

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Tuesday, January 14, 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. December 10, 2024

5. VIOLATIONS

A. CASE NO. CC-24-446

Shulman Roberta Personal Res Trust II

Highland Beach FL, 33487

PCN: 24-43-46-28-51-000-0306

Legal Description: VILLA MAGNA COND UNIT 306

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

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

B. CASE NO. CC-24-429

Ocean Pines Condominium Association Inc.

3009 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-33-14-000-000

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

Violations: The domestic water pumps are being replaced at this location. No permit for the work.

**C. CASE NO. CC-24-469**

Louis Jr & June Buendia  
3212 S. Ocean Blvd. 106-A  
Highland Beach FL, 33487  
PCN: 24-43-46-33-08-001-1060  
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 106-A

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

Violations: Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.

**D. CASE NO. CC-24-471**

Andrea & Marc Sherry  
3740 S. Ocean Blvd. Apt. 403  
Highland Beach FL, 33487  
PCN: 24-43-47-04-54-005-4030  
Legal Description: TOSCANA SOUTH CONDOMINIUM UNIT # 403

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

Violations: Permit 24-228-BR Removing existing granite tops and backsplashes, and replacing it with quartz has expired.

**E. CASE NO. CC-24-388**

Elsa M & Gustavo R Suarez  
2701 S. Ocean Blvd. 18  
Highland Beach FL, 33487  
PCN: 24-43-46-28-33-000-0180  
Legal Description: CARLTON HOUSE COND UNIT 18

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

Violations: Complete interior remodel without valid permits.

**F. CASE NO. CC-24-451**

Maria G & Robert J Braverman  
3301 S. Ocean Blvd. 110  
Highland Beach FL, 33487



PCN: 24-43-46-33-12-000-0110

Legal Description: AMBASSADORS V SOUTH COND APT 110

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

Violations: Permit P23-0045 Bathroom & Kitchen Remodeling.

**G. CASE NO. CC-24-480**

Diana Kantor Trust

3212 S. Ocean Blvd. 405-A

Highland Beach FL, 33487

PCN: 24-43-46-33-08-001-4050

Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

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

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

**H. 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.

**6. ADJOURNMENT**

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*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.*

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**File Attachments for Item:**

A. December 10, 2024



## TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

Date: December 10, 2024  
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

Town Clerk Gaskins swore in those giving testimony.

### 4. APPROVAL OF MINUTES

#### A. November 12, 2024

Special Magistrate Wagner approved the minutes of November 12, 2024.

### 5. VIOLATIONS

#### A. CASE NO. CC-24-407

Penthouse Towers Association, Inc.  
3101 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-33-00-001-0151

Code Sections: 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE 6-27. - Administrative amendments to Florida Building Code.

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He mentioned that the Association has failed to comply by failing to

submit the Milestone Inspection Report. He 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 and be given 30 days to come into compliance or be fined \$250 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 within 30 days.

Michelle Fox, Treasurer of Board of Directors, gave comments on the milestone inspection report. The President, Vice-President, and Property Manager were present.

Special Magistrate Wagner found the respondent in violation of Section 6-27 of the Town Code of Ordinances, Section 110.9(5) of the Town's Administrative Amendments to the Florida Building Code, for failing to submit the required milestone inspection report, the respondent shall comply with the Town Code by January 10, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**B. CASE NO. CC-24-86**  
**Request to Stay Fines**

**Seth Fishman**  
**2575 S. Ocean Blvd., Apt 303S**  
**Highland Beach FL, 33487**  
**PCN: 24-43-46-28-47-002-3030**

**Legal Description: TOWNHOUSES OF HIGHLAND BEACH CONDO BLDG**  
**SOUTH UNIT 303-S**

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

**Violations: Permit E21-0047 Electrical Sub-permit has expired.**

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case and the Town has no objection to stay the fines from the original start date (June 26, 2024) to February 11, 2025 where the case will then be scheduled for a status hearing for the Respondent to request additional days or fines can be imposed.

Special Magistrate Wagner granted Respondent's request for a stay of fines and the fines are stayed from June 26, 2024 through February 11, 2025. A status hearing will be held on February 11, 2025, at 1:00 p.m., at the Town of Highland Beach Town Hall, 3614 S. Ocean Blvd., Highland Beach, Florida 33487.

**C. CASE NO. CC-24-414**

**Nancy Daidone  
1019 Grand Ct.  
Highland Beach FL, 33487  
PCN: 24-43-47-09-00-002-0160**

**Legal Description: 9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 19 OF UNREC GRAND CAY ESTS**

**Code Sections: 30-122 A- REMODEL WITHOUT PERMITS. 14-32(E)(1) WATER CLARITY IN SWIMMING POOLS. IPMC 303.1 SWIMMING POOLS.**

**Violations: Interior remodel without permits and dirty pool.**

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case and mentioned that the violation remains is Code Section 30-122, (A) a remodel without permits. Therefore, the Town recommends 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 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 within 30 days.

Ms. Nancy Daidone, property owner, provided comments on the violation.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122-A for interior remodel without permits, the respondent shall comply with the Town Code by January 10, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**D. CASE NO. CC-24-369**

**Evanton Baye Townhomes Condominium Association, Inc.  
4746 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-47-09-07-000-0000**

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

**Violations: Permit E23-0229 expired.**

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He 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 and be given 30 days to come into compliance or be fined \$250 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 within 30 days.

Ms. Kandaleah Lewandowski, General Manager, provided comments.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 for expired permit E23-0229, the respondent shall comply with the Town Code by January 10, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

## 6. FUTURE MEETING DATES

### A. 2025 SPECIAL MAGISTRATE HEARING DATES

Special Magistrate Wagner reviewed the meeting dates for 2025.

## 7. ADJOURNMENT

The meeting adjourned at 1:25 P.M.

**APPROVED:** January 14, 2024, 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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01/14/2025

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-24-446**Shulman Roberta Personla Res Trust II2727 S. Ocean Blvd  
306Highland Beach FL, 33487PCN: 24-43-46-28-51-000-0306Legal Description: VILLA  
MAGNA COND UNIT 306

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

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

**Re:** 2727 S OCEAN BLVD 306., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-0306)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**.

**(Building Permits Required)**. 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 12 day of December 2024.

Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410062791



9589 0710 5270 1410 0627 91

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

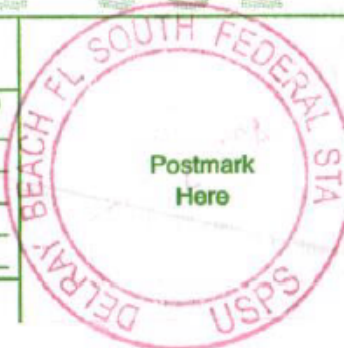
Certified Mail Fee

\$

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



CC-24-446 noh no card  
SHULMAN ROBERTA PERSONAL RES TRUST II  
18 HEARTHSTONE DR  
HUNTINGTON STATION NY 11746 5033

## 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 a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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, January 2023 (Reverse) PSN 7530-02-000-9047



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Shulman  
18 Hartnsford Dr  
Huntington Station NY 11746

Re: 2727 Ocean 306 .., Highland Beach FL 33487 (PCN: 244346285/0000306)

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 posted ☐ 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 12/12/24 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.

Adam Osowsky  
Code Compliance Officer/Clerk

12/12/24  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 12<sup>th</sup> day of December, 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

## Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

### NOTICE OF HEARING / APPEARANCE

**CASE NO.** CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

**Re:** 2727 S OCEAN BLVD 306., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-0306)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding 30-122 (A).***

**(Building Permits Required).** 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 12 day of December 2024.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410062791

[www.highlandbeach.us](http://www.highlandbeach.us)  
Tel (561) 278-4540 • Fax (561) 278-2606



Thursday, December 12, 2024  
09:57AM

9589 0720 5270 3430 0467 93

**Town of Highland Beach**  
Code Compliance  
3616 South Ocean Boulevard • Highland Beach, Florida 33487

**NOTICE OF HEARING/APPEARANCE**  
CASE NO. CC-24-46  
TOWN OF HIGHLAND BEACH, FLORIDA VS.  
SHELMAN ROBERTA PERSONAL RES TRUST  
II  
18 HEARTHSTONE DR  
HUNTINGTON STATION NY 11746

**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 Thursday, December 12, 2024, at 1:00 P.M., in the Town Commissioner Chambers at 3616 South Ocean Boulevard, regarding 24-122(A).  
Building Person Required: 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.

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I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt, December 12, 2024, at 10:16 AM.

Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410062791  
www.highlandbeach.us  
Tel (561) 278-4540 • Fax (561) 278-2606

**Office of the Building Department**  
Town of Highland Beach  
Building Department  
3616 South Ocean Boulevard • Highland Beach, Florida 33487  
561-278-4540

**GAL NOTICE**  
**WORK ORDER**

**Town of Highland Beach**  
Code Compliance  
3616 South Ocean Boulevard • Highland Beach, Florida 33487

**NOTICE OF HEARING/APPEARANCE**  
CASE NO. CC-24-46  
TOWN OF HIGHLAND BEACH, FLORIDA VS.  
SHELMAN ROBERTA PERSONAL RES TRUST  
II  
18 HEARTHSTONE DR  
HUNTINGTON STATION NY 11746

Rev 2227 S OCEAN BLVD 306, Highland Beach FL 33487 (PCN: 24-43-46-28-11-000-0200)

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Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410062791  
www.highlandbeach.us  
Tel (561) 278-4540 • Fax (561) 278-2606

**Office of the Building Department**  
Town of Highland Beach  
Building Department  
3616 South Ocean Boulevard • Highland Beach, Florida 33487  
561-278-4540

**GAL NOTICE**  
**WORK ORDER**

### Property Detail

**Location Address :** 2727 S OCEAN BLVD 306  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-51-000-0306  
**Subdivision :** VILLA MAGNA COND DECL FILED 7-26-82 IN  
**Official Records Book/Page :** 25371 / 1132  
**Sale Date :** JUL-2012  
**Legal Description :** VILLA MAGNA COND UNIT 306

### Owner Information

**Owner(s)**

SHULMAN ROBERTA PERSONAL RES TRUST II

**Mailing Address**

18 HEARTHSTONE DR  
HUNTINGTON STATION NY 11746 5033

### Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner                                 |
|------------|-----------|---------------|---------------|---------------------------------------|
| JUL-2012   | \$10      | 25371 / 01132 | WARRANTY DEED | SHULMAN ROBERTA PERSONAL RES TRUST II |
| JUL-2012   | \$10      | 25371 / 01129 | WARRANTY DEED | SHULMAN ROBERTA                       |
| DEC-2009   | \$950,000 | 23644 / 01918 | WARRANTY DEED | SHULMAN LARRY &                       |
| MAY-1990   | \$512,500 | 06474 / 00244 | WARRANTY DEED |                                       |
| AUG-1983   | \$265,500 | 04041 / 00732 | DEED DEFAULT  |                                       |
| AUG-1983   | \$265,500 | 04041 / 00732 | WARRANTY DEED |                                       |

### Exemption Information

No Exemption Information Available.

### Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 2385  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

### Building Details

#### Structural Details

| Structural Element for Building 1 |                          | Sketch for Building 1 |
|-----------------------------------|--------------------------|-----------------------|
| Name                              | VILLA MAGNA CONDO        |                       |
| Area                              | 2385                     |                       |
| Year Built                        | 1982                     |                       |
| No of Bedroom(s)                  | 3                        |                       |
| No of Bath(s)                     | 2                        |                       |
| No of Half Bath(s)                | 1                        |                       |
| Exterior Wall 1                   | MSY: CB STUCCO           |                       |
| Air Condition DESC                | HTG & AC                 |                       |
| Heat Type                         | FORCED AIR DUCT          |                       |
| Exterior Wall 2                   | NONE                     |                       |
| Roof Structure                    | PRESTRESSED CONCRETE     |                       |
| Roof Cover                        | MIN. ROOFING (CORR/SH.M) |                       |
| Interior Wall 1                   | DRYWALL                  |                       |
| Interior Wall 2                   | N/A                      |                       |
| Floor Type 1                      | CARPETING                |                       |
| Floor Type 2                      | CERAMIC/QUARRY TILE      |                       |

## Subarea and Square Footage for Building 1

Code Description      square Footage

No data found

No Image 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           | 2024        | 2023        | 2022        | 2021      | 2020      |
|--------------------|-------------|-------------|-------------|-----------|-----------|
| Improvement Value  | \$2,183,000 | \$2,183,000 | \$1,641,600 | \$760,000 | \$725,000 |
| Land Value         | \$0         | \$0         | \$0         | \$0       | \$0       |
| Total Market Value | \$2,183,000 | \$2,183,000 | \$1,641,600 | \$760,000 | \$725,000 |

## Assessed and Taxable Values

| Tax Year         | 2024        | 2023      | 2022      | 2021      | 2020      |
|------------------|-------------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$1,011,560 | \$919,600 | \$836,000 | \$760,000 | \$725,000 |
| Exemption Amount | \$0         | \$0       | \$0       | \$0       | \$0       |
| Taxable Value    | \$1,011,560 | \$919,600 | \$836,000 | \$760,000 | \$725,000 |

## Taxes

| Tax Year       | 2024     | 2023     | 2022     | 2021     | 2020     |
|----------------|----------|----------|----------|----------|----------|
| AD VALOREM     | \$23,427 | \$22,861 | \$18,953 | \$12,883 | \$12,532 |
| NON AD VALOREM | \$107    | \$103    | \$100    | \$96     | \$95     |
| TOTAL TAX      | \$23,534 | \$22,964 | \$19,053 | \$12,979 | \$12,627 |





## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

October 30, 2024

ROBERTA PERSONAL RES TRUST II SHULMAN  
18 HEARTHSTONE DR  
HUNTINGTON STATION NY, 11746

RE: Code Compliance Case No. CC-24-446

**Location:** 2727 S OCEAN BLVD, 306  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

Correction, Must obtain ALL required permits by November 14, 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

9569 0710 5270 1134 3547 27

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

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

Huntington Station, NY 11746

|  |    |        |                       |
|--|----|--------|-----------------------|
| Certified Mail Fee   |    | \$4.85 | 0490                  |
| Extra Services & Fees (check box, add fee as appropriate)                    |    | \$4.18 | 02                    |
| <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   |    | \$9.68 | CC=24=446=NOV 31 2024 |
| Sent To: SHULMAN ROBERTA PERSONAL RES TRUST II                               |    |        |                       |
| Street and Apt. No., or P.O. Box: 18 HEARTHSTONE DR                          |    |        |                       |
| City, State, ZIP+4®: HUNTINGTON STATION NY 11746 5033                        |    |        |                       |
| PS Form 3800, January 2023 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 a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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, January 2023 (Reverse) PSN 7530-02-000-9047





\*\*\*Photos\*\*\*

CC-24-446

Code Case

**Project Address:**

2727 S OCEAN BLVD Unit/Apt/Suite 306,  
HIGHLAND BEACH FL 33487

**Owner:**

ROBERTA PERSONAL RES TRUST II  
SHULMAN



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024  
12:27PM  
Highland Beach, FL 33487

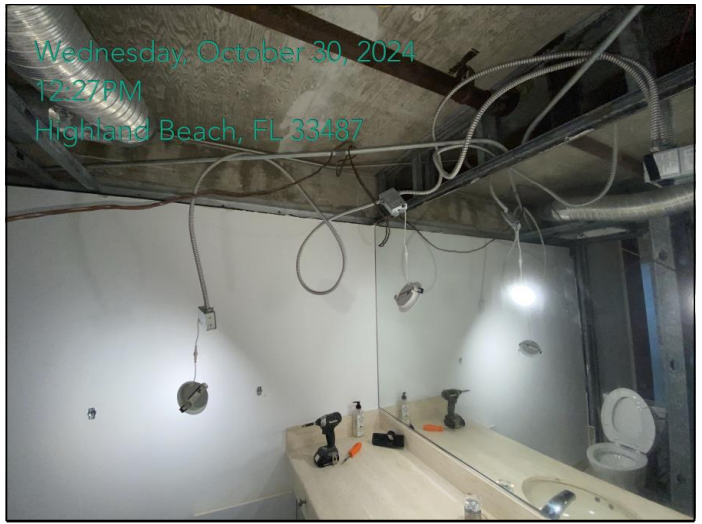
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024  
12:27PM  
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024  
12:28PM  
Highland Beach, FL 33487

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Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024  
12:31PM  
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024  
12:31PM  
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024



Wednesday, October 30, 2024  
12:31PM  
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024



File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐

File Type: jpg

Notes:

Photo of Record: ☐



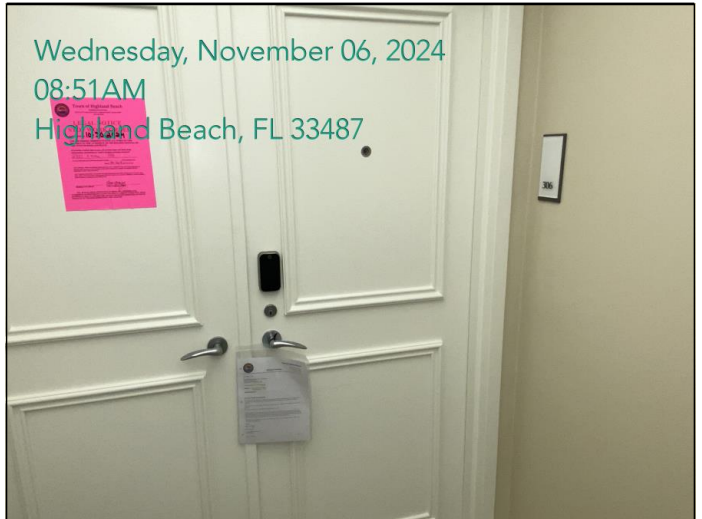
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



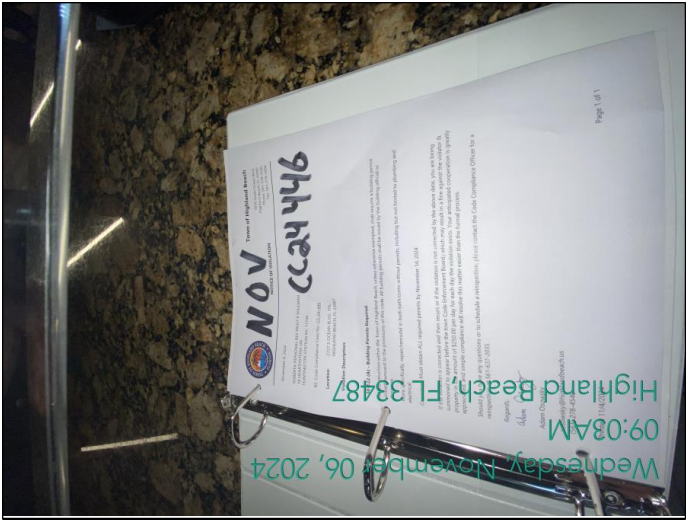
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 11/06/2024

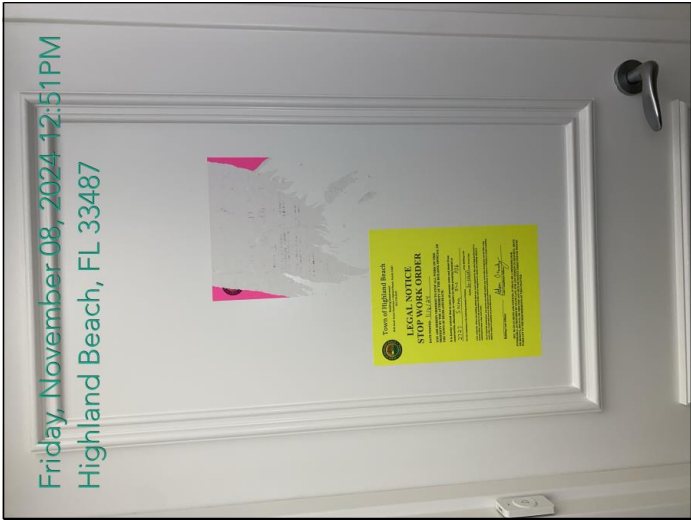
File Type: jpg

Notes:

Photo of Record: ☐



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Upload Date: 11/06/2024  
File Type: jpg  
Notes:  
Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us  
Upload Date: 11/08/2024  
File Type: jpg  
Notes:  
Photo of Record: ☐



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.  
shylinan  
18 Hearth Stone Dr

Hunting for Station NY 11746

Re: 2727 ocean 306 , Highland Beach FL 33487 (PCN: 244 346285/000 0306)

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/Appearence" 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 11/6/24 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

11/6/24  
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6<sup>th</sup> day of November, 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

---

October 30, 2024

ROBERTA PERSONAL RES TRUST II SHULMAN  
18 HEARTHSTONE DR  
HUNTINGTON STATION NY, 11746

RE: Code Compliance Case No. CC-24-446

**Location:** 2727 S OCEAN BLVD, 306  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

Correction, Must obtain ALL required permits by November 14, 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

