



# Town of Highland Beach

## Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

### ZOOM PARTICIPATION:

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by clicking on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

### PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide a written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

### TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow the Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comments.
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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

# AGENDA

## CODE ENFORCEMENT BOARD REGULAR MEETING



**Tuesday, September 13, 2022 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. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. August 09, 2022

8. **UNFINISHED BUSINESS**

None.

9. **NEW BUSINESS**

A. **CASE NO. CC2022-05-013**

Javier Alvarado Tr

3300 S Ocean Blvd. 819-C

PCN: 24-43-46-33-08-005-8190

Legal Description: SEAGATE OF HIGHLAND COND 3 APT 819-C

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

Violations: Plumbing work without permit.

**B. CASE NO. CC2022-07-001**

Nicholas Perricone

4211 S Ocean Blvd. 2

PCN: 24-43-47-04-56-001-0020

Legal Description: OCEAN PLACE VILLAS CONDO UNIT 2 BLDG A

Code Sections: 30-122 (A) Building Permits Required: 4-8(C) Lighting restrictions for protection of sea turtles.

Violations: Observed 3rd floor, east balcony lights on during turtle season in violation of Town Ordinance 4-8. Access was granted by James Sadler who accompanied the Building Official to the lighting violation. While having this violation corrected, it was discovered that there was constructed work being performed inside the unit without a building permit in violation of Town Ordinance 30-122(A). A stop work order was posted on the job site on 07/11/2022.

**C. CASE NO. CC2022-07-002**

Inna Mikhaylova

3301 S Ocean Blvd. 608

PCN: 24-43-46-33-12-000-0608

Legal Description: AMBASSADORS V SOUTH COND APT 608

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

Violations: Demolition of gypsum board reportedly containing asbestos in the kitchen and a wall on the other side. Work performed in a threshold building without the required permits under the Florida Building Code (FBC).

**D. CASE NO. CC2022-07-003**

Jill Giles

4023 S Ocean Blvd.

PCN: 24-43-47-04-00-005-0080

Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

Code Sections: 30-122 (A) Building Permits Required: 4-8(C) Lighting restrictions for protection of sea turtles.

Violations: Repeat complaint about exterior lights left on during turtle season at night; noticed electrical work being performed then noticed exposed framing



near a fireplace. In the kitchen area, there is a bathroom that was gutted, getting a full remodel.

**E. CASE NO. CC2022-07-005**

Jamaica Manor Inc. Lessee

2711 S Ocean Blvd.

PCN: 24-43-46-28-63-000-0000

Legal Description: JAMAICA MANOR INC LESSEE COMMON AREA A/K/A  
BYRD BEACH S 10 FT OF LT 23, LTS 24 & 24-A A/K/A CITY LT NO 118

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

Violations: Observed several plumbing vehicles and employees and was told they were repairing/replacing the lines.no permit on file: need to obtain a permit.

**F. CASE NO. CC2022-07-007**

Joshua & Megan Davison

1015 Russell Drive Unit D

PCN: 24-43-47-04-22-001-0040

Legal Description: SHAMROCK I COND UNIT D

Code Sections: IPMC 303.2 Swimming pool enclosures

Violations: \*Life Safety Pool Barrier\*: Observed an open and exposed pool with a fence in disrepair.

**G. CASE NO. CC2022-08-001**

1114 Belair LLC

1114 Bel Air Drive

PCN: 24-43-47-04-03-000-0090

Legal Description: HIGHLAND BEACH ISLES LOT 9

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

Violations: Observed exterior work being done to the front of the building without any permits for this work on file.

**10. BOARD MEMBERS REPORT**

**11. ANNOUNCEMENTS**

September 21, 2022 - 5:01 P.M. Town Commission Special Second Public Hearing Budget Meeting

September 28, 2022 - 9:30 A.M. Natural Resources Preservation Advisory Board Special Meeting

October 10, 2022 - Town Hall Closed in Observance of Columbus Day

October 11, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

October 13, 2022 - 9:30 A.M. Planning Board Regular Meeting

October 27, 2022 - 11:30 A.M. Financial Advisory Board Regular Meeting

**12. ADJOURNMENT**

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*Any person that decides to appeal any decision made by the Code Enforcement Board 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. August 09, 2022



## TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: August 09, 2022  
Time: 1:00 PM

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### 1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

### 2. ROLL CALL

Board Member David Axelrod  
Board Member James Murray  
Board Member Bryan Perilman  
Board Member Michael Cherbini (virtually)  
Chairperson Myles Schlam  
Vice Chairperson Jane Perlow  
Town Attorney Leonard Rubin  
Town Clerk Lanelda Gaskins

### ADDITIONAL STAFF PRESENT

Code Compliance Officer Adam Osowsky

### ABSENT

Board Member Robert Lasorsa

### 3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board led the Pledge of Allegiance of the United States of America.

### 4. APPROVAL OF THE AGENDA

**MOTION:** Perilman/Axelrod - Moved to approve the agenda. The motion passed unanimously on a 6 to 0 vote.

### 5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those giving testimony.

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

A. July 12, 2022

**MOTION:** Perlow/Murray - Moved for the approval of the minutes. The motion passed unanimously on a 6 to 0 vote.

**8. UNFINISHED BUSINESS**

Code Compliance Officer Adam Osowsky introduced himself.

**A. Case No. CC2022-03-014**

LG Associates LLC (Lea Gabbay)  
4511 S Ocean Blvd 503  
PCN: 24-43-47-04-10-001-0503  
Legal Description: 45 OCEAN CONDO BLDG 1 APT 503

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

Violation: Observed washer/dryer box installation without permit (no required trap)

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and 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 that they are fined \$ 250.00 per day for each day.

Town Clerk Gaskins swore in Building Official Jeff Remas who then provided comments about this case.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Perlow - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to obtain a permit within 20 days of this date or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Member Perilman (Yes), Vice Chairperson Perlow (Yes), Member Axelrod (Yes), Member Murray (Yes), Chairperson Schlam (Yes), and Member Cherbini (Yes), which passed on a 6 to 0 vote.

**B. CASE NO. CC2022-04-016**

James L. Day  
4430 Tranquility Dr.  
PCN: 24-43-47-04-02-003-0150  
Legal Description: BEL LIDO LT 15 BLK 3

Code Sections: 17-3 NUISANCES Nuisance; 34-6(A)(2) Swimming pool, spa, and hot tub screening; IPMC 303.1 Swimming pools; and IPMC 303.2 Swimming pool enclosures

Violations: Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance; Observed pool mechanical equipment with no required screening fence; and Observed broken pool enclosure gate latch.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be fined \$ 250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perlow/Murray - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issued. This motion

may include the assessment of prosecution cost in the amount of \$250.00 because the Town provided that the violation did exist and payable within 30 days. Based upon roll call: Vice Chairperson Perlow (Yes), Members Murray (Yes), Axelrod (Yes), Perilman (Yes), Member Cherbini (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

**C. CASE NO. CC2022-05-004**

Timothy Fischer

1123 Highland Beach Dr. 1

PCN: 24-43-47-04-02-002-0221

Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

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

Violations: AC changeout (split to mini-split) without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be fined \$ 250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within two weeks from this date and obtain a permit or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Member Perilman (Yes), Members Axelrod (Yes), Murray (Yes), and Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes,) which passed on a 6 to 0 vote.

**D. CASE NO. CC2022-05-006**

Jill Gilles

4023 S. Ocean Blvd.

PCN: 24-43-47-04-00-005-0080

Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140  
A/K/A CITY LOT NO 47

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

Violations: Observed earth removal east of the Coastal Construction Line without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that she be fined \$ 250.00 per day for each day.

