

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, March 12, 2024 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA
3618 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548

Website: www.highlandbeach.us

LIBRARY COMMUNITY ROOM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. February 13, 2024

7. **UNFINISHED BUSINESS**

A. None.

8. **NEW BUSINESS**

A. **CASE NO. CC2023-12-012**

SEAGATE OF HIGHLAND CONDO
3224 S OCEAN BLVD
Highland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

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

B. CASE NO. CC2023-12-013

LLORET DE MAR CONDO,
1001-1013 Bel Air Dr.
Highland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

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

C. CASE NO. CC2023-12-017

STEPHEN & MARLA GARCHIK,
2474 S Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-28-09-000-0131

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

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

Violations: Pergola built without an issued permit.

D. CASE NO. CC2024-01-032

Julia Wanklyn & Patrick Culleton
1102 Russell Dr.
Highland Beach FL, 33487
PCN:24-43-47-04-01-000-1071

Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 107 IN OR2755P308
A/K/A UNIT 64 BOCA COVE

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

Violations: Permit AC22-0054 a/c change out has expired.

9. ANNOUNCEMENTS

March 14, 2024	9:30AM	Planning Board Meeting
April 11, 2024	1:00PM	Code Enforcement Board Meeting

10. ADJOURNMENT

Any person that decides to appeal any decision made by the Board of Adjustment & Appeals 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.

File Attachments for Item:

A. February 13, 2024



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

**LIBRARY COMMUNITY ROOM
3618 South Ocean Boulevard
Highland Beach, Florida 33487**

**Date: February 13, 2024
Time: 1:00 PM**

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Michael Cherbini
Board Member Bryan Perilman
Board Member Robert Lasorsa
Board Member David Kaufman
Vice Chairperson Jane Perlow
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ABSENT

Board Member James Murray

Additional Staff Present

Code Compliance Officer Adam Osowsky

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/Perlow- Moved to approve the agenda as presented which passed unanimously 6 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. January 09, 2023

Motion: Perilman/Perlow - Moved to approve the minutes of January 09, 2024 which passed unanimously 6 to 0.

7. UNFINISHED BUSINESS

A. None.

8. NEW BUSINESS

A. CASE NO. CC2023-11-022

Charles W & Susan Z Edelson Trust
Susan Z Edelson Tr.
Charles W Edelson Tr.
3221 S. Ocean Blvd Unit 809
Highland Beach FL, 33487
PCN:24-43-46-33-11-002-0809

Legal Description: AMBASSADORS V NORTH COND BLDG 2 APT 809

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

Violations: New electrical panel installed without a 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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

B. CASE NO. CC2023-12-007

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

Legal Description: OCEAN DUNES COND UNIT 202

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

Violations: Mechanical AC changeout without a permit.

Chairperson Schlam read the title of Item 8.B. 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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

C. CASE NO. CC2023-12-014

Wiltshire House
2909 S. Ocean Blvd.
Highland Beach FL, 33487

Code Sections:110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE and 6-27 Administrative amendments to Florida Building Code.

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

Chairperson Schlam read the title of Item 8.C. 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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

D. Nomination of Chairperson and Vice-Chairperson

Chairperson Schlam read the title of the item and introduced it.

Vice Chairperson Perlow nominated Myles Schlam for Chairperson which was seconded by Member Perilman. There were no other nominations.

Chairperson Schlam nominated Jane Perlow for Vice Chairperson which was seconded by Perilman. There were no other nominations.

9. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows.

February 20, 2024 1:30 PM Town Commission Meeting

March 05, 2024 1:30 PM Town Commission Meeting

March 12, 2024 1:00 PM Code Enforcement Meeting

10. ADJOURNMENT

The meeting adjourned at 1:09 PM.

