

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, November 12, 2024 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

Town Hall Commission Chambers

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

A. October 08, 2024

5. **VIOLATIONS**

A. **CASE NO. 2023-12-017**

Extension Request

STEPHEN & MARLA GARCHIK,

2474 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-09-000-0131

Legal Description: BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

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

Violations: Pergola built without an issued permit.

B. **CASE NO. CC-24-349**

Boca Highland Center Inc.

4801 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-47-09-00-001-0100

Legal Description: 9-47-43, PT OF N 1/2 OF GOV LTS 1 & 2 & PT BET F/K/A LAGOON IN TRS DEEDS 20336, 20325 & 20534 AS IN OR3861P457(LESS OR3763PGS1106 & 1108) K/A ENTRANCEWAY, SOUTH MARINA, BEACH CLUB PAR & RDWYS 1, 2 & 4 & MARINAPARKING IN OR6669 P867

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

Violations: Permit E22-0105 Electrical subpermit for docks expired.

C. CASE NO. CC-24-363

Janet Martin
3015 S. Ocean Blvd 202
Highland Beach FL, 33487
PCN: 24-43-46-33-23-000-0202

Legal Description: OCEAN DUNES COND UNIT 202

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

Violations: Permit AC24-0018 AC CHANGE OUT permit expired.

D. CASE NO. CC-24-379

Gail Palestrini
4301 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-003-0220

Legal Description: BEL LIDO LT 22 BLK 3

Code Sections: 17-3 - Nuisance. Generally; declared unlawful, 6-130 - Maintenance: Seawall / Bulkhead, 6-29. - Property Maintenance Code

Violations: Dock in disrepair.

6. ADJOURNMENT

Any person that decides to appeal any decision made by the Special Magistrate Hearing with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

**Date: October 08, 2024
Time: 1:00 PM**

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

Ms. DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. None

5. VIOLATIONS

A. CASE NO. CC-24-249

**Gail Palestrini
4301 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-003-0220**

Legal Description: BEL LIDO LT 22 BLK 3

Code Sections: IPMC 303.1 - Swimming pools.

Violations: Pool water is dirty and unmaintained.

Special Magistrate Wagner opened hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, photos, supporting documents, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day 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 Code Section IPMC 303.1 specifically the swimming pool not being properly maintained, the respondent has 14 days, October 23, 2024, to bring the property into compliance or be fined in the amount of \$250 per day and assess prosecution costs in the amount of \$250.

B. CASE NO. CC-24-280

David C Joseph Jr.
1100 Highland Beach Dr. A
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0152

Legal Description: BEL LIDO SLY 110.41 FT OF LT 15 BLK 2

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

Violations: Construction work started without an issued permit: Pavers, fence, electrical, dock/seawall. pool demo, plumbing etc.

Special Magistrate Wagner opened hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day 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, David Joseph, was present and gave testimony on the violation.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 (A) Building Permits Required for the construction started without a permit, the pavers, fence, electrical, dock/seawall, pool demolition, and plumbing. The

respondent has 30 days, November 08, 2024, to bring the property into compliance or be fined in the amount of \$250 per day and assess prosecution costs in the amount of \$250.

C. CASE NO. CC-24-312

Bettye Wolf
4740 S. Ocean Blvd. 1010
Highland Beach FL, 33487
PCN: 24-43-47-09-08-000-1010

Legal Description: BRAEMAR ISLE COND UNIT 1010

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

Violations: Permit PWH23-0031 expired. Missing final inspection.

Special Magistrate Wagner opened hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day 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 Code Section 30-122 (B) expiration of building permit for a water heater, the respondent has 14 days, October 23, 2024, to bring the property into compliance or be fined in the amount of \$250 per day and assess prosecution costs in the amount of \$250.

D. CASE NO. CC2023-05-035
Fine Reduction Hearing

Jordan Cohen
1119 Highland Beach Dr. 2
Highland Beach FL, 33487
PCN:24-43-47-04-02-002-0212

Legal Description: BEL LIDO TH PT OF LT 21 K/A NORTH UNIT BLDG 1 BLK 2

Code Sections: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental.

Special Magistrate Wagner opened hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent only contacted the Town after the foreclosure process was started against the lien on the property to request a lien reduction hearing. The property was in violation for 42 days and the fine total is \$10,500.

The respondent, Jordan Cohen, was present and gave testimony on the violation.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$1,050 to be paid by November 08, 2024, or revert to the original amount of \$10,500.

E. CASE NO. CC2022-10-020
Fine Reeducation Hearing

Jordan Cohen
1119 Highland Beach Dr. 3
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0214
Legal Description: BEL LIDO TH PT OF LT 21 K/A WEST UNIT BLDG 2 BLK 2

Code Sections: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental.

Special Magistrate Wagner opened hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent only contacted the Town after the foreclosure process was started against the lien on the property to request a lien reduction hearing. The property was in violation for 255 days and the fine total is \$63,750.

The respondent, Jordan Cohen, was present and gave testimony on the violation.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$6,375 to be paid by November 08, 2024, or revert to the original amount of \$63,750.

F. CASE NO. CC2022-10-014
Fine Reduction Hearing

Jordan Cohen
1123 Highland Beach Dr. 3
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0223
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNIT 3 BLK 2

Code Sections: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental.