Printed 10/30/2024

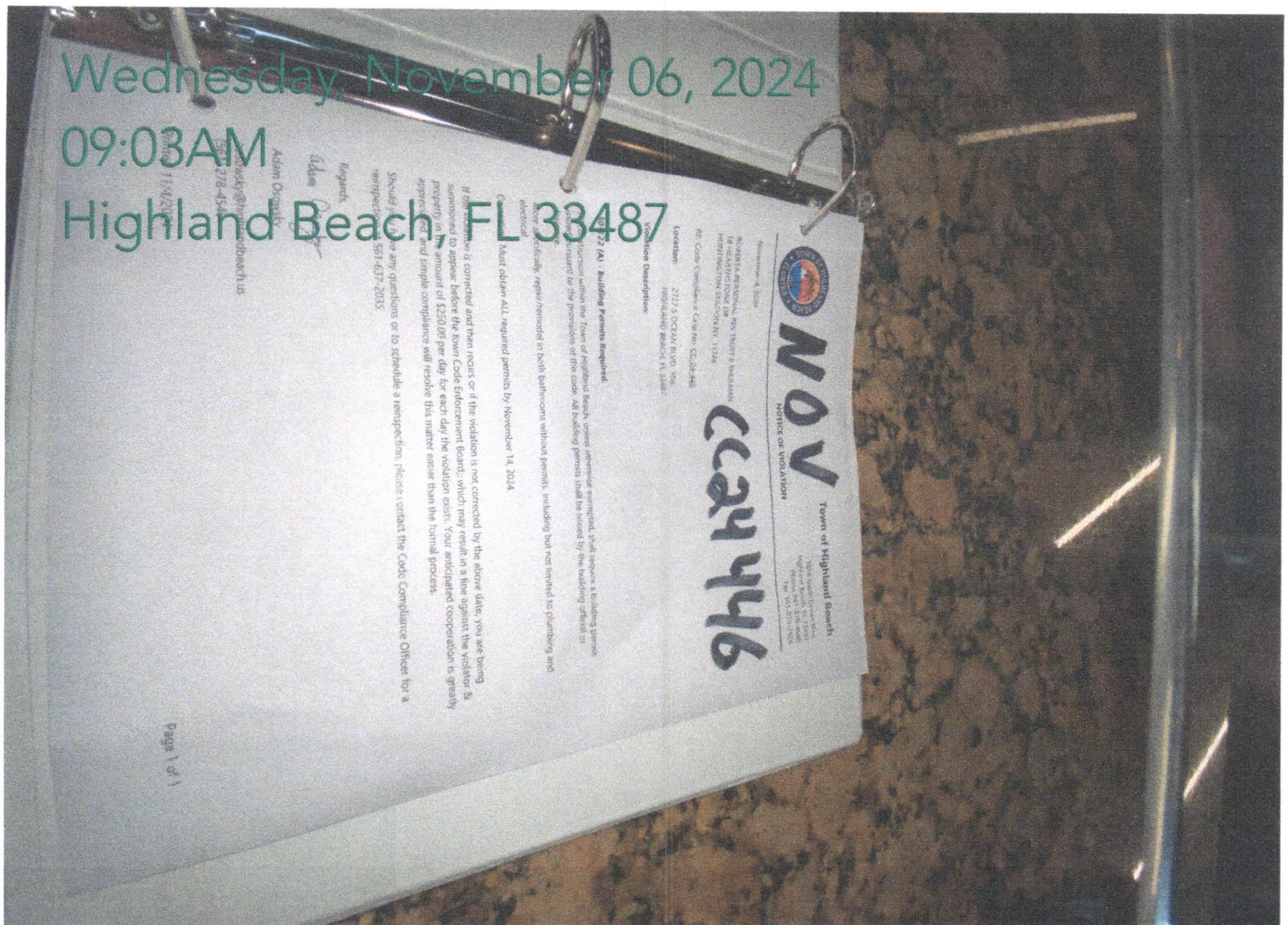
Page 1 of 1



Wednesday, November 06, 2024

09:03AM

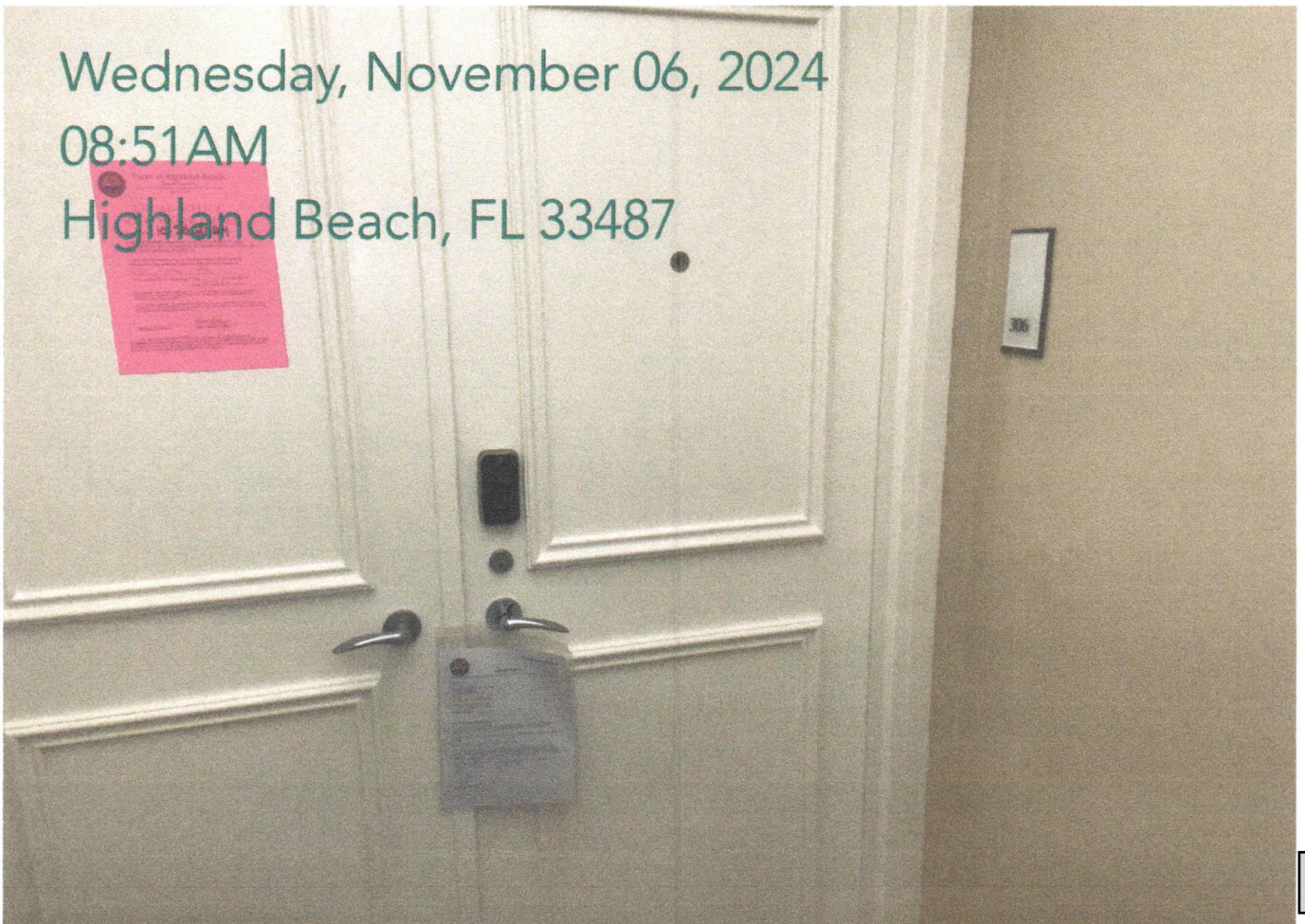
Highland Beach, FL 33487



Wednesday, November 06, 2024

08:51AM

Highland Beach, FL 33487





**File Attachments for Item:**

**B. CASE NO. CC-24-429** Ocean Pines Condominium Association Inc. 3009 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-46-33-14-000-000

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

Violations: The domestic water pumps are being replaced at this location. No permit for the work.





# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO.** CC-24-429

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OCEAN PINES CONDOMINIUM ASS INC

3009 S. OCEAN BLVD

HIGHLAND BCH, FL 33487

**Re:** 3009 S. OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-33-14-000-0000)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**, **(Building Permits Required.)**. 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 11 day of December 2024.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410063767

9589 0710 5270 1410 0637 67

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|--|---------|
| Certified Mail Fee   |         |
| \$   | 4.55    |
| Extra Services & Fees (check box, add fees as appropriate)   |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 4.10 |
| <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

\$ 2.48

Sent To

Street and Ap

City, State, ZIP

cc-24-429-noh  
**OCEAN PINES COND ASS, INC.**  
**r/a BECKER & POLIAKOFF, P.A.**  
**625 N. FLAGLER DRIVE – 7TH FLOOR**  
**WEST PALM BEACH, FL 33401**



Postmark  
Here

| SENDER: COMPLETE THIS SECTION  |  | COMPLETE THIS SECTION ON DELIVERY   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> |  | <p>A. Signature <input checked="" type="checkbox"/> Agent<br/> <input checked="" type="checkbox"/> Addressee</p>  |  |
| <p>cc-24-429-noh<br/> <b>OCEAN PINES COND ASS, INC.</b><br/> <b>r/a BECKER &amp; POLIAKOFF, P.A.</b><br/> <b>625 N. FLAGLER DRIVE - 7TH FLOOR</b><br/> <b>WEST PALM BEACH, FL 33401</b></p>  |  | <p>B. Received by (Printed Name) <input type="checkbox"/> Yes<br/> <b>Rafael Robles</b> <input type="checkbox"/> No</p>   |  |
| <p>9590 9402 5086 9092 0231 29</p>   |  | <p>3. Service Type <input type="checkbox"/> Priority Mail Express®<br/> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™<br/> <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery<br/> <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Confirmation™<br/> <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Confirmation Delivery</p> |  |

2 Article  
**9589**  
 PS Form 3

USPS TRACKING #

WEST PALM BCH FL 334

DEC 18 2024 PM 4 L

9590 9402 5086 9092 0231 29

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

United States Postal Service

DEC 18 2024

RECEIVED

TOWN OF HIGHLAND BEACH  
 ATTN: CODE COMPLIANCE  
 3614 S OCEAN BLVD  
 HIGHLAND BEACH; FLORIDA 33487

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

Town of Highland Beach, FL  
 Town Clerks Office





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
OCEAN PINES CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** 729605  
**FEI/EIN Number** 59-1708091  
**Date Filed** 05/07/1974  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 02/08/1995  
**Event Effective Date** NONE

### Principal Address

3009 S. OCEAN BLVD  
HIGHLAND BCH, FL 33487

Changed: 04/29/1983

### Mailing Address

3009 S. OCEAN BLVD  
HIGHLAND BCH, FL 33487

Changed: 04/29/1983

### Registered Agent Name & Address

BECKER & POLIAKOFF, P.A.  
625 N. FLAGLER DRIVE - 7TH FLOOR  
WEST PALM BEACH, FL 33401

Name Changed: 02/01/2022

Address Changed: 02/01/2022

### Officer/Director Detail

#### **Name & Address**

Title President

De Stefano, Robert  
3009 S. OCEAN BLVD  
706  
HIGHLAND BCH, FL 33487

Title Secretary

Rinaldi, Anthony  
3009 S. OCEAN BLVD  
303  
HIGHLAND BCH, FL 33487

Title Treasurer

Baron, Kathleen  
3009 S. OCEAN BLVD  
503  
HIGHLAND BCH, FL 33487

Title VP

MAHON, DAWN  
3009 S. OCEAN BLVD  
606  
HIGHLAND BCH, FL 33487

Title Director

Azzara, John  
3009 S Ocean Blvd.  
PH05  
Highland Beach, FL 33487-4757

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2022               | 01/26/2022        |
| 2023               | 01/26/2023        |
| 2024               | 01/22/2024        |

#### **Document Images**

|   |  |
|---|--|
| <a href="#">01/22/2024 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2023 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">02/01/2022 -- Reg. Agent Change</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2022 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/25/2021 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/22/2020 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2019 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">03/04/2018 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">10/30/2017 -- Reg. Agent Change</a> | <a href="#">View image in PDF format</a> |

|   |  |
|---|--|
| <a href="#">01/24/2017 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/21/2016 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/30/2015 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/05/2014 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/18/2013 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/30/2012 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2011 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/21/2010 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/22/2009 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">07/02/2008 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2007 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/01/2006 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2005 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/19/2004 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/27/2003 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/04/2002 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/27/2001 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/02/2000 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/22/1999 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/17/1998 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/18/1997 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/21/1996 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/15/1995 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

October 21, 2024

OCEAN PINES CONDOMINIUM ASSOCIATION, INC.  
BECKER & POLIAKOFF, P.A.  
WEST PALM BEACH FL, 33401

RE: Code Compliance Case No. CC-24-429

**Location:** 3009 S OCEAN BLVD CONDO  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically (Complaint) The domestic water pumps are being replaced at this location. No permit for the work. No application for plumbing. No application for electrical. As of 10/21/2024.

Correction Must obtain ALL required permits by November 21, 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 0605 20

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

**OFFICIAL USE**

Certified Mail Fee \$ 4.85

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

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73

Total Postage and Fees \$ 91.68

CC-24-429-NOV

OCEAN PINES COND ASS, INC.

Sent To Baron, Kathleen

Street and Apt. No., or PO Box No. 3009 S. OCEAN BLVD

City, State, ZIP+4® 503  
 HIGHLAND BEACH, FL 33487

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

POSTAL SWEETS USPS CPU  
 OCT 21 2024

9589 0710 5270 1410 0605 13

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

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

**OFFICIAL USE**

Certified Mail Fee \$ 4.85

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

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73

Total Postage and Fees \$ 91.68

CC-24-429-NOV

OCEAN PINES COND ASS, INC.

Sent To r/a BECKER & POLIAKOFF, P.A.

