

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Wednesday, November 12, 2025 AT 1:00 PM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

### **Town Hall Commission Chambers**

1. CALL TO ORDER
2. EXPLANATION OF PROCEEDINGS
3. SWEARING OF WITNESSES
4. APPROVAL OF MINUTES

A. October 14, 2025

5. VIOLATIONS

A. **CASE NO. CC-25-421**

Our Time 105A LLC

3212 S. Ocean Blvd 105-A

Highland Beach FL, 33487

PCN: 24-43-46-33-08-001-1050

Legal Description: SEAGATE OF HIGHLAND COND ONE APT 105-A

Code Sections: 30-122 (A) - Building Permits Required.

Violations: HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT. INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

B. **CASE NO. CC-25-388**

Raymond Van Duren

4216 S. Ocean Blvd

Highland Beach FL, 33487

PCN: 24-43-47-04-02-002-0041

Legal Description: BEL LIDO S 1/2 OF LT 4 BLK 2

Code Sections: 30-122 (B) - Expiration of building permit

Violations: Permit 24-484-G [INSTALL A 32KW GENERATOR] has expired

## **6. ADJOURNMENT**

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**NOTICE:** If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript) There may be one or more Town Commissioners attending the meeting.

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town Clerk's Office at 561-278-4548 at least five calendar days prior to the Hearing.

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**File Attachments for Item:**

A. October 14, 2025



## TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

Town Hall Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: October 14, 2025  
Time: 1:00 PM

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### 1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

### 2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

### 3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

### 4. APPROVAL OF MINUTES

#### A. August 12, 2025

Special Magistrate Wagner approved the minutes of August 12, 2025.

### 5. VIOLATIONS

#### A. CASE NO. CC-25-316

Carolyn Sheehy  
3015 S. Ocean Blvd 302  
Highland Beach FL, 33487  
PCN: 24-43-46-33-23-000-0302  
Legal Description: OCEAN DUNES COND UNIT 302

Code Sections: 30-122 (B) - Expiration of building permit

Violations: Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), the expiration of two building permits, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

**B. CASE NO. CC-25-311**

**Carolyn Sheehy  
3015 S. Ocean Blvd 302  
Highland Beach FL, 33487  
PCN: 24-43-46-33-23-000-0302  
Legal Description: OCEAN DUNES COND UNIT 302**

**Code Sections: 30-122 (B) - Expiration of building permit**

**Violations: Permit 24-444-BR(BATHROOM REMODELING) has expired.**

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given till November 13, 2025 to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), expiration of the bathroom remodeling permit, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

**C. CASE NO. CC-25-353**

**Sunny Bliss LLC  
3200 S. Ocean Blvd 202  
Highland Beach FL, 33487  
PCN: 24-43-46-33-45-000-2020  
Legal Description: 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202**

**Code Sections: 30-122 (A) - Building Permits Required**

**Violations: No permit issued for completed a/c changeout. APP 2879594 "submitted" only.**

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation remains, and the application was submitted and is now under plan review. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given fourteen days to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (A), they do not have a permit for their a/c changeout, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

**6. ADJOURNMENT**

The meeting adjourned at 1:11 PM.

**APPROVED:** November 13, 2025, Special Magistrate Hearing

ATTEST:

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Kevin Wagner,  
Code Enforcement Magistrate

Transcribed by  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

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11/12/2025

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

**File Attachments for Item:**

**A. CASE NO. CC-25-421**

Our Time 105A LLC3212 S. Ocean Blvd 105-AHighland Beach FL, 33487PCN: 24-43-46-33-08-001-1050Legal Description: SEAGATE OF HIGHLAND COND ONE APT 105-A

Code Sections: 30-122 (A) - Building Permits Required.

