

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, May 09, 2023 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. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. April 11, 2023

8. **UNFINISHED BUSINESS**

A. **CASE NO. CC2022-10-032**

Mandalco LLC
1121 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-03-001-0100
Legal Description: BEL LIDO LT 10 BLK 1

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

Violations: Exterior work to balcony/railing without permit.

9. **NEW BUSINESS**

A. CASE NO. CC2023-03-007

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-005-0170
Legal Description: BEL LIDO LT 17 BLK 5

Code Sections: 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, IPMC 14-35(A) PMC - Rubbish and Garbage

Violations: Construction/Building material not screened to code.

B. CASE NO. CC2023-02-014

Margaret Oumano
2565 S. Ocean Blvd. 303N
Highland Beach FL, 33487
PCN: 24-43-46-28-47-001-3030
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N

Code Sections: 30-122 (B) Expiration of building permit, IPMC 14-35(A) PMC - Rubbish and Garbage, IPMC 304.3 Premises identification- Address numbers

Violations: Expired Permit, Missing address numbers, open store of trash/debris/construction material.

C. CASE NO. CC2023-04-010

Theodore Harwood
1032 Russell Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-01-000-1052
Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 105 IN OR2759P234 A/K/A UNIT 57 BOCA COVE

Code Sections: 24-3(B) Storage and collection - Time

Violations: Garbage/recycle cans out during prohibited time.

10. ANNOUNCEMENTS

May 11, 2023	9:30 A.M.	Planning Board Regular Meeting
May 16, 2023	1:30 P.M.	Town Commission Meeting
June 06, 2023	1:00 P.M.	Town Commission Meeting
June 08, 2023	9:30 A.M	Planning Board Regular Meeting

11. ADJOURNMENT

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.

File Attachments for Item:

A. April 11, 2023



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: April 11, 2023
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 Bryan Perilman
Board Member Robert Lasorsa
Board Member David Axelrod
Board Member James Murray
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Administrative Support Specialist Jaclyn DeHart

ABSENT:

Board Member Michael Cherbini
Vice Chairperson Jane Perlow

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: Axelrod/Lasorsa - Moved to approve the agenda as presented which passed unanimously 5 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. March 15, 2023

Motion: Perilman/Axelrod - Moved to approve the minutes of March 15, 2023, which passed unanimously 5 to 0.

8. UNFINISHED BUSINESS

A. CASE NO. CC2022-09-007

Delray Florida Properties LLC
2525 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0140
Legal Description: BYRD BEACH LOT 14

Code Sections: IPMC 507.1 Storm Drainage General

Violations: Storm drainage causing a nuisance.

Chairperson Schlam introduced the item and referred to Town Attorney Leonard Rubin.

Town Attorney Rubin gave a review of the issue before the board.

Thomas Juliano, property owner, gave comments on the violation and requested to wave the prosecution costs.

Code Compliance Officer Adam Osowsky gave testimony about the violation.

Ms. DeHart swore in Richard Jones the property contractor.

Richard Jones, property contractor, commented on the costs of the drainage and the timeline of events.

Motion: Lasorsa/Murray – Moved to grant the respondent's challenge of recordation of the lien, the order of finding violation will not be recorded in public records and the administrative costs will not become a lien against the property, which passed unanimously 5 to 0.

B. CASE NO. CC2022-11-006

AJR Grand Highland Beach LLC

1006 Grand Ct. Lot 6

Highland Beach FL, 33487 PCN: 24-43-47-09-00-002-0090

Legal Description: 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND
CAY ESTS IN N 1/2 OF GOVLT 2 AS IN OR10274P1371

Code Sections: FBC SECTION 116.1 Unsafe buildings, structures, equipment, or
service systems, 30-24 (11) BUILDING OFFICIAL

Violations: Open permit for the installation of a 40,000-pound, ten-post platform
boat lift.

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 provided a brief timeline of the facts of
the case since the hearing. The property was out of compliance 31 days past the
date sent for compliance. The fine total is \$5,550. The property is now in
compliance and the cost of prosecution has been paid.

Jerry Ruggurello, property owner, gave comments on the violation and the issues
related to removing the pilings. He requested a reduction in fines. He handed in a
dated photo of the property in compliance.