Special Magistrate Wagner opened hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent only contacted the Town after the foreclosure process was started against the lien on the property to request a lien reduction hearing. The property was in violation for 255 days and the fine total is \$63,750.

The respondent, Jordan Cohen, was present and gave testimony on the violation.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$6,375 to be paid by November 08, 2024, or revert to the original amount of \$63,750.

5. ADJOURNMENT

The meeting adjourned at 1:32 P.M.

APPROVED: November 12, 2024, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

11/12/2024

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.municodem meetings.com/>.

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

STEPHEN & MARLA GARCHIK
2474 S. Ocean Boulevard
Highland Beach, FL 33487

Case No: 2023-12-017

PCN: 24-43-46-28-09-000-0131

Respondents.

LEGAL: BYRD BEACH LT 13A (LESS N 10
FT) AND LT 14A


ORDER GRANTING EXTENSION

THIS MATTER having come before the Code Enforcement Board on July 9, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

1. On March 12, 2024, the Board entered an Order Finding Violation finding Respondents in violation of Section 30-122(A) of the Town Code of Ordinances for the installation of a pergola without a building permit and ordering compliance by May 11, 2024.
2. Respondents requested an extension of time for compliance.
3. Respondents were present and represented by an attorney.
4. The testimony and evidence presented at the hearing demonstrated good cause for the extension.

IT IS HEREBY ORDERED that Respondents request for extension is GRANTED and Respondents shall comply with the Town Code **by October 10, 2024.**

DONE AND ORDERED this 7th day of July, 2024.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item A.

NOTICE OF HEARING

CASE NO. CC2023-12-017

Date: June 3, 2024

**MARLA & STEPHEN GARCHIK
2474 S OCEAN BLVD
HIGHLAND BEACH, FL 33487**

RE: 2474 S Ocean Blvd., Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to your Request, the Code Enforcement Board will be conducting a hearing on *Tuesday, July 9, 2024, at 1:00 P.M.*
The hearing will be held in the town commission chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

Adam Osowsky
Code Compliance Officer
aosowsky@highlandbeach.us

Adam Osowsky

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, June 3, 2024 11:46 AM
To: Adam Osowsky
Cc: Ingrid Allen
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Hey Adam. Just following up on this. Please let me know about scheduling with the Code Enforcement Board.

Thanks,
 Michael

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Thursday, May 30, 2024 6:51 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Ingrid Allen <iallen@highlandbeach.us>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

Hey Adam. Thanks again for the call this morning. As discussed, I am sending this email to you to request an extension from the Code Enforcement Board on the duration for the property to achieve compliance by obtaining a building permit for the accessory structure (gazebo).

As the email chains below and attached illustrate, the property owner submitted the code interpretation appeal in mid-March, but there were some hiccups with the Town's online portal, and so that took up a few days. Then after about a month, a month during which we were expecting a date for the Board of Adjustment and Appeals hearing to be scheduled, we received comments from Planning staff. We were not allowed to schedule the Board meeting until the comment was resolved and that took a few days because it involved edits by the surveyor.

Now that the Clerk has been attempting to schedule the Board meeting, she has not been able to establish a quorum and the June date has been ruled out already. We are hoping for July date.

We have been ready for the Board hearing for weeks now and establishing a quorum has pushed us past the initial date for compliance. As such, we respectfully request for an extension from the Code Enforcement Board so that the Board of Adjustment and Appeals hearing made be conducted.

Thank you,
 Michael



MICHAEL MARSHALL PARTNER
 Michael.Marshall@nelsonmullins.com
 100 S.E. 3RD AVENUE | SUITE 2700
 FORT LAUDERDALE, FL 33394
 T 954.745.5248 F 954.761.8135

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Tuesday, May 21, 2024 10:23 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

Michael:

The Clerk is still working on establishing a quorum, she advised me that several Board members are out of Town, and some will not be available during the summer. That said, please provide your availability for a late June to mid-July meeting. Are there any dates during this timeframe that will not work for you? Kindly advise so that I can pass along to the Clerk. Note that previous Board meetings were held at 9:30am

Thank you.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Ingrid Allen
Sent: Wednesday, May 15, 2024 12:24 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

I was advised by the Town Clerk that there is NOT a quorum for a June 10th meeting. The Clerk will be providing the Board with additional meeting dates and as soon as a quorum is met, I will advise you accordingly.



Sincerely,
Ingrid Allen
 Town Planner

Town of Highland Beach
 3614 S. Ocean Boulevard
 Highland Beach FL 33487
 (561) 278-4540 Office (option 3)
 (561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Ingrid Allen
Sent: Tuesday, May 14, 2024 8:44 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

FYI, I was advised by the Town Clerk on 5-10-24 that she canvassed the Board of Adjustment and Appeals for a June 10th meeting. She has not yet advised me if a quorum was reached. I emailed her the morning for an update. I will advise you accordingly.