Mr. Joshua Stuckwish, representative of Ms. Jill Gilles provided comments about this case.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Axelrod/Perilman - Moved to continue this case to the October Code Enforcement Board meeting. Upon roll call: Members Axelrod (Yes), Perilman (Yes), Murray (Yes), Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

**E. CASE NO. CC2022-05-014**

TKS LLC

4108 S. Ocean Blvd.

PCN: 24-43-47-04-00-005-0050

Legal Description: 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5



W OF SR NO 140 A/K/A  
CITY LOT NO 41

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

Violations: Observed front door installation without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and 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 that they be fined \$250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply and obtain a building permit within two weeks from this date or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Members Perilman (Yes), Axelrod (Yes), Murray (Yes), Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

## 9. NEW BUSINESS

### A. CASE NO. CC2022-06-002

Nicholas Economos  
3646 S. Ocean Blvd #13  
PCN: 24-43-47-04-50-000-0130  
Legal Description: OCEAN GRANDE PLACE LT 13 A/K/A S 88 FT OF N 200  
FT OF W 55.10 FT OF ELY 315.70 FT OF GOV LT 1 LYG W OF & ADJ TO SR  
A-1-A R/W

Code Sections: 17-3 NUISANCES Nuisance; 30-122 (A) Building Permits Required.

Violations: Observed roof in disrepair causing nuisance/hazard.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perlow/Perilman- Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply and obtain a building permit within two weeks from this date or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Vice Chairperson Perlow (Yes), Members Perilman (Yes), Axelrod (Yes), Murray (Yes), Cherbini (Yes), and Chairperson Schlam (Yes), which passed 6 to 0 vote.

## 10. BOARD MEMBERS REPORT

None.

## 11. ANNOUNCEMENTS

Chairperson Schlam read the announcements as followed:

August 16, 2022 - 1:30 P.M.      Town Commission Meeting

August 25, 2022 - 12:00 P.M.      Town Commission Special Meeting

## Code Enforcement Board Regular Meeting Minutes

Date: August 09, 2022

# DRAFT

Page 8 of 8

September 06, 2022 - 1:30 P.M. Town Commission Meeting

September 06, 2022 - 5:01 P.M. Town Commission Special First Public Hearing  
Budget Meeting

September 08, 2022 - 9:30 A.M. Planning Board Regular Meeting

September 13, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

September 21, 2022 - 5:01 P.M. Town Commission Special Second Public Hearing  
Budget Meeting

### 12. ADJOURNMENT

The meeting adjourned at 2:00 P.M.

**APPROVED** September 13, 2022, Code Enforcement Regular Meeting.

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Myles B. Schlam, Chairperson

### ATTEST:

Transcribed by: Lanelda Gaskins and  
Ganelle Thompson

September 13, 2022

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Ganelle Thompson  
Administrative Support Specialist

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Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event 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. CC2022-05-013**

Javier Alvarado Tr3300 S Ocean Blvd. 819-CPCN: 24-43-46-33-08-005-8190Legal

Description: SEAGATE OF HIGHLAND COND 3 APT 819-C

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

Violations: Plumbing work without permit



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Javier A. Alvarado Tr,  
3300 S Ocean Blvd Apt 819-C  
Highland Beach FL, 33487

Re: 3300 S Ocean Blvd Apt 819-C, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-10-001-0503)

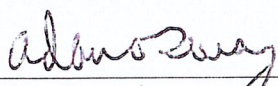
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding plumbing work without permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice." sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail. SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4778

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

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



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7021 1970 0002 3024 4778

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
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	Javier A. Alvarado Tr,
Street and Apt. No.,	3300 S Ocean Blvd Apt 819-C
City, State, ZIP+4®	Highland Beach FL, 33487
CC2022-05-013	
PS Form 3800, April 2019 PSN 7530-02-000-9047 See reverse for instructions	

HIGHLAND BEACH, FL 33487  
AUG 30 2022  
Postmark  
Here  
CPO #0231



**Property Detail**

Location Address 3300 S OCEAN BLVD 819-C  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-46-33-08-005-8190  
 Subdivision SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
 Official Records Book 31227 Page 734  
 Sale Date JAN-2020  
 Legal Description SEAGATE OF HIGHLAND COND 3 APT 819-C

**Owner Information****Owners**

ALVARADO JAVIER A  
 ALVARADO JAVIER A TR  
 JAVIER A ALVARADO TR TITL HLDR

**Mailing address**

3300 S OCEAN BLVD APT 819C  
 HIGHLAND BEACH FL 33487 4786

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2020	\$10	31227 / 00734	QUIT CLAIM	ALVARADO JAVIER A TR
MAY-2001	\$10	12588 / 01350	QUIT CLAIM	FISHER LYNN D TRUST
AUG-1991	\$126,500	06937 / 01175	WARRANTY DEED	
MAR-1988	\$100	05601 / 01830	QUIT CLAIM	
JAN-1979	\$100	03103 / 01277		

**Exemption Information**

Applicant/Owner	Year	Detail
ALVARADO JAVIER A	2022	HOMESTEAD
ALVARADO JAVIER A	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 1201  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RMH - Multi-Family High-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$364,852	\$290,300	\$285,348
Land Value	\$0	\$0	\$0
Total Market Value	\$364,852	\$290,300	\$285,348

**P = Preliminary** *All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$298,023	\$289,343	\$285,348
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$248,023	\$239,343	\$235,348

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$4,231	\$4,229	\$4,243
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$4,331	\$4,325	\$4,338

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Javier A. Alvarado Tr,  
3300 S Ocean Blvd Apt 819-C  
Highland Beach FL, 33487

**POSTED**  
**ON PROPERTY**  
**08/21/22**  
**DATE**

Re: 3300 S Ocean Blvd Apt 819-C, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-10-001-0503)

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, September 13, 2022, at 1:00 P.M.*, regarding plumbing work without permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4778

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

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





## Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

### NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS

Javier A. Alvarado Jr.  
3100 S Ocean Blvd Apt 819-C  
Highland Beach FL 33487

Re: 3300 S Ocean Blvd Apt 819-C, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-10-001-0503)

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, September 13, 2022, at 1:00 P.M.** regarding plumbing work without permit, (30-122(A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. 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

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4778

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

Tel (561) 276-4348 • Fax (561) 265-3582

**POSTED  
ON PROPERTY**

**08/11/22  
DATE**





## Town of Highland Beach

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

July 26, 2022

ALVARADO TR, JAVIER A  
3300 S OCEAN BLVD 819-C  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-05-013

JAVIER ALVARADO TR

**Location :** 3300 S OCEAN BLVD 819-C  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Plumbing work without permit. PLEASE OBTAIN PERMIT BY 8/10/22.

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

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

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169

7018 0680 0001 8431 0344

**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 \$ 4.00

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

☐ Return Receipt (hardcopy) \$ 2.85

☐ Return Receipt (electronic) \$ \_\_\_\_\_

☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_

☐ Adult Signature Required \$ \_\_\_\_\_

☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 60

Total Postage and Fee \$ 7.85

See JP Alvarez TR NOV

Street and Apt. No. 3309 S Ocean blvd 89C

City, State ZIP+4® Hialeah FL 33487 80205013

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

HIGHLAND BEACH, FL 33487  
 JUL 29 2022  
 Postmarked  
 090 #0237

Evidence Sheet	
Case Number:	CC2022-05-013
Property Address:	3300 S OCEAN BLVD 819-C
Inspector:	Adam Osowsky



**File Attachments for Item:**

**B. CASE NO. CC2022-07-001**

Nicholas Perricone 4211 S Ocean Blvd. 2 PCN: 24-43-47-04-56-001-0020 Legal

Description: OCEAN PLACE VILLAS CONDO UNIT 2 BLDG A

Code Sections: 30-122 (A) Building Permits Required: 4-8(C) Lighting restrictions for protection of sea turtles.