Violations: HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT. INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. C C - 2 5 - 4 2 1**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OUR TIME 105A LLC  
179 BEACH 138TH ST  
FAR ROCKAWAY NY 11694 1337

**Re: 3212 S OCEAN BLVD 105-A**, Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1050)

**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on *Wednesday, November 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (A)**, (Hot water heater changeout without a permit). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Compliance Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Compliance Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

## **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of October 2025.

---

Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052702309912128

9589 0710 5270 2309 9121 28

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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|                                                              |    |
|--------------------------------------------------------------|----|
| Certified Mail Fee                                           |    |
| \$                                                           |    |
| Extra Services & Fees (check box, add fee as appropriate)    |    |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage                                                      |    |
| \$                                                           |    |
| <b>Total</b>                                                 |    |
| \$                                                           |    |
| <b>Ser</b>                                                   |    |
| <b>Str</b>                                                   |    |
| <b>City</b>                                                  |    |

CC-25-421=NOH  
OUR TIME 105A LLC  
179 BEACH 138TH ST  
FAR ROCKAWAY NY 11694 1337



PS Form 3800, January 2010 PSN 7530-02-000-9001 See Reverse for Instructions



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-421

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Our Time 105A LLC  
179 Beach 138<sup>th</sup> st  
Far Rockaway NY 11694 1337

Re: 3212 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24434633080011050)

I, Adam Osowsky \_\_, being duly sworn, depose and say that:

1. I am a X Code Compliance Officer or \_\_\_\_\_ Clerk for the Town of Highland Beach.
2. I posted \_\_\_\_\_ the "Notice of Violation" or X the "Notice of Hearing/Appearance" X at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on October 28, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky  
Code Compliance Officer/Clerk

10/29/2025  
Date

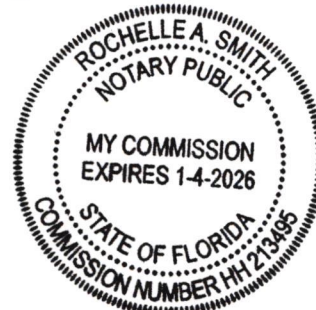
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or [ ] online notarization, this 29<sup>th</sup> day of October, 2025, by Adam Osowsky.

Notary Public, State of Florida  
My Commission Expires:

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced: ID

Rochelle A. Smith



www.highlandbeach.us  
Tel (561) 278-4540 • Fax (561) 278-2606



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. C C - 2 5 - 4 2 1

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OUR TIME 105A LLC  
179 BEACH 138TH ST  
FAR ROCKAWAY NY 11694 1337

Re: 3212 S OCEAN BLVD 105-A, Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1050)

**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on *Wednesday, November 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (A)**, (Hot water heater changeout without a permit). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Compliance Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Compliance Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

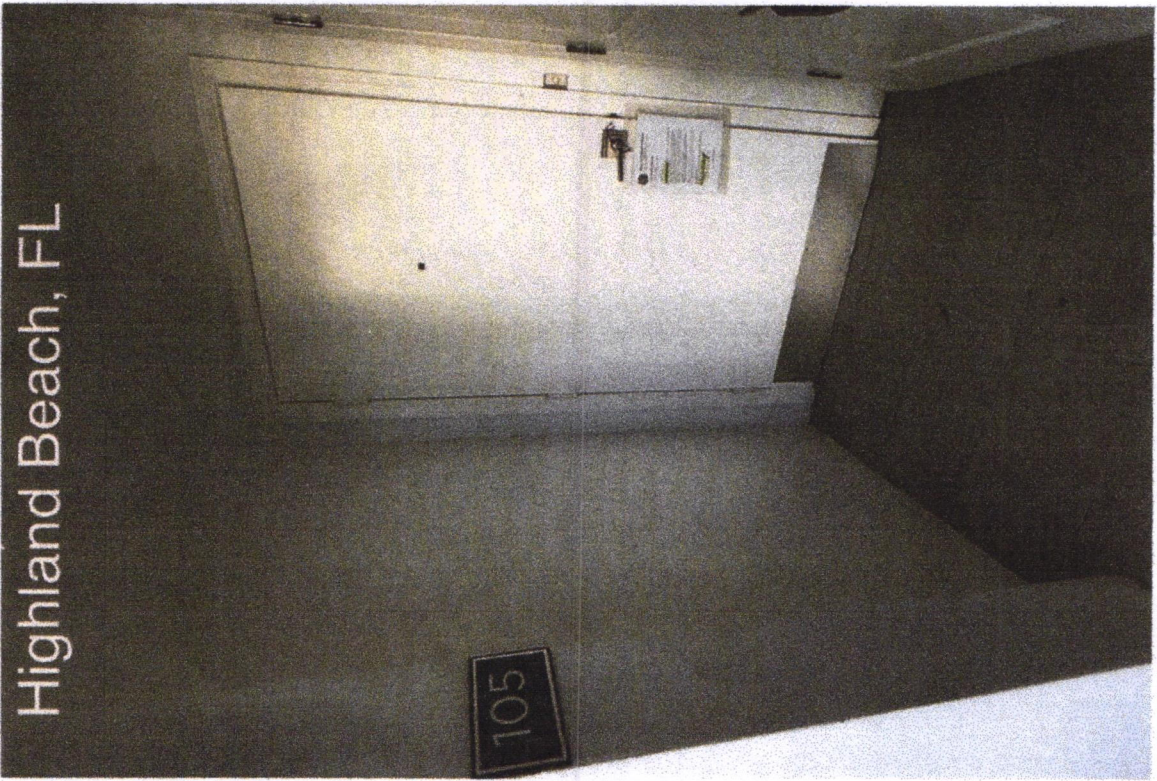
## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of October 2025.