Sincerely,
Ingrid Allen
 Town Planner

Town of Highland Beach
 3614 S. Ocean Boulevard
 Highland Beach FL 33487
 (561) 278-4540 Office (option 3)
 (561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Ingrid Allen
Sent: Monday, May 6, 2024 3:01 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In your response document that was uploaded to the portal on 4-26-24, you indicate that the structure is an open-walled, roofed accessory structure. For consistency purposes, I would suggest you use the same terminology when labeling it on the survey. Please add the "x" dimension in red as provided in your snippet, it is hard to see 4 foot setback on the survey.



Sincerely,
Ingrid Allen
 Town Planner

Town of Highland Beach
 3614 S. Ocean Boulevard
 Highland Beach FL 33487
 (561) 278-4540 Office (option 3)
 (561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

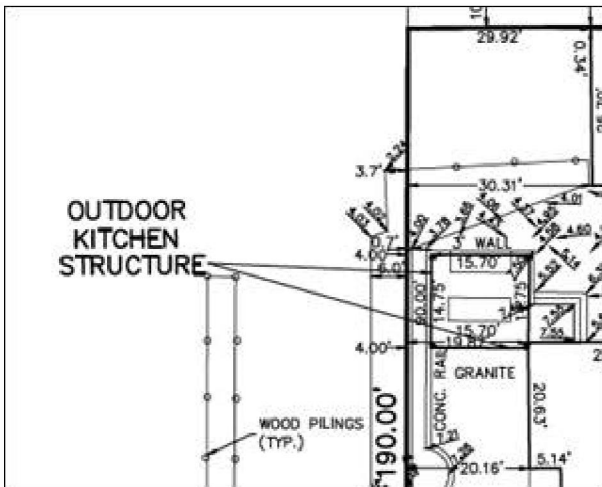
From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, May 6, 2024 2:04 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Okay. Thanks, Ingrid. For Jeff's benefit, in order to properly mimic the snippet in my email below, then he needs to add the side setback dimension (the "y" dimension in my snippet, which isn't an issue) and call the structure "accessory structure" rather than "outdoor kitchen structure." Is that correct?

The 4-foot rear setback is shown on the survey already.

Please let us know. Thanks.

Michael



From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Monday, May 6, 2024 1:52 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In response to your email below, the snippet you provide below should work, please upload the revised survey to the portal. I see that a survey was uploaded to the portal on 5-6-24; however, it does not mimic your snippet below.

I received the labels today.



Sincerely,
Ingrid Allen
 Town Planner

Town of Highland Beach
 3614 S. Ocean Boulevard
 Highland Beach FL 33487
 (561) 278-4540 Office (option 3)
 (561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>

Sent: Thursday, May 2, 2024 5:05 PM

To: Ingrid Allen <iallen@highlandbeach.us>

Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>

Subject: 2474 South Ocean - Project Number PZ-24-2

Hey Ingrid. I just wanted to follow up on the call from yesterday. As I was explaining on the phone, we are simply trying to ensure that we are providing you with the exact information that you've requested in the review comment. As you know, we need to schedule this Board hearing to resolve the appeal or variance asap.

Your review comments are as follows:

1. Survey uploaded indicates "added screened enclosure;" however, such screen enclosure is not labeled on the survey. Please label accordingly.
2. While you submitted 31 pages of technical drawings and 2 pages from Cronin Engineering, I don't see the actual dimensions of the structure including total square footage on either document. Please provide a scaled plan that reflects the location and dimensions of the structure including required and proposed setbacks. In addition, provide a dimensioned detail sheet for the structure.
3. Drop off to the Building Department, two (2) sets of 500 foot labels, 500 ft address list and 500 ft radius map from the Palm Beach County Property Appraiser.

Regarding number 1, and as stated in our prior response to staff comments, we have asked the surveyor (Jeff Wagner, who is copied) to remove the "added screened enclosure) notation.

Regarding number 2, please see that the actual dimensions of the structure on shown on the signed and sealed survey that has been provided (attached). The structure is 15.70 feet x 14.75 feet. As such, the area of the structure is 231.575. We will add the area to the survey as shown in the snippet below. **Please confirm this will satisfy your comment.**

Also, the attached survey is a signed and sealed survey that is scaled at 1 inch = 20 feet. The Graphic Scale is already provided on the survey. **Please confirm this satisfies your comment.**

