

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

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 2nd 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,)
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Petitioner,)
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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:

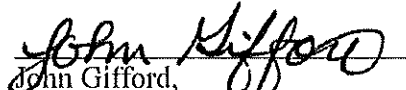
Legal Description: MOBBS SUBD BLOCK 1 LOT 7 OR 76 PG 510 OR 88 PG 579 OR 194 PG 649 OR 460 PG 1704 OR 523 PG 1521 OR 533 PG 1999(CD) OR 603 PG 1745 OR 1222 PG 1038 OR 1667 PG 244-ORDER TO CHANGE NAME OR 1771/475 and has Tax Parcel ID # 19-12-32-4400-00010-0070

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

City of Flagler Beach

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
		TOTAL	\$17.70



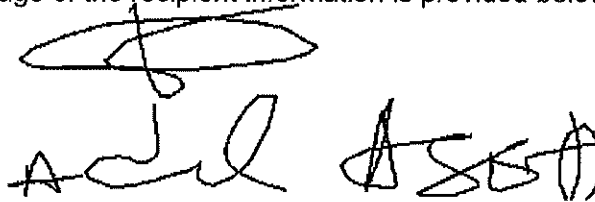
Mailer: City of Flagler Beach

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

USPS Tracking History	Location	Date / Time
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

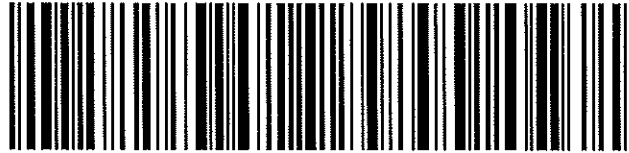


Recipient address:

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

USPS Tracking History	Location	Date / Time
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:

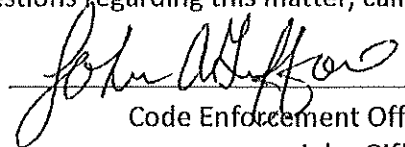
- ARTICLE I. - IN GENERAL
- Sec. 13-1. - Definition.

(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