



# Special Magistrate Hearing

## Code Enforcement Staff Findings

December 12, 2024

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**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.