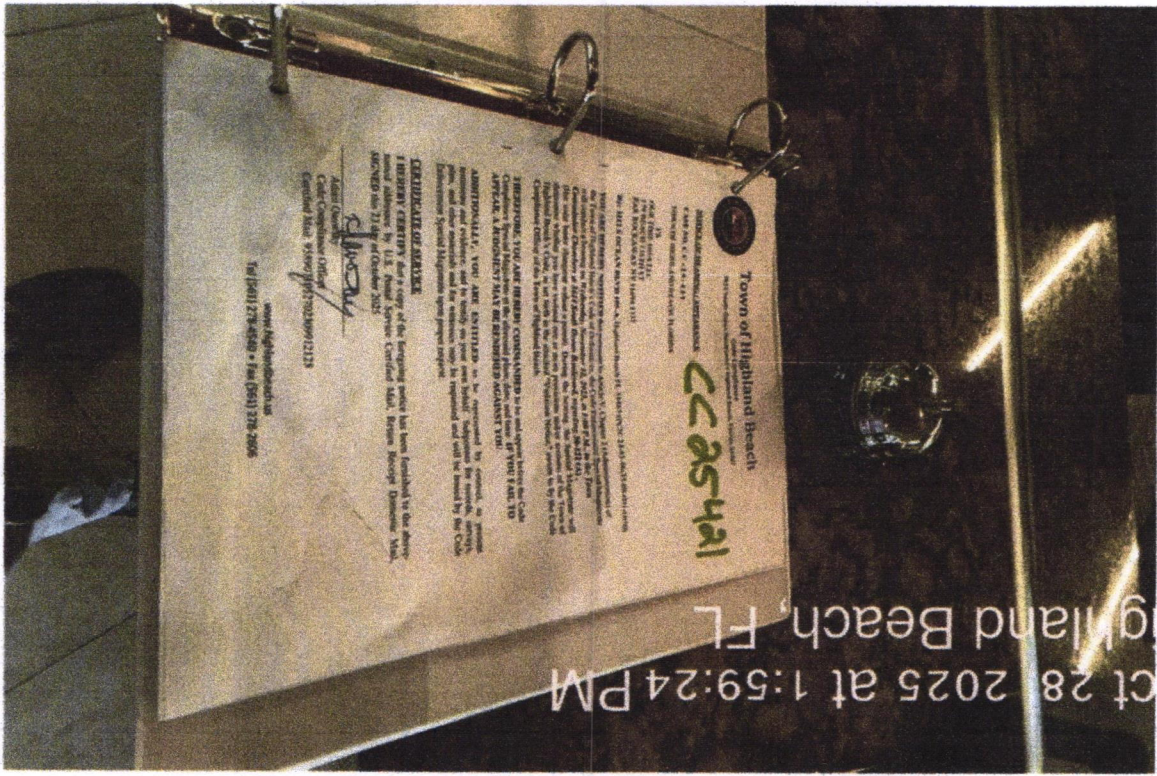
Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052702309912128