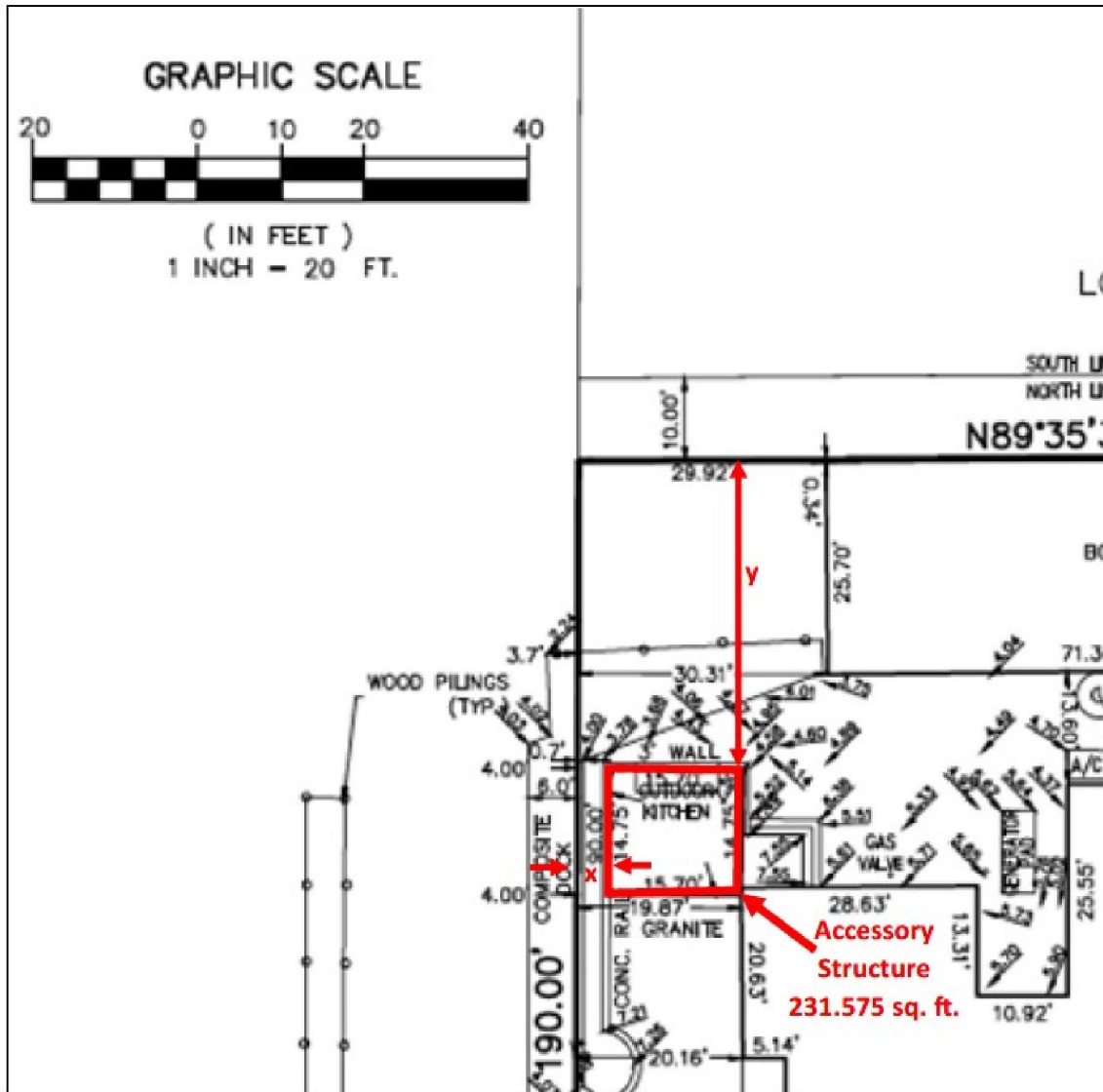
The attached survey also illustrates the location of the accessory structure, although it may have been obvious. In the snippet below, I have show the structure in red and also indicated the side and rear setback distances (the "x" and "y" dimensions). We have asked Jeff to provide us with those setback dimensions. We have also asked that Jeff label the structure as an "accessory structure." **Please confirm this will satisfy your comment.**

Regarding the required setbacks, that is the issue on appeal and at this time we do not believe a setback requirement is applicable.

Finally, regarding number 3, we have received the mailing labels, address list, and 500 foot radius map from the Property Appraiser. The materials are being shipped to the Building Department via FedEx this evening.

Thanks again and please let me know that the revisions the survey (as shown below) adequately address your comment so that we can provide proper direction to Jeff.

Michael



Michael Marshall

O: 954-745-5248 C: 954-296-2862
michael.marshall@nelsonmullins.com

Confidentiality Notice

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone (800-237-2000) or reply to this e-mail and delete all copies of this message.

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

STEPHEN & MARLA GARCHIK
2474 S. Ocean Boulevard
Highland Beach, FL 33487

Case No: 2023-12-017

PCN: 24-43-46-28-09-000-0131

Respondents.

LEGAL: BYRD BEACH LT 13A (LESS N 10
FT) AND LT 14A

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on March 12, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondents are the owners of the property located at 2474 South Ocean Boulevard, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondents that they were in violation of Section 30-122(A) of the Town Code of Ordinances for the installation of a pergola without a building permit.
3. Respondents' attorney and property manager were in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondents are in violation of Section 30-122(A) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondents remain in violation of the Code sections cited above.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondents shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondents shall comply with the Town Code within sixty (60) days of the date of the hearing **or by May 11, 2024.**

b. Should Respondents fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondents for each day the Property remains in violation past the date set for compliance.

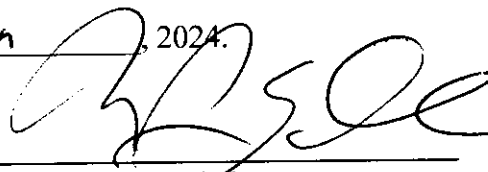
c. No further action shall be required for the entry of such fine.