Violations: Observed 3rd floor, east balcony lights on during turtle season in violation of Town Ordinance 4-8. Access granted by James Sadler who accompanied the Building Official to the lighting violation. While having this violation corrected, it was discovered that there was constructed work being performed inside the unit without a building permit in violation of the Town Ordinance 30-122(A). A stop work order was posted on the jobsite 07/11/2022.





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Perricone  
35 Pleasant St  
Meriden CT, 06450

Re: 4211 South Ocean Blvd 2, Highland Beach FL, 33487 (PCN: 24-43-47-04-56-001-0020)

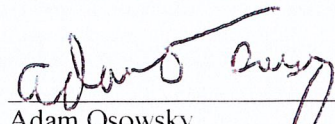
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, regarding observed 3rd floor, east balcony lights on during turtle season (4-8(C) Lighting restrictions for protection of sea turtles) and constructed work being performed inside the unit without a building permit (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.

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

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4792

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

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





# Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

## **ZOOM PARTICIPATION:**

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

## **PROVIDING PUBLIC COMMENT:**

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

## **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

**Property Detail**

Location Address 4211 S OCEAN BLVD 2  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-56-001-0020  
 Subdivision OCEAN PLACE VILLAS CONDO  
 Official Records Book 33421 Page 1957  
 Sale Date MAR-2022  
 Legal Description OCEAN PLACE VILLAS CONDO UNIT 2 BLDG A

**Owner Information****Owners**

PERRICONE NICHOLAS

**Mailing address**

35 PLEASANT ST  
 MERIDEN CT 06450 5786

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2022	\$6,800,000	33421 / 01957	WARRANTY DEED	PERRICONE NICHOLAS
APR-2014	\$4,600,000	26770 / 01300	DEED OF TRUST	ANKA MARTON
MAR-2011	\$3,733,000	24410 / 00403	WARRANTY DEED	ZACCARIA 1988 FAMILY TRUST

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 5480  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$4,800,024	\$4,032,607	\$3,984,860
Land Value	\$0	\$0	\$0
Total Market Value	\$4,800,024	\$4,032,607	\$3,984,860

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$4,435,868	\$4,032,607	\$3,984,860
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,435,868	\$4,032,607	\$3,984,860

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$75,131	\$68,356	\$68,880
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$75,231	\$68,452	\$68,975

Dorothy Jacks, CFA, AAS **PALM BEACH COUNTY PROPERTY APPRAISER** [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

7021 1970 0002 3024 4792

U.S. Postal Service™  
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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

\$

7.85 Nicholas Perricone  
Sent To 35 Pleasant St  
Street and Apt. No., or Meriden CT, 06450  
City, State, ZIP+4® CC2022-07-001



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

See Reverse for Instructions





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Perricone  
35 Pleasant St  
Meriden CT, 06450

**POSTED  
ON PROPERTY**

**08/29/22  
DATE**

Re: 4211 South Ocean Blvd 2, Highland Beach FL, 33487 (PCN: 24-43-47-04-56-001-0020)

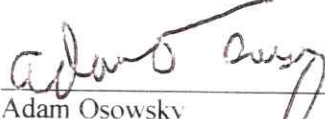
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances: the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding observed 3rd floor, east balcony lights on during turtle season (4-8(C) Lighting restrictions for protection of sea turtles) and constructed work being performed inside the unit without a building permit (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4792

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

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





Town of Highland Beach  
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-001

TOWN OF HIGHLAND BEACH, FLORIDA  
VS.

Nicholas Perricone  
35 Pleasant St.  
Meriden CT, 06450

**POSTED  
ON PROPERTY**

**08/29/22  
DATE**

Re: **CC2022-07-001** Highland Beach FL, 33487 (PCN: 24-03-47-04-56-001-0020)

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 Board will be conducting a Code Enforcement Board meeting on **Tuesday, September 13, 2022, at 1:00 P.M.**, regarding observed 3rd floor, east balcony lights on during turtle season (4-8C) Lighting restrictions for protection of sea turtles) and constructed work being performed inside the unit without a building permit (39-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or the 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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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, plans, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

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*Adam Owens*  
Adam Owens  
Code Compliance Officer

Certified Mail: 7021 970 0002 30244797

3582

211-1

42

-2

-3

OUTGOING

Scroll for name,  
or enter  
apartment number  
then press CALL



1P



2P





## Town of Highland Beach

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

July 11, 2022

PERRICONE, NICHOLAS  
35 PLEASANT ST  
MERIDEN, CT 06450

RE: Code Compliance Case No. CC2022-07-001

NICHOLAS PERRICONE,

**Location :** 4211 S. OCEAN BLVD 2  
HIGHLAND BEACH FL, 33487

### **Complaint Description:**

Observed 3rd floor, east balcony lights on during turtle season in violation of Town Ordinance 4-8. Access granted by James Sadler who accompanied the Building Official to the lighting violation. While having this violation corrected, it was discovered that there was constructed work being performed inside the unit without a building permit in violation of the Town Ordinance 30-122(A). A stop work order was posted on the jobsite 07/11/2022. \*You have 14 DAYS from the date of this letter to secure a permit with 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.

### **4-8(C) Lighting restrictions for protection of sea turtles.**

(c)Lighting restrictions along beach. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching during the period from March 1 to October 31 of each year, from dusk to dawn.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowski, Code Compliance  
Code Compliance Officer

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  
 \$ 4.00

Extra Services & Fees (check box, fee in parentheses)  
☒ Return Receipt (hardcopy) \$ 2.85  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
 \$ 6.00

Total Postage and Fees  
 \$ 7.85

Postmark  
 JUL 26 2022  
 CPO #9237

Send To  
 Nicholas Perricone Nov  
 35 Pleasant St 2020 07001  
 Meriden CT 06450

PS Form 3800, April 2019 PSN 7530-02-000-9000 See Reverse for Instructions



# Town of Highland Beach

Building Department  
 3616 South Ocean Boulevard  
 Highland Beach, Florida 33487

**RETURN RECEIPT  
 REQUESTED**

UAF

Ble 7120 R

**CERTIFIED MAIL**

7018 0680 0001 8431 0481

quadrant  
 FIRST-CLASS MAIL  
 IMI  
**\$007.85**  
 07/26/2022 ZIP 33487  
 043M31223112