Motion: Perilman/Axelrod – Moved to reduce the Respondent's fine to
\$1,2500 to be paid within 30 days of the hearing or the fine shall
revert to the original amount of \$5,500 and the Town shall record a
lien for said amount in public records, which passed unanimously 5
to 0.

9. NEW BUSINESS

A. CASE NO. CC2023-01-036

Jill Giles

4023 S. Ocean Blvd.

Highland Beach FL, 33487

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: Installing new beach access stairs/posts without a valid permit issued.

Chairperson Schlam read the title of Item 9.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 Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to wave prosecution costs.

Motion: Perilman/Lasorsa - 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. Based upon a roll call. Member Perilman (Yes), Member Lasorsa (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 5 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

April 13, 2023	9:30 A.M.	Planning Board Regular Meeting
April 18, 2023	1:30 P.M.	Town Commission Meeting
April 26, 2023	11:30 A.M.	Financial Advisory Board Regular Meeting
May 02, 2023	1:30 P.M.	Town Commission Meeting

11. ADJOURNMENT

The meeting adjourned at 1:40 P.M.

APPROVED May 09, 2023, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

May 09, 2023

Jaclyn DeHart
Administrative Support Specialist

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.municodem meetings.com>

File Attachments for Item:

A. CASE NO. CC202-10-032

Mandalco LLC 1121 Bel Air Dr. Highland Beach FL, 33487 PCN: 24-43-47-04-03-001-0100
Legal Description: BEL LIDO LT 10 BLK 1

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

Violations: Exterior work to balcony/railing without permit.

Adam Osowsky

From: Adam Osowsky
Sent: Thursday, April 20, 2023 7:57 AM
To: Lorena Moscoso
Cc: Manoj Andalkar; Ratnakar Andalkar
Subject: RE: Fine reduction hearing 4 1121 BEL AIR DR

Good morning,

Per your request the Fine Reduction Hearing has been scheduled for CC2022-10-032.
It will be held on May 9, 2023, at 1pm. It will be in the town council chambers at 3614 S Ocean Blvd.
This e-mail will serve as your official Notice of Hearing.

Respectfully,



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.

From: Lorena Moscoso <lorenamoscoso007@gmail.com>
Sent: Wednesday, April 19, 2023 2:43 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>

Cc: Manoj Andalkar <Mandalkar@alonsolegal.com>; Ratnakar Andalkar <randalkar@gmail.com>

Subject: Fine reduction hearing

Hello Adam,

Will you please help me with a hearing to reduce the fine? We really need to take care of this asap.

Thank you

Lorena

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MANDALCO LLC
c/o Manoj R. Andalkar
456 Pond View Road
Petersburg, NY 12138

Case No: 2022-10-032

PCN: 24-43-47-04-02-001-0100

LEGAL: BEL LIDO LT 10 BLK 1

Respondent.

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on January 10, 2023, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of the property located at 1121 Bel Air Drive, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(a) of the Town Code of Ordinances for exterior work to balcony/railing without a building permit.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondent is in violation of the Town Code of Ordinances and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code within fourteen (14) days of the date of the hearing **or by January 24, 2023.**

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

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

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

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

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within thirty (30) days from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of such Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute a Lien against the real and/or personal property owned by Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 11th day of Jan, 2023.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent

File Attachments for Item:

A. CASE NO. CC2023-03-007

Michael Duggan 4229 Tranquility Dr. Highland Beach FL, 33487 PCN: 24-43-47-04-02-005-0170 Legal Description: BEL LIDO LT 17 BLK 5

Code Sections: 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, IPMC 14-35(A) PMC - Rubbish and Garbage

Violations: Construction/Building material not screened to code.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

Re: 4229 Tranquility Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0170)

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, May 09, 2023, at 1:00 P.M.***, regarding construction/building material not screened to code, (12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, and IPMC 14-35(A) PMC - Rubbish and Garbage). 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeeetings.com/?>. **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 20th day of March 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2254

www.highlandbeach.us

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

7021 1970 0002 3025 2254

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	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	\$.63
Total Postage and Fees	\$ 8.13
Michael Duggan 4229 Tranquility Dr. Highland Beach FL, 33487 CC2023-03-007	
Reverse for Instructions	