APPROVED March 12, 2024, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

March 12, 2024

Jaclyn DeHart
Deputy Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the 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. CC2023-12-012

SEAGATE OF HIGHLAND CONDO3224 S OCEAN BLVDHighland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-012

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SEAGATE OF HIGHLAND CONDO,
3224 S. Ocean Blvd
Highland Beach FL, 33487

Re: 3224 S. Ocean Blvd. Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report, (110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE, 6-27 Administrative amendments to Florida Building Code). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4791 www.highlandbeach.us

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

7021 1970 0002 3025 479J

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.68
Total Postage and Fees	\$ 8.73



KAYE BENDER REMBAUM, P.L.
 1200 PARK CENTRAL BLVD.
 SOUTH POMPANO BEACH, FL 33064
CC2023-12-012

See Reverse for Instructions



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

Detail by Entity Name

Florida Not For Profit Corporation
SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

Filing Information

Document Number	717177
FEI/EIN Number	59-1441222
Date Filed	09/16/1969
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/15/2019
Event Effective Date	NONE

Principal Address

3224 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 04/20/2009

Mailing Address

3224 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 02/08/2012

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BLVD. SOUTH
POMPANO BEACH, FL 33064

Name Changed: 06/29/2020

Address Changed: 06/29/2020

Officer/Director Detail

Name & Address

Title Director

Mark, Tewart
3224 S. Ocean Boulevard (Office)
HIGHLAND BEACH, FL 33487

Title VP, Director

Judy, Goldberg
3224 S. Ocean Boulevard (Office)
HIGHLAND BEACH, FL 33487

Title Secretary, Director

Judy , Goldberg
3224 S. Ocean Boulevard (Office)
HIGHLAND BEACH, FL 33487

Title President, Director

Marzigliano, Robert
3224 S Ocean Blvd
Highland Beach, FL 33487

Title Director

Russel, John, Jr.
3224 S Ocean Blvd
Office
Highland Beach, FL 33487

Title Treasurer

Mahoney, Marilyn
3224 S Ocean Blvd
Office
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	04/25/2022
2022	08/29/2022
2023	04/25/2023

Document Images

04/25/2023 -- ANNUAL REPORT	View image in PDF format
08/29/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- Reg. Agent Change	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- Amendment	View image in PDF format

03/20/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
04/08/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
05/08/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
05/27/2004 -- ANNUAL REPORT	View image in PDF format
05/27/2003 -- ANNUAL REPORT	View image in PDF format
07/02/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
04/27/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- ANNUAL REPORT	View image in PDF format
04/24/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-012

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SEAGATE OF HIGHLAND CONDO,
3224 S. Ocean Blvd
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 3224 S. Ocean Blvd. Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report, (110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE, 6-27 Administrative amendments to Florida Building Code). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4791 www.highlandbeach.us

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

From: [Adam Osowsky](#)
To: [Jaclyn Dehart](#)
Subject: 3224 S OCEAN BLVD CONDO
Date: Wednesday, February 21, 2024 1:08:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

NOH for CC2023-12-012 was Hand Delivered to Building Manager.
No photo.



Adam Osowsky
Code Compliance Officer

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



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



Town of Highland Beach

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

December 19, 2023

SEAGATE OF HIGHLAND CONDO
3224 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-012

SEAGATE OF HIGHLAND CONDO,

Location : 3224 S OCEAN BLVD CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

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

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: January 3, 2024 to prevent further code compliance actions.

**110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020)
FLORIDA BUILDING CODE**

RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications.

In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town' s code enforcement process or any other legal or equitable remedy provided by law.

6-27 Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.



Town of Highland Beach

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

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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

7021 0950 0000 8697 3056

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ 66

Total Postage and Fees \$ 8.56

Sent To

CC2023-12-012 NOV
SEAGATE OF HIGHLAND CONDO
RA KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BLVD. SOUTH
POMPANO BEACH, FL 33064

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OFFICIAL USE

Certified Mail Fee \$ 4.35

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ 66

Total Postage and Fees \$ 8.56

Sent To

CC2023-12-012 NOV
SEAGATE HIGHLAND CONDO
R/A NARDONE, NICHOLAS
3224 S OCEAN BLVD
UNIT 816B
HIGHLAND BEACH, FL 33308

Certified Mail service provides the following benefits:

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

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

IMPORTANT: Save this receipt for your records.

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

Certified Mail service provides the following benefits:

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

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Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

IMPORTANT: Save this receipt for your records.