**US POSTAGE**

July 26, 2022

PERRICONE, NICHOLAS  
 35 PLEASANT ST  
 MERIDEN, CT 06450

06450-7120 R

Name

NIXIE 061 FE 1 0008/02/22

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

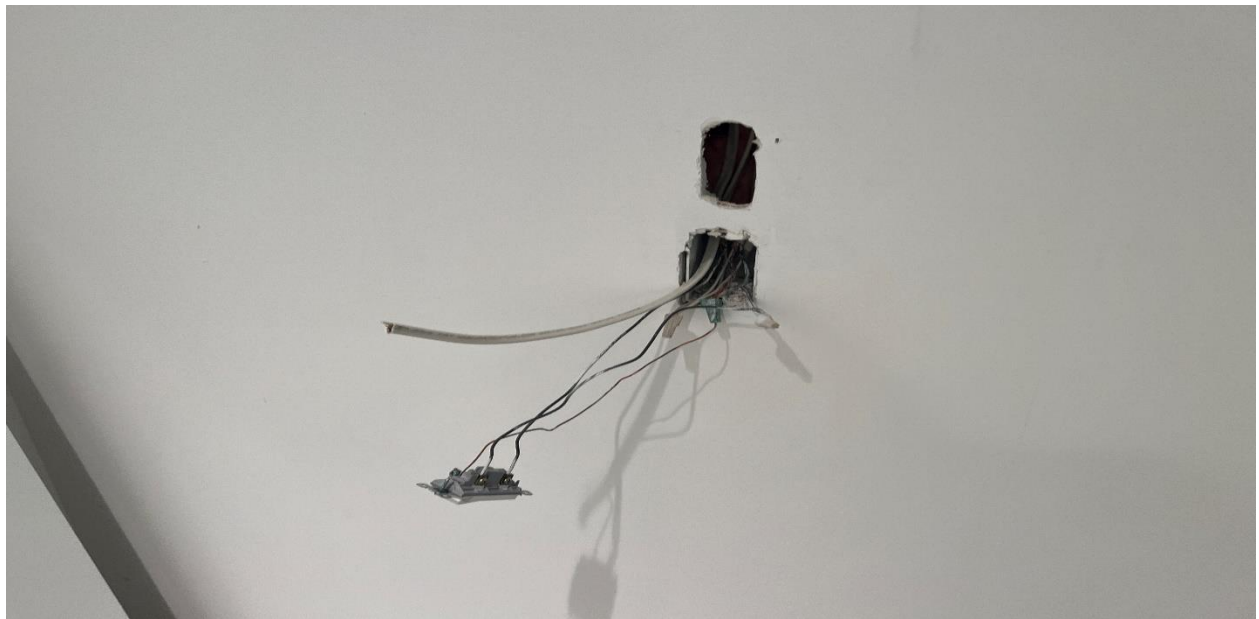
BC: 33487339316 \*0575-02719-26-43



Evidence Sheet	
Case Number:	CC2022--07-001
Property Address:	4211 S. OCEAN BLVD 2
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022--07-001
Property Address:	4211 S. OCEAN BLVD 2
Inspector:	Adam Osowsky

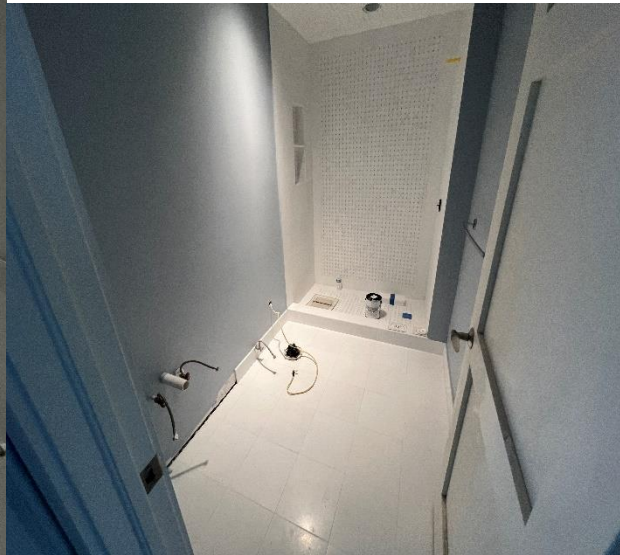




Evidence Sheet	
Case Number:	CC2022--07-001
Property Address:	4211 S. OCEAN BLVD 2
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022--07-001
Property Address:	4211 S. OCEAN BLVD 2
Inspector:	Adam Osowsky



**File Attachments for Item:**

**C. CASE NO. CC2022-07-002**

Inna Mikhaylova 3301 S Ocean Blvd. 608 PCN: 24-43-46-33-12-000-0608 Legal  
Description: AMBASSADORS V SOUTH COND APT 608

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

Violations: Demolition of gypsum board reportedly containing asbestos in the kitchen and a wall on the other side. Work performed in a threshold building without the required permits under the Florida Building Code (FBC).





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-002**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Inna Mikhaylova  
3301 S. Ocean Blvd 608  
Highland Beach FL, 33487

**Re:** 3301 S. Ocean Blvd 608, Highland Beach FL, 33487 (PCN: 24-43-46-33-12-000-0608)

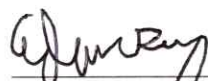
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, regarding demolition of gypsum board reportedly containing asbestos in the kitchen and a wall on the other side. Work performed in a threshold building without the required permits under the Florida Building Code (FBC). (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29<sup>th</sup> day of August 2022.

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

Certified Mail: 7021 1970 0002 3024 4792

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

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



# Town of Highland Beach

## Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

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**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

### PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

### TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.



**Property Detail**

Location Address 3301 S OCEAN BLVD 608  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-46-33-12-000-0608  
 Subdivision AMBASSADORS V SOUTH COND  
 Official Records Book 29553 Page 1897  
 Sale Date DEC-2017  
 Legal Description AMBASSADORS V SOUTH COND APT 608

**Owner Information**

**Owners**  
 MIKHAYLOVA INNA V

**Mailing address**  
 3301 S OCEAN BLVD APT 608  
 BOCA RATON FL 33487 2529

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$10	29553 / 01897	WARRANTY DEED	MIKHAYLOVA INNA V
JUL-2011	\$240,000	24660 / 01986	WARRANTY DEED	MIKHAYLOVA INNA V
DEC-2004	\$390,000	17893 / 01711	WARRANTY DEED	REEVES ROBERT &
AUG-2004	\$320,000	17527 / 00305	WARRANTY DEED	BISMAN FRANK &
JAN-2000	\$136,000	11558 / 00217	WARRANTY DEED	RENO LENA ANN

**Exemption Information**

Applicant/Owner	Year	Detail
MIKHAYLOVA INNA V	2022	HOMESTEAD
MIKHAYLOVA INNA V	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 1050  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RMH - Multi-Family High-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$355,950	\$290,000	\$275,000
Land Value	\$0	\$0	\$0
Total Market Value	\$355,950	\$290,000	\$275,000

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$243,785	\$236,684	\$233,416
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$193,785	\$186,684	\$183,416

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$3,341	\$3,336	\$3,346
Non Ad Valorem	\$1,031	\$1,021	\$1,026
Total tax	\$4,372	\$4,357	\$4,372

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

7021 1970 0002 3024 4785

**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

\$

Total Postage

\$ 7.85

Sent To Inna Mikhaylova

3301 S. Ocean Blvd 608

Street and Apt. Highland Beach FL, 33487

City, State, ZIP+4 CC2022-07-002

AUG 30 2022

Postmark  
Here

CPO #0231

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

See Reverse for Instructions



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-002

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Inna Mikhaylova  
3301 S. Ocean Blvd 608  
Highland Beach FL, 33487

**POSTED  
ON PROPERTY**

**08/29/22**  
**DATE**

Re: 3301 S. Ocean Blvd 608, Highland Beach FL, 33487 (PCN: 24-43-46-33-12-000-0608)

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, September 13, 2022, at 1:00 P.M.*, regarding demolition of gypsum board reportedly containing asbestos in the kitchen and a wall on the other side. Work performed in a threshold building without the required permits under the Florida Building Code (FBC). (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4792

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

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









## Town of Highland Beach

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

July 21, 2022

MIKHAYLOVA, INNA  
3301 S. OCEAN BLVD. UNIT 608  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-002