Postmark Here
APR 20 2023
CPO #0231
HIGHLAND BEACH FL 33487

Property Detail

Location Address	4229 TRANQUILITY DR	
Municipality	HIGHLAND BEACH	
Parcel Control Number	24-43-47-04-02-005-0170	
Subdivision	BEL LIDO IN	
Official Records Book	32779	Page 1627
Sale Date	JUL-2021	
Legal Description	BEL LIDO LT 17 BLK 5	

Owner Information

Owners	Mailing address
DUGGAN MICHAEL	4229 TRANQUILITY DR HIGHLAND BEACH FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	\$3,200,000	32779 / 01627	WARRANTY DEED	DUGGAN MICHAEL
MAY-2020	\$2,100,000	31448 / 01095	WARRANTY DEED	BOWSKY BRANDON A
JUL-2018	\$1,400,000	29994 / 00582	WARRANTY DEED	BSD PROPERTIS LLC
MAR-2018	\$10	29706 / 00706	WARRANTY DEED	ZUCKER DAVID EST
MAY-2015	\$700,000	27522 / 00840	WARRANTY DEED	FENSTER JASON &
SEP-2003	\$1,600,000	15933 / 00955	WARRANTY DEED	ZUCKER DAVID
AUG-1994	\$100	08394 / 01812	DEED OF TRUST	HARBIN ANNA J &
AUG-1990	\$100	06539 / 00641	QUIT CLAIM	
JAN-1980	\$191,300	03391 / 00059		
JAN-1977	\$97,000	02705 / 01760		
JAN-1975	\$105,000	02482 / 01900	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUGGAN MICHAEL	2023	HOMESTEAD
DUGGAN MICHAEL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	4106
Acres	0.2609
Use Code	0100 - SINGLE FAMILY
Zoning	RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,365,669	\$903,005	\$885,698
Land Value	\$1,569,716	\$1,242,000	\$1,080,000
Total Market Value	\$2,935,385	\$2,145,005	\$1,965,698
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$2,897,069	\$2,145,005	\$1,965,698
Exemption Amount	\$50,000	\$0	\$0
Taxable Value	\$2,847,069	\$2,145,005	\$1,965,698

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$46,825	\$36,360	\$33,978
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$47,009	\$36,538	\$34,151

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

04/20/23
DATE

Re: 4229 Tranquility Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0170)

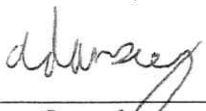
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, May 09, 2023, at 1:00 P.M.**, regarding construction/building material not screened to code, (12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, and IPMC 14-35(A) PMC - Rubbish and Garbage). 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.nunicodemeeings.com/?>. **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 20th day of March 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2254

www.highlandbeach.us

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



20/04/2023

26° 23' 58.699" N, 80° 4'

1.149" W

Highland Beach, FL 33487



Town of Highland Beach

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

March 10, 2023

DUGGAN MICHAEL
4229 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-03-007

DUGGAN MICHAEL,

Location : 4229 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Construction/Building material not screened to code. Verbal warning issued on March 6, 2023.

Correction: Open storage of construction/building material need to be screened or removed by March 20, 2023.

12-2(B) Construction Site Cleanliness/Construction Site Safety

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

12-4 Temporary construction fences.

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

IPMC 14-35(A) PMC - Rubbish and Garbage

Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.



Town of Highland Beach

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

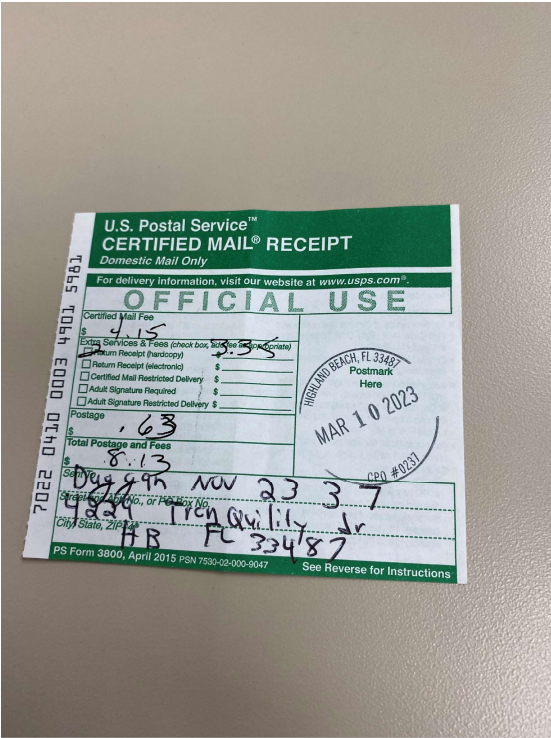
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation 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 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-03-007
Property Address:	4229 Tranquility Dr.
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-03-007
Property Address:	4229 Tranquility Dr.
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-03-007
Property Address:	4229 Tranquility Dr.
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Evidence Sheet	
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Officer:	Adam Osowsky