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

7021 0950 0000 8687 2025

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>CC2023-12-012 NOV SEAGATE HIGHLAND CONDO R/A NARDONE, NICHOLAS 3224 S OCEAN BLVD UNIT 816B HIGHLAND BEACH, FL 33308</p> <p>9590 9402 7309 2028 7526 52</p> <p>2. Article Number (through first four digits)</p> <p>7021 0950 0000 8687 2025</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature</p> <p><input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p>Domestic Return Receipt</p>
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USPS TRACKING # WEST PALM BCH FL 334



22 DEC 2023 PM 1 L



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

9590 9402 7309 2028 7526 52

United States
Postal Service

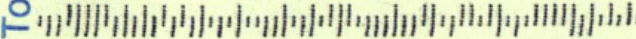
RECEIVED

DEC 27 2023

Town of Highland Beach, FL
Town Clerk's Office

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

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



SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Whitson 1-8-24

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

CC2023-12-012 NOV
SEAGATE OF HIGHLAND CONDO
RA KAY SENDER REMBAUM, P.L.
1200 PALM CENTRAL BLVD. SOUTH
POMPANO BEACH, FL 33064



9590 9402 7309 2028 7527 99

2. Article Number (Transfer from service label)
7021 0950 0000 8691 3056

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING #



MIAMI FL 330
8 JAN 2024 PM 2 L

9590 9402 7309 2028 7527 99

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

United States
Postal Service

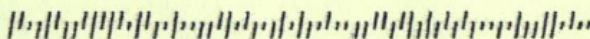
RECEIVED

JAN 10 2024

Town of Highland Beach, FL
Town Clerk's Office

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

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



File Attachments for Item:

B. CASE NO. CC2023-12-013

LLORET DE MAR CONDO, 1001-1013 Bel Air Dr. Highland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

Re: 1001-1013 BEL AIR DR CONDO Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report. Lloret de Mar Condo is missing the required electrical report. (110.9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE, 6-27 Administrative amendments to Florida Building Code). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4845

www.highlandbeach.us

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

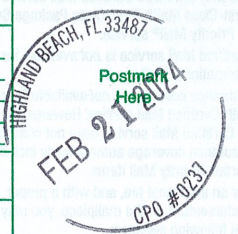
7021 1970 0002 3025 4845

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

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

OFFICIAL USE

Certified Mail Fee	\$ 440
Extra Services & Fees (check box, add fees as appropriate)	365
<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	.68
Total Postage and Fees	8.73



Loret Del Mar Condo Association
Chateau Chaperones
720 Lucerne Ave #1031
Lake Worth Beach FL 33460

See Reverse for Instructions



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

Detail by Entity Name

Florida Not For Profit Corporation
LLORET DE MAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 751270
FEI/EIN Number 59-2502545
Date Filed 02/27/1980
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/24/2021

Principal Address

720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Changed: 01/17/2023

Mailing Address

720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Changed: 01/17/2023

Registered Agent Name & Address

chateau chaperones
720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Name Changed: 01/17/2023

Address Changed: 01/17/2023

Officer/Director Detail

Name & Address

Title Director, President, Treasurer

Soloway, Barrie
1009 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

Title Director and secretary

BRITT, KELLY
 1001 Bel Air Drive
 Highland Beach, FL 33487

Title Director and Vice President

Katz, Ronald
 1003 Bel Air Drive
 Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	02/02/2022
2022	03/30/2022
2023	01/17/2023

Document Images

01/17/2023 -- ANNUAL REPORT	View image in PDF format
10/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
10/27/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
10/26/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2021 -- REINSTATEMENT	View image in PDF format
03/16/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
12/19/2014 -- Reg_Agent Change	View image in PDF format
09/22/2014 -- Reg_Agent Resignation	View image in PDF format
03/08/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- Amendment	View image in PDF format
01/07/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reinstatement	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 1001-1013 BEL AIR DR CONDO Highland Beach FL 33487

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4845

www.highlandbeach.us

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





Town of Highland Beach

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

December 20, 2023

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-013

LLORET DE MAR CONDO,

Location : 1001-1013 BEL AIR DR CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

Compliant/Violation: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report. Lloret de Mar Condo is missing the required electrical report.

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: January 4, 2024 to prevent further code compliance actions.