INNA MIKHAYLOVA

**Location :** 3301 S. OCEAN BLVD 608  
HIGHLAND BEACH FL, 33487

### **Complaint Description:**

A resident of 3301 S Ocean Blvd stopped in the BD office to report work without a permit. Jeff Remas, CBO investigated due to CC Officer Osowsky being away at training. Upon arrival management staff provided access to the building. When I arrived at the 6th floor there was a worker present in the hallway. I identified myself and asked permission for access which I was granted. Inside the supervisor/co-owner of the company provided details as to the scope of the work which included demolition of gypsum board reportedly containing asbestos. The area of work was the kitchen and a wall on the other side. The area was quarantined off for health concerns due to the nature of the work so there are no photos of the job. The supervisor of the company doing the work, Environmental Control Industries, Inc. stated that they were subcontracted by Restoration Xperts of Deerfield Beach with Steve Thomas 561-613-1000 being the contact. I notified the supervisor of Environmental Control Industries, Inc. that the job was being performed in a threshold building without the required permits under the FBC. Due to the nature of the work and health risk, I did not shut down the job at that visit and allowed them to finish as they stated it was a 1 day job. Must Obtain permit by 8/7/22.

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

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

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.



## Town of Highland Beach

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

Regards,

Adam Osowski  
Code Compliance Officer  
5613516169

Evidence Sheet	
Case Number:	CC-2022-07-002
Property Address:	3301 S Ocean 608
Inspector:	Adam Osowsky

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 \$4.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$  
 Postage \$6.00  
 Total Postage and Fees \$7.85

Postmark Here  
 JUL 20 2022  
 CPO #0737

Sent To: I n n q v M i k h a y l o v a  
 Street and Apt. No., No. 1500 Box No. 3301 S Ocean Blvd Apt 608  
 City, State, ZIP+4® H P, FL 33487 CC2022 07002

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

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**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 I n n q v M i k h a y l o v a  
 3301 S Ocean Blvd Apt  
 Highland Beach FL 33487608  
 Nov CC2022 07 002

2. Article Number (Transfer from service label)  
 7018 0680 0001 8431 0313

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Agent  
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery  
 I n n M i k h a y l o v a 8/1/22

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

Town of Highland Beach, FL  
 Town Clerk's Office

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  
☐ Mail Restricted Delivery (0)  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**File Attachments for Item:**

**D. CASE NO. CC2022-07-003**

Jill Giles 4023 S Ocean Blvd. PCN: 24-43-47-04-00-005-0080 Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

Code Sections: 30-122 (A) Building Permits Required: 4-8(C) Lighting restrictions for protection of sea turtles.

Violations: Repeat complaint about exterior lights left on during turtle season at night; noticed electrical work being performed then noticed exposed framing near a fireplace. In the kitchen area there is a bathroom that was gutted, getting a full remodel.





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-003**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles  
7565 Foster Ridge Rd  
Memphis TN, 38138

**Re:** 4023 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-47-04-00-005-0080)

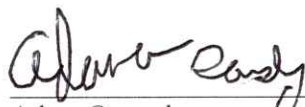
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\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4808

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

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



# Town of Highland Beach

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**Property Detail**

Location Address 4023 S OCEAN BLVD  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-00-005-0080  
 Subdivision  
 Official Records Book 33347 Page 458  
 Sale Date FEB-2022  
 Legal Description 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

**Owner Information**

**Owners**  
 GILES JILL

**Mailing address**

7565 FOSTER RIDGE RD  
 MEMPHIS TN 38138 7015

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$14,250,000	33347 / 00458	WARRANTY DEED	GILES JILL
DEC-2013	\$3,795,000	26489 / 00702	WARRANTY DEED	INSKEEP MATHEW J &
JAN-2009	\$100	23038 / 00548	CERT OF TITLE	RAP KNIFORE LLC
FEB-2000	\$2,200,000	11653 / 01793	WARRANTY DEED	KNIGHT WILLIAM L
JAN-1978	\$115,000	02799 / 00066		
JAN-1974	\$85,000	02371 / 01016	WARRANTY DEED	

**Exemption Information**

Applicant/Owner	Year	Detail
INSKEEP MATHEW J &	2022	HOMESTEAD
INSKEEP MATHEW J &	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 7032  
 Acres 0.6457  
 Use Code 0100 - SINGLE FAMILY  
 Zoning RS - Residential Single Family ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$1,400,594	\$1,176,117	\$1,054,988
Land Value	\$6,336,300	\$4,800,300	\$4,400,300
Total Market Value	\$7,736,894	\$5,976,417	\$5,455,288

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$4,069,234	\$3,950,713	\$3,896,167
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,019,234	\$3,900,713	\$3,846,167

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$66,086	\$66,292	\$66,658
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$66,270	\$66,470	\$66,831

**Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER** [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



7021 1970 0002 3024 4808

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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)

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

Postage

\$

Total Postage and Fees

\$ 7.85

Sent To

Jill Giles

7565 Foster Ridge Rd

Street and Apt. No., o.

Memphis TN, 38138

City, State, ZIP+4®

CC2022-07-003



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

See Reverse for Instructions



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-003

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles  
7565 Foster Ridge Rd  
Memphis TN, 38138

**POSTED  
ON PROPERTY**

**08/29/22**  
**DATE**

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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, September 13, 2022, at 1:00 P.M.**, regarding repeat complaint about exterior lights left on during turtle season at night(4-8(C) Lighting restrictions for protection of sea turtles); noticed electrical work being performed then noticed exposed framing near a fireplace. In the kitchen area there is a bathroom that was gutted, getting a full remodel., (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4808

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

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



8/29/22, 12:29 PM  
Highland Beach



+++++



## Town of Highland Beach

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

July 22, 2022

GILES, JILL  
7565 FOSTER RIDGE RD  
MEMPHIS 38138 7015, TN 38138-7015

RE: Code Compliance Case No. CC2022-07-003

JILL GILES,

**Location :** 4023 S. OCEAN BLVD  
HIGHLAND BEACH FL, 233487

### **Complaint Description:**

Received a repeat complaint about exterior lights left on during turtle season at night. I arrived at 1550pm on 14 July 2022 and rang the doorbell. A worker answered the door and I asked for the owners or supervisor. The supervisor came to the door and I asked him to turn off the exterior lights. I showed him a picture of the violation and asked if I could enter to go to the back. When we stood near the pool, we found the lights were on. On our way back in I noticed electrical work being performed then noticed exposed framing near a fireplace. I asked if there was a permit and the supervisor stated he had to call his boss. In the kitchen area there is a bathroom that was gutted, getting a full remodel. Photos on file.

\*\*The owner has 14 days to secure a permit for the work being performed. Please secure a permit by 28 July 2022.

### **4-8(C) Lighting restrictions for protection of sea turtles.**

(c) Lighting restrictions along beach. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching during the period from March 1 to October 31 of each year, from dusk to dawn.

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

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

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.



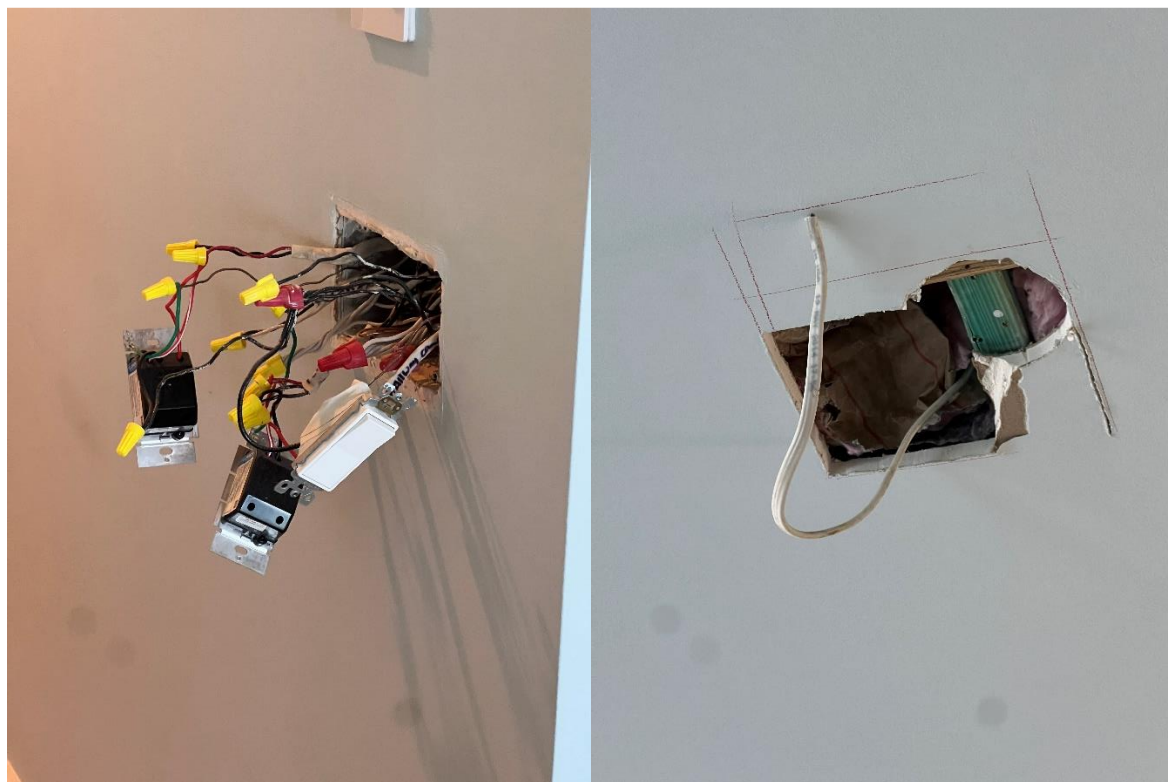
## Town of Highland Beach

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

Regards,

Adam Osowski  
Code Compliance Officer  
5613516169

Evidence Sheet	
Case Number:	CC2022-07-003
Property Address:	4023 S. OCEAN BLVD
Inspector:	Adam Osowsky



**File Attachments for Item:**

**E. CASE NO. CC2022-07-005**

Jamaica Manor Inc Lessee 2711 S Ocean Blvd. PCN: 24-43-46-28-63-000-0000 Legal  
Description: JAMAICA MANOR INC LESSEE COMMON AREA A/K/A BYRD BEACH S  
10 FT OF LT 23, LTS 24 & 24-A A/K/A CITY LT NO 118

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

Violations: Observed several plumbing vehicles and employees and was told they were  
repairing/replacing the lines. no permit on file: need to obtain a permit.





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-005**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jamaica Manor Inc. Lessee  
2711 S Ocean Blvd  
Highland Beach, FL 33487

**Re:** 2711 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-46-28-63-000-0000)

**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 Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, regarding observed several plumbing vehicles and employees and was told they were repairing/replacing the lines. No permit on file: Need to obtain a permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4822

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

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



# Town of Highland Beach

## Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

### ZOOM PARTICIPATION:

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

### PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

### TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

**Property Detail**

Location Address 2711 S OCEAN BLVD  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-46-28-63-000-0000  
 Subdivision JAMAICA MANOR INC LESSEE 2711 S OCEAN BLVD HIGHLAND BEACH FL  
 Official Records Book Page  
 Sale Date  
 Legal Description JAMAICA MANOR INC LESSEE COMMON AREA A/K/A BYRD BEACH S 10 FT OF LT 23, LTS 24 & 24-A A/K/A CITY LT NO 118

**Owner Information**

**Owners**  
 JAMAICA MANOR INC LESSEE

**Mailing address**  
 2711 S OCEAN BLVD  
 BOCA RATON FL 33487 1813

**Sales Information**

No Sales Information Available.

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 0  
 Acres  
 Use Code 0900 - RESIDENTIAL COMMON AREA/ELEMENT  
 Zoning RMM - Multi-Family Medium-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

**P = Preliminary**

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

**Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)**



7021 1970 0002 3024 4822

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
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	
\$ 7.85	
Sent To	Jamaica Manor Inc. Lessee
Street and Apt	2711 S Ocean Blvd
City, State, Zip	Highland Beach, FL 33487
	CC2022-07-005
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	







# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jamaica Manor Inc. Lessee  
2711 S Ocean Blvd  
Highland Beach, FL 33487

**POSTED**  
**ON PROPERTY**  
**08/29/22**  
**DATE**

Re: 2711 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-46-28-63-000-0000)

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 Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding observed several plumbing vehicles and employees and was told they were repairing/replacing the lines. No permit on file: Need to obtain a permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.

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

## CERTIFICATE OF SERVICE

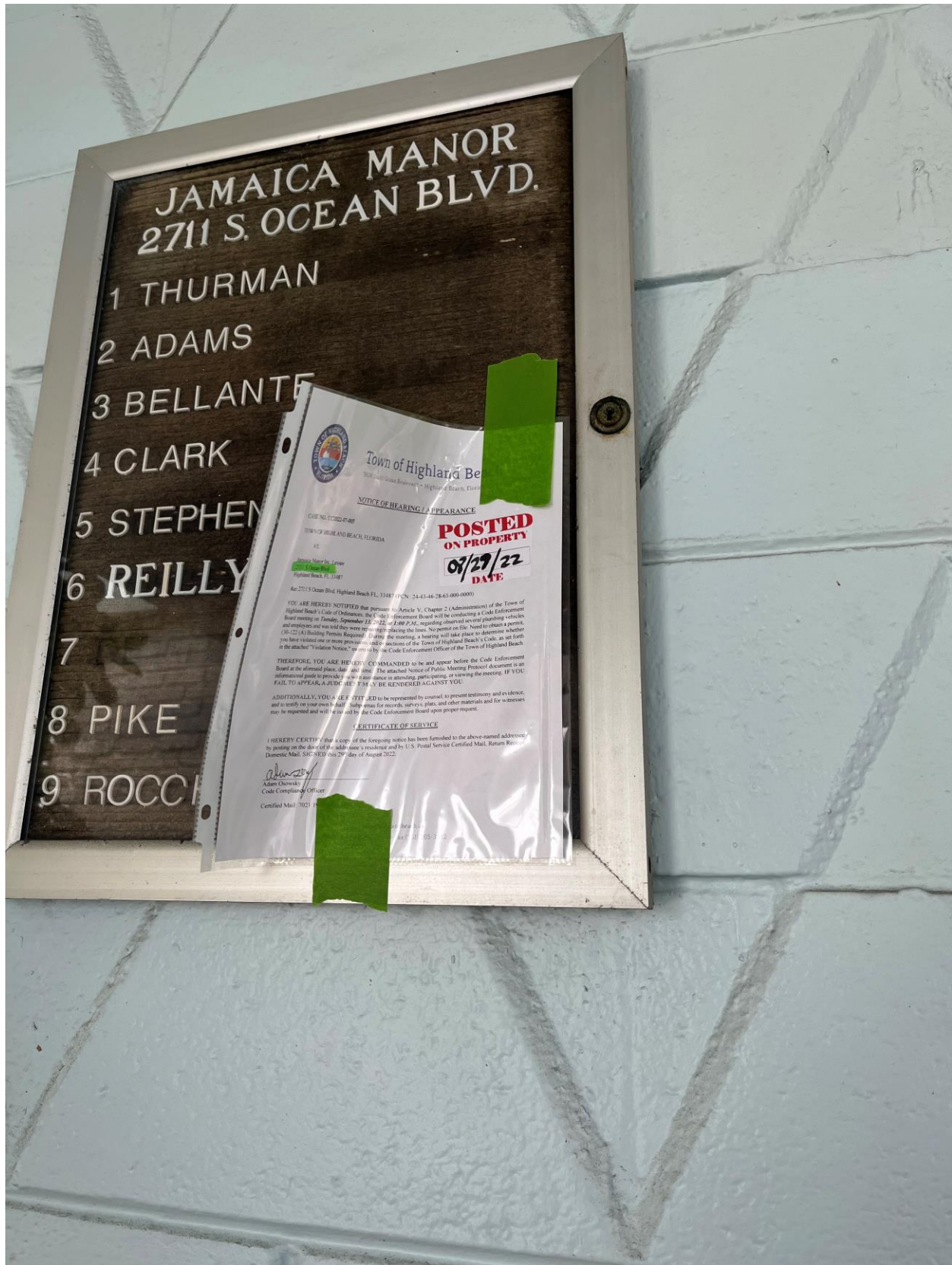
I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail. SIGNED this 29<sup>th</sup> day of August 2022.