File Attachments for Item:

B. CASE NO. CC2023-02-014

Margaret Oumano 2565 S. Ocean Blvd. 303N Highland Beach FL, 33487 PCN: 24-43-46-28-47-001-3030 Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N

Code Sections: 30-122 (B) Expiration of building permit, IPMC 14-35(A) PMC - Rubbish and Garbage, IPMC 304.3 Premises identification- Address numbers

Violations: Expired Permit, Missing address numbers, open store of trash/debris/construction material



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-02-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano
8400 72nd Drive STE 6
Glendale NY 11385

Re: 2565 S. Ocean Blvd. 303N, Highland Beach FL 33487 4786 (PCN: 24-43-46-28-47-001-3030)

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, May 09, 2023, at 1:00 P.M.***, regarding an expired permit, missing address numbers, and open store of trash/debris/construction material, (30-122 (B) Expiration of building permit., IPMC 14-35(A) PMC- Rubbish and Garbage, IMPC 304.3 Premises identification – Address numbers). 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/?> . **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 20th day of April 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2247

www.highlandbeach.us

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

7021 1970 0002 3025 2247

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

\$

4.15

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

\$

63

Total Postage and Fees

\$

8.13

Margaret Oumano
8400 72nd Drive STE 6
Glendale, NY 11385
CC2023-02-014

See Reverse for Instructions



Property Detail

Location Address	2565 S OCEAN BLVD 303N		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-28-47-001-3030		
Subdivision	TOWNHOUSES OF HIGHLAND BEACH COND DECL FILED 2-19-81		
Official Records Book	10318	Page	1890
Sale Date	MAR-1998		
Legal Description	TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N		

Owner Information

Owners	Mailing address
OUMANO MARGARET	8400 72ND DR STE 6 GLENDALE NY 11385 7900

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1998	\$329,000	10318 / 01890	WARRANTY DEED	OUMANO MARGARET
SEP-1997	\$100	09981 / 00993	QUIT CLAIM	
SEP-1997	\$295,000	09981 / 00991	WARRANTY DEED	
JUL-1992	\$100	07404 / 00920	WARRANTY DEED	
OCT-1984	\$199,000	04417 / 00684	WARRANTY DEED	
OCT-1982	\$300,100	03811 / 00036	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	2107
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RMM - Multi-Family Medium-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$599,400	\$470,000	\$470,000
Land Value	\$0	\$0	\$0
Total Market Value	\$599,400	\$470,000	\$470,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$517,000	\$470,000	\$470,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$517,000	\$470,000	\$470,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$9,010	\$7,967	\$8,124
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$9,110	\$8,063	\$8,219

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-02-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano
8400 72nd Drive STE 6
Glendale NY 11385

**POSTED
ON PROPERTY**

04/20/23

DATE

Re: 2565 S. Ocean Blvd. 303N, Highland Beach FL 33487 4786 (PCN: 24-43-46-28-47-001-3030)

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CERTIFICATE OF SERVICE

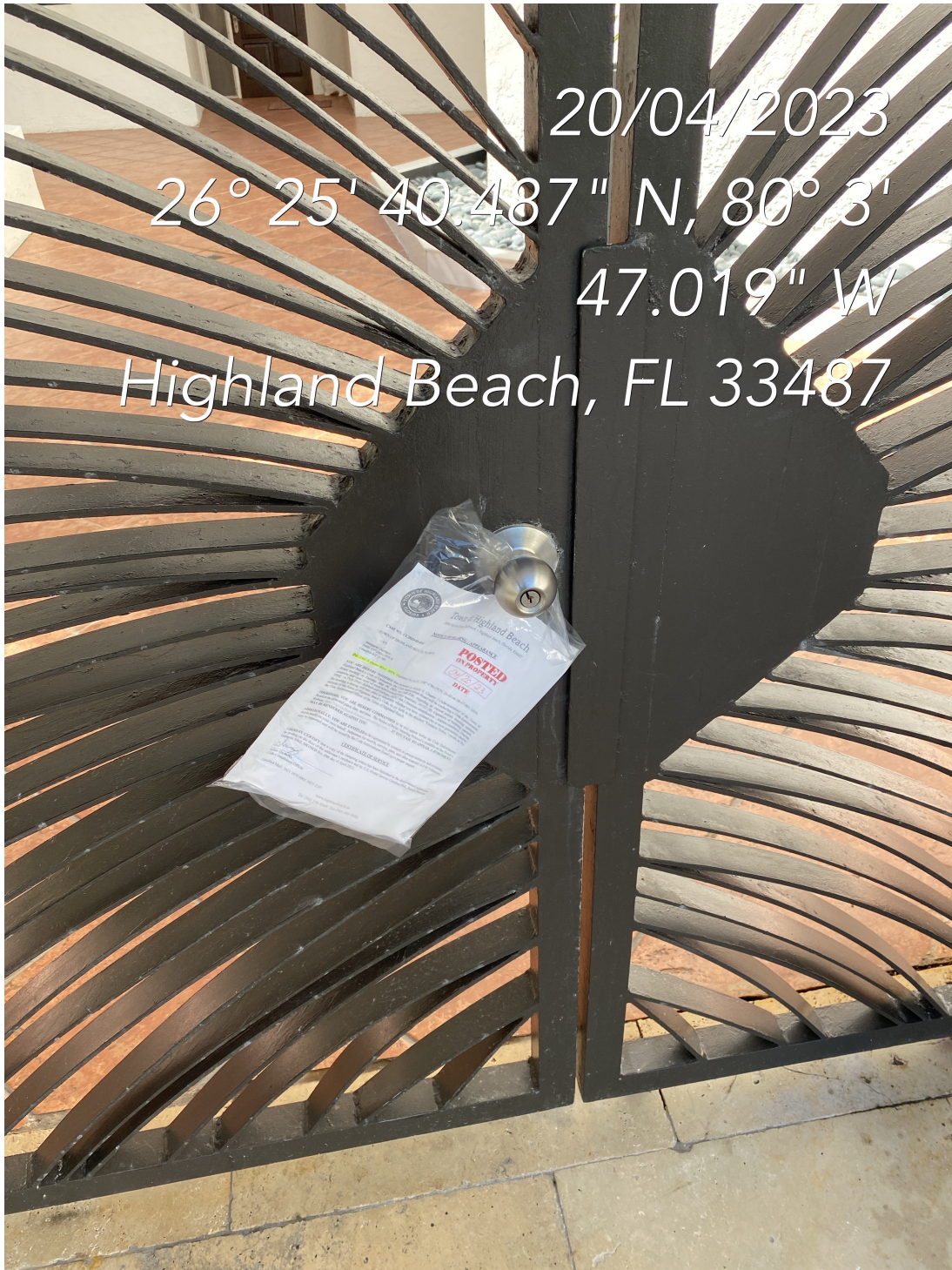
I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 20th day of April 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2247

www.highlandbeach.us

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



20/04/2023

26° 25' 40.487" N, 80° 3'

47.019" W

Highland Beach, FL 33487



Town of Highland Beach

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

February 17, 2023

OUMANO MARGARET
8400 72ND DR STE 6
GLENDALE, NY 11385

RE: Code Compliance Case No. CC2023-02-014

OUMANO MARGARET,

Location : 2565 S OCEAN BLVD 303N
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation: 1) Expired permit. 2) Missing address numbers. 3) Open store of trash/debris/construction material.