110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications.

In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town' s code enforcement process or any other legal or equitable remedy provided by law.

6-27 Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.



Town of Highland Beach

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

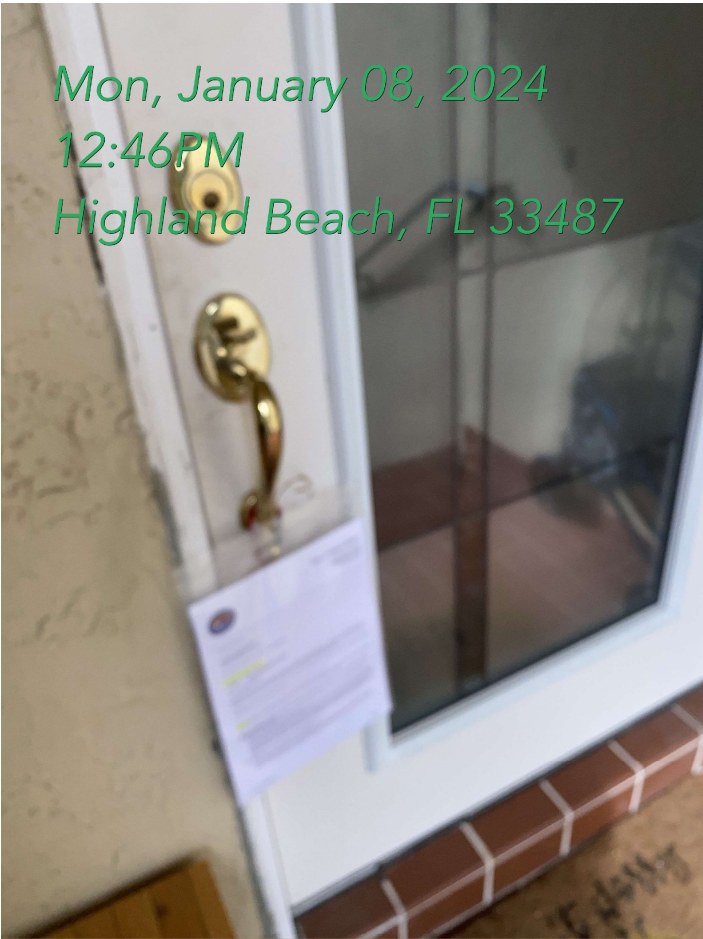
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-12-013
Property Address:	1001-1013 BEL AIR DR CONDO
Officer:	Adam Osowsky



9589 0710 5270 1134 3538 85

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 8.56

Total Postage and Fees \$ 12.46

Sent To cc2023-12-013 NOV
 LLORET DE MAR
 r/a chateau chaperones
 720 Lucerne Ave #1031
 Lake Worth Beach, FL 33460

Postmark Here
 HIGHLAND BEACH, FL
 JAN 08 2024

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

Certified Mail service provides the following benefits:

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

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for International mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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

7021 0950 0000 8687 1998

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.66

Total Postage and Fees \$ 8.56

Sent To cc202312013 NOV
 LLORET DE MAR CONDO ASS
 ra chateau chaperones
 720 Lucerne Ave #1031
 Lake Worth Beach, FL 33460

Postmark Here
 HIGHLAND BEACH, FL
 DEC 20 2023

PS Form 3800, April 20

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
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IMPORTANT: Save this receipt for your records.

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

File Attachments for Item:

C. CASE NO. CC2023-12-017

STEPHEN & MARLA GARCHIK, 2474 S Ocean Blvd. Highland Beach FL,
33487 PCN: 24-43-46-28-09-000-0131

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

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

Violations: Pergola built without an issued permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding Pergola built without an issued permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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CERTIFICATE OF SERVICE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

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

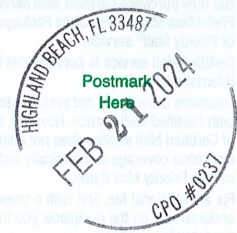
7021 1970 0002 3025 4838

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.68
Total Postage and Fees	\$ 8.73



Sent	Stephen & Marla Garchik
Street	2474 S OCEAN BLVD
City	Boca Raton, FL 33487
PS Form	CC2023-12-017

See Reverse for Instructions

Property Detail

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

Owner Information

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

Sales Information

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

Exemption Information

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

Property Information

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

Appraisals

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

Assessed and Taxable Values

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

Taxes

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

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

**POSTED
ON PROPERTY**

2/21/24

DATE

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

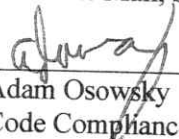
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

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







Town of Highland Beach

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

December 27, 2023

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

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

STEPHEN & MARLA GARCHIK,

Location : 2474 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation=Pergola built without an issued permit.