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4540 • Fax (561) 278-2606



Highland Beach, FL



ct 28 2025 at 1:59:24 PM  
Highland Beach, FL

### Property Detail

**Location Address :** 3212 S OCEAN BLVD 105-A  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-08-001-1050  
**Subdivision :** SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
**Official Records Book/Page :** 33658 / 1454  
**Sale Date :** 06/21/2022  
**Legal Description :** SEAGATE OF HIGHLAND COND ONE APT 105-A

### Owner Information

| Owner(s)          | Mailing Address                                  |
|-------------------|--------------------------------------------------|
| OUR TIME 105A LLC | 179 BEACH 138TH ST<br>FAR ROCKAWAY NY 11694 1337 |

### Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner               |
|------------|-----------|---------------|---------------|---------------------|
| 06/21/2022 | \$445,000 | 33658 / 01454 | WARRANTY DEED | OUR TIME 105A LLC   |
| 04/01/2016 | \$240,000 | 28214 / 00643 | WARRANTY DEED | TRIPODI DOMENICA &  |
| 01/01/1976 | \$41,000  | 02531 / 00061 | WARRANTY DEED | ANDERSON ANDREW D & |

### Exemption Information

No Exemption Information Available.

### Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1201  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

### Building Details

#### Structural Details

## Structural Element for Building 1

## Sketch for Building 1

|                    |                               |
|--------------------|-------------------------------|
| Name               | SEAGATE OF HIGHLAND 1-4 CONDO |
| Area               | 1201                          |
| Year Built         | 1970                          |
| No of Bedroom(s)   | 2                             |
| No of Bath(s)      | 2                             |
| No of Half Bath(s) |                               |
| Exterior Wall 1    | MSY: CB STUCCO                |
| Air Condition DESC | HTG & AC                      |
| Heat Type          | FORCED AIR DUCT               |
| Roof Structure     | STEEL FRAME OR TRUSS          |
| Roof Cover         | ROLLED COMPOSITION            |
| Interior Wall 1    | DRYWALL                       |
| Floor Type 1       | CARPETING                     |
| Floor Type 2       | CERAMIC/QUARRY TILE           |
| Stories            | 1                             |

No Image Found

## Subarea and Square Footage for Building 1

|                  |                |
|------------------|----------------|
| Code Description | square Footage |
| No data found    |                |

## Property Extra Feature

|                            |            |       |
|----------------------------|------------|-------|
| Description                | Year Built | Units |
| No Extra Feature Available |            |       |

## Property Land Details

|                           |             |        |       |
|---------------------------|-------------|--------|-------|
| Land Line #               | Description | Zoning | Acres |
| No Land Details Available |             |        |       |

## Appraisals

| Tax Year           | 2025      | 2024      | 2023      | 2022      | 2021      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$347,000 | \$440,000 | \$420,000 | \$339,000 | \$260,000 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$347,000 | \$440,000 | \$420,000 | \$339,000 | \$260,000 |

## Assessed and Taxable Values

| Tax Year         | 2025      | 2024      | 2023      | 2022      | 2021      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$347,000 | \$440,000 | \$420,000 | \$286,000 | \$260,000 |
| Exemption Amount | \$0       | \$0       | \$0       | \$0       | \$0       |
| Taxable Value    | \$347,000 | \$440,000 | \$420,000 | \$286,000 | \$260,000 |

## Taxes

| Tax Year       | 2025    | 2024    | 2023    | 2022    | 2021    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$5,499 | \$6,973 | \$6,715 | \$5,033 | \$4,407 |
| NON AD VALOREM | \$116   | \$107   | \$103   | \$100   | \$96    |
| TOTAL TAX      | \$5,615 | \$7,080 | \$6,818 | \$5,133 | \$4,503 |



# Town of Highland Beach

3616 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

## NOTICE OF VIOLATION

September 24, 2025

OUR TIME 105A LLC  
179 BEACH 138TH ST  
FAR ROCKAWAY NY, 11694

RE: Code Compliance Case No. CC-25-421

**Location:** 3212 S OCEAN BLVD, 105-A  
HIGHLAND BEACH, FL 33487

**Violation:**

HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT.

INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

**CORRECTION:**

Must obtain ALL required permits by September 30, 2025 to prevent further action! UPDATED 10/14/2025!

**30-122 (A) - Building Permits Required.**

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540

|                                                                                                  |                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br><i>Domestic Mail Only</i>       |                                                                                                                                                                                  |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |                                                                                                                                                                                  |
| <b>OFFICIAL USE</b>                                                                              |                                                                                                                                                                                  |
| Certified Mail Fee<br>\$ _____                                                                   | <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <b>MAILED</b><br/>         Postmark Here<br/> <b>SEP 16 2025</b> </div>                                      |
| Extra Services & Fees (check box, add fee as appropriate)                                        |                                                                                                                                                                                  |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ _____                                      |                                                                                                                                                                                  |
| <input type="checkbox"/> Return Receipt (electronic) \$ _____                                    |                                                                                                                                                                                  |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____                             |                                                                                                                                                                                  |
| <input type="checkbox"/> Adult Signature Required \$ _____                                       |                                                                                                                                                                                  |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____                            |                                                                                                                                                                                  |
| Postage<br>\$ _____                                                                              |                                                                                                                                                                                  |
| Total Postage and Fees<br>\$ _____                                                               |                                                                                                                                                                                  |
| Sent To<br>Street and Apt. No., c                                                                | <div style="border: 1px solid black; padding: 5px;"> <b>CC-25-421-NOV</b><br/> <b>OUR TIME 105A LLC</b><br/> <b>179 BEACH 138TH ST</b><br/> <b>FAR ROCKAWAY NY, 11694</b> </div> |
| City, State, ZIP+4®                                                                              |                                                                                                                                                                                  |
| PS Form 3800, January 2010                                                                       |                                                                                                                                                                                  |



Welcome, Adam Osowsky

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Description

Date Taken  
09/15/2025 14:13

Date Uploaded  
09/15/2025 14:13

Uploaded By  
Adam Osowsky

Is Photo of Record  
☒





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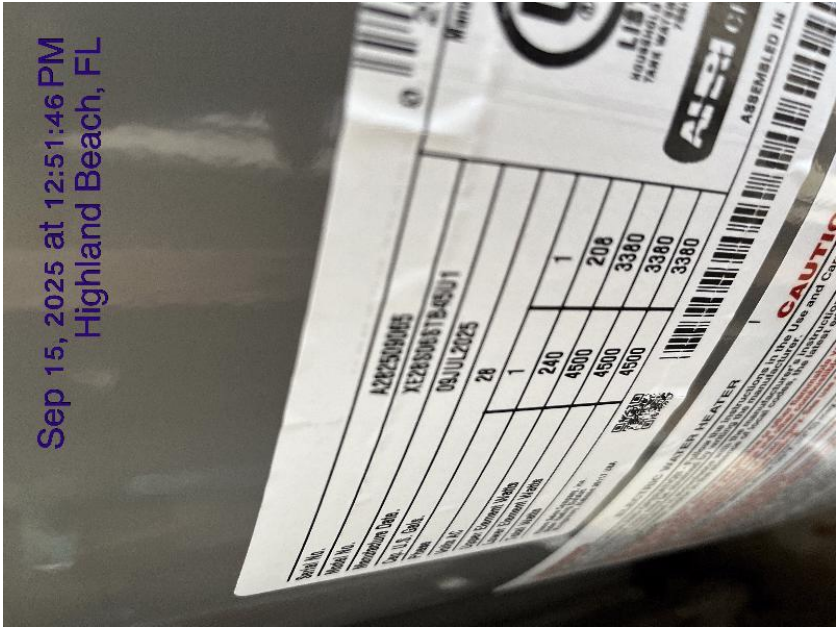
Description