2. Respondents are further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondents violate the same code section cited herein, such reoccurrence may subject the Respondents to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondents may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondents do so within sixty (60) days from the date this Order was executed. If Respondents fail to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondents. If such a hearing is requested, the Town shall notify Respondents of the hearing date by regular and certified mail. Respondents are not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondents shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 12 day of March, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik
2474 S. Ocean Blvd.
Highland Beach FL 33487

Re: 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

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 Board will be conducting a Code Enforcement Board meeting on ***Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding Pergola built without an issued permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to 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 Board 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 Board 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 4838

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ 4.40 Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.65 <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 \$ 68 Total Postage and Fees \$ 8.73	
Sent Street City,	
Stephen & Marla Garchik 2474 S OCEAN BLVD Boca Raton, FL 33487 CC2023-12-017	
See Reverse for Instructions	

Property Detail

Location Address : 2474 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0131
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 29680 / 1581
Sale Date : FEB-2018
Legal Description : BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

Owner Information

Owner(s)	Mailing Address
GARCHIK STEPHEN GARCHIK MARLA &	2474 S OCEAN BLVD HIGHLAND BEACH FL 33487 1809

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2018	\$10	29680 / 01581	WARRANTY DEED	GARCHIK STEPHEN &
FEB-2018	\$8,417,500	29680 / 01579	WARRANTY DEED	GARCHIK STEPHEN &
OCT-2003	\$10	16623 / 00686	DEED OF TRUST	CHAIFETZ JILL B TRUST
OCT-2003	\$10	16623 / 00683		
AUG-2000	\$7,000,000	11965 / 01896	WARRANTY DEED	CHAIFETZ RICHARD A &
MAY-1999	\$6,500,000	11119 / 01505	WARRANTY DEED	SIMON ARNOLD & DEBRA
MAY-1996	\$625,000	09288 / 01017	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
GARCHIK MARLA &	2024	HOMESTEAD
GARCHIK MARLA &	2024	ADDITIONAL HOMESTEAD
GARCHIK STEPHEN	2024	HOMESTEAD
GARCHIK STEPHEN	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 18502
Acres : 0.5520
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$6,735,824	\$5,558,451	\$5,430,233	\$5,161,802	\$5,162,048
Land Value	\$4,750,008	\$4,318,125	\$3,450,000	\$3,000,000	\$3,450,000
Total Market Value	\$11,485,832	\$9,876,576	\$8,880,233	\$8,161,802	\$8,612,048

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$8,817,730	\$8,524,349	\$8,276,067	\$8,161,802	\$8,612,048
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,767,730	\$8,474,349	\$8,226,067	\$8,111,802	\$8,562,048

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$140,350	\$139,052	\$139,611	\$140,392	\$150,092
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$140,538	\$139,236	\$139,789	\$140,565	\$150,267

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik
2474 S. Ocean Blvd.
Highland Beach FL 33487

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

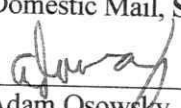
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding Pergola built without an issued permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to 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 Board 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 Board 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582





Town of Highland Beach

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

December 27, 2023

GARCHIK MARLA & GARCHIK STEPHEN
2474 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-017

STEPHEN & MARLA GARCHIK,

Location : 2474 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation=Pergola built without an issued permit.

Correction= Must obtain ALL required permits 1/10/2024.

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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can 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, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

7021 0950 0000 8687 2049

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

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
Return Receipt (hardcopy)	\$ 3.55
<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	\$ 1.66
Total Postage and Fees	\$ 8.52
Sent To	Garchik NOV 23 12 17
Street and Apt. No., or PO Box No.	2474 Ocean Blvd
City, State, ZIP+4®	HB FL 33487

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, Domestic Return Receipt; attach PS Form 3811 to your mailpiece;

- for an electronic return receipt, see [usps.com](#) for assistance. To receive return receipt for no additional fee, present the USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

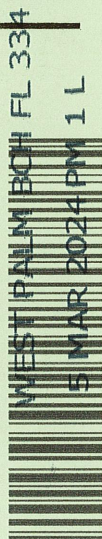
IMPORTANT: Save this receipt for your records.

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

<p>PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.</p>		
<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p>Garchik NOV 23 12 17 2474 Ocean Blvd HB FL 33487</p> <p>2. Article Number (Transfer from service label)</p> <p>7021 0950 0000 8687 2049</p>		<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature</p> <p>X <i>M. Garchik</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>12/29/23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>

<p>USPS TRACKING #</p> <p>9590 9402 7309 2028 7526 90</p>		<p>First-Class Mail</p> <p>Postage & Fees Paid</p> <p>USPS</p> <p>Permit No. G-10</p>
<p>RECEIVED</p> <p>JAN 01 2024</p> <p>Town of Highland Beach, FL</p> <p>Town Clerk's Office</p>	<p>United States Postal Service</p> <p>• Sender: Please print your name, address, and ZIP+4® in this box •</p> <p>TOWN OF HIGHLAND BEACH</p> <p>CODE COMPLIANCE</p> <p>3616 S OCEAN BLVD</p> <p>HIGHLAND BEACH, FL 33487</p>	

USPS TRACKING #



9590 9402 5751 0003 2511 02

United States
Postal Service

RECEIVED

MAR 08 2024

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
Attn: Clerk's Office
3614 S. Ocean Boulevard
Highland Beach, FL 33487

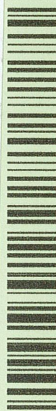
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Addressed to:

Stephen & Marla Garchik
2474 S OCEAN BLVD
Boca Raton, FL 33487
CC2023-12-017



9590 9402 5751 0003 2511 02

2. Article Number (Transfer from service label)

7021 1970 0002 3025 4838

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☒ Agent ☐ Addressee

B. Received by (Printed Name) B/S/24 C. Date of Delivery

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

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
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-349

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4801 S OCEAN BLVD
Highland Beach FL, 33487

Re: 4801 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-09-00-001-0100)

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 ***Tuesday, November 12, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.***

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.