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

30-122 (A) Building Permits Required

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

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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

7021 0950 0000 8687 2049

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35

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

Return Receipt (hardcopy) \$ 3.50

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 1.66

Total Postage and Fees \$ 8.52

Sent To
Garchik NOV 231217
 Street and Apt. No., or PO Box No.
2474 Ocean Blvd
 City, State, ZIP+4®
HB FL 33487

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



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
- IMPORTANT: Save this receipt for your records.**

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to: <u>Garchik NOV 231217</u> <u>2474 Ocean Blvd</u> <u>HB FL 33487</u></p> <p>2. Article Number (Transfer from service label) <u>7021 0950 0000 8687 2049</u></p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <u>M. Garchik</u></p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>12/29/23</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
---	--

9590 9402 7309 2028 7526 90

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

USPS TRACKING #

9590 9402 7309 2028 7526 90

United States Postal Service

RECEIVED
 JAN 01 2024
 Town of Highland Beach, FL
 Town Clerk's Office

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

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

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

File Attachments for Item:

D. CASE NO. CC2024-01-032

Julia Wanklyn & Patrick Culleton 1102 Russell Dr.Highland Beach FL, 33487PCN:24-43-47-04-01-000-1071

Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 107 IN OR2755P308 A/K/A UNIT 64 BOCA COVE

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

Violations: Permit AC22-0054 a/c change out has expired.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2024-01-032

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Julia Wanklyn & Patrick Culleton
709 SE 9th St.
Delray Beach Fl, 33483

Re: 1102 Russel Dr S. Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-04-01-000-1071)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding Permit AC22-0054 a/c change out has expired., (30-122 (B) Expiration of building permit). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4821

www.highlandbeach.us

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

7021 1970 0002 3025 4821

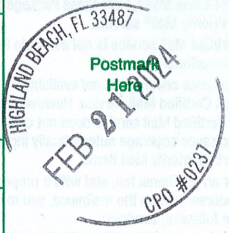
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OFFICIAL USE

Certified Mail Fee	\$	4.40
Extra Services & Fees (check box, add fees as appropriate)		3.65
<input checked="" 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	\$	1.68
Total Postage and Fees	\$	8.73



Julia Wanklyn & Patrick Culleton
 709 SE 9th St
 Delray Beach FL 33487
CC2024-01-032 See Reverse for Instructions



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2024-01-032

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Julia Wanklyn & Patrick Culleton
709 SE 9th St.
Delray Beach Fl, 33483

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 1102 Russel Dr S. Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-04-01-000-1071)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding Permit AC22-0054 a/c change out has expired., (30-122 (B) Expiration of building permit). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4821

www.highlandbeach.us

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



Property Detail

Location Address : 1102 RUSSELL DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-01-000-1071
Subdivision : DELRAY BY THE SEA IN
Official Records Book/Page : 28966 / 278
Sale Date : MAR-2017
Legal Description : DELRAY-BY-THE-SEA TH PT OF LT 107 IN OR2755P308 A/K/A UNIT 64 BOCA COVE

Owner Information

Owner(s)	Mailing Address
WANKLYN JULIA & CULLETON PATRICK	709 SE 9TH ST DELRAY BEACH FL 33483 5127