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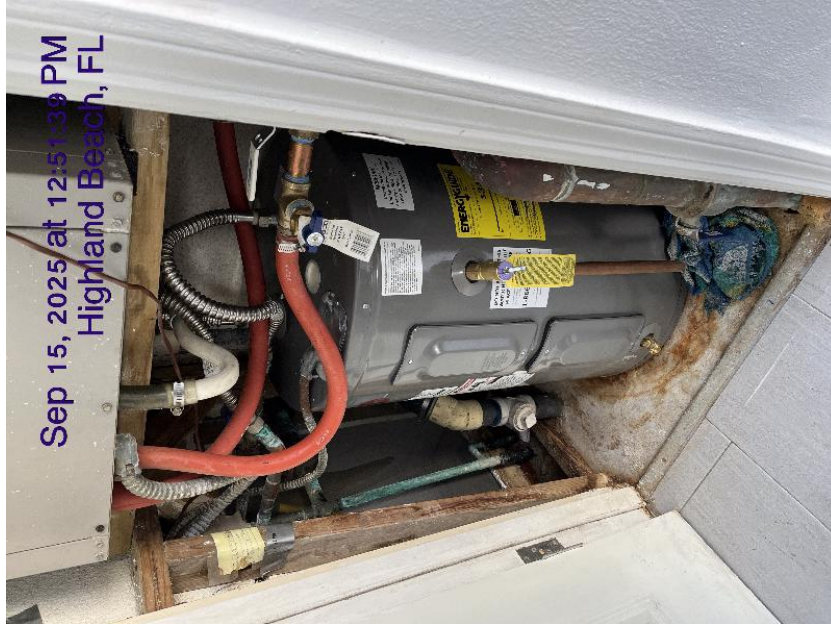
Description

Date Taken  
09/15/2025 14:13

Date Uploaded  
09/15/2025 14:13

Uploaded By  
Adam Osowsky

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Description

Date Taken  
09/15/2025 14:13

Date Uploaded  
09/15/2025 14:13

Uploaded By  
Adam Osowsky

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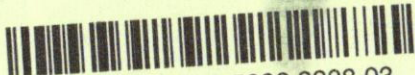


**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Number

CC-25-421=NOH  
OUR TIME 105A LLC  
179 BEACH 138TH ST  
FAR ROCKAWAY NY 11694 1337



9590 9402 9402 5002 3228 03

2. Article Number (Transfer from service label)

9589 0710 5270 2309 9121 28

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

☐ Agent☒ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

OCT 28 2025

## 3. Service Type

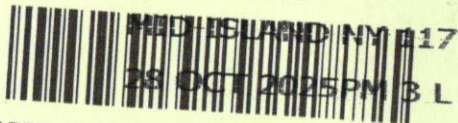
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Receipt

22

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9402 5002 3228 03

United States  
Postal Service

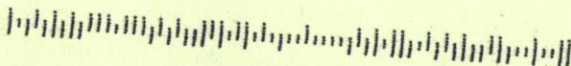
RECEIVED

OCT 31 2025

Town of Highland Beach, FL  
Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box\*

TOWN OF HIGHLAND BEACH  
CODE COMPLIANCE  
3616 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487



**File Attachments for Item:**

**B. CASE NO. CC-25-388**

Raymond Van Duren 4216 S. Ocean Blvd Highland Beach FL, 33487 PCN: 24-43-47-04-02-002-0041 Legal Description: BEL LIDO S 1/2 OF LT 4 BLK 2

Code Sections: 30-122 (B) - Expiration of building permit

Violations: Permit 24-484-G [INSTALL A 32KW GENERATOR] has expired



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. C C - 2 5 - 3 8 8**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.  
RAYMOND VAN DUREN

PO BOX 510

RAMSEY NJ 07446 0510

Re: 4216 S OCEAN BLVD., Highland Beach FL 33487 (PCN:  
24-43-47-04-02-002-0041)

**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on *Wednesday, November 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit 24-484-G [INSTALL A 32KW GENERATOR] has expired). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

## **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27 day of October 2025.

---

Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052702309912159

9589 0710 5270 2309 9121 59

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Extra Services & Fees (check box, add fee as appropriate)