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

Certified Mail: 7021 1970 0002 3024 4822


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

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





Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky

 **Town of Highland Beach**  
3616 South O  
Highland Beach  
Phone: 561-357-5616  
Fax: 561-357-5617

July 22, 2022

JAMAICA MANOR  
2711 S. OCEAN BLVD COND  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-005

JAMAICA MANOR,

**Location :** 2711 S OCEAN BLVD  
Boca Raton FL, 33487

**Complaint Description:**

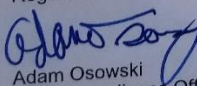
After receiving this complaint from Jeff Remas I inspected the subject property. I observed several plumbing and employees. I spoke to Ace 561 444 2828 and was told they were repairing/replacing the lines. I explained there was no permit on file and they need to obtain a permit. Must obtain permit within 14 days of this date.

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

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

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$100 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-357-5616.  
Town of Highland Beach Building Dept. at 561-278-4540.

Regards,  
  
Adam Osowski  
Code Compliance Officer  
5613516169



## Town of Highland Beach

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

July 22, 2022

JAMAICA MANOR  
2711 S. OCEAN BLVD COND  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-005

JAMAICA MANOR,

**Location :** 2711 S OCEAN BLVD  
Boca Raton FL, 33487

### **Complaint Description:**

After receiving this complaint from Jeff Remas I inspected the subject property. I observed several plumbing vehicles and employees. I spoke to Ace 561 444 2828 and was told they were repairing/replacing the lines. I explained there was no permit on file and they need to obtain a permit.  
Must obtain permit within 14 days of this date.

### **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.

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Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowski  
Code Compliance Officer  
5613516169

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 \$ 7.80

Return Receipt (hardcopy) \$ 3.25

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 7.85

Postmark  
 JUL 22 2022  
 HIGHLAND BEACH, FL 33487

Sample  
 Jamaica Manor NOV  
 2711 Ocean Blvd CC 2022 07 005  
 Highland Beach FL 33487

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

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>1. Article Addressed to:            Jamaica Manor            2711 Ocean Blvd            Highland Beach FL 33487            CC 2022 07 005 NOV</p> <p>2. Article Number (Transfer from service label)            7018 0680 0001 8431 0832</p>	<p>A. Signature            X <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <u>TODD THURMAN</u></p> <p>C. Date of Delivery  <u>7/26/22</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p> <p>AUG 01 2022</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" 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"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

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



Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky



**File Attachments for Item:**

**F. CASE NO. CC2022-07-007**

Joshua & Megan Davison 1015 Russell Drive Unit D PCN: 24-43-47-04-22-001-0040  
Legal Description: SHAMROCK I COND UNIT D

Code Sections: IPMC 303.2 Swimming pool enclosures

Violations: \*Life Safety Pool Barrier\*: Observed an open and exposed pool with a fence in disrepair.





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-007**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joshua & Megan Davison  
1015 Russell Drive D  
Highland Beach FL, 33487

**Re:** 1015 Russell Drive D, Highland Beach FL, 33487 (PCN: 24-43-47-04-22-001-0040)

**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 Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding \*Life Safety Pool Barrier\*, observed an open and exposed pool with a fence in disrepair, (IPMC 303.2 Swimming pool enclosures.). 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.

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4815

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

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



# Town of Highland Beach

## Notice of Public Meeting Protocol

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- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
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- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

**Property Detail**

Location Address 1015 RUSSELL DR D  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-22-001-0040  
 Subdivision SHAMROCK I COND DECL FILED 4-10-80  
 Official Records Book 30094 Page 1  
 Sale Date AUG-2018  
 Legal Description SHAMROCK I COND UNIT D

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
DAVISON JOSHUA A & DAVISON MEGAN M	1015 RUSSELL DR # D BOCA RATON FL 33487 4231

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2018	\$594,000	30094 / 00001	WARRANTY DEED	DAVISON JOSHUA A &
MAR-2005	\$10	18325 / 00101	DEED OF TRUST	HYLAND JONATHAN J
FEB-2005	\$10	18325 / 00097	DEED OF TRUST	HYLAND MAXINE TRUST
JAN-1997	\$100	09626 / 00704	WARRANTY DEED	HYLAND MAXINE
JUL-1983	\$100	06064 / 00157	WARRANTY DEED	
JUL-1980	\$100	03343 / 00409	WARRANTY DEED	

**Exemption Information**

Applicant/Owner	Year	Detail
DAVISON JOSHUA A &	2022	HOMESTEAD
DAVISON JOSHUA A &	2022	ADDITIONAL HOMESTEAD
DAVISON MEGAN M	2022	HOMESTEAD
DAVISON MEGAN M	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 1445  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$621,384	\$530,493	\$515,678
Land Value	\$0	\$0	\$0
Total Market Value	\$621,384	\$530,493	\$515,678

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$404,232	\$392,458	\$387,039
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$354,232	\$342,458	\$337,039

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$5,973	\$5,977	\$6,001
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$6,073	\$6,073	\$6,096

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

7021 1970 0002 3024 4815

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<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	7.85
Total Postage and	
Sent To	Joshua & Megan Davison
Street and Apt. No.,	1015 Russell Drive D
City, State, ZIP+4®	Highland Beach FL, 33487
	CC2022-07-007
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joshua & Megan Davison  
1015 Russell Drive D  
Highland Beach FL, 33487

**POSTED  
ON PROPERTY**

**08/27/22  
DATE**

Re: 1015 Russell Drive D, Highland Beach FL, 33487 (PCN: 24-43-47-04-22-001-0040)

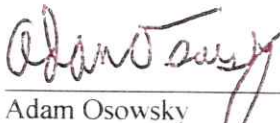
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances: the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding \*Life Safety Pool Barrier\*, observed an open and exposed pool with a fence in disrepair, (IPMC 303.2 Swimming pool enclosures.). 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4815

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

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





D



Town of Highland Beach

POSTED  
ON PROPERTY  
01/11/12





## Town of Highland Beach

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

July 26, 2022

DAVISON, JOSHUA & MEGAN  
1015 RUSSELL DR D  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-007

JOSHUA & MEGAN DAVISON,

**Location :** 1015 RUSSELL DRIVE  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

\*Life Safety Pool Barrier\* On July 22, 2022 I inspected the subject property. I observed an open and exposed pool with a fence in disrepair. Pool must meet compliance by August 5, 2022.