Street and Apt. No., or PO Box No. 625 N. FLAGLER DRIVE - 7TH FLOOR

City, State, ZIP+4® WEST PALM BEACH, FL 33401

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

POSTAL SWEETS USPS CPU  
 OCT 21 2024

| SENDER: COMPLETE THIS SECTION   |  | COMPLETE THIS SECTION ON DELIVERY   |  |
|---|--|---|--|
| <p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> |  | <p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>  |  |
| <p>1. Article Addressed to:</p> <p>CC-24-429-NOV</p> <p>OCEAN PINES COND ASS, INC.</p> <p>r/a BECKER &amp; POLIAKOFF, P.A.</p> <p>625 N. FLAGLER DRIVE - 7TH FLOOR</p> <p>WEST PALM BEACH, FL 33401</p>                   |  | <p>B. Received by (Printed Name) <u>R. BECKER</u></p> <p>C. Date of Delivery <u>10/24/24</u></p>  |  |
| <p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1410 0605 13</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><u>OCT 28 2024</u></p> <p><u>Town of Highland Beach, FL</u></p> <p><u>Town Clerk's Office</u></p>   |  |
| <p>Barcode</p> <p>9590 9402 7309 2028 7496 69</p>   |  | <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> |  |
| <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>   |  | <p>Domestic Return Receipt</p>  |  |



USPS TRACKING#  
WEST PALM BCH FL 334  
25 OCT 2024 PM 1 L

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

9590 9402 7309 2028 7496 69

United States  
Postal Service

• 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

|||

**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:

CC-24-429-NOV  
OCEAN PINES COND ASS, INC.  
Baron, Kathleen  
3009 S. OCEAN BLVD  
503  
HIGHLAND BeaCH, FL 33487

2. Article Number (Transfer from service label)  
9589 0710 5270 1410 0605 20

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *[Signature]* **RECEIVED**

B. Received by (Printed Name)  
*[Signature]*

C. Date of Delivery  
10/25/24

D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:  
Town of Highland Beach, FL  
Town Clerk's Office

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 |   |

Domestic Return Receipt

USPS TRACKING#  
WEST PALM BCH FL 334  
25 OCT 2024 PM 2 L

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

9590 9402 7309 2028 7495 84

United States  
Postal Service

• 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

487-339316

|||

## Water Shut Off

RECEIVED

From: FirstService Residential (communications@mc.fsresidential.com)

OCT 18 2024

To: johnpmeyers@yahoo.com

HIGHLAND BEACH  
BUILDING DEPARTMENT

Date: Tuesday, October 15, 2024 at 02:11 PM EDT

Ocean Pines Residents,

On Thursday October 17th a new water pump booster system will be installed. The water will be shut of at 8 AM the morning of the 17th until approximately 1 PM.. Sorry for any inconvenience.

Alan

### Unsubscribe

You are currently subscribed as johnpmeyers@yahoo.com. Please click here to [Unsubscribe](#) if you no longer wish to receive email notifications, or click here to [manage your communication preferences](#).

## Adam Osowsky

---

**From:** Joe Hennessey  
**Sent:** Monday, October 21, 2024 9:18 AM  
**To:** Adam Osowsky  
**Cc:** Carol Holland  
**Subject:** RE: 3009 S Ocean

No application for plumbing  
No application for electrical  
As of 10/21/2024

Respectfully,  
Joseph Hennessey  
Senior Building Inspector  
Mechanical Inspector/ Plans Examiner  
Plumbing Inspector/Plans Examiner  
Residential Combination Inspector  
BN7885  
PX4547  
*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach FL 33487  
(561) 278-4540 Office  
(561) 278-2606  
[www.highlandbeach.us](http://www.highlandbeach.us)



Laus Deo

---

**From:** Adam Osowsky <aosowsky@highlandbeach.us>  
**Sent:** Monday, October 21, 2024 9:13 AM  
**To:** Jeff Remas <bco@highlandbeach.us>; Joe Hennessey <jhennessey@highlandbeach.us>; Carol Holland <cholland@highlandbeach.us>  
**Subject:** RE: 3009 S Ocean

Was a permit applied for?  
I need to verify before this turns into another problem.



**Adam Osowsky**  
Code Compliance Officer

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://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:** Jeff Remas <[bco@highlandbeach.us](mailto:bco@highlandbeach.us)>

**Sent:** Friday, October 18, 2024 9:33 AM

**To:** Joe Hennessey <[jhennessey@highlandbeach.us](mailto:jhennessey@highlandbeach.us)>; Adam Osowsky <[aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)>

**Subject:** RE: 3009 S Ocean

There was a typo in my last email. It should have said “ They did the work yesterday.”



Respectfully,  
**Jeff Remas, CBO**  
Building Code Official

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)



---

**From:** Jeff Remas <[bco@highlandbeach.us](mailto:bco@highlandbeach.us)>  
**Sent:** Friday, October 18, 2024 9:31 AM  
**To:** Joe Hennessey <[jhennessey@highlandbeach.us](mailto:jhennessey@highlandbeach.us)>; Adam Osowsky <[aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)>  
**Subject:** Re: 3009 S Ocean

They didn't work yesterday. They should be applying for the Permit today, if they don't apply for the Permit today, which is the 24 hours of emergency work allowance, start a code case first thing Monday morning.

Respectfully,

**Jeff Remas, CBO**

Building Code Official

*Town of Highland Beach*

*3616 S. Ocean Boulevard*

*Highland Beach, FL 33487*

*(561) 278-4540 Office*

*(561) 278-2606 Fax*

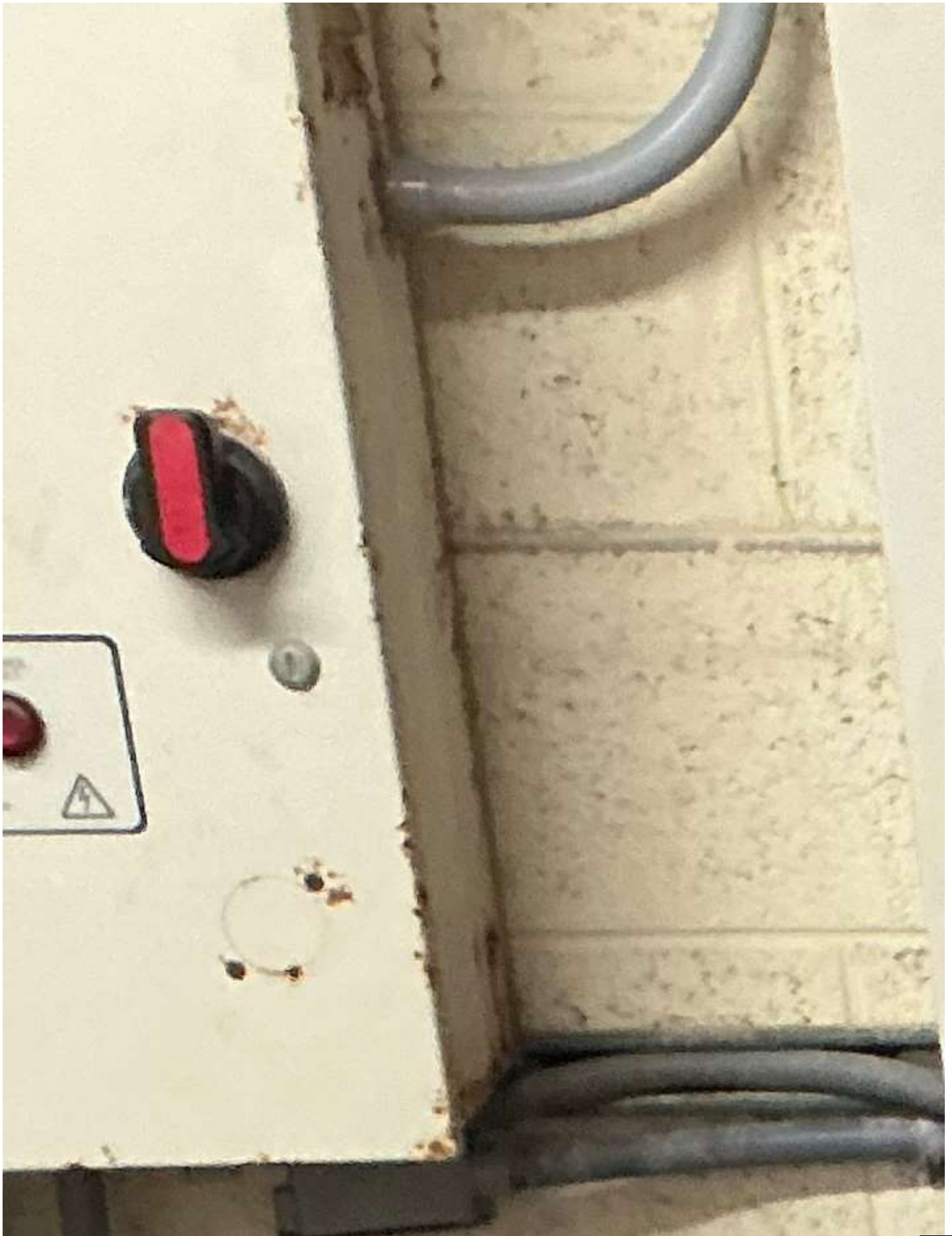
*[www.highlandbeach.us](http://www.highlandbeach.us)*

---

**From:** Joe Hennessey <[jhennessey@highlandbeach.us](mailto:jhennessey@highlandbeach.us)>  
**Sent:** Friday, October 18, 2024 7:57:52 AM  
**To:** Adam Osowsky <[aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)>  
**Cc:** Jeff Remas <[bco@highlandbeach.us](mailto:bco@highlandbeach.us)>  
**Subject:** 3009 S Ocean









Work without permit

Respectfully,

Joseph Hennessey

Senior Building Inspector

Mechanical Inspector/ Plans Examiner

Plumbing Inspector/Plans Examiner

Residential Combination Inspector

BN7885

PX4547

*Town of Highland Beach*

*3616 S. Ocean Boulevard*





*Highland Beach FL 33487*

*(561) 278-4540 Office*

*(561) 278-2606*

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



|   |   |   |   |
|---|---|---|---|
| <br><small>Unauthorized release of this information is prohibited. This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552.</small> | <br><small>Unauthorized release of this information is prohibited. This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552.</small> | <br><small>Unauthorized release of this information is prohibited. This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552.</small> | <br><small>Unauthorized release of this information is prohibited. This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552.</small> |
|---|---|---|---|

Laus Deo











**File Attachments for Item:**

**C. CASE NO. CC-24-469** Louis Jr & June Buendia 3212 S. Ocean Blvd. 106-A Highland Beach FL, 33487 PCN: 24-43-46-33-08-001-1060 Legal Description: SEAGATE OF HIGHLAND COND ONE APT 106-A

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

Violations: Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-469**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BUENDIA LOUIS JR & JUNE

8 LEARY DR

TEWKSBURY MA 01876 3724

**Re:** 3212 S OCEAN BLVD 106-A., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1060)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired). 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 13 day of December 2024.

---

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062302

[www.highlandbeach.us](http://www.highlandbeach.us)  
Tel (561) 278-4540 • Fax (561) 278-2606

9589 0710 5270 1410 0623 02

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.85

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

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 1.23

Total Postage and Fees

\$

Sent To

BUENDIA LOUIS JR & JUNE

Street and Apt.

8 LEARY DR

City, State, ZIP

TEWKSBURY MA 01876 3724

CC24469NOH\*

PS Form 3800

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 a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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.**





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-469

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Buendia luis jr + June  
8 Leary Dr  
Tenksbury ma 01876 3724

Re: 3212 s ocean blvd 106 a ., Highland Beach FL 33487 (PCN: 24434633080011060)

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/Appearance"   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 DECEMBER 19, 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

DECEMBER 19, 2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 19th day of December, 2024, by Adam Osowsky.

Notary Public, State of Florida  
My Commission Expires:

Personally Known X OR Produced Identification X

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





Type of Identification Produced: \_\_\_\_\_



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-469

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BUENDIA LOUIS JR & JUNE

8 LEARY DR

TEWKSBURY MA 01876 3724

**Re:** 3212 S OCEAN BLVD 106-A., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1060)

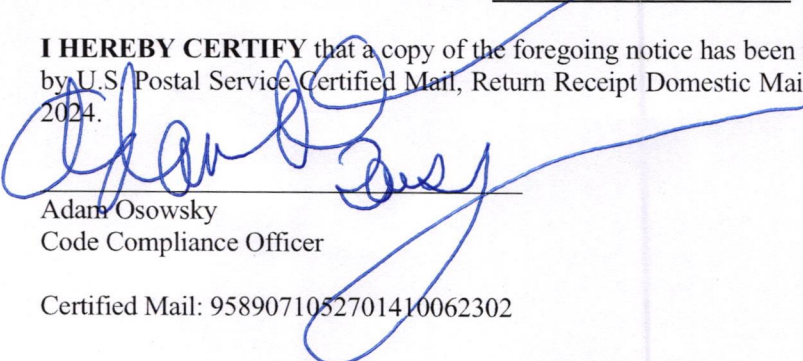
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### CERTIFICATE OF SERVICE

**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 13 day of December 2024.

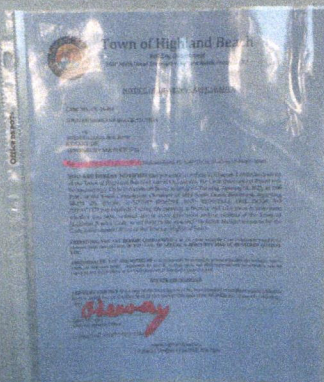
  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062302

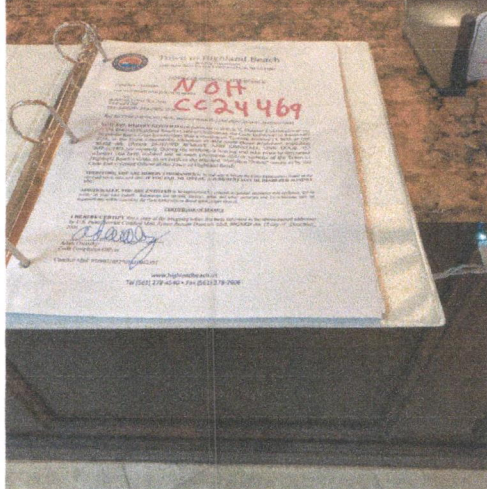
[www.highlandbeach.us](http://www.highlandbeach.us)

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

Thursday, December 19, 2024  
11:07AM  
Highland Beach, FL 33487



Thursday, December 19, 2024  
12:36PM  
Highland Beach, FL 33487



Thursday, December 19, 2024  
11:07AM  
Highland Beach, FL 33487





## Property Detail

**Location Address :** 3212 S OCEAN BLVD 106-A  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-08-001-1060  
**Subdivision :** SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
**Official Records Book/Page :** 34855 / 150  
**Sale Date :** FEB-2024  
**Legal Description :** SEAGATE OF HIGHLAND COND ONE APT 106-A

## Owner Information

| Owner(s)                           | Mailing Address                       |
|------------------------------------|---------------------------------------|
| BUENDIA JUNE<br>BUENDIA LOUIS JR & | 8 LEARY DR<br>TEWKSBURY MA 01876 3724 |

## Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner              |
|------------|-----------|---------------|---------------|--------------------|
| FEB-2024   | \$148,000 | 34855 / 00150 | QUIT CLAIM    | BUENDIA LOUIS JR & |
| DEC-2010   | \$10      | 24261 / 01445 | LIFE ESTATE   | BUENDIA AURORA     |
| OCT-2003   | \$195,000 | 16055 / 01031 | WARRANTY DEED | BUENDIA AURORA     |
| JAN-1979   | \$80,000  | 03147 / 00699 | WARRANTY DEED |                    |

## 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                                 |                       |

| Subarea and Square Footage for Building 1 |                |
|---|----------------|
| Code Description                          | square Footage |



No data found

No Image Found

### Property Extra Feature

| Description          | Year Built | Units |
|----------------------|------------|-------|
| Finished Encl. Porch | 1980       | 182   |

### Property Land Details

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

### Appraisals

| Tax Year           | 2024      | 2023      | 2022      | 2021      | 2020      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$443,205 | \$423,252 | \$342,252 | \$263,300 | \$256,348 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$443,205 | \$423,252 | \$342,252 | \$263,300 | \$256,348 |

### Assessed and Taxable Values

| Tax Year         | 2024      | 2023      | 2022      | 2021      | 2020      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$414,125 | \$376,477 | \$342,252 | \$149,287 | \$147,226 |
| Exemption Amount | \$0       | \$0       | \$0       | \$50,500  | \$50,500  |
| Taxable Value    | \$414,125 | \$376,477 | \$342,252 | \$98,787  | \$96,726  |

### Taxes

| Tax Year       | 2024    | 2023    | 2022    | 2021    | 2020    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$6,746 | \$6,322 | \$5,609 | \$1,846 | \$1,847 |
| NON AD VALOREM | \$107   | \$103   | \$100   | \$96    | \$95    |
| TOTAL TAX      | \$6,853 | \$6,425 | \$5,709 | \$1,942 | \$1,942 |

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



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

November 19, 2024

LOUIS JR & JUNE BUENDIA  
8 LEARY DR  
TEWKSBURY MA, 01876

RE: Code Compliance Case No. CC-24-469

**Location:** 3212 S OCEAN BLVD 106-A  
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 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.

Correction Contact permitting at 561 637 2022 to reinstate/obtain all required permits by December 3, 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



**File Attachments for Item:**

**D. CASE NO. CC-24-471** Andrea & Marc Sherry 3740 S. Ocean Blvd. Apt. 403 Highland Beach FL, 33487 PCN: 24-43-47-04-54-005-4030 Legal Description: TOSCANA SOUTH CONDOMINIUM UNIT # 403

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

Violations: Permit 24-228-BR Removing existing granite tops and backsplashes, and replacing it with quartz has expired.





# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-471**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MARC & ANDREA SHERRY  
3740 S OCEAN BLVD APT 403  
Highland Beach FL, 33487

**Re:** 3740 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-54-005-4030)

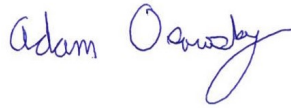
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (Permit 24-228-BR Removing existing granite tops and backsplashes, and replacing it with quartz 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 16 day of December 2024.



Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052702251950674

9506 74 9506 2251 5270 0710 9506

# U.S. Postal Service<sup>TM</sup>

## CERTIFIED MAIL<sup>®</sup> RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$ 2.10
- ☐ Return Receipt (electronic) \$ 0.00
- ☐ Certified Mail Restricted Delivery \$ 0.00
- ☐ Adult Signature Required \$ 0.00
- ☐ Adult Signature Restricted Delivery \$ 0.00

Postage

\$

Total Postage and Fees

\$

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### Property Detail

**Location Address :** 3740 S OCEAN BLVD APT 403  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-04-54-005-4030  
**Subdivision :** TOSCANA SOUTH CONDOMINIUM  
**Official Records Book/Page :** 33648 / 687  
**Sale Date :** JUN-2022  
**Legal Description :** TOSCANA SOUTH CONDOMINIUM UNIT # 403

### Owner Information

| Owner(s)                       | Mailing Address                                       |
|--------------------------------|---|
| SHERRY ANDREA<br>SHERRY MARC & | 3740 S OCEAN BLVD APT 403<br>BOCA RATON FL 33487 3401 |

### Sales Information

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner                         |
|------------|-------------|---------------|---------------|-------------------------------|
| JUN-2022   | \$1,395,000 | 33648 / 00687 | WARRANTY DEED | SHERRY MARC &                 |
| DEC-2008   | \$700,000   | 22985 / 00214 | WARRANTY DEED | PIKKEL FAMILY PARTNERSHIP LTD |
| JUN-2004   | \$635,000   | 17195 / 00162 | WARRANTY DEED | BONK RADEK                    |

### Exemption Information

No Exemption Information Available.

### Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 2601  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

### Building Details

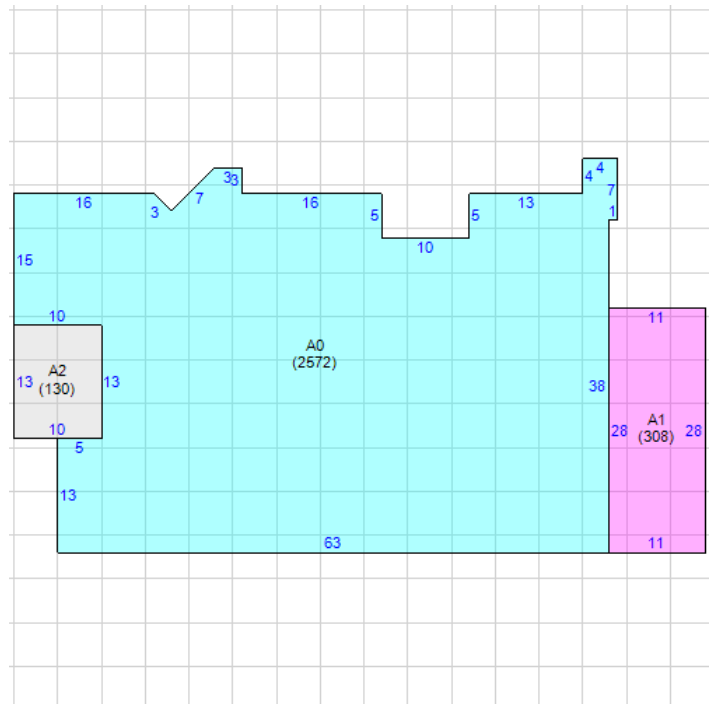
#### Structural Details

| Structural Element for Building 1 |                          | Sketch for Building 1 |
|-----------------------------------|--------------------------|-----------------------|
| Name                              | TOSCANA SOUTH CONDO      |                       |
| Area                              | 2601                     |                       |
| Year Built                        | 2004                     |                       |
| No of Bedroom(s)                  | 2                        |                       |
| No of Bath(s)                     | 2                        |                       |
| No of Half Bath(s)                | 1                        |                       |
| Exterior Wall 1                   | MSY: CB STUCCO           |                       |
| Air Condition DESC                | HTG & AC                 |                       |
| Heat Type                         | FORCED AIR DUCT          |                       |
| Exterior Wall 2                   | NONE                     |                       |
| Roof Structure                    | STEEL FRAME OR TRUSS     |                       |
| Roof Cover                        | MIN. ROOFING (CORR/SH.M) |                       |
| Interior Wall 1                   | DRYWALL                  |                       |
| Interior Wall 2                   | N/A                      |                       |
| Floor Type 1                      | CARPETING                |                       |
| Floor Type 2                      | CERAMIC/QUARRY TILE      |                       |
| Stories                           | 1                        |                       |

Subarea and Square Footage for Building 1



|                      |                |
|----------------------|----------------|
| Code Description     | square Footage |
| BAS Base Area        | 2572           |
| BLC Balcony          | 308            |
| BLC Balcony          | 130            |
| Total Square Footage | 3010           |
| Area Under Air       | 2572           |



### 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           | 2024        | 2023        | 2022      | 2021      | 2020      |
|--------------------|-------------|-------------|-----------|-----------|-----------|
| Improvement Value  | \$1,155,000 | \$1,153,000 | \$836,000 | \$650,000 | \$650,000 |
| Land Value         | \$0         | \$0         | \$0       | \$0       | \$0       |
| Total Market Value | \$1,155,000 | \$1,153,000 | \$836,000 | \$650,000 | \$650,000 |

### Assessed and Taxable Values

| Tax Year         | 2024        | 2023        | 2022      | 2021      | 2020      |
|------------------|-------------|-------------|-----------|-----------|-----------|
| Assessed Value   | \$1,155,000 | \$1,153,000 | \$715,000 | \$650,000 | \$650,000 |
| Exemption Amount | \$0         | \$0         | \$0       | \$0       | \$0       |
| Taxable Value    | \$1,155,000 | \$1,153,000 | \$715,000 | \$650,000 | \$650,000 |

### Taxes

| Tax Year       | 2024     | 2023     | 2022     | 2021     | 2020     |
|----------------|----------|----------|----------|----------|----------|
| AD VALOREM     | \$18,303 | \$18,435 | \$12,507 | \$11,018 | \$11,236 |
| NON AD VALOREM | \$107    | \$103    | \$100    | \$96     | \$95     |
| TOTAL TAX      | \$18,410 | \$18,538 | \$12,607 | \$11,114 | \$11,331 |

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



# Town of Highland Beach

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

## NOTICE OF VIOLATION

November 19, 2024

MARC & ANDREA SHERRY  
3740 S OCEAN BLVD APT 403  
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-471

**Location:** 3740 S OCEAN BLVD, 403  
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 24-228-BR Removing existing granite tops and backsplashes, and replacing it with quartz has expired.

Correction Contact permitting at 561 637 2022 to re instate/obtain permit by December 3 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

Printed 11/19/2024

9589 0710 5270 1410 0664 92

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy) \$1.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.62

Sent To **Sherry Nov 24 471**

Street and Apt. No., or PO Box No. **3740 Ocean 403**

City, State, ZIP+4® **HB FL 33487**

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

**BOCA WOODLAND**  
Postmark  
Here  
NOV 19 2024  
BOCA RATON, FL 33431-USPS

**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:

**CC-24-471 nov**  
**MARC & ANDREA SHERRY**  
**3740 S OCEAN BLVD APT 403**  
**BOCA RATON FL 33487 3401**

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0664 92

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **X** **J. Charles**

☒ Agent

☐ Addressee

B. Received by (Printed Name) **J. Charles**

C. Date of Delivery **11-21-24**

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

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

9590 1402 5086 9092 0233 41

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

RECEIVED

NOV 25

United States Postal Service  
Town of Highland Beach, FL  
Post Office Clerk's Office

USPS TRACKING #

21 NOV 2024 PM 3 L

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

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

# 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

66

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|---|-------------------------------------|--|
| <b>A. Signature</b><br><input checked="" type="checkbox"/> <i>Don DeLoach</i> |                                     | <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee |
| <b>B. Received by (Printed Name)</b><br>_____                                 | <b>C. Date of Delivery</b><br>_____ |  |
| <b>D. Is delivery address different from item 1?</b>                          |                                     |  |
| If YES, enter delivery address below:   |                                     | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |

cc-24-471-noh \*

MARC & ANDREA SHERRY  
 3740 S OCEAN BLVD APT 403  
 Highland Beach FL, 33487



9590 9402 5086 9092 0367 92

Article Number (Transfer from service label)

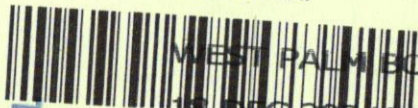
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|  |  |
|--|--|
| <b>3. Service Type</b>   |  |
| <input type="checkbox"/> Adult Signature<br><input type="checkbox"/> Adult Signature Restricted Delivery<br><input type="checkbox"/> Certified Mail®<br><input type="checkbox"/> Certified Mail Restricted Delivery<br><input type="checkbox"/> Collect on Delivery<br><input type="checkbox"/> Collect on Delivery Restricted Delivery<br><input type="checkbox"/> Insured Mail<br><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Priority Mail Express®<br><input type="checkbox"/> Registered Mail™<br><input type="checkbox"/> Registered Mail Restricted Delivery<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Signature Confirmation™<br><input type="checkbox"/> Signature Confirmation Restricted Delivery |

Domestic Return Receipt



USPS TRACKING #



WEST PALM BEACH FL 334

18 DEC 2024 PM 2 L

9590 9402 5086 9092 0367 92

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

United States  
Postal Service

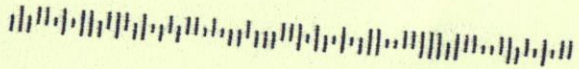
Town of Highland Beach, FL  
Town Clerk's Office

DEC 20 2024

RECEIVED

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

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



**File Attachments for Item:**

**E. CASE NO. CC-24-388**Elsa M & Gustavo R Suarez2701 S. Ocean Blvd. 18Highland Beach FL, 33487PCN: 24-43-46-28-33-000-0180Legal Description: CARLTON HOUSE COND UNIT 18

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

Violations: Complete interior remodel without valid permits.



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-388

TOWN OF HIGHLAND BEACH, FLORIDA VS.

GUSTAVO R & ELSA M SUAREZ

1104 COUNTRY CLUB PRADO

MIAMI FL 33134 2119

**Re:** 2701 S OCEAN BLVD 18., Highland Beach FL 33487 (PCN: 24-43-46-28-33-000-0180)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **30-122 (A)**, **(Building Permits Required)**. 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 10 day of December 2024.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410062401

9589 0710 5270 0710 1410 0624 01

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee

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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

\$

Total Postage and Fee: **CC-24-388**

\$

Sent To

**SUAREZ**

**1104 COUNTRY CLUB PRADO**  
**MIAMI FL 33134 2119**



NOH  
 ☆

PS Form 3800, January 2023 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 a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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, January 2023 (Reverse) 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.



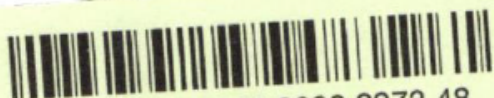
CC-24-388

NOH

SUAREZ

1104 COUNTRY CLUB PRADO

MIAMI FL 33134 2119



9590 9402 5086 9092 0373 48

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0624 01

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

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-12-24

Every address different from item 1? ☐ Yes  
enter delivery address below: ☐ No

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)

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- ☐ Signature Confirmation™
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Domestic Return Receipt

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DEC 16 2024

Town of Highland Beach, FL

Town Clerk's Office

TOWN OF HIGHLAND BEACH  
CODE COMPLIANCE  
3616 S OCEAN BLVD

HIGHLAND BEACH, FL 33487

## Property Detail

**Location Address :** 2701 S OCEAN BLVD 18  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-33-000-0180  
**Subdivision :** CARLTON HOUSE COND  
**Official Records Book/Page :** 35101 / 580  
**Sale Date :** JUN-2024  
**Legal Description :** CARLTON HOUSE COND UNIT 18

## Owner Information

### Owner(s)

SUAREZ ELSA M  
SUAREZ GUSTAVO R &

### Mailing Address

1104 COUNTRY CLUB PRADO  
MIAMI FL 33134 2119

## Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner              |
|------------|-----------|---------------|---------------|--------------------|
| JUN-2024   | \$885,000 | 35101 / 00580 | WARRANTY DEED | SUAREZ GUSTAVO R & |
| JUN-2023   | \$697,000 | 34416 / 00504 | WARRANTY DEED | STANGLE FREDRIC &  |
| JUN-2023   | \$10      | 34416 / 00502 | WARRANTY DEED | GATEHOUSE JANET &  |
| JUN-2023   | \$0       | 34393 / 01052 | SUMMARY ORDER | FISH LAWRENCE &    |
| JAN-2023   | \$10      | 34072 / 00561 | QUIT CLAIM    | FISH ROCHELLE &    |
| MAY-2021   | \$10      | 32590 / 00635 | WARRANTY DEED | FISH RICHARD J &   |
| FEB-2021   | \$10      | 32213 / 01859 | WARRANTY DEED | FISH RICHARD J &   |
| MAY-2011   | \$284,500 | 24534 / 01555 | WARRANTY DEED | FISH RICHARD J &   |
| DEC-1993   | \$100     | 08049 / 01737 | WARRANTY DEED | GRAHAM MARY E EST  |
| DEC-1993   | \$100     | 08049 / 00450 | WARRANTY DEED |                    |
| NOV-1989   | \$100     | 06307 / 00983 | WARRANTY DEED |                    |
| JUL-1989   | \$190,000 | 06230 / 01742 | WARRANTY DEED |                    |
| JUL-1989   | \$190,000 | 06123 / 00378 | WARRANTY DEED |                    |
| DEC-1984   | \$150,000 | 04422 / 01165 | WARRANTY DEED |                    |
| SEP-1983   | \$132,600 | 04033 / 00319 | DEED DEFAULT  |                    |

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1504  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

## Building Details

### Structural Details

|                    | Structural Element for Building 1 | Sketch for Building 1 |
|--------------------|-----------------------------------|-----------------------|
| Name               | CARLTON HOUSE CONDO               |                       |
| Area               | 1504                              |                       |
| Year Built         | 1964                              |                       |
| 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          |
| Exterior Wall 2    | NONE                     |
| Roof Structure     | PRESTRESSED CONCRETE     |
| Roof Cover         | MIN. ROOFING (CORR/SH.M) |
| Interior Wall 1    | DRYWALL                  |
| Interior Wall 2    | N/A                      |
| Floor Type 1       | CARPETING                |
| Floor Type 2       | CERAMIC/QUARRY TILE      |
| Stories            | 1                        |



#### 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           | 2024      | 2023      | 2022      | 2021      | 2020      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$546,000 | \$671,000 | \$610,200 | \$460,000 | \$425,000 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$546,000 | \$671,000 | \$610,200 | \$460,000 | \$425,000 |

### Assessed and Taxable Values

| Tax Year         | 2024      | 2023      | 2022      | 2021      | 2020      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$546,000 | \$556,600 | \$506,000 | \$460,000 | \$425,000 |
| Exemption Amount | \$0       | \$0       | \$0       | \$0       | \$0       |
| Taxable Value    | \$546,000 | \$556,600 | \$506,000 | \$460,000 | \$425,000 |

### Taxes

| Tax Year       | 2024    | 2023    | 2022    | 2021    | 2020    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$8,652 | \$9,638 | \$8,972 | \$7,797 | \$7,346 |
| NON AD VALOREM | \$107   | \$103   | \$100   | \$96    | \$95    |
| TOTAL TAX      | \$8,759 | \$9,741 | \$9,072 | \$7,893 | \$7,441 |



# Town of Highland Beach

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

## NOTICE OF VIOLATION

October 9, 2024

GUSTAVO R & ELSA M SUAREZ  
1104 COUNTRY CLUB PRADO  
MIAMI FL, 33134

RE: Code Compliance Case No. CC-24-388

**Location:** 2701 S OCEAN BLVD, 18  
HIGHLAND BEACH, FL 33487

### Violation Description:

#### 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.

More specifically complete interior remodel without valid permits.

Correction Must obtain ALL required permits by 11/9/2024 to prevent further actions.

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 0667 75

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, January 2020

CC-24-388 NOV  
GUSTAVO R & ELSA M SUAREZ  
1104 COUNTRY CLUB PRADO  
MIAMI FL, 33134

Postmark  
Here



\*\*\*Photos\*\*\*

CC-24-388

Code Case

**Project Address:**

2701 S OCEAN BLVD Unit/Apt/Suite 18,  
HIGHLAND BEACH FL 33487

**Owner:**

GUSTAVO R & ELSA M SUAREZ



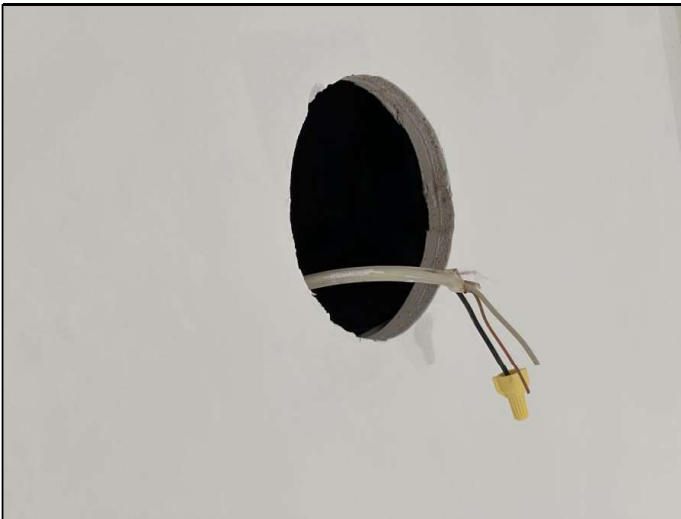
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/09/2024

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Photo of Record: ☐



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Notes:

Photo of Record: ☐



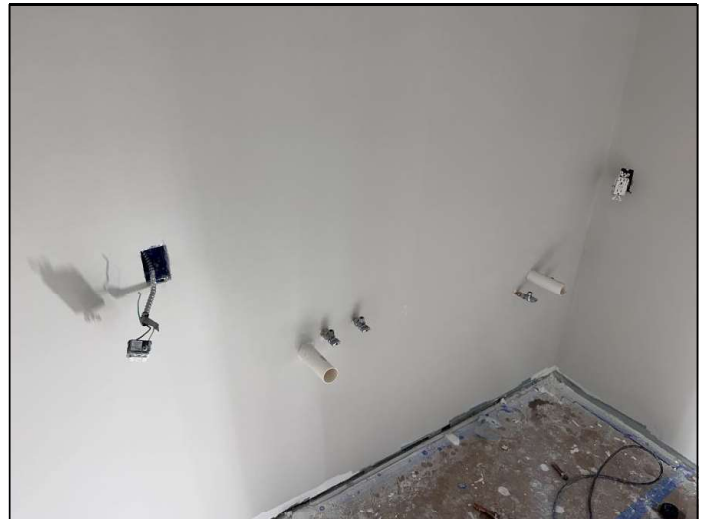
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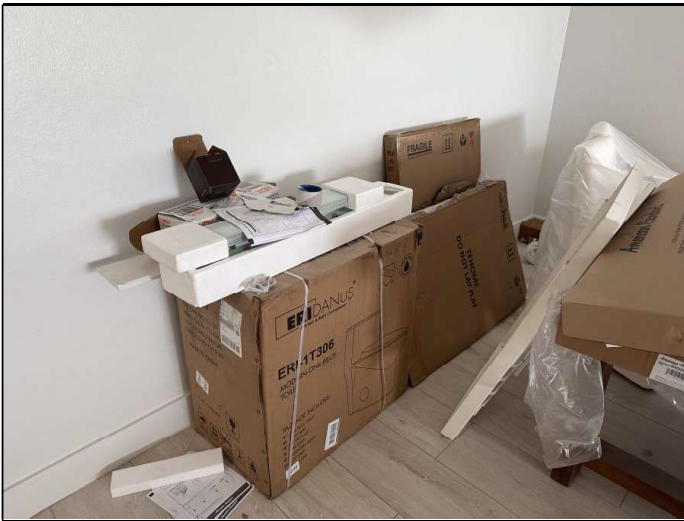
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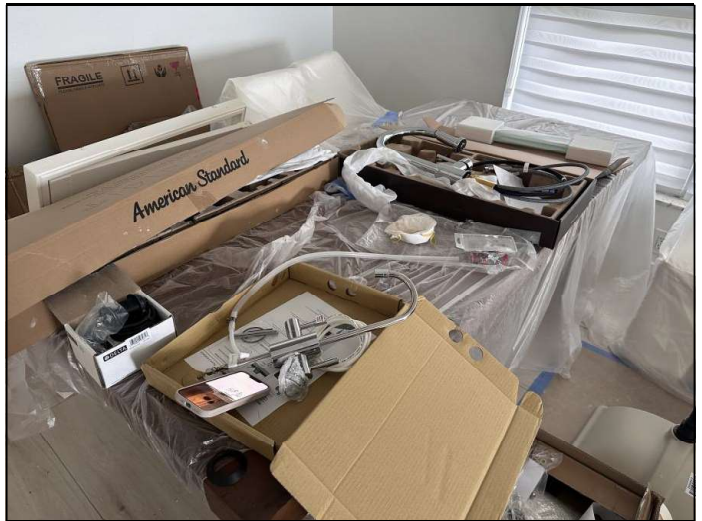
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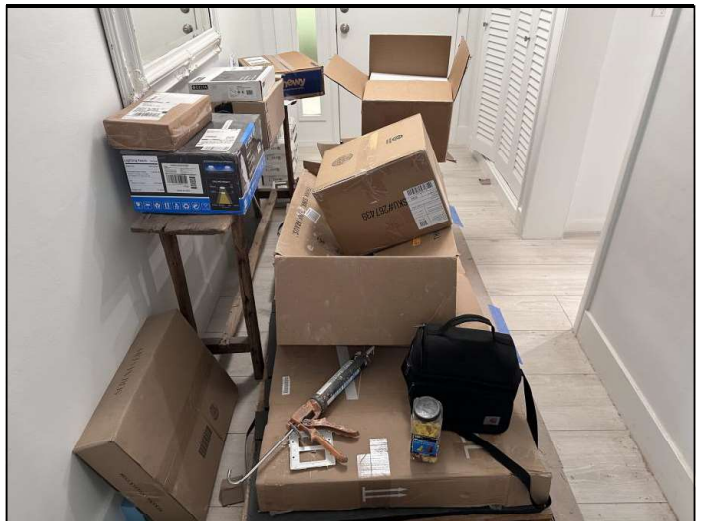
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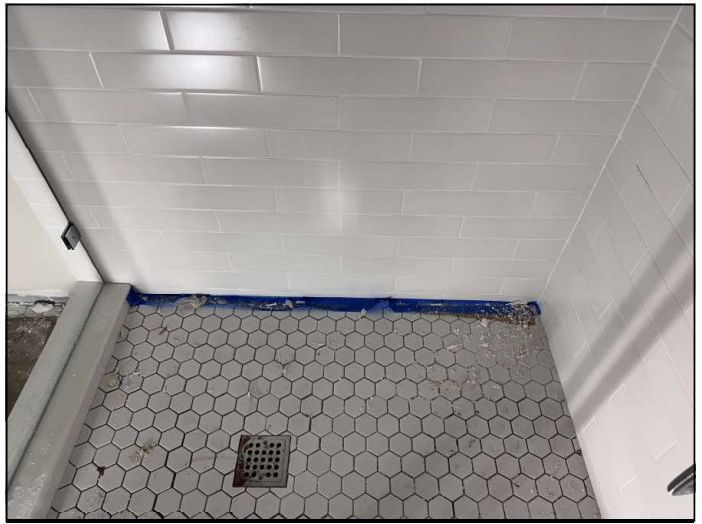
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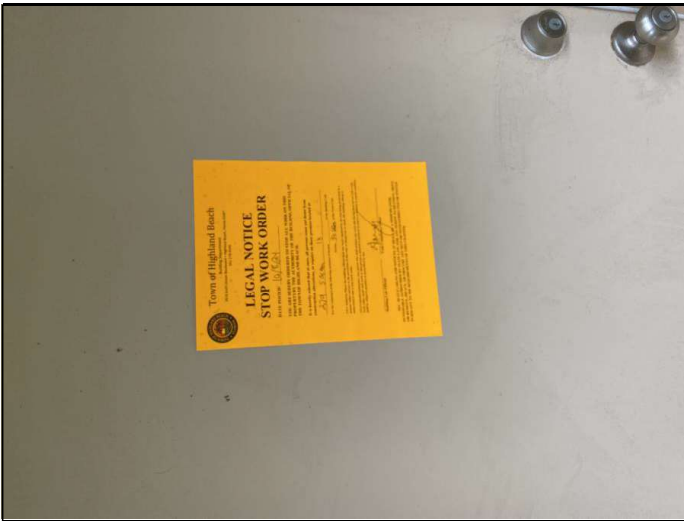
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Upload Date: 10/09/2024

File Type: jpg

Notes:

Photo of Record: ☐

**File Attachments for Item:**

**F. CASE NO. CC-24-451** Maria G & Robert J Braverman 3301 S. Ocean Blvd.

110 Highland Beach FL, 33487 PCN: 24-43-46-33-12-000-0110 Legal

Description: AMBASSADORS V SOUTH COND APT 110

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

Violations: Permit P23-0045 Bathroom & Kitchen Remodeling.



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-451**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN  
32 OLD STONE XING  
WEST SIMSBURY CT 06092

**Re:** 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24-43-46-33-12-000-0110)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit P23-0045 Bathroom & Kitchen Remodeling. Robert & Maria Braverman has expired). 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410063798

9589 0710 5270 1410 0637 98

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**CC-24-451 NOH**  
**ROBERT J & MARIA G BRAVERMAN**  
**32 OLD STONE XING**  
**WEST SIMSBURY CT 06092**

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

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  - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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    - for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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, January 2023 (Reverse) PSN 7530-02-000-9047





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN  
32 OLD STONE XING  
WEST SIMSBURY CT 06092

Re: 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24434633120000110).

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 posted X the "Notice of Hearing/Appearance" 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 December 17, 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

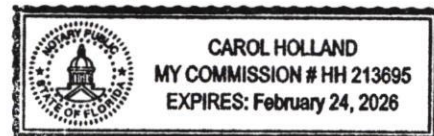
December 17, 2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of December, 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

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-451**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN  
32 OLD STONE XING  
WEST SIMSBURY CT 06092

**Re:** 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24-43-46-33-12-000-0110)

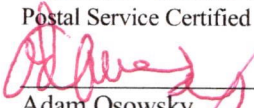
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit P23-0045 Bathroom & Kitchen Remodeling. Robert & Maria Braverman has expired). 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410063798

[www.highlandbeach.us](http://www.highlandbeach.us)  
Tel (561) 278-4540 • Fax (561) 278-2606



Tuesday, December 17, 2024  
11:08AM

Highland Beach, FL 33487  
Town of Highland Beach  
3815 South Ocean Boulevard • Highland Beach, Florida 33487



NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J. & MARIA G. BRASTERMAN  
32 OLD STONE RIDGE  
WEST SIMSBURY CT 06092

CC 24 451

Re: 3901 S OCEAN BLVD 110, Highland Beach FL 33487 (PCS: 24-43-46-33-12-000-0310)

YOU ARE HEREBY NOTICED 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, January 14, 2025, at 1:00 P.M. in the Town Commission Chambers & Kitchen Remodeling, Robert & Maria Brasterman (as expired).** 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.**

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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 12 day of December, 2024.

*Adam Orosky*  
Adam Orosky  
Code Compliance Officer

Certified Mail: 9669071052701410063798

www.highlandbeach.us  
Tel (561) 278-4540 • Fax (561) 278-7606

Tuesday, December 17, 2024  
10:40AM

Highland Beach, FL 33487

## Property Detail

**Location Address :** 3301 S OCEAN BLVD 110  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-12-000-0110  
**Subdivision :** AMBASSADORS V SOUTH COND  
**Official Records Book/Page :** 33544 / 1078  
**Sale Date :** FEB-2022  
**Legal Description :** AMBASSADORS V SOUTH COND APT 110

## Owner Information

### Owner(s)

BRAVERMAN MARIA G  
BRAVERMAN ROBERT J &

### Mailing Address

32 OLD STONE XING  
WEST SIMSBURY CT 06092 2821

## Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type             | Owner                |
|------------|-----------|---------------|-----------------------|----------------------|
| FEB-2022   | \$650,000 | 33544 / 01078 | WARRANTY DEED         | BRAVERMAN ROBERT J & |
| SEP-2018   | \$10      | 30203 / 00715 | QUIT CLAIM            | SHUMAN DENNIS M      |
| AUG-2017   | \$375,000 | 29298 / 00544 | WARRANTY DEED         | SHUMAN DENNIS        |
| JUL-2003   | \$290,000 | 15598 / 00383 | WARRANTY DEED         | TOLCHIN KENNETH &    |
| MAY-1991   | \$100     | 06835 / 00409 | QUIT CLAIM            |                      |
| MAR-1990   | \$100     | 06415 / 00170 | WARRANTY<br>LEASEHOLD |                      |
| JAN-1979   | \$91,000  | 03103 / 00491 | WARRANTY DEED         |                      |

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1050  
**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               | AMBASSADORS V SOUTH CONDO         |                       |
| Area               | 1050                              |                       |
| Year Built         | 1975                              |                       |
| 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                   |                       |
| Exterior Wall 2    | NONE                              |                       |
| Roof Structure     | WOOD TRUSS                        |                       |
| Roof Cover         | MIN. ROOFING (CORR/SH.M)          |                       |
| Interior Wall 1    | DRYWALL                           |                       |
| Interior Wall 2    | N/A                               |                       |



|              |                     |
|--------------|---------------------|
| Floor Type 1 | CARPETING           |
| Floor Type 2 | CERAMIC/QUARRY TILE |
| Stories      | 1                   |

#### Subarea and Square Footage for Building 1

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

No Image 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           | 2024      | 2023      | 2022      | 2021      | 2020      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$577,000 | \$577,000 | \$468,950 | \$350,000 | \$325,000 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$577,000 | \$577,000 | \$468,950 | \$350,000 | \$325,000 |

#### Assessed and Taxable Values

| Tax Year         | 2024      | 2023      | 2022      | 2021      | 2020      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$577,000 | \$577,000 | \$339,437 | \$329,550 | \$325,000 |
| Exemption Amount | \$0       | \$0       | \$50,000  | \$50,000  | \$50,000  |
| Taxable Value    | \$577,000 | \$577,000 | \$289,437 | \$279,550 | \$275,000 |

#### Taxes

| Tax Year       | 2024    | 2023    | 2022    | 2021    | 2020    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$9,144 | \$9,226 | \$4,907 | \$4,911 | \$4,929 |
| NON AD VALOREM | \$107   | \$103   | \$100   | \$96    | \$95    |
| TOTAL TAX      | \$9,251 | \$9,329 | \$5,007 | \$5,007 | \$5,024 |



# Town of Highland Beach

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

## NOTICE OF VIOLATION

November 4, 2024

ROBERT J & MARIA G BRAVERMAN  
32 OLD STONE XING  
WEST SIMSBURY CT, 06092

RE: Code Compliance Case No. CC-24-451

**Location:** 3301 S OCEAN BLVD, 110  
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 P23-0045 Bathroom & Kitchen Remodeling . Robert & Maria Braverman has expired.

Correction Contact Permitting directly at 561 278 4540 to re instate/ obtain ALL required permits by 12/ 4/ 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

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

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

West Simsbury, CT 06092-0490

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee):  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To **CC 24 451 NOV**  
**ROBERT J & MARIA G BRAVERMAN**  
**32 OLD STONE XING**  
**WEST SIMSBURY CT, 06092**

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

**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:  
**CC 24 451 NOV**  
**ROBERT J & MARIA G BRAVERMAN**  
**32 OLD STONE XING**  
**WEST SIMSBURY CT, 06092**

2. Article Number (Transfer from service label)  
 9589 0710 5270 1134 3547 52

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Maria G Braverman*

B. Received by (Printed Name)  
 Maria G Braverman

C. Date of Delivery  
☐ Agent  
☐ Addressee

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

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on 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

**USPS TRACKING#**

9589 9402 5086 9092 0233 03

United States Postal Service

**RECEIVED**  
 NOV 18 2024  
 Town of Highland Beach, 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**

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.

CC-24-451 NOH  
ROBERT J & MARIA G BRAVERMAN  
32 OLD STONE XING  
WEST SIMSBURY CT 06092



9590 9402 5086 9092 0351 22

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0637 98

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Maria D*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Address different from item 1? ☐ Yes

or delivery address below: ☐ No

**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 Restricted

90

Return Receipt



USPS TRACKING #



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

9590 9402 5086 9092 0351 22

United States  
Postal Service

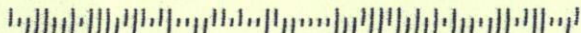
• Sender: Please print your name, address, and ZIP+4® in this box•

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

RECEIVED

DEC 23

Town of Highland Beach  
Town Clerk's Office



**File Attachments for Item:**

**G. CASE NO. CC-24-480**Diana Kantor Trust3212 S. Ocean Blvd. 405-AHighland Beach  
FL, 33487PCN: 24-43-46-33-08-001-4050Legal Description: SEAGATE OF HIGHLAND  
COND ONE APT 405-A

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

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation  
expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING  
expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

**Re: 3212 S OCEAN BLVD 405-A**, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 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 December 2024.

*Adam Oswalby*

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333



9589 0710 5270 0147 0255 0120 6856

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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  
\$ 73 5.58

Total Postage and Fees \$

Sent To CC-24-480 non posted  
KANTOR DIANA TRUST  
Street and Apt. No. 1252 LONG HILL RD  
City, State, ZIP+4® STIRLING NJ 07980

PS Form 3800, January 2023 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 a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this 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, January 2023 (Reverse) PSN 7530-02-000-9047



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD. 405-A, Highland Beach FL 33487 (PCN: 24434633080014050)

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/Appearance" 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 December 17, 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

December 17, 2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 17<sup>th</sup> day of December, 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

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

**Re: 3212 S OCEAN BLVD 405-A.**, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 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.

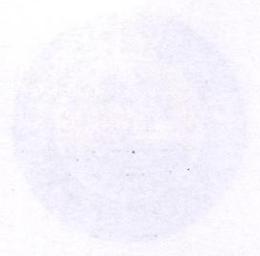
## CERTIFICATE OF SERVICE

**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 December 2024.

*Adam Owsby*

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333



NOTICE OF VIOLATION

CASE NO. 02-11-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KATHLEEN D. HARRIS

1111 HIGHLAND BLVD.

ST. LOUIS, MO 63104

YOU ARE HEREBY NOTICED that the Town of Highland Beach, Florida, has received information that you have violated the Town of Highland Beach, Florida, Code of Ordinances, Chapter 1, Article 1, Section 1-1.01, which prohibits the use of a vehicle on the beach. This violation is a misdemeanor under the laws of the State of Florida.

IF YOU ARE FOUND TO HAVE VIOLATED THE TOWN OF HIGHLAND BEACH, FLORIDA, CODE OF ORDINANCES, CHAPTER 1, ARTICLE 1, SECTION 1-1.01, YOU MAY BE SUBJECT TO A FINE OF UP TO \$500.00 AND/OR IMPRISONMENT FOR UP TO 60 DAYS.

ADDITIONALLY, YOU MAY BE SUBJECT TO A FINE OF UP TO \$500.00 AND/OR IMPRISONMENT FOR UP TO 60 DAYS IF YOU ARE FOUND TO HAVE VIOLATED THE TOWN OF HIGHLAND BEACH, FLORIDA, CODE OF ORDINANCES, CHAPTER 1, ARTICLE 1, SECTION 1-1.01, ON A SECOND OR SUBSEQUENT OFFENSE.

DATE OF VIOLATION

THIS NOTICE IS BEING SERVED ON YOU BY THE TOWN OF HIGHLAND BEACH, FLORIDA, CODE COMPLIANCE OFFICER, ADAM OSOWSKY, ON THIS DATE. YOU ARE ADVISED THAT YOU HAVE THE RIGHT TO REQUEST A HEARING TO CONSIDER YOUR VIOLATION. IF YOU DO NOT REQUEST A HEARING WITHIN THE TIME FRAME SPECIFIED IN THIS NOTICE, YOU WILL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO A HEARING.





### Property Detail

**Location Address :** 3212 S OCEAN BLVD 405-A  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-08-001-4050  
**Subdivision :** SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
**Official Records Book/Page :** 27658 / 733  
**Sale Date :** JUN-2015  
**Legal Description :** SEAGATE OF HIGHLAND COND ONE APT 405-A

### Owner Information

**Owner(s)**

KANTOR DIANA TRUST

**Mailing Address**

1252 LONG HILL RD  
STIRLING NJ 07980 1010

### Sales Information

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner              |
|------------|-----------|---------------|---------------|--------------------|
| JUN-2015   | \$10      | 27658 / 00733 | WARRANTY DEED | KANTOR DIANA TRUST |
| MAY-1996   | \$120,000 | 09271 / 00115 | WARRANTY DEED |                    |
| MAR-1993   | \$100     | 07673 / 00016 | QUIT CLAIM    |                    |
| DEC-1984   | \$100,000 | 04435 / 01206 | WARRANTY DEED |                    |
| JAN-1973   | \$34,000  | 02111 / 00570 | WARRANTY DEED |                    |

### 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                                 |                       |

Subarea and Square Footage for Building 1

Code Description                      square Footage  
No data found

No Image 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           | 2024      | 2023      | 2022      | 2021      | 2020      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$455,000 | \$437,100 | \$355,950 | \$278,000 | \$271,000 |
| Land Value         | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market Value | \$455,000 | \$437,100 | \$355,950 | \$278,000 | \$271,000 |

#### Assessed and Taxable Values

| Tax Year         | 2024      | 2023      | 2022      | 2021      | 2020      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$370,018 | \$336,380 | \$305,800 | \$278,000 | \$271,000 |
| Exemption Amount | \$0       | \$0       | \$0       | \$0       | \$0       |
| Taxable Value    | \$370,018 | \$336,380 | \$305,800 | \$278,000 | \$271,000 |

#### Taxes

| Tax Year       | 2024    | 2023    | 2022    | 2021    | 2020    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$6,400 | \$6,029 | \$5,339 | \$4,712 | \$4,684 |
| NON AD VALOREM | \$107   | \$103   | \$100   | \$96    | \$95    |
| TOTAL TAX      | \$6,507 | \$6,132 | \$5,439 | \$4,808 | \$4,779 |



# Town of Highland Beach

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

## NOTICE OF VIOLATION

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
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 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 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,





## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540







# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DIANA KANTOR TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 s ocean blvd ., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-4050)

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 posted   x   the "Notice of Violation" or        the "Notice of Hearing/Appearance"  
  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   November 21, 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

  November 21, 2024    
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup>  
day of November, 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

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
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 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 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 O'Quinn*

Printed 11/20/2024

Page 1 of 2





## Town of Highland Beach

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

### NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



Thursday, November 21, 2024  
07:38AM  
Highland Beach, FL 33487

405



Thursday, November 21, 2024  
07:47AM  
Highland Beach, FL 33487

Printed 11/20/2024

Regards,  
*Adam O'Leary*

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

If the violation is corrected and then occurs 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.

**80-122 (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 the time period of six (6) months after the date of issuance. If the work is not commenced within the time period of six (6) months after the date of issuance, the permit shall expire. If the work is commenced within the time period of six (6) months after the date of issuance, the permit shall be extended for a period not exceeding ninety (90) days, may be altered by the building official.  
(c) extensions of time, each for a period not exceeding ninety (90) days, may be altered by the building official.  
More specifically permit 1) REV-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kitchen 3) 123-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Vantor have expired  
Correction: contact permitting 561 276-4540 to renew/re-obtain and register all permits & contractors by December 11, 2024.

Violator Description:  
Location: 3212 TIGER LANE UNIT 101  
APARTMENT 101  
RENOVATION BEACH, FL 33487

NOV 21 2024  
CC 24480



NOTICE OF VIOLATION

Town of Highland Beach  
Highland Beach, FL 33487  
Phone: 561-378-1000  
Fax: 561-378-1000



**File Attachments for Item:**

**H. CASE NO. 2023-12-017Extension Request**

STEPHEN & MARLA GARCHIK, 2474 S. Ocean Blvd. Highland Beach FL,  
33487PCN: 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.

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 Magistrate on November 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 Magistrate does find as follows:

1. On March 12, 2024, the Code Enforcement 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. On July 9, 2024, the Code Enforcement Board entered an Order Granting Extension extending the date for compliance to October 10, 2024.
3. Respondents requested an extension of time for compliance.
3. Respondents were represented by an attorney who was present.
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 December 12, 2024.**

DONE AND ORDERED this 18 day of November, 2024.

Kevin Wagner, Magistrate

Copies Furnished to:

Respondents



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 7<sup>th</sup> day of July, 2024.

  
Myles Schlam, Chair  
Code Enforcement Board

Copies Furnished to:

**Respondents**

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.

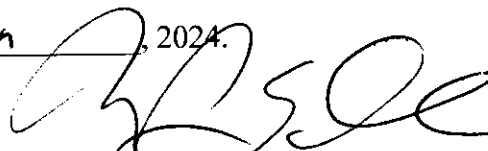
c. No further action shall be required for the entry of such fine.

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

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING**

**CASE NO. CC2023-12-017**

**Date: December 9, 2024**

**MARLA & STEPHEN GARCHIK  
2474 S OCEAN BLVD  
HIGHLAND BEACH FL 33487 1809**

**RE: 2474 S OCEAN BLVD**

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

**YOU ARE HEREBY NOTIFIED** that pursuant to your Extension Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday January 14, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

---

Adam Osowsky  
Code Compliance Officer



9589 0710 5270 1410 0633 78

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

Street

City

**cc2023-12-017 noh** \*

**GARCHIK MARLA & STEPHEN**

**2474 S OCEAN BLVD**

**HIGHLAND BEACH FL 33487 1809**



PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

**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

**X**

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

12/18/24

any address different from item 1?  
enter delivery address below:☐ Yes☐ No

cc2023-12-017 noh  
**GARCHIK MARLA & STEPHEN**  
**2474 S OCEAN BLVD**  
**INGHLAND BEACH FL 33487 1809**



9590 9402 5086 9092 0230 99

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

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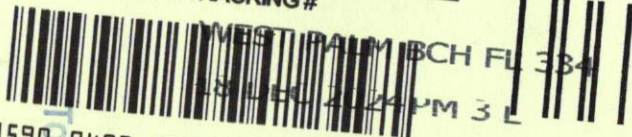
PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic

116

Receipt

USPS TRACKING#



WEST PALM BCH FL 334  
18 DEC 2024 PM 3 L

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

9590 9402 5086 9092 0230 99

United States  
Postal Service

Town of Highland Beach, FL  
Town Clerk's Office

DEC 20 2024

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

**TOWN OF HIGHLAND BEACH**  
**ATTN: CODE COMPLIANCE**  
**3614 S OCEAN BLVD**  
**HIGHLAND BEACH; FLORIDA 33487**