- |                                                              |    |  |
|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postage

\$

Total Postage

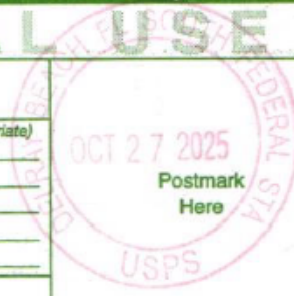
\$

Sent To

Street and Ap

City, State, Zi

CC-25-388=NOH\*  
VAN DUREN RAYMOND  
PO BOX 510  
RAMSEY NJ 07446 0510



PS Form 3800

See reverse for instructions

Tracking Number:

**9589071052702309912159**



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Your item was picked up at the post office at 9:27 am on October 30, 2025 in MAHWAH, NJ 07430.

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**Delivered, Individual Picked Up at Post Office**

MAHWAH, NJ 07430

October 30, 2025, 9:27 am

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Product Information



See Less ^

## Property Detail

**Location Address :** 4216 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-04-02-002-0041  
**Subdivision :** BEL LIDO IN  
**Official Records Book/Page :** 04556 / 1382  
**Sale Date :** 05/01/1985  
**Legal Description :** BEL LIDO S 1/2 OF LT 4 BLK 2

## Owner Information

### Owner(s)

VAN DUREN RAYMOND

### Mailing Address

PO BOX 510  
RAMSEY NJ 07446 0510

## Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner             |
|------------|-----------|---------------|---------------|-------------------|
| 05/01/1985 | \$168,000 | 04556 / 01382 | WARRANTY DEED | VAN DUREN RAYMOND |

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 4566  
**Acres :** .17  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

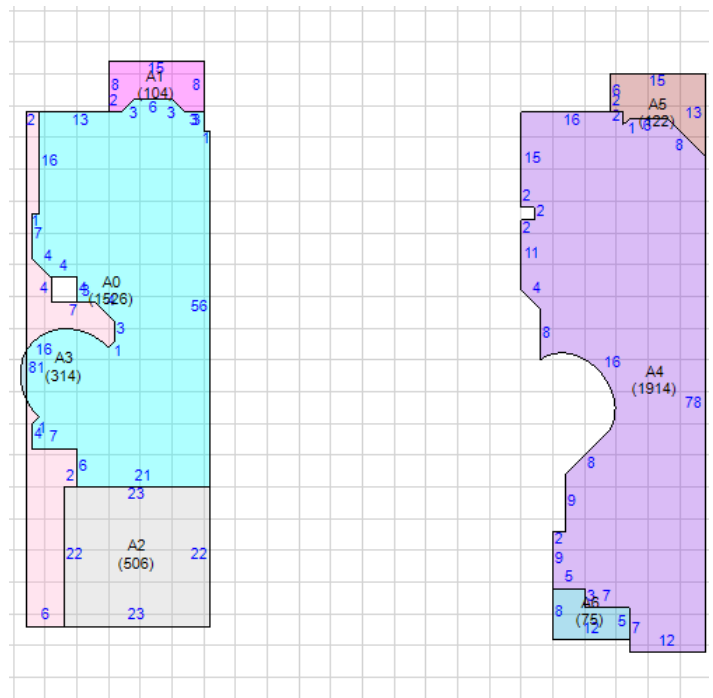
## Building Details

### Structural Details

#### Structural Element for Building 1

|                     |                 |
|---------------------|-----------------|
| Bldg Type           | TWNHS-VILLA     |
| Exterior Wall 1     | MSY: CB STUCCO  |
| Year Built          | 1991            |
| Air Condition Desc. | HTG & AC        |
| Heat Type           | FORCED AIR DUCT |
| Heat Fuel           | ELECTRIC        |
| Bed Rooms           | 4               |
| Full Baths          | 3               |
| Half Baths          | 1               |
| Exterior Wall 2     | NONE            |
| Roof Structure      | WOOD TRUSS      |
| Roof Cover          | CONCRETE TILE   |
| Interior Wall 1     | DRYWALL         |
| Interior Wall 2     | N/A             |
| Floor Type 1        | CARPETING       |
| Floor Type 2        | MARBLE          |
| Stories             | 2               |

