Flagler Beach, FL 32136