**IPMC 303.2 Swimming pool enclosures.**

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169



Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky

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 <u>[Signature]</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>8/15/22</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p style="text-align: center;">AUG 09 2022</p> <p><u>Town of Highland Beach, FL</u></p>
<p>1. Article Addressed to:</p> <p><u>Shamrock 1 Condo A5N</u> <u>1015 Russell DR</u> <u>HB, FL 33487</u> <u>MOV CC 202207007</u></p> <p>9590 9402 4076 8092 0731 47</p> <p>2. Article Number (Transfer from service label) <u>7018 0680 0001 8431 0337</u></p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

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

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 <u>[Signature]</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>JUL 28 2022</u> C. Date of Delivery <u>JUL 28 2022</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p style="text-align: center;">AUG 02 2022</p> <p><u>Town of Highland Beach, FL</u></p>
<p>1. Article Addressed to:</p> <p><u>CT Corp. System MOV</u> <u>1200 S Pine Island Rd</u> <u>Plantation FL 33324</u> <u>CC 2022 07007</u></p> <p>9590 9402 4076 8092 0731 30</p> <p>2. Article Number (Transfer from service label) <u>7018 0680 0001 8431 0290</u></p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

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



Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky

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**OFFICIAL USE**

Certified Mail Fee  
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
\$ .60

Total Postage and Fees  
\$ 7.85

Postmark Here  
JUL 26 2022  
CPD #0231

Sent to  
Shenrock Condo 455 N  
1015 Russell Dr Nov  
Hollywood FL 33482 07007  
City, State, ZIP+4®

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

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**OFFICIAL USE**

Certified Mail Fee  
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
\$ .60

Total Postage and Fees  
\$ 7.85

Postmark Here  
JUL 26 2022  
CPD #0231

Sent to  
Schoonman Nov 07007  
1015 Russell Dr Apt B  
Hollywood FL 33487  
City, State, ZIP+4®

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

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  
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
\$ .60

Total Postage and Fees  
\$ 7.85

Postmark Here  
JUL 26 2022  
CPD #0231

Sent to  
CT Corp Sys. Nov 07007  
1200 S Pine Trl  
Plantation FL 33324  
City, State, ZIP+4®

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



**File Attachments for Item:**

**G. CASE NO. CC2022-08-001**

1114 Belair LLC1114 Bel Air Drive PCN: 24-43-47-04-03-000-0090Legal Description:  
HIGHLAND BEACH ISLES LOT 9

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

Violations: Observed exterior work being done to the front of the building without any permits for this work on file.





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-08-001**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1114 Belair LLC,  
2799 NW Boca Raton Blvd Ste 111  
Boca Raton FL 33431 6699

**Re:** 1114 Bel Air Drive 1, Highland Beach FL, 33487 (PCN: 24-43-47-04-03-000-0090)

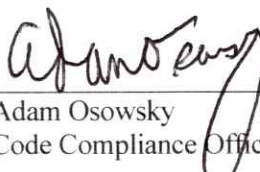
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, observed exterior work being done to the front of the building without any permits, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29<sup>th</sup> day of August 2022.

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

Certified Mail: 7021 1970 0002 3024 4839

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

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





# Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

## **ZOOM PARTICIPATION:**

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

## **PROVIDING PUBLIC COMMENT:**

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

## **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.



- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.



**Property Detail**

Location Address 1114 BEL AIR DR  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-03-000-0090  
 Subdivision HIGHLAND BEACH ISLES IN  
 Official Records Book 32437 Page 1925  
 Sale Date APR-2021  
 Legal Description HIGHLAND BEACH ISLES LOT 9

**Owner Information****Owners**

1114 BELAIR LLC

**Mailing address**

2799 NW BOCA RATON BLVD STE 111  
 BOCA RATON FL 33431 6699

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2021	\$2,350,000	32437 / 01925	WARRANTY DEED	1114 BELAIR LLC
JUL-2013	\$10	26164 / 00177	QUIT CLAIM	1114 BELAIR DR BOCA RATON LLC
JUL-2013	\$167,500	26164 / 00175	QUIT CLAIM	ESNES LAUREN P
FEB-2003	\$10	14856 / 00134	QUIT CLAIM	ESNES EUGENE &
FEB-1997	\$507,000	09666 / 01303	WARRANTY DEED	
SEP-1986	\$334,325	05014 / 00684	WARRANTY DEED	
JAN-1968	\$27,500	01667 / 00616		

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 4  
 \*Total Square Feet 6759  
 Acres 0.2525  
 Use Code 0800 - MULTIFAMILY < 5 UNITS  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$997,396	\$303,641	\$289,303
Land Value	\$1,210,110	\$1,380,000	\$1,200,000
Total Market Value	\$2,207,506	\$1,683,641	\$1,489,303

**P = Preliminary***All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$2,207,506	\$1,638,233	\$1,489,303
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,207,506	\$1,638,233	\$1,489,303

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$36,207	\$28,082	\$25,743
Non Ad Valorem	\$400	\$384	\$380
Total tax	\$36,607	\$28,466	\$26,123

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



7021 1970 0002 3024 4839

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
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	\$ 7.85
Sent To	1114 Belair LLC,
Street and Apt. No.,	2799 NW Boca Raton Blvd Ste 111
City, State, ZIP+4®	Boca Raton FL 33431 6699
CC2022-08-001	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

HIGHLAND BEACH, FL 33467  
AUG 30 2022  
Postmark Here  
CPO #0237





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-08-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1114 Belair LLC,  
2799 NW Boca Raton Blvd Ste 111  
Boca Raton FL 33431 6699

**POSTED  
ON PROPERTY**

**08/29/22**  
**DATE**

Re: 1114 Bel Air Drive 1, Highland Beach FL, 33487 (PCN: 24-43-47-04-03-000-0090)

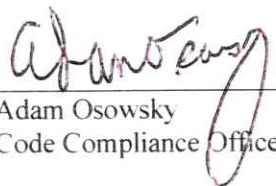
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, observed exterior work being done to the front of the building without any permits, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail. SIGNED this 29<sup>th</sup> day of August 2022.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4839

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

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





Town of Highland Beach  
NOTICE OF ABANDONMENT  
**POSTED ON PROPERTY**  
01/17/22  
D.C.C.





## Town of Highland Beach

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

August 01, 2022

1114 BELAIR LLC  
2799 NW BOCA RATON BLVD STE 111  
Boca Raton, FL 33431-6699

RE: Code Compliance Case No. CC2022-08-001

1114 BELAIR LLC,

**Location :** 1114 BEL AIR DRIVE 1  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

While on patrol I observed exterior work being done to the front of the building without any permits for this work on file. Must obtain all permits by August 15, 2022.

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

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

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169



Evidence Sheet	
Case Number:	CC2022-08-001
Property Address:	1114 BEL AIR DRIVE 1
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CC2022-08-001
Property Address:	1114 BEL AIR DRIVE 1
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CC2022-08-001
Property Address:	1114 BEL AIR DRIVE 1
Inspector:	Adam Osowsky