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2017	\$535,000	28966 / 00278	WARRANTY DEED	WANKLYN JULIA &
JUL-2005	\$0	19230 / 00273	QUIT CLAIM	MCDONALD KEITH
OCT-2002	\$10	14457 / 00969	QUIT CLAIM	MCDONALD KEITH &
APR-2000	\$205,000	11787 / 01685	WARRANTY DEED	MCDONALD KEITH &
APR-1983	\$120,000	03931 / 00372	WARRANTY DEED	
JAN-1977	\$71,000	02755 / 00308		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1802
Acres : 0.04
Property Use Code : 0110—TOWNHOUSE
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$710,000	\$544,500	\$425,000	\$430,000	\$430,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$710,000	\$544,500	\$425,000	\$430,000	\$430,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$514,250	\$467,500	\$425,000	\$430,000	\$430,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$514,250	\$467,500	\$425,000	\$430,000	\$430,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$9,486	\$8,164	\$7,204	\$7,433	\$7,529
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$9,589	\$8,264	\$7,300	\$7,528	\$7,626

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



Town of Highland Beach

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

January 30, 2024

WANKLYN JULIA & CULLETON PATRICK
709 SE 9TH ST
DELRAY BEACH, FL 33483

RE: Code Compliance Case No. CC2024-01-032

WANKLYN JULIA & CULLETON PATRICK,

Location : 1102 RUSSELL DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Permit AC22-0054 a/c change out has expired.

Correction: Must reinstate/obtain ALL required permits by 2/13/2024. Contact permitting at 561-278-4540.

30-122 (B) Expiration of building permit.

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

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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Tue, January 30, 2024 12:10 PM
Highland Beach, FL 33487



9589 0710 5270 1134 3540 04

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00



Postage \$ 0.00

Total Postage and Fees \$ 0.00

CC2024-01-032 NOV

Sent To **NO**
 Street and Apt. No., c
Card
 City, State, ZIP+4®

WANKLYN JULIA & CULLETON PATRICK
709 SE 9TH ST
DELRAY BEACH, FL 33483

PS Form 3800, Jan



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 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
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 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**



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

Permit #: AC22-0054  Alerts
 Status: EXPIRED
 Contact: CULLETON PATRICK WANKLYN JULIA &
 Site Address: 1102 RUSSELL DRIVE
Type: MECHANICAL AC CHANGEOUT
 Project Name: wanklyn
 Contractor: SUPERB AIR CONDITIONING INC
 HIGHLAND BEACH, FL 33487

Expand Display
 Compress Display


Display Order	Inspection Type	Req	Deferred	Reason	Display Date	Primary Inspector	Inspection Status	State	Results	Has Actions	Has Corrections
1	MECH FINAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>								









Total Hours: 0.00

 Current processing time is 2 days (In review 2 days)
 Application is 321 days past the expiration date.

Project Name: wanklyn

Project Description: a/c change out

Permit Number: AC22-0054  Alerts
Initial Application Number: REFERENCE-22-0016
Permit Type: MECHANICAL AC CHANGEOUT
Status:* EXPIRED
Process State: Expired
Parent Permit:
Assigned To:
Fast Track:
Applied for Online:

Applicant: SUPERB AIR CONDITIONING INC
Primary Contact: CULLETON PATRICK WANKLYN JULIA & 
Primary Contractor: SUPERB AIR CONDITIONING INC 
Last Activity: 01/30/2024 08:09
Last Inspection Date:
Submitted:* 06/14/2022  Application is 610 days old
Completed: 08/29/2022  6 of 6 submittals received, 6 of 6 submittals accepted.
Approved: 08/30/2022  2 of 2 (100%) steps approved.
Ready: 09/30/2022  \$162.13 paid (100%), \$0.00 due.
Issued: 09/30/2022
Finaled:  0 of 1 inspections completed.
Closed:  \$0.00 deferred fees due.
Expires: 03/29/2023 **Exp Override:**

Site Address
Site Address: 1102 RUSSELL DRIVE
Site City: HIGHLAND BEACH **Latitude:**
State: FL **Site Zip:** 33487 **Longitude:**
Inspection Area:
Zone:
Primary Parcel: 24-43-47-04-01-000-1071 

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9589071052701134354004

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Feedback

Latest Update

Your item was delivered to an individual at the address at 12:30 pm on February 1, 2024 in DELRAY BEACH, FL 33483.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

DELRAY BEACH, FL 33483

February 1, 2024, 12:30 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



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