#### Sketch for Building 1



#### Subarea and Square Footage for Building 1

| Code Description         | square Footage |
|--------------------------|----------------|
| FUS Finished Upper Story | 1919           |

|                          |      |
|--------------------------|------|
| BAS Base Area            | 1531 |
| FUS Finished Upper Story | 75   |
| FOP Finished Open Porch  | 309  |
| FOP Finished Open Porch  | 104  |
| FOP Finished Open Porch  | 122  |
| FGR Finished Garage      | 506  |
| Total Square Footage     | 4566 |
| Area Under Air           | 3525 |

### Property Extra Feature

| Description      | Year Built | Units |
|------------------|------------|-------|
| Boat Dock        | 1991       | 182   |
| Boat Lift        | 2000       | 1     |
| Patio            | 1991       | 453   |
| Patio            | 1991       | 334   |
| Pool - In-Ground | 1991       | 1     |
| Bbq              | 2016       | 1     |

### Property Land Details

| Land Line # | Description        | Zoning | Acres  |
|-------------|--------------------|--------|--------|
| 1           | INTRACOASTAL CANAL | RML    | 0.1723 |

### Appraisals

| Tax Year           | 2025        | 2024        | 2023        | 2022        | 2021        |
|--------------------|-------------|-------------|-------------|-------------|-------------|
| Improvement Value  | \$361,107   | \$361,796   | \$366,695   | \$306,684   | \$483,286   |
| Land Value         | \$1,260,472 | \$1,130,078 | \$1,086,614 | \$924,770   | \$529,000   |
| Total Market Value | \$1,621,579 | \$1,491,874 | \$1,453,309 | \$1,231,454 | \$1,012,286 |

### Assessed and Taxable Values

| Tax Year         | 2025        | 2024        | 2023        | 2022        | 2021        |
|------------------|-------------|-------------|-------------|-------------|-------------|
| Assessed Value   | \$1,482,089 | \$1,347,354 | \$1,224,867 | \$1,113,515 | \$1,012,286 |
| Exemption Amount | \$0         | \$0         | \$0         | \$0         | \$0         |
| Taxable Value    | \$1,482,089 | \$1,347,354 | \$1,224,867 | \$1,113,515 | \$1,012,286 |

### Taxes

| Tax Year       | 2025     | 2024     | 2023     | 2022     | 2021     |
|----------------|----------|----------|----------|----------|----------|
| AD VALOREM     | \$24,369 | \$22,264 | \$21,060 | \$19,019 | \$17,159 |
| NON AD VALOREM | \$116    | \$107    | \$103    | \$100    | \$96     |
| TOTAL TAX      | \$24,485 | \$22,371 | \$21,163 | \$19,119 | \$17,255 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpao.gov](http://www.pbcpao.gov)



# Town of Highland Beach

3616 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

## NOTICE OF VIOLATION

August 28, 2025

RAYMOND VAN DUREN  
PO BOX 510  
RAMSEY NJ, 07446

RE: Code Compliance Case No. CC-25-388

**Location:** 4216 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation:**

Permit 24-484-G [INSTALL A 32KW GENERATOR] has expired.

**Correction**

Contact permitting 561 278 4540 to complete this project by September 28, 2025!

**30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540

9589 0710 5270 1731 5667 32

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Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.40

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 2.78

Total Postage and Fee \$ 10.48

Sent To **CC-25-388\* nov**  
**RAYMOND VAN DUREN**  
**PO BOX 510**  
**RAMSEY NJ, 07446**

Street and  
 City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Victor Barcelona ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
Victor Barcelona

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

CC-25-388\* nov  
 RAYMOND VAN DUREN  
 PO BOX 510  
 RAMSEY NJ, 07446

  
 9590 9402 8110 2349 4720 43

2. Article Number (Transfer from service label)  
 9589 0710 5270 1731 5667 32

3. Service Type

|                                                                        |                                                                     |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |                                                                     |
| <input type="checkbox"/> Insured Mail                                  |                                                                     |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |                                                                     |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt