AGENDA

SPECIAL MAGISTRATE HEARING

Tuesday, September 08, 2026 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA
3614 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. CALL TO ORDER

2. EXPLANATION OF PROCEEDINGS

3. SWEARING OF WITNESSES

4. APPROVAL OF MINUTES

A. July 22, 2026

5. VIOLATIONS

A. CASE NO. CC-26-149

KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST
2809 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-33-00-001-0040
Legal Description: 33-46-43, S 200 FT OF N 400 FTOF FRAC SEC LYG BET FIND CNL & ATLANTIC OCEAN (LESS SR) A/K/ACITY LOT NO 114

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

Violations: Owner failed secure plumbing and electrical permits for the installation of water softener and salt tanks and electrical outlets at exterior of property.

B. CASE NO. CC-26-155

SPELL, CHARLES E.
3912 S. Ocean Blvd., 1210
Highland Beach FL, 33487
PCN: 24-43-47-04-13-001-1210
Legal Description: REGENCY HIGHLAND CLUB COND UNIT 1210 PHASE I

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

Violations: Owner failed to secure permit for water heater changeout.

C. CASE NO. CC-26-165

CHIMIENTI, NICHOLAS
4746 S. Ocean Blvd. 2
Highland Beach FL, 33487
PCN: 24-43-47-09-07-000-0020
Legal Description: EVANTON BAYE TOWNHOMES COND UNIT 2

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

Violations: Owner failed to secure permit for A/C changeout.

D. CASE NO. CC-26-166

WALLACH LAWTON TRUST
2727 S. Ocean Blvd. 1201
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1201
Legal Description: VILLA MAGNA COND UNIT 1201

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

Violations: Owner failed to secure permit for water heater changeout.

E. CASE NO. CC-26-171

WILD OAK FARMSTEAD LLC
1023 Russell Dr. 1
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0190
Legal Description: HIGHLAND BEACH ISLES LT 19

Code Sections: 30-68(G)(1)(A) - Accessory Marine Facilities and 30-68(G)(1)(B) - Accessory Marine Facilities

6. ADJOURNMENT

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

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

File Attachments for Item:

A. July 22, 2026

DRAFT

TOWN OF HIGHLAND BEACH
SPECIAL MAGISTRATE HEARING MINUTES

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

Date: July 22, 2026
Time: 1:00 PM

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1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order at 1:00 P.M.

Town Attorney Elizabeth Lenihan was present.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. November 12, 2025

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

5. VIOLATIONS

A. CASE NO. CC-26-87

4117 S. Ocean LLC
4117 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-47-04-00-006-0010
Legal Description: 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140 A/K/A CITY LOT NO 38

Code Sections:30-122 (A) - Building Permits Required. 302.3 - Sidewalks and driveways, 304.2 - Protective treatment, G29. - Property Maintenance Code, I7-3 - Nuisance. Generally; declared unlawful., J0.69(CXIXAXI) - PARKING LOTS AND VEHICULAR USE AREAS.

Violations: Windows installed without permit, driveway pavers missing permit, damaged driveway pavers, chipping/peeling protective treatment/paint on structure, dirt/mildew on structure and concrete wall/fence, and damaged stucco on structure.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Curet explained that the last reinspection of the property was July 22, 2026, and the property remains noncompliant. The town has had personal contact with the property owner. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given thirty days to come into compliance or be fined $250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of $250.00 payable by August 21, 2026.

Mr. Edgar Belaval, attorney for the respondent, addressed the violations. He explained that the respondent's intent to resolve the violations.

There was a brief discussion about potentially giving the respondent more to or a schedule a status hearing. Town Attorney Lenihan commented that a status hearing was not necessary.

Special Magistrate Wagner closed the hearing.

Special Magistrate Wagner found the respondent in violation of the listed code sections. The respondent shall come into compliance with the Town Code by August 21, 2026, by applying for and obtaining the necessary permits to remedy the violations. In the absence of said compliance, the respondent was assessed a fine in the amount of $250.00 per day until the property comes into compliance. The Respondent is assessed prosecution costs in the amount of $250.00.

B. CASE NO. CC-26-100

EMC Global LLC
4226 Tranquility Drive
Highland Beach FL, 33487
PCN:24-43-47-04-02-005-0040
Legal Description: BEL LIDO LT 4 BLK 5

Code Sections:6-29. - Property Maintenance Code, 30-122 (A) - Building Permits Required, IPMC 304.1 - Exterior Structure- General, 28-10(A) - Maintenance standards for cultivated landscape areas.

Violations: Chipping/Peeling Paint on Fascia, landscaping debris (dead/decaying plant material), faded/cracked damaged driveway, and missing permits for interior renovations.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Curet explained that the last reinspection of the property was July 22, 2026, and the property remains noncompliant. The town has had personal contact with the property owner. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given thirty days to come into compliance or be fined $250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of $250.00 payable by August 21, 2026.

Ms. Anita Mascotti, Director, EMC Global, commented on the violations. She asked for a two month extension and has 60 days, September 22, 2026 to come into compliance.

Special Magistrate Wagner found the respondent in violation of Code Sections:6-29, 30-122 (A) and IPMC 304.1, adopted by reference of the testimony of Code Compliance Officer Curet, to the nature of those violations. Respondent is given until September 22, 2026 to bring the property into compliance or be fined in the amount of $250.00 per day until the property comes into compliance. The Respondent is assessed prosecution costs in the amount of $250.00.

6. FUTURE MEETING DATES

2026 SPECIAL MAGISTRATE HEARING DATES

There was discussion about the 2026 Special Magistrate Hearing dates specific to August 18, 2026 meeting. The meeting was tentatively scheduled for August 19, 2026 at 2:00 P.M.

7. ADJOURNMENT

The meeting adjourned at 1:22 P.M.

APPROVED: September 08, 2026, Special Magistrate Hearing

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Signed Minutes on file in the Town Clerk's Office

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

09/08/2026

Jaclyn DeHart
Deputy Town Clerk

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-26-149

KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST2809 S. Ocean Blvd.Highland Beach FL, 33487PCN:24-43-46-33-00-001-0040Legal Description: 33-46-43, S 200 FT OF N 400 FTOF FRAC SEC LYG BET FIND CNL & ATLANTIC OCEAN (LESS SR) A/K/ACITY LOT NO 114

Code Section: 30-122 (A) - Building Permits Required.Violations: Owner failed secure plumbing and electrical permits for the installation of water softener and salt tanks and electrical outlets at exterior of property.

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-149

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST
720 NE 69TH ST APT 17N
Miami FL, 33138

Re: 2809 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-00-001-0040)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (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.

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 10 day of August. 2026.

11

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1410 0611 52

9589 0710 5270 1410 0611 52

12

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ 4.45
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ .82

Total Postage and Fees
$ 11.02

Postmark Here

POSTAL SWEETS USPS CPU BOCA RATON FL AUG 10 2026

Sent To
Kappel James S + Debra Trust + Montgomery Joel W + Sarah K Trust

Street and Apt. No., or PO Box No.
720 NE 69th St. Apt. 17N

City, State, ZIP+4®
Miami, FL 33138

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.
- Electro[illegible]tion of delivery or attempted deliver[illegible]
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13

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

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-149

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Kappel James S + Debra trust + Montgomery Joel W + Sarah K Trust
720 NE 69th St. Apt 17N
~~Highland Beach FL, 33487~~ Miami, FL 33138

Re: 3809 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24-43-46-33-00-001-0040)

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd X the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 8/10/26 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.

Orlando Curet
Code Compliance Officer/Clerk

8/10/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 10th day of August, 2026, by Orlando Curet.

Carol Holland
Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030

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



ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701410061152

Copy Add to Informed Delivery

Latest Update

Your item arrived at our USPS facility in MIAMI FL DISTRIBUTION CENTER on August 10, 2026 at 9:13 pm. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

On the Way

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 10, 2026 9:13 PM

USPS in possession of item

BOCA RATON, FL 33431
August 10, 2026 1:34 PM

What Do USPS Tracking Statuses Mean?

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USPS Tracking Plus®

Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 2809 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-00-001-0040
Subdivision :
Official Records Book/Page : 30492 / 30
Sale Date : 12/12/2018
Legal Description : 33-46-43, S 200 FT OF N 400 FTOF FRAC SEC LYG BET FIND CNL & ATLANTIC OCEAN (LESS SR) A/K/ACITY LOT NO 114

Owner Information

Owner(s)	Mailing Address
KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST	720 NE 69TH ST APT 17N MIAMI FL 33138 5758

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/12/2018	$10	30492 / 00030	WARRANTY DEED	KAPPEL JAMES S & DEBRA TRUST &
11/05/2018	$10	30492 / 00034	WARRANTY DEED	KAPPEL JAMES S & DEBRA TRUST &
12/01/1976	$100	07298 / 01298	WARRANTY DEED	KAPPEL JAMES S &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$2,595,978	$2,634,629	$2,663,167	$2,318,122	$1,775,154
Land Value	$22,000,000	$18,375,000	$17,500,000	$17,500,000	$15,000,000
Total Market Value	$24,595,978	$21,009,629	$20,163,167	$19,818,122	$16,775,154

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$19,701,849	$17,910,772	$16,282,520	$14,802,291	$13,456,628
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$19,701,849	$17,910,772	$16,282,520	$14,802,291	$13,456,628

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$342,049	$303,393	$282,530	$269,063	$242,180
NON AD VALOREM	$17,323	$15,757	$14,471	$11,660	$11,067
TOTAL TAX	$359,372	$319,150	$297,001	$280,722	$253,247

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

Town of Highland Beach

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

NOTICE OF VIOLATION

July 28, 2026

KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST
720 NE 69TH ST APT 17N
MIAMI FL, 33138

RE: Code Compliance Case No. CC-26-149

Location: 2809 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

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.

*****OWNER FAILED TO SECURE PLUMBING AND ELECTRICAL PERMITS FOR THE INSTALLATION OF WATER SOFTENER AND SALT TANKS AND ELECTRICAL OUTLETS AT EXTERIOR OF PROPERTY. PLEASE COMPLY WITHIN 7 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail:

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FAQs >

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Tracking Number:

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Latest Update

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Delivered

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33138
July 30, 2026 3:55 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
July 28, 2026 9:55 PM

USPS in possession of item

BOCA RATON, FL 33431
July 28, 2026 2:56 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

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Product Information

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FAQs

9589 0710 5270 1410 0610 46

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Extra Services & Fees *(check box, add fee as appropriate)* ☑ Return Receipt (hardcopy) $ 2.65 ☐ Return Receipt (electronic) $ _____ ☐ Certified Mail Restricted Delivery $ _____ ☐ Adult Signature Required $ _____ ☐ Adult Signature Restricted Delivery $ _____	Postmark Here
Postage $ 1.87	
Total Postage and Fees $ 10.07	

SWEETS USPS CPU JUL 28 2026

Sent To
James S + Debra Kappel Trust Joel W + Sarah K mon tgomery Trust.

Street and Apt. No., or PO Box No.
720 NE 69th St. Apt. 17N

City, State, ZIP+4®
Miami FL 33138

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

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- Electro[redacted]tion of delivery or attempted deliver[redacted]
- A reco[redacted]y (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your records.

Photos
CC-26-149
Code Case

Project Address:
2809 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
KAPPEL JAMES S & DEBRA TRUST &
MONTGOMERY JOEL W & SARAH K
TRUST - KAPPEL JAMES S & DEBRA TRUST
& MONTGOMERY JOEL W & SARAH K
TRUST



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Photo of Record: ☐



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Photo of Record: ☐



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Notes:

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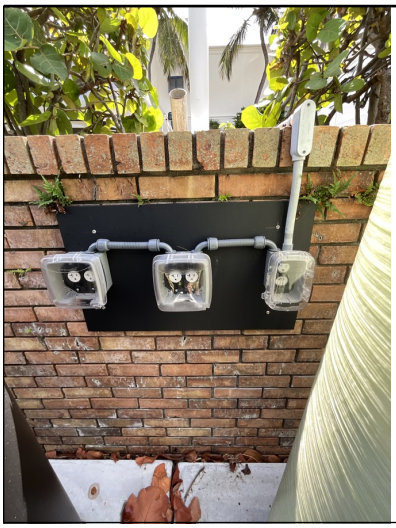
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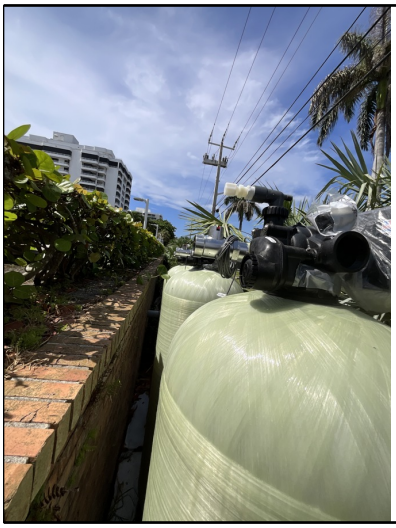
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Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

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File Type: jpg

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Upload Date: 07/24/2026

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Upload Date: 07/28/2026

File Type: jpg

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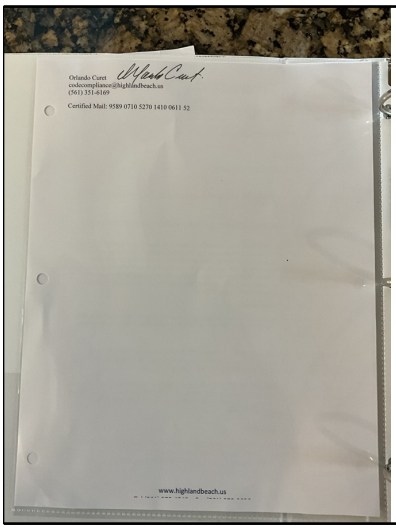
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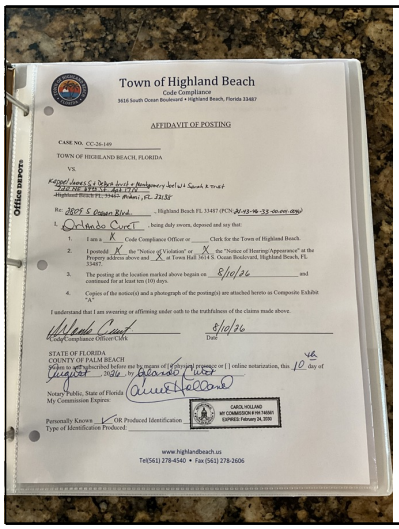
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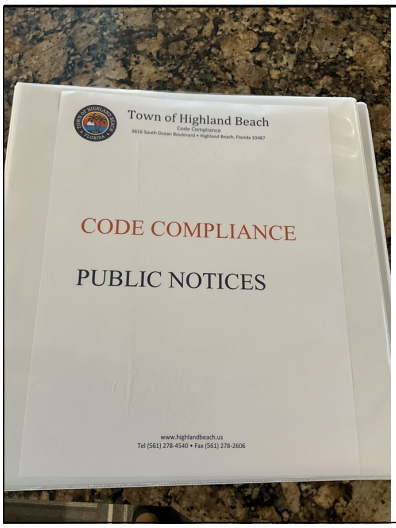
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Upload Date: 08/10/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

B. CASE NO. CC-26-155

SPELL, CHARLES E.3912 S. Ocean Blvd., 1210Highland Beach FL, 33487PCN: 24-43-47-04-13-001-1210Legal Description: REGENCY HIGHLAND CLUB COND UNIT 1210 PHASE I

Code Section: 30-122 (A) - Building Permits Required.Violations: Owner failed to secure permit for water heater changeout.

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-155

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CHARLES SPELL
108 OAKMONT
Saint Simons Island GA, 31522

Re: 3912 S OCEAN BLVD 1210 HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-1210)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (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.

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 19 day of August 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1410 0666 14

9589 0710 5270 1410 0611 14

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

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

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)* 4.05
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$ .82

Total Postage and Fees
$ 11.02

POSTAL SWEETS USPS CRD BOCA RATON FL 33431 JUL 29 2026

Postmark Here

Sent To
Charles E. Spell

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

City, State, ZIP+4®
Saint Simons Island GA 31522

36

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.
- Electro[redacted]tion of delivery or attempted deliver[redacted]
- A recor[redacted]y (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

37

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.

ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410066614

Copy Add to Informed Delivery

Latest Update

Your item is being held at the SAINT SIMONS ISLAND, GA 31522 post office at 12:47 pm on August 22, 2026. This is at the request of the customer.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Held at Post Office, At Customer Request

SAINT SIMONS ISLAND, GA 31522
August 22, 2026 12:47 PM

Arrived at USPS Facility

JACKSONVILLE FL DISTRIBUTION CENTER
August 21, 2026 7:04 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 19, 2026 9:06 PM

USPS in possession of item

BOCA RATON, FL 33431
August 19, 2026 11:28 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-155

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Charles Spell
108 Oakmont
~~Highland Beach FL, 33487~~
Saint Simons Island, GA 31522

Re: 3912 S Ocean Blvd. #1210 ., Highland Beach FL 33487 (PCN: 24-43-47-04-13-001-1210)

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd X the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 8/19/26 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.

Orlando Curet
Code Compliance Officer/Clerk

8/19/26
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 August, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Ann Holland

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

NOTARY PUBLIC STATE OF FLORIDA
CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030



Property Detail

Location Address : 3912 S OCEAN BLVD 1210
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-1210
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 36026 / 1820
Sale Date : 09/11/2025
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 1210 PHASE I

Owner Information

Owner(s)	Mailing Address
SPELL CHARLES E	108 OAKMONT SAINT SIMONS ISLAND GA 31522 2462

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/11/2025	$970,000	36026 / 01820	WARRANTY DEED	SPELL CHARLES E
01/01/1976	$94,000	02631 / 00702	WARRANTY DEED	ESPLEN ROBERT M &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$839,000	$880,000	$874,000	$849,000	$736,000
Land Value	$0	$0	$0	$0	$0
Total Market Value	$839,000	$880,000	$874,000	$849,000	$736,000

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$839,000	$812,576	$738,705	$671,550	$610,500
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$839,000	$812,576	$738,705	$671,550	$610,500

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$13,256	$13,302	$12,560	$11,883	$10,824
NON AD VALOREM	$122	$114	$107	$103	$100
TOTAL TAX	$13,378	$13,416	$12,667	$11,986	$10,924

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

Town of Highland Beach

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

NOTICE OF VIOLATION

July 29, 2026

CHARLES E SPELL
108 OAKMONT
SAINT SIMONS ISLAND GA, 31522

RE: Code Compliance Case No. CC-26-155

Location: 3912 S OCEAN BLVD 1210
HIGHLAND BEACH, FL 33487

Violation:

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.

*****OWNER FAILED TO SECURE PERMIT FOR WATER HEATER CHANGEOUT. APPLICATION #3260386 WAS SUBMITTED AND NOT COMPLETED. PLEASE COMPLY WITHIN 7 DAYS TO PREVENT ANY FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail:

ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410061114

Copy Add to Informed Delivery

Latest Update

Your item is being held at the SAINT SIMONS ISLAND, GA 31522 post office at 12:23 pm on July 31, 2026. This is at the request of the customer.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Held at Post Office, At Customer Request

SAINT SIMONS ISLAND, GA 31522
July 31, 2026 12:23 PM

Arrived at USPS Facility

JACKSONVILLE FL DISTRIBUTION CENTER
July 30, 2026 1:53 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
July 29, 2026 9:35 PM

USPS in possession of item

BOCA RATON, FL 33431
July 29, 2026 2:52 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

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FAQs

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

CC 24 155

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OFFICIAL USE

Certified Mail Fee $ 5.35	
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) $ 4.65	
☐ Return Receipt (electronic) $	
☐ Certified Mail Restricted Delivery $	
☐ Adult Signature Required $	
☐ Adult Signature Restricted Delivery $	
Postage $ 1.02	
Total Postage and Fees $ 11.02	

Postmark Here

Sent To: Charles Spell

Street and Apt. No., or PO Box No.: 108 Oakmont

City, State, ZIP+4®: Saint Simons Island GA 31522

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

rtified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
- Electro tion of delivery or attempted deliver
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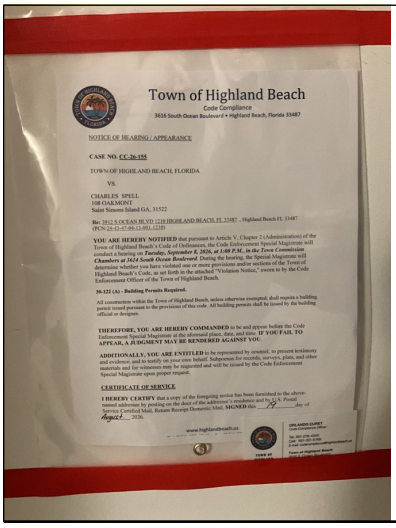
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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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IMPORTANT: Save this receipt for your records.

Photos
CC-26-155
Code Case

Project Address:
3912 S OCEAN BLVD 1210, HIGHLAND BEACH FL 33487
Owner:
CHARLES SPELL


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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-155

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CHARLES SPELL
108 OAKMONT
Saint Simons Island GA, 31522

Re: 3912 S OCEAN BLVD 1210 HIGHLAND BEACH, FL 33487 , Highland Beach FL 33487
(PCN 24-43-47-04-13-001-1210)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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www.highlandbeach.us

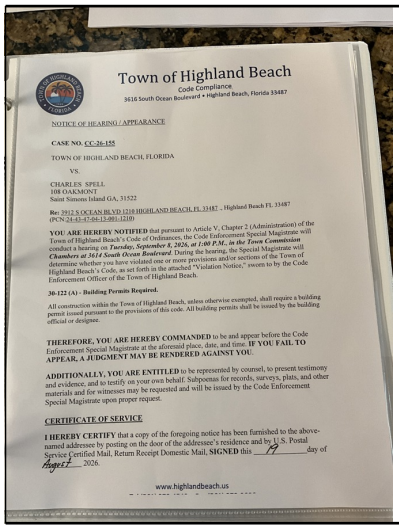
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Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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Saint Simons Island GA, 31522

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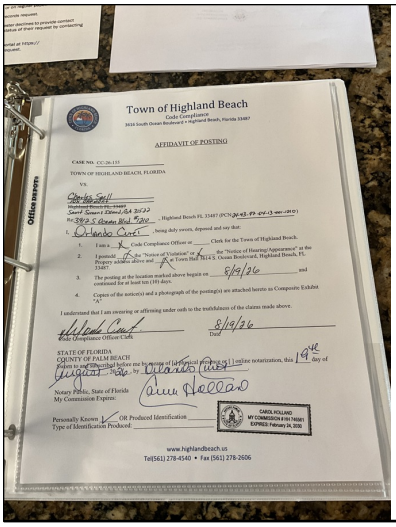
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www.highlandbeach.us

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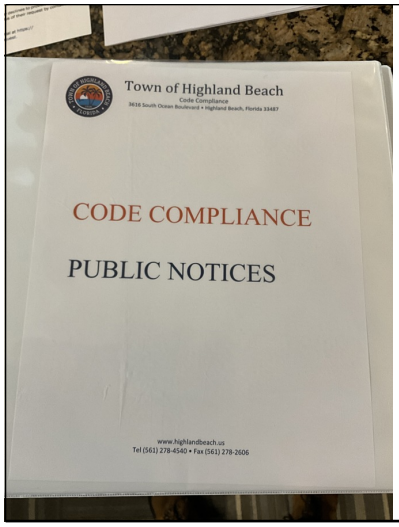
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File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

C. CASE NO. CC-26-165

CHIMIENTI, NICHOLAS4746 S. Ocean Blvd. 2Highland Beach FL, 33487PCN: 24-43-47-09-07-000-0020Legal Description: EVANTON BAYE TOWNHOMES COND UNIT 2

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

Violations: Owner failed to secure permit for A/C changeout.

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-165

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

NICHOLAS CHIMIENTI
1510 SAINT PETERS AVE
Bronx, NY, 10461

Re: 4746 S OCEAN BLVD 2 HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-09-07-000-0020)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (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.

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 19 day of August. 2026.

52

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1410 0614 66

9589 0710 5270 1410 0614 46

53

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

CC 26 165

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

OFFICIAL USE

Certified Mail Fee $	5.35
Extra Services & Fees *(check box, add fee as appropriate)*	
☒ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage $	0.80
Total Postage and Fees $	11.08

Postmark Here

POSTAL SWEETS USPS CPU
AUG 19 2026
BOCA RATON FL 33431

Sent To: Nicholas Chimienti

Street and Apt. No., or PO Box No.: 1510 Saint Peters Ave

City, State, ZIP+4®: Bronx, NY 10461

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).
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- Electro[redacted]tion of delivery or attempted deliver[redacted]
- A reco[redacted]y (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

54

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.
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IMPORTANT: Save this receipt for your records.

ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410061466

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 2:01 pm on August 24, 2026 in BRONX, NY 10461.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BRONX, NY 10461
August 24, 2026 2:01 PM

Redelivery Scheduled for Next Business Day

BRONX, NY 10461
August 22, 2026 8:43 AM

Arrived at USPS Facility

NEW YORK NY DISTRIBUTION CENTER
August 21, 2026 12:30 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 19, 2026 9:10 PM

USPS in possession of item

BOCA RATON, FL 33431

August 19, 2026 11:26 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-165

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Chimienti
1510 Saint Peters Ave
~~Highland Beach FL, 33487~~ Bronx, NY 10461

Re: 4746 S Ocean Blvd #2 ., Highland Beach FL 33487 (PCN: 24-43-47-09-07-000-0020)

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd X the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 8/19/26 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.

Orlando Curet
Code Compliance Officer/Clerk

8/19/26
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 August, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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

NOTARY PUBLIC STATE OF FLORIDA
CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030

Town of Highland Beach

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

NOTICE OF VIOLATION

August 12, 2026

NICHOLAS CHIMIENTI
1510 SAINT PETERS AVE
BRONX NY, 10461

RE: Code Compliance Case No. CC-26-165

Location: 4746 S OCEAN BLVD 2
HIGHLAND BEACH, FL 33487

Violation:

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.

*****OWNER FAILED TO SECURE PERMIT FOR A/C CHANGEOUT. PLEASE COMPLETE APPLICATION #3300512 TO OBTAIN A/C PERMIT. PLEASE COMPLY WITHIN 7 DAYS (08/19/2026) TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 2309 9149 31

ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052702309914931

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:04 pm on August 17, 2026 in BRONX, NY 10461.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BRONX, NY 10461
August 17, 2026 1:04 PM

Redelivery Scheduled for Next Business Day

BRONX, NY 10461
August 15, 2026 8:38 AM

Out for Delivery

BRONX, NY 10461
August 15, 2026 6:32 AM

Arrived at Post Office

BRONX, NY 10461
August 15, 2026 6:21 AM

Arrived at USPS Facility

BRONX, NY 10461

August 15, 2026 3:35 AM

Departed USPS Facility

NEW YORK NY DISTRIBUTION CENTER
August 15, 2026 2:30 AM

Arrived at USPS Facility

NEW YORK NY DISTRIBUTION CENTER
August 14, 2026 6:35 AM

Departed USPS Facility

PHILLIPSBURG, NJ 08865
August 14, 2026 5:20 AM

Arrived at USPS Facility

NEWARK NJ DISTRIBUTION CENTER
August 14, 2026 3:33 AM

In Transit to Next Facility

August 13, 2026 7:45 PM

In Transit to Next Facility

August 13, 2026 11:22 AM

Departed USPS Facility

OPA LOCKA FL DISTRIBUTION CENTER
August 13, 2026 3:26 AM

Arrived at USPS Facility

OPA LOCKA FL DISTRIBUTION CENTER
August 12, 2026 8:06 PM

USPS in possession of item

BOCA RATON, FL 33431
August 12, 2026 12:58 PM

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Product Information

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FAQs

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$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- [x] Return Receipt (hardcopy) $ 4.05
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 2.85

Total Postage and Fees
$ 11.05

Postmark Here

POSTAL SERVICE
AUG 12 2026
BOCA RATON FL 33431

Sent To Nicholas Chimienti

Street and Apt. No., or PO Box No. 1510 Saint Peters Ave

City, State, ZIP+4® Bronx, NY 10461

62

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

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63

IMPORTANT: Save this receipt for your records.

Property Detail

Location Address : 4746 S OCEAN BLVD 2
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-07-000-0020
Subdivision : EVANTON BAYE TOWNHOMES COND DECL FILED 3-23-82
Official Records Book/Page : 14778 / 48
Sale Date : 02/07/2003
Legal Description : EVANTON BAYE TOWNHOMES COND UNIT 2

Owner Information

Owner(s)	Mailing Address
CHIMIENTI NICHOLAS	1510 SAINT PETERS AVE BRONX NY 10461 3119

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/07/2003	$530,000	14778 / 00048	WARRANTY DEED	CHIMIENTI NICHOLAS
12/18/2001	$1	13228 / 01435	QUIT CLAIM	MAZZELLA ANNE J
06/01/1997	$265,000	09869 / 00910	WARRANTY DEED	
06/01/1990	$220,000	06514 / 01984	WARRANTY DEED	
11/01/1989	$100	06277 / 01414	CERT OF TITLE	
04/01/1983	$230,000	03923 / 01686	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$815,000	$815,000	$840,000	$800,000	$765,900
Land Value	$0	$0	$0	$0	$0
Total Market Value	$815,000	$815,000	$840,000	$800,000	$765,900

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$815,000	$775,973	$705,430	$641,300	$583,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$815,000	$775,973	$705,430	$641,300	$583,000

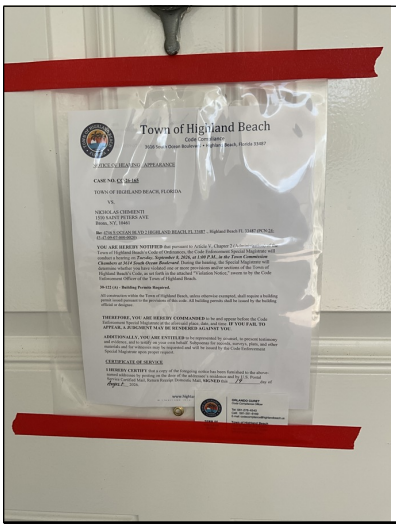
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$12,877	$12,542	$12,029	$11,279	$10,747
NON AD VALOREM	$122	$114	$107	$103	$100
TOTAL TAX	$12,999	$12,656	$12,136	$11,382	$10,847

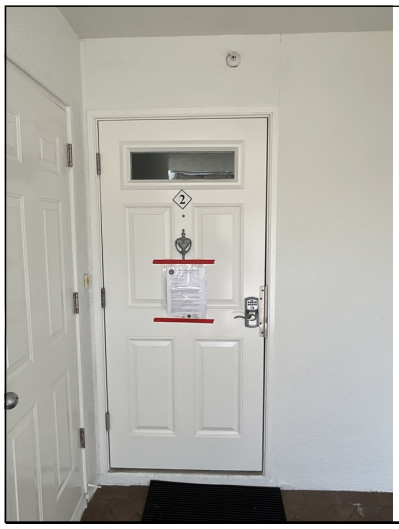
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Photos
CC-26-165
Code Case

Project Address:
4746 S OCEAN BLVD 2, HIGHLAND BEACH FL 33487
Owner:
NICHOLAS CHIMIENTI



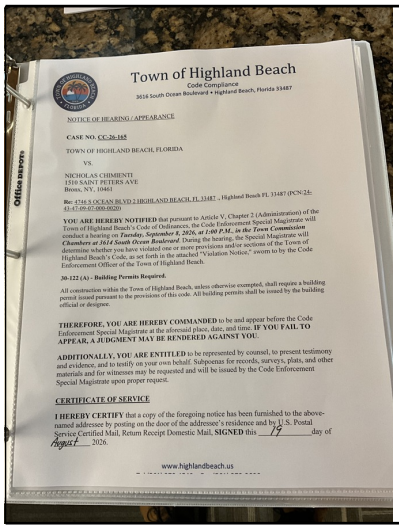
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 08/19/2026
File Type: jpg
Notes:
Photo of Record: ☐



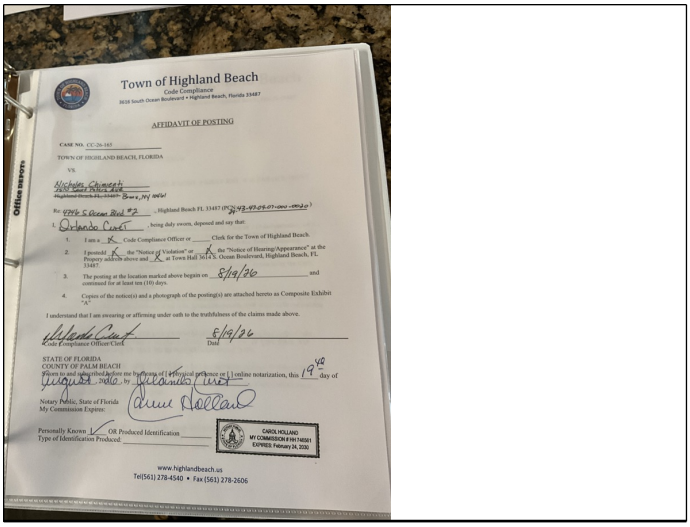
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Upload Date: 08/19/2026
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File Type: jpg
Notes:
Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 08/19/2026
File Type: jpg
Notes:
Photo of Record: ☐



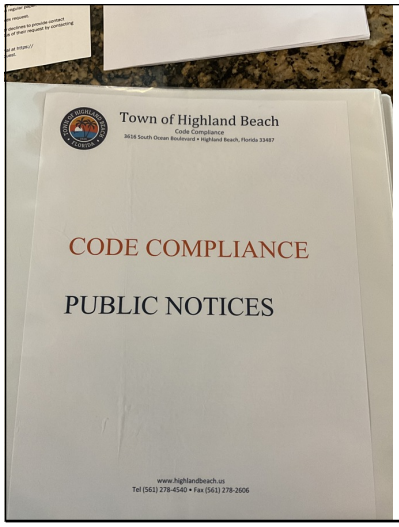
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

D. CASE NO. CC-26-166

WALLACH LAWTON TRUST2727 S. Ocean Blvd. 1201Highland Beach FL, 33487PCN: 24-43-46-28-51-000-1201Legal Description: VILLA MAGNA COND UNIT 1201

Code Section: 30-122 (A) - Building Permits Required.Violations: Owner failed to secure permit for water heater changeout.

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-166

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

WALLACH LAWTON TRUST
2727 S OCEAN BLVD # 1201
Highland Beach FL, 33487

Re: 2727 S OCEAN BLVD 1201 HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-51-000-1201)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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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**.

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Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1410 0614 59

9589 0710 5270 1410 0614 59

07

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[X] Return Receipt (hardcopy)	$ 4.65
[ ] Return Receipt (electronic)	$
[ ] Certified Mail Restricted Delivery	$
[ ] Adult Signature Required	$
[ ] Adult Signature Restricted Delivery	$
Postage	$ 1.82
Total Postage and Fees	$ 12.02

POSTAL SWEETS US
Postmark Here
AUG 19 2026
BOCA RATON FL 33431

Sent To: Wallach Lawton Trust

Street and Apt. No., or PO Box No.: 2727 S Ocean Blvd. #1201

City, State, ZIP+4®: Boca Raton, FL 33487

Certified Mail service provides the following benefits:

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- Electro[redacted]tion of delivery or attempted deliver[redacted]
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ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052702309915006

Copy Add to Informed Delivery

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item
August 19, 2026

Available for Redelivery or Pickup
BOCA RATON, FL 33431
August 15, 2026 9:19 AM

Notice Left (No Authorized Recipient Available)
BOCA RATON, FL 33487
August 14, 2026 4:49 PM

Out for Delivery
BOCA RATON, FL 33487
August 14, 2026 7:17 AM

Arrived at Post Office
BOCA RATON, FL 33431
August 14, 2026 7:06 AM

Arrived at USPS Facility

BOCA RATON, FL 33431
August 14, 2026 2:12 AM

In Transit to Next Facility

August 14, 2026 1:41 AM

Departed USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
August 14, 2026 1:22 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
August 13, 2026 4:22 PM

Arrived at USPS Facility

OPA LOCKA FL DISTRIBUTION CENTER
August 12, 2026 8:05 PM

USPS in possession of item

BOCA RATON, FL 33431
August 12, 2026 12:56 PM

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Enter tracking or barcode numbers

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FAQs

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-166

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Wallach Lawton Trust
2727 S Ocean Blvd #1201
Highland Beach FL, 33487

Re: 2727 S Ocean Blvd #1201 ., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-1201

I, Orlando Curet , being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd X the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 8/19/26 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.

Orlando Curet. 8/19/26

Code Compliance Officer/Clerk 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 August, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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

CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030



Property Detail

Location Address : 2727 S OCEAN BLVD 1201
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-51-000-1201
Subdivision : VILLA MAGNA COND DECL FILED 7-26-82 IN
Official Records Book/Page : 17150 / 221
Sale Date : 06/01/2004
Legal Description : VILLA MAGNA COND UNIT 1201

Owner Information

Owner(s)	Mailing Address
WALLACH LAWTON TRUST	2727 S OCEAN BLVD # 1201 BOCA RATON FL 33487 1843

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/01/2004	$10	17150 / 00221	QUIT CLAIM	WALLACH LAWTON
10/01/1982	$210,000	03820 / 00109	WARRANTY DEED	WALLACH LAWTON

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$1,797,300	$1,950,000	$1,782,800	$1,782,800	$1,204,200
Land Value	$0	$0	$0	$0	$0
Total Market Value	$1,797,300	$1,950,000	$1,782,800	$1,782,800	$1,204,200

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$1,175,672	$1,068,793	$971,630	$883,300	$803,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,175,672	$1,068,793	$971,630	$883,300	$803,000

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$22,483	$22,506	$20,519	$19,931	$15,776
NON AD VALOREM	$122	$114	$107	$103	$100
TOTAL TAX	$22,605	$22,620	$20,626	$20,034	$15,876

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

Town of Highland Beach

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

NOTICE OF VIOLATION

August 12, 2026

WALLACH LAWTON TRUST
2727 S OCEAN BLVD # 1201
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-26-166

Location: 2727 S OCEAN BLVD 1201
HIGHLAND BEACH, FL 33487

Violation:

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.

*****OWNER FAILED TO SECURE PERMIT FOR WATER HEATER CHANGEOUT. PLEASE COMPLETE APPLICATION #3355859 IN ORDER TO RECEIVE APPROVED PERMIT. PLEASE COMPLY WITHIN 7 DAYS (08/19/2026) TO PREVENT ANY FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 2309 9150 06

9589 0710 5270 2309 9150 06

67

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

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$
☑ Return Receipt (electronic)	$ 4.65
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.50
Total Postage and Fees	$ 11.70

POSTAL SWEETS USPS CPU
BOCA RATON
Postmark Here
AUG 12 2026

Sent To Wallach Lawton Trust 3, 131
Street and Apt. No., or PO Box No. 2727 S Ocean Blvd #1201
City, State, ZIP+4® Boca Raton, FL 33487

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.
- Electr[illegible]ation of delivery or attempted delive[illegible]
- A reco[illegible]ery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

08

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.

ALERT: IMPACTS FROM WILDFIRES IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL A...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410061459

Copy Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before September 4, 2026 or your item will be returned on September 5, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before September 4, 2026
August 26, 2026

Available for Redelivery or Pickup
BOCA RATON, FL 33431
August 22, 2026 8:14 AM

Notice Left (No Authorized Recipient Available)
BOCA RATON, FL 33487
August 21, 2026 2:52 PM

Arrived at USPS Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
August 20, 2026 4:30 AM

Arrived at USPS Facility
MIAMI FL DISTRIBUTION CENTER

August 19, 2026 9:09 PM

USPS in possession of item

BOCA RATON, FL 33431
August 19, 2026 11:25 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

Schedule Redelivery

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

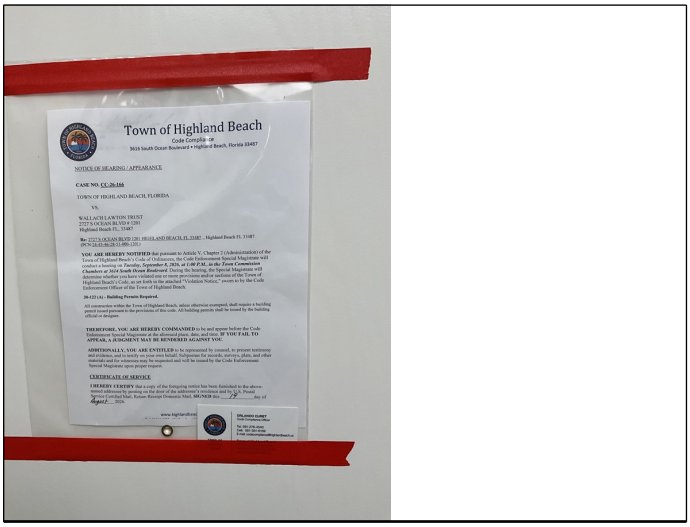
Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Photos
CC-26-166
Code Case

Project Address:
2727 S OCEAN BLVD 1201, HIGHLAND BEACH FL 33487
Owner:
WALLACH LAWTON TRUST - WALLACH LAWTON TRUST



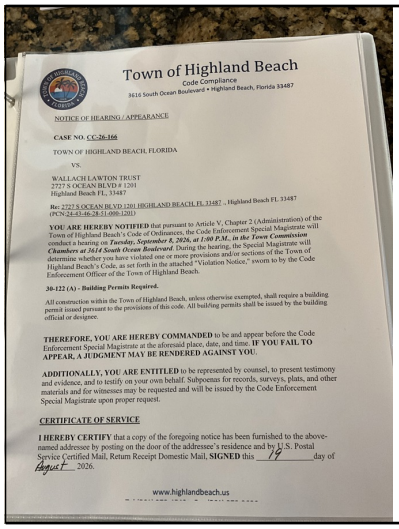
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Upload Date: 08/19/2026
File Type: jpg
Notes:
Photo of Record: ☐



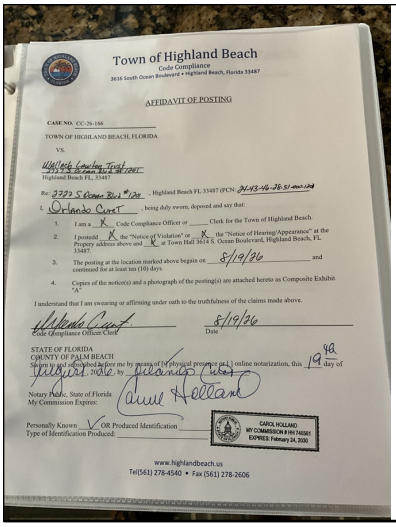
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File Type: jpg
Notes:
Photo of Record: ☐



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

AFFIDAVIT OF POSTING

CASE NO. CC-26-166

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Highland Beach FL, 33487

Re: 2727 S Ocean Blvd #120 ... Highland Beach FL 33487 (PCN: 24-43-46-26-51-000-1204

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer of ____ Clerk for the Town of Highland Beach.
2. I posted ___ the "Notice of Violation" or X 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 8/19/26 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.

Code Compliance Officer/Clerk — Date 8/19/26

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization, this 19th day of August, 2026 by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Personally Known V OR Produced Identification
Type of Identification Produced:

CAROL HOLLAND
MY COMMISSION # HH 745581
EXPIRES: February 24, 2030

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

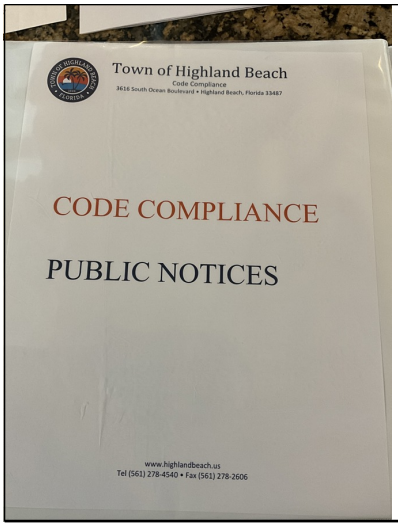
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Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



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

CODE COMPLIANCE

PUBLIC NOTICES

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

Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

E. CASE NO. CC-26-171

WILD OAK FARMSTEAD LLC1023 Russell Dr. 1Highland Beach FL, 33487PCN: 24-43-47-04-03-000-0190Legal Description: HIGHLAND BEACH ISLES LT 19

Code Sections: 30-68(G)(1)(A) - Accessory Marine Facilities and 30-68(G)(1)(B) - Accessory Marine Facilities

9589 0710 5270 1410 0664 21

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

cc
26
171

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

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- ☑ Return Receipt (hardcopy) $ 4.60
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ .82

Total Postage and Fees
$ 11.02

Postmark Here

POSTAL SWEETS USPS CPU
AUG 24 2026
BOCA RATON FL 33431

Sent To
Wild Oak Farmstead LLC

Street and Apt. No., or PO Box No.
121 Royal Palm Way

City, State, ZIP+4®
Boca Raton FL 33432

86

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.

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- 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.
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  - 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 mailpie[illegible] appropriate postage, and deposit [illegible]ce.

87

IMPORTANT: Save this receipt for your records.

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-171

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

WILD OAK FARMSTEAD LLC
121 ROYAL PALM WAY
Highland Beach FL, 33487

Re: 1023 RUSSELL DR 1 HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-41-000-0010)

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, September 8, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-68(G)(1)(A) - Accessory Marine Facilities.

Accessory marine facilities shall not be used for commercial purposes.

30-68(G)(1)(B) - Accessory Marine Facilities.

Accessory marine facilities shall be used only by residents or their guests, and shall not be rented or leased to nonresidents or any other person other than owners or residents of the principal dwelling or dwellings. For the purpose of this section, the term guest shall mean a person or persons residing in a dwelling unit for a limited period of time, not to exceed a period of sixty (60) days within one calendar year, at the invitation of the owner or resident of the dwelling.

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 24 day of August. 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail:

ALERT: IMPACTS FROM WILDFIRES IN NEVADA MAY DELAY FINAL DELIVERY OF YOUR MAIL ...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410066621

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:52 am on August 26, 2026 in BOCA RATON, FL 33432.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33432
August 26, 2026 11:52 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
August 25, 2026 5:50 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
August 24, 2026 9:25 PM

USPS in possession of item

BOCA RATON, FL 33431
August 24, 2026 9:19 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-171

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Wild Oak Farmstead LLC
121 Royal Palm Way
~~Highland Beach FL, 33487~~
Boca Raton, FC 33432

Re: 1023 Russell DR 1 ., Highland Beach FL 33487 (PCN: 24-43-47-04-41-000-0010)

I, Orlando Curet , being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd X the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 8/24/26 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.

Code Compliance Officer/Clerk

8/24/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 24th day of August, 2026, by Orlando Curet

Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030

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



Property Detail

Location Address : 1023 RUSSELL DR 1
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-03-000-0190
Subdivision : HIGHLAND BEACH ISLES IN
Official Records Book/Page : 35090 / 820
Sale Date : 06/14/2024
Legal Description : HIGHLAND BEACH ISLES LT 19

Owner Information

Owner(s)	Mailing Address
WILD OAK FARMSTEAD LLC	121 ROYAL PALM WAY BOCA RATON FL 33432 7939

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/14/2024	$3,200,000	35090 / 00820	WARRANTY DEED	WILD OAK FARMSTEAD LLC

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$976,735	$988,560	$0	$0	$0
Land Value	$1,565,600	$1,384,366	$0	$0	$0
Total Market Value	$2,542,335	$2,372,926	$0	$0	$0

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$2,542,335	$2,372,926	$0	$0	$0
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$2,542,335	$2,372,926	$0	$0	$0

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$40,168	$37,600	$0	$0	$0
NON AD VALOREM	$366	$342	$0	$0	$0
TOTAL TAX	$40,534	$37,942	$0	$0	$0

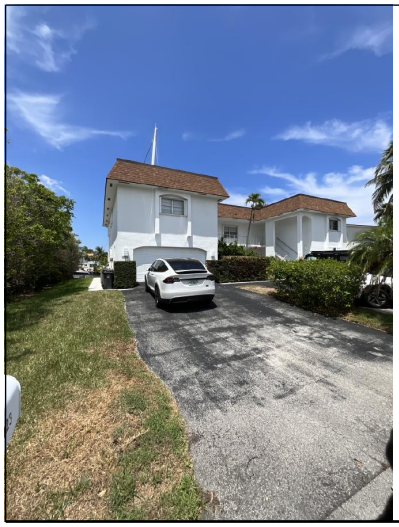
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Photos
CC-26-171
Code Case

Project Address:
1023 RUSSELL DR 1, HIGHLAND BEACH FL 33487
Owner:
WILD OAK FARMSTEAD LLC - WILD OAK FARMSTEAD LLC



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 08/19/2026
File Type: jpg
Notes:
Photo of Record: ☐



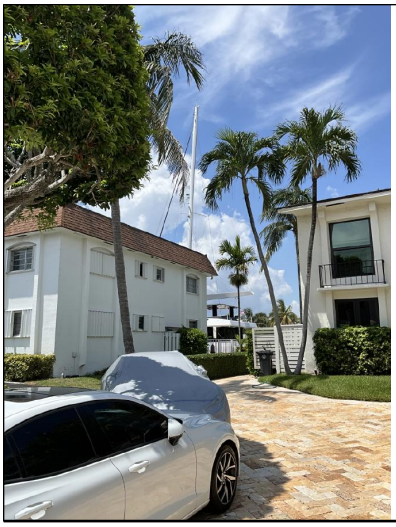
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Upload Date: 08/19/2026
File Type: jpg
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Photo of Record: ☐



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Upload Date: 08/19/2026
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Notes:
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Notes:
Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐





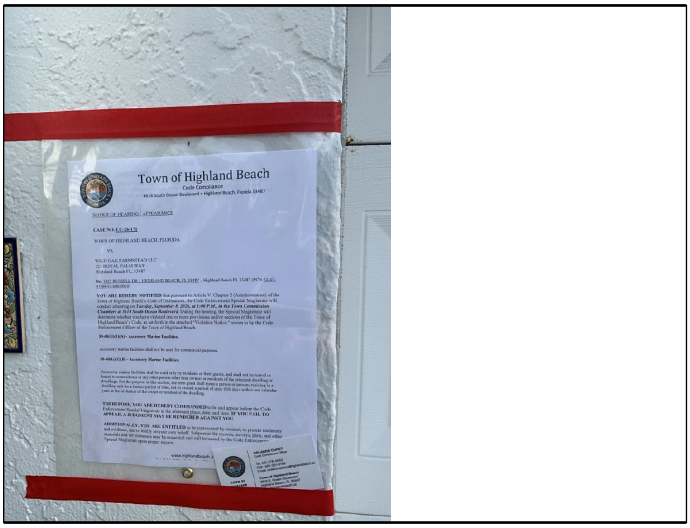
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Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/19/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/24/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 08/24/2026

File Type: jpg

Notes:

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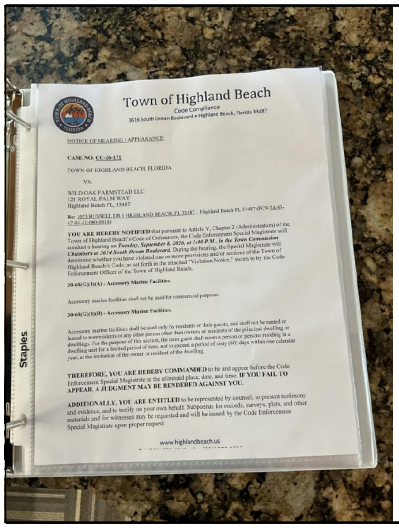
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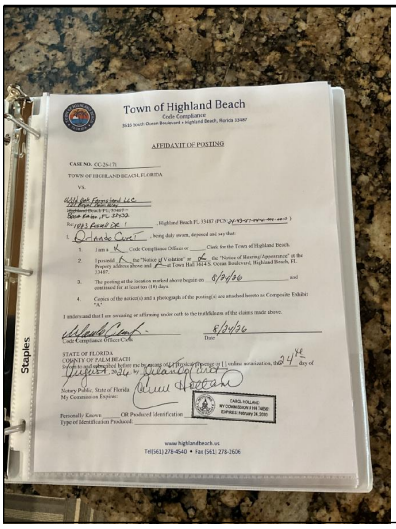
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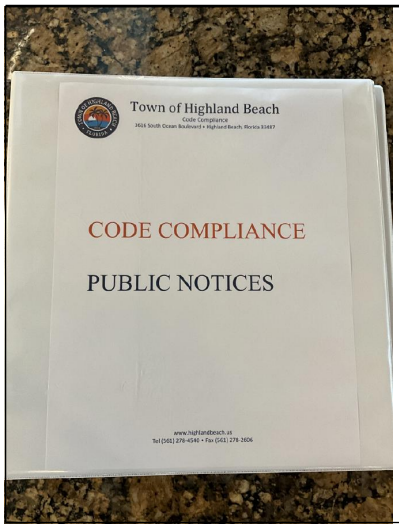
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