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

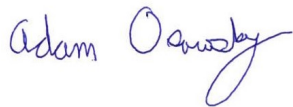
Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work 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. More specifically Permit E22-0105 Electrical subpermit for docks expired. Correction Must contact permitting at 561 278 4540 to re instate/obtain ALL required permits by October 1, 2024.

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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of October 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410061701

9589 0710 5270 1410 0654 40

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

\$

Total Postage and Fees

\$

Sent To

BOCA HIGHLAND BEACH CLUB AND MARINA, INC.

Kaye Bender Rembaum, P.L.

1200 Park Central Blvd South

Pompano Beach, FL 33064

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

m.B.

Property Detail**Item B.**

Location Address : 4801 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-001-0100
Subdivision :
Official Records Book/Page : 03861 / 0457
Sale Date : JAN-1983
9-47-43, PT OF N 1/2 OF GOV LTS 1 & 2 & PT BET F/K/A LAGOON IN TRS DEEDS 20336, 20325 & 20534 AS IN OR3861P457
Legal Description : (LESS OR3763PGS1106 & 1108) K/A ENTRANCEWAY, SOUTH MARINA, BEACH CLUB PAR & RDWYS 1, 2 & 4 & MARINA PARKING IN OR6669 P867

Owner Information**Owner(s)**

BOCA HIGHLAND CENTER INC

Mailing Address4801 S OCEAN BLVD
HIGHLAND BEACH FL 33487 5305**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1983	\$100	03861 / 00457	QUIT CLAIM	BOCA HIGHLAND CENTER INC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 6.57
Property Use Code : 0900—RESIDENTIAL COMMON AREA/ELEMENT
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$0	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpap.gov



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

NOTICE OF VIOLATION

September 10, 2024

BOCA HIGHLAND CENTER INC
4801 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-349

Location: 4801 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically Permit E22-0105 Electrical subpermit for docks expired. Correction Must contact permitting at 561 278 4540 to re instate/obtain ALL required permits by October 1, 2024.

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 Enforcement Board, 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 1410 0617 01

CERTIFIED MAIL® RECEIPT*Domestic Mail Only*For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

4.85

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

☒ Return Receipt (hardcopy)

\$

4.15

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

.73

9.68

33431

Total Postage

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

CC-24-349 NOV

BOCA HIGHLAND BEACH CLUB
& MARINA, INC.

R/A Kaye Bender Rembaum, P.L.

1200 Park Central Blvd South

Pompano Beach, FL 33064

PS Form 3800, January

Instructions





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item C.

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-363

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JANET MARTIN
6597 OMPHALIUS RD
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0202)

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 ***Tuesday, November 12, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, 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.

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

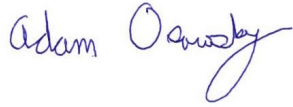
Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work 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. More specifically Permit AC24-0018 AC CHANGE OUT permit expired. Correction Must contact permitting 561 278 4540 by 10/3/2024 to reinstate/obtain required permit.

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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this _____ day of _____ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062036

9589 0710 5270 1410 0602 78

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$ 4.85

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$ 7.3

Total Postage and Fees

\$ 12.15

CC-24-363 NQH*

Sent To

MARTIN

Street and Apt. No., or PO Box No.

6597 OMPHALIUS RD

City, State, ZIP+4[®]

COLDEN, NY 14033

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

See Reverse for Instructions



Property Detail*Item C.*

Location Address : 3015 S OCEAN BLVD 202
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-23-000-0202
Subdivision : OCEAN DUNES COND DECL FILED 3-5-82
Official Records Book/Page : 32256 / 1574
Sale Date : FEB-2021
Legal Description : OCEAN DUNES COND UNIT 202

Owner Information

Owner(s)	Mailing Address
MARTIN JANET	6597 OMPHALIUS RD COLDEN NY 14033 9763

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$1,080,000	32256 / 01574	WARRANTY DEED	MARTIN JANET
AUG-2001	\$375,000	12818 / 01241	WARRANTY DEED	BERKLICH ANTHONY J &
DEC-1996	\$100	09582 / 00025	WARRANTY DEED	
APR-1985	\$176,400	04548 / 00680	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 2210
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$16,164	\$16,309	\$15,257	\$11,527	\$11,754
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$16,271	\$16,412	\$15,357	\$11,623	\$11,849

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



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

NOTICE OF VIOLATION

September 17, 2024

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

RE: Code Compliance Case No. CC-24-363

Location: 3015 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically Permit AC24-0018 AC CHANGE OUT permit expired. Correction Must contact permitting 561 278 4540 by 10/3/2024 to reinstate/obtain required permit.