Correction: 1) Contact permitting (561-278-4540) to reinstate/complete Permit: BP-25407- Building. 2) Add required property address numbers as per code. 3) Remove ALL open storage of ALL trash/ debris/ building/ construction material.

All violations are to be complied by 3/14/23 to prevent further actions.

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.

IPMC 14-35(A) PMC - Rubbish and Garbage

Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.

IPMC 304.3 Premises identification- Address numbers

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numerals or alphabet letters. Numbers shall not be less than 4 inches in height with a minimum stroke width of .5 inch/



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 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Adam Osowsky

From: Plan Review
Sent: Friday, February 17, 2023 7:22 AM
To: Adam Osowsky
Cc: Jeff Remas
Subject: Fw: 2565 Townhouses# 303
Attachments: Screenshot 2023-02-17 071817303.jpg

There are no active or pending permits for unit 303 but there is an existing violation and an expired permit. I think the unit is 303- they are duplexes and there were no numbers on the door (also a code violation) but I am sure the HOA will know which unit this is. It is visible from the 4th floor catwalk. There is an open permit and apparently that material has been there for years and no one has done anything about it.

From: M K <mkeen21@yahoo.com>
Sent: Thursday, February 16, 2023 2:27 PM
To: Plan Review <planreview@highlandbeach.us>
Subject: 2565 303









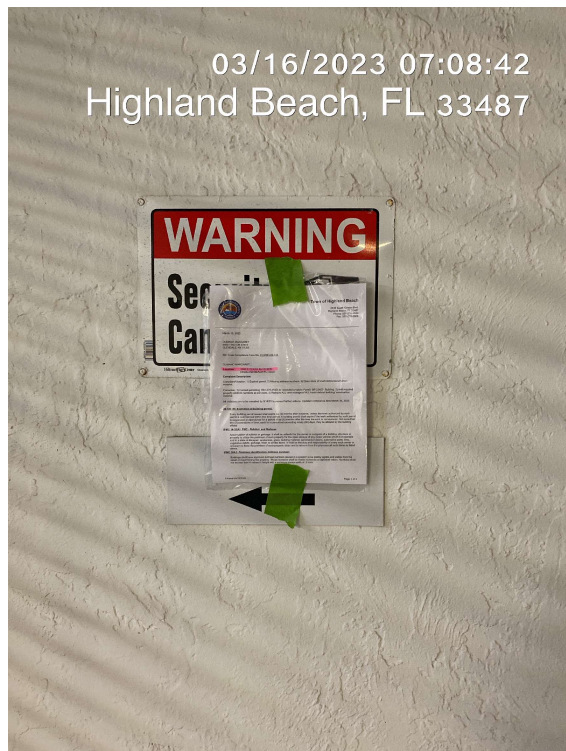
Sent from my iPhone

Evidence Sheet	
Case Number:	CC2023-02-014
Property Address:	2565 S Ocean Blvd 303N
Officer:	Adam Osowsky

04/03/2023 08:39:55
Highland Beach, FL 33487

 UNITED STATES POSTAL SERVICE.		Certified Mail e-Return Receipt Total \$6.10 \$6.00 \$6.88	
1st-Class Mail® 1		Grand Total: \$6.88	
Date: 12/17/2023		Time: 01:27 PM	
Product	Qty	Unit Price	Chip
1st-Class Mail® 1		\$0.63	
to: Ridgewood, NY 11385			
PH: 060 02			
Estimated Delivery Date: Wed 02/22/2023			
Tracking #: 9514 8065 8266 3048 6170 30			
		\$4.15	
Certified Mail®		\$2.10	
e-Return Receipt		\$0.68	
Total		\$6.88	
Grand Total:		\$6.88	
to: Credentia Card Mail			
Card Name: VISA			
Account #: XXXXXXXXXX0005394			
Approval #: 006226			
Transaction #: 318			
Receipt #: 000318			
AID: A0000000031010			
A: VISA CREDIT			
PIN: Not Required			
			Chip
Use label # for inquiry on Return Receipt (Electronic).			
For Return Receipt (by email), visit www.usps.com , click on Track & Manage and enter Tracking number; click on drop-down arrow under Return Receipt Electronic; enter name and email address and click on Request Email.			
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.			
Preview your Mail Track your Packages Sign up for FREE @ https://infoformedelivery.usps.com			
All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.			
Tell us about your experience. Go to: https://postalexperience.com/ssk or scan this code with your mobile device,			
			
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.			
Preview your Mail Track your Packages			
REF: 113692-9551 3288440-1			

Evidence Sheet	
Case Number:	CC2023-02-014
Property Address:	2565 S Ocean Blvd 303N
Officer:	Adam Osowsky



File Attachments for Item:

C. CASE NO. CC2023-04-010

Theodore Harwood1032 Russell Dr. Highland Beach FL, 33487PCN: 24-43-47-04-01-000-1052Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 105 IN OR2759P234 A/K/A UNIT 57 BOCA COVE

Code Sections: 24-3(B) Storage and collection - Time

Violations: Garbage/recycle cans out during prohibited time.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-010

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Theodore Harwood
1032 Russell Dr.
Boca Raton FL, 33487

Re: 1032 Russell Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-01-000-1052)

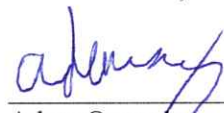
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2261

www.highlandbeach.us

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

7021 1970 0002 3025 2261

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	\$ 4.15
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 6.3
Total Postage and Fees	\$ 9.13
<div style="text-align: right;"> Postmark Here  </div>	
Theodore Harwood 1032 Russel Dr. Boca Raton, FL 33487 CC2023-04-010	
See Reverse for Instructions	

Property Detail

Location Address	1032 RUSSELL DR		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-01-000-1052		
Subdivision	DELRAY BY THE SEA IN		
Official Records Book	33874	Page	870
Sale Date	SEP-2022		
Legal Description	DELRAY-BY-THE-SEA TH PT OF LT 105 IN OR2759P234 A/K/A UNIT 57 BOCA COVE		

Owner Information

Owners	Mailing address
HARWOOD THEODORE M	1032 RUSSELL DR
	BOCA RATON FL 33487 4230

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2022	\$228,106	33874 / 00870	WARRANTY DEED	HARWOOD THEODORE M
JUL-2018	\$567,000	30001 / 00160	WARRANTY DEED	HARWOOD THEODORE M &
APR-2002	\$335,000	13652 / 01363	WARRANTY DEED	DIBARTOLO MICHAEL L &
DEC-1994	\$145,000	08563 / 01298	WARRANTY DEED	
MAR-1988	\$175,000	05610 / 00713	WARRANTY DEED	
AUG-1987	\$178,000	05389 / 01747	WARRANTY DEED	
MAR-1984	\$125,000	04181 / 00279	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
HARWOOD THEODORE M	2023	HOMESTEAD
HARWOOD THEODORE M	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	1840
Acres	0.04
Use Code	0110 - TOWNHOUSE
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$607,817	\$450,431	\$455,563
Land Value	\$0	\$0	\$0
Total Market Value	\$607,817	\$450,431	\$455,563
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$338,888	\$329,017	\$324,474
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$288,888	\$279,017	\$274,474

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$4,898	\$4,901	\$4,920
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$4,998	\$4,997	\$5,015

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-010

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Theodore Harwood
1032 Russell Dr.
Boca Raton FL, 33487

**POSTED
ON PROPERTY**

04/20/23
DATE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2261

www.highlandbeach.us

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



20/04/2023

26° 23' 43.445" N, 80° 4'

7.490" W

Highland Beach, FL 33487



Town of Highland Beach

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

April 04, 2023

HARWOOD THEODORE M
1032 RUSSELL DR
BOCA RATON, FL 33487-1625

RE: Code Compliance Case No. CC2023-04-010

HARWOOD THEODORE M,

Location : 1032 RUSSELL DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Garbage/recycle cans out during prohibited time.

Correction: Only place garbage/recycle bins out during allowable times by 4/13/2023

24-3(B) Storage and collection - Time

(b) Trash, garbage, and recyclable items shall be placed near State Road A-1-A pavement edge but not before noon on the day preceding the morning pickup for the foregoing items and the empty containers shall be picked up by 8:00 p.m. on the day of the trash, garbage and recycling pickup.

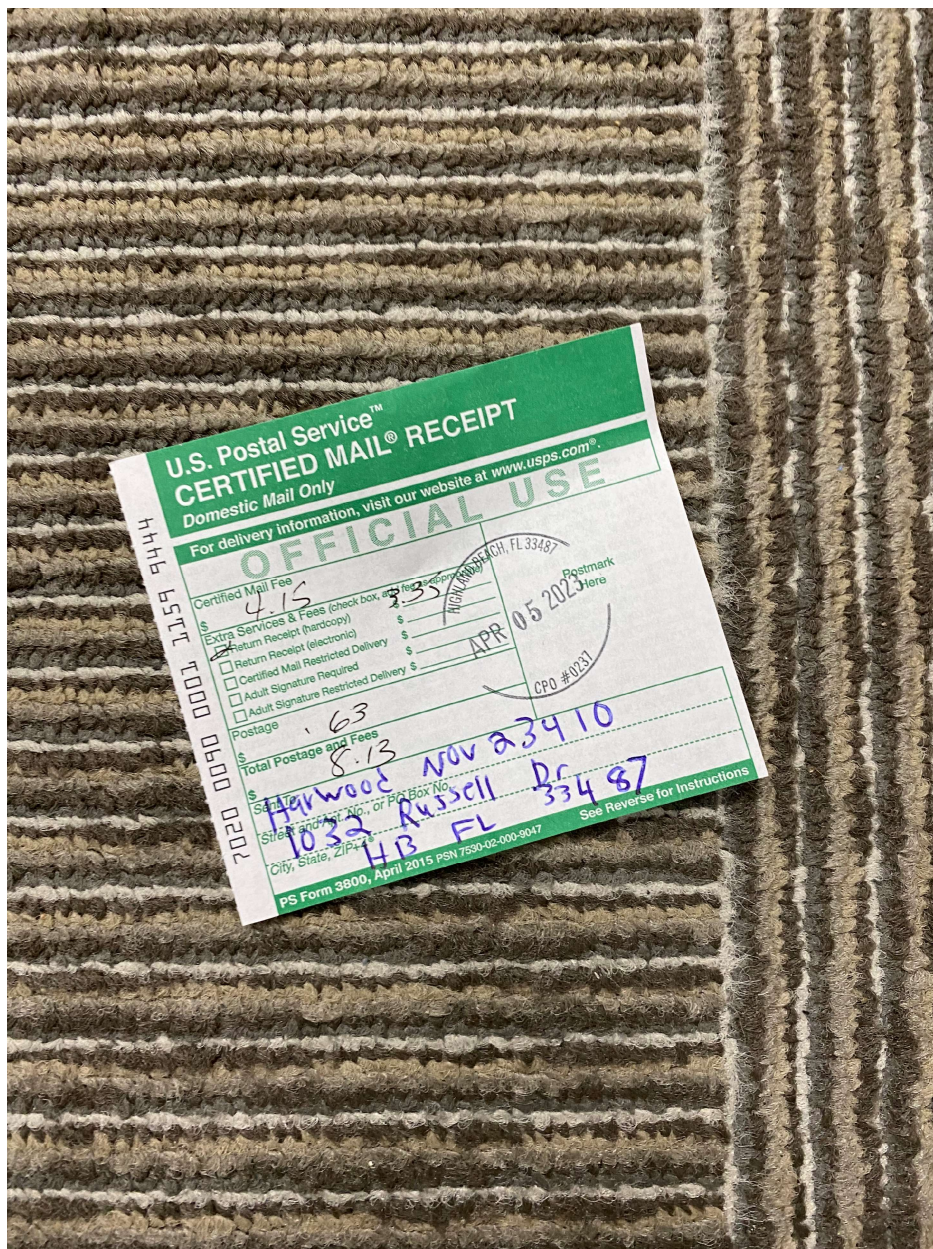
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Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-04-010
Property Address:	1032 Russell Dr
Officer:	Adam Osowsky



Tracking Number:

Remove X

70200090000111599444

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 2:03 pm on April 11, 2023 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
April 11, 2023, 2:03 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Evidence Sheet	
Case Number:	CC2023-04-010
Property Address:	1032 Russell Dr
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-04-010
Property Address:	1032 Russell Dr
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-04-010
Property Address:	1032 Russell Dr
Officer:	Adam Osowsky