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 Enforcement Board, 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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item C.

AFFIDAVIT OF POSTING

CASE NO. CC-24-363

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

Re: 3015 S Ocean Blvd 202 ., Highland Beach FL 33487 (PCN: 24-43-46-33-23-000-0202)

I, Adam Osowsky being duly sworn, deposed and say that:

1. I am a x Code Compliance Officer for the Town of Highland Beach.
2. I hand delivered x the "Notice of Violation" to the Building Manager at the Property address above and x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on September 24, 2024 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.

[Signature]
Code Compliance Officer/Clerk

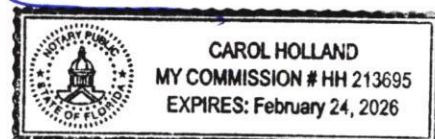
9/24/2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____





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, 2024

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

RE: Code Compliance Case No. CC-24-363

Location: 3015 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically Permit AC24-0018 AC CHANGE OUT permit expired. Correction Must contact permitting 561 278 4540 by 10/3/2024 to reinstate/obtain required permit.

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 Enforcement Board, 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,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Printed 9/24/2024

Page 1 of 1



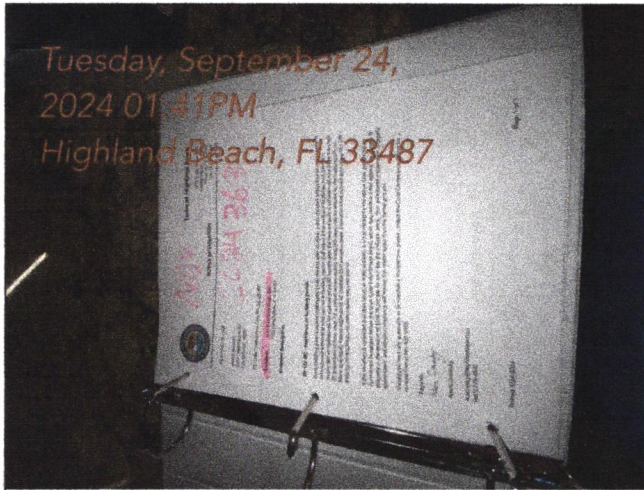
Photos

CC-24-363

Code Case

Project Address:3015 S OCEAN BLVD Unit/Apt/Suite 202,
HIGHLAND BEACH FL 33487**Owner:**

JANET MARTIN

**Uploaded By:** Adam Osowsky - aosowsky@highlandbeach.us**Upload Date:** 09/24/2024**File Type:** jpg**Notes:** posting town hall**Photo of Record:** ☒

9589 0710 5270 1410 0620 36

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Colden, NY 14033

Certified Mail Fee \$11.85

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$10.75

Total Postage and Fees \$19.60

Sent To

Street and Apt.

City, State, ZIP+4

cc-24-363 nov
 JANET MARTIN
 6597 OMPHALIUS RD
 COLDEN NY, 14033

WOODLAND BOCA RATON FL
 SEP 17 2021
 09:17:2021

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item D.

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-003-0220)

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 ***Tuesday, November 12, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding Sec. 17-3 Nuisance.

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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of October 2024.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Item D.

Certified Mail: 9589071052701410061299

9589 0710 5270 1410 0612 99

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

For delivery information, visit our website at www.usps.com®.

Boca Raton, FL 33487

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
\$	
Total Postage and Fees	\$5.58
Sent To	CC-24-379 NOH
Street and Apt. No., or PO Box No.	GAIL PALESTRINI
City, State, ZIP+4®	4301 TRANQUILITY DR
	Highland Beach FL, 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 02/17/2024
 WEST PALM BEACH, FL 33408
 USPS 33408
 WINDOW



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Palestrini
4301 Tranquility Dr
Highland Beach FL, 33487

Re: 4301 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-003-0220)

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

1. I am a x Code Compliance Officer for the Town of Highland Beach.
2. I posted x the "Notice of Hearing/Appeal" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on October 18, 2024 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

 October 18, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 18th
day of October , 20 24 , by Adam Osowsky .

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification
Type of Identification Produced:





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-003-0220)

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 ***Tuesday, November 12, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding Sec. 17-3 Nuisance.

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.

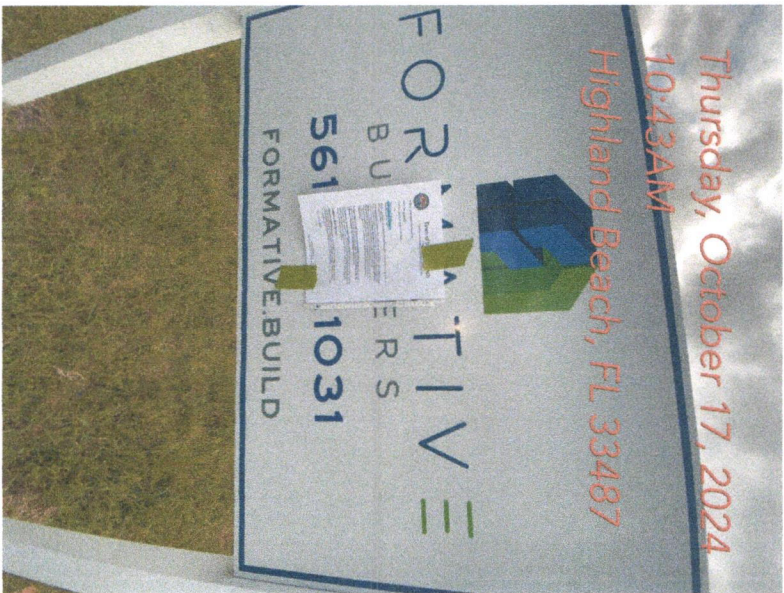
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of October 2024.

Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410061299



Property Detail*Item D.*

Location Address : 4301 TRANQUILITY DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-003-0220
Subdivision : BEL LIDO IN
Official Records Book/Page : 34083 / 21
Sale Date : JAN-2023
Legal Description : BEL LIDO LT 22 BLK 3

Owner Information**Owner(s)**

PALESTRINI GAIL

Mailing Address

4301 TRANQUILITY DR
BOCA RATON FL 33487 4217

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2023	\$400,000	34083 / 00021	WARRANTY DEED	PALESTRINI GAIL
JUN-2021	\$10	32572 / 00238	WARRANTY DEED	ROY ANN
APR-2021	\$10	32414 / 00120	LIFE ESTATE	ROY ANN
NOV-2015	\$10	27960 / 01355	LIFE ESTATE	ROY ANN
JUN-1988	\$100	05781 / 01719	QUIT CLAIM	ROY ANN
FEB-1984	\$100	04161 / 01463	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3387
Acres : .26
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$78,684	\$82,030	\$70,758	\$213,065	\$173,663
Land Value	\$1,625,177	\$1,562,670	\$1,569,644	\$1,242,000	\$1,080,000
Total Market Value	\$1,703,861	\$1,644,700	\$1,640,402	\$1,455,065	\$1,253,663

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,703,861	\$590,976	\$573,763	\$557,051	\$549,360
Exemption Amount	\$0	\$80,000	\$75,500	\$75,500	\$75,500
Taxable Value	\$1,703,861	\$510,976	\$498,263	\$481,551	\$473,860

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,001	\$8,618	\$8,620	\$8,638	\$8,678
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$27,195	\$8,806	\$8,804	\$8,816	\$8,851

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov



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

NOTICE OF VIOLATION

September 30, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-379

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

6-130 - Maintenance: Seawall / Bulkhead.

All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

More specifically Dock in disrepair.

Correction Repair dock by October 14, 2024.



Town of Highland Beach

Item D.

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

NOTICE OF VIOLATION

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 Enforcement Board, 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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.
Palotini
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility .. Highland Beach FL 33487 (PCN: 244 34764020030220)

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

1. I am a ☒ Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd ☒ the "Notice of Violation" or _____ the "Notice of Hearing/Appearance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 9/30/24 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.

adamsky
Code Compliance Officer/Clerk

9/30/24
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 30th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____





Town of Highland Beach

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

NOTICE OF VIOLATION

September 30, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-379

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

6-130 - Maintenance: Seawall / Bulkhead.

All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

More specifically Dock in disrepair.

Correction Repair dock by October 14, 2024.



Town of Highland Beach

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

NOTICE OF VIOLATION

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 Enforcement Board, 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

Monday, September 30,
2024 02:09PM
Highland Beach, FL 33487

NOV



Town of Highland Beach

1915 Ocean Drive
Highland Beach, FL 33487
Phone: 561-294-6777
Fax: 561-294-6777

NOTICE OF VIOLATION

September 30, 2024

GAIL PALESTRAN
4301 TRANQUILITY DR
BOCA RATON, FL 33487

RE: Code Compliance Case No. SC24-373

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

6-130 - Maintenance: Seawall / Bulkhead.

All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.

6-29 - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, Inc., is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

More specifically: Dock in disrepair.

Correction/Repair dock by October 14, 2024

Printed: 9/30/2024

Page 1 of 2

Monday, September 30,
2024 12:20PM
Highland Beach, FL 33487


> Home

Photos for Project Number CC-24-379

Print Photos | Refresh Thumbnails details

Show Select for Batch Delete

Description	Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
	09/30/2024 08:56	09/30/2024 08:56	Adam Osowsky	<input type="checkbox"/>



> Home

Photos for Project Number CC-24-379

Print Photos | Refresh Thumbnails details

Show Select for Batch Delete

<div><div></div><div>Description</div></div>	<div>Date Taken</div> <div>10/16/2024 07:51</div>	<div>Date Uploaded</div> <div>10/16/2024 07:51</div>	<div>Uploaded By</div> <div>Adam Osowsky</div>	<div>Is Photo of Record</div> <div><input type="checkbox"/></div>
--	---	--	--	---

9589 0710 5270 1410 0653 58

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fees 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 \$ 73

Total Postage and Fees \$ 5.58

Sent To cc-24-nov-no card

Street and Apt. No., or PO palestrini

City, State, ZIP+4® 4301 tranquility dr
hb, fl 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

POSTAL SWEETS USPS CPU
 SEP 30 2024
 BOCA RATON FL 33431

