

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, April 09, 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. March 12, 2024

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. **CASE NO. CC2024-01-0126**

Susan Garber, Michael L Marcus, and Neil R Marcus
4740 S. Ocean Blvd. Unit 812
Highland Beach FL, 33487
PCN:24-43-47-09-08-000-0812

Legal Description: BRAEMAR ISLE COND UNIT 812

Code Sections: 30-122 (A) Building Permits Required and 30-122 (B) Expiration of building permit.

Violations: M21-0053-A/C changeout. Permit expired.

B. CASE NO. CC2024-01-018

Aberdeen Arms Association, INC.
4750 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. 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.

C. CASE NO. CC-24-4

Alan & Patti -Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-33-00-004-0140

Legal Description: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83

Code Sections: 30-122 (A) Building Permits Required and 30-122 (B) Expiration of building permit.

Violations: Permit P23-0162-back flow installation has expired due to inactivity. Missing Final Inspection.

D. CASE NO. CC-24-15

William S. Weprin
1018 Grand Ct.
Highland Beach FL, 33487
PCN:24-43-47-09-00-002-0150)

Legal Description:9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 18 OF UNREC GRAND CAY ESTS

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

Violations: The boatlift was installed without a permit.

E. CASE NO. CC-24-32

Marie Caradonna
3400 S. Ocean Blvd. 3H
Highland Beach FL, 33487
PCN:24-43-46-33-24-000-0308

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 3-H

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

Violations: Permit E23-0019-ELECTRICAL has expired due to missing inspections.

9. ANNOUNCEMENTS

April 11, 2024	9:30 AM	Planning Board Meeting
April 16, 2024	1:30 PM	Town Commission Meeting
May 07, 2024	1:30 PM	Town Commission Meeting
May 14, 2024	1:00 PM	Code Enforcement 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. March 12, 2024



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

**Date: March 12, 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 James Murray
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 Michael Cherbini

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

Moved: Perlow/Perilman - 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. February 13, 2024

Motion: Murray/Perlow - Moved to approve the minutes of February 13, 2024 which passed unanimously 6 to 0.

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.

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. CC2023-12-013

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.

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. CC2023-12-017

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.

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 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 of the violation, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Michael Marshall, homeowner's attorney, gave comments on the violation.

Jeff Remus, Building Official, provided comments in regard to a permit not being issued.

Frank Destiorta, Property Manager, gave comments on the violation and the timeline of events.

The public hearing was closed followed by a motion.

Motion: Perilman/Lasorsa - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 60 days or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon a roll call, Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Member Kaufman (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

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.

Chairperson Schlam read the title of Item 8.D. 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.

9. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows.

March 14, 2024	9:30AM	Planning Board Meeting
April 09, 2024	1:00PM	Code Enforcement Board Meeting

10. ADJOURNMENT

The meeting adjourned at 1:39 PM.

APPROVED April 09, 2024, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

April 09, 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. CC2024-01-0126

Susan Garber, Michael L Marcus, and Neil R Marcus
4740 S OCEAN BLVD
812 Highland Beach FL, 33487
PCN:24-43-47-09-08-000-0812

Legal Description: BRAEMAR ISLE COND UNIT 812

Code Sections: 30-122 (A) Building Permits Required and 30-122 (B) Expiration of building permit.

Violations: M21-0053-A/C changeout. Permit expired.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2024-01-026

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SUSAN GARBER, MICHAEL L MARCUS, NEIL R MARCUS

209 LONETOWN RD

REDDING CT 06896 1504

Re: 4740 S OCEAN BLVD 812., Highland Beach FL 33487 (PCN: 24-43-47-09-08-000-0812)

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, APRIL 9, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding Violation: M21-0053-A/C changeout. Permit 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 27 day of MARCH 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914114

www.highlandbeach.us

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

9589 0710 5270 1134 3539 84

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)
 Return Receipt (hardcopy) \$ 3.65
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage
\$.68

Total Postage and Fees
\$ 8.73

Sent To

Street and Apt. No., or P.O.®

City, State, ZIP+4®

CC2024-01-026 NOV
MARCUS NEIL R & MARCUS MICHAEL
209 LONETOWN RD
REDDING, CT 06896

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail 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

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 3.65
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage
\$.68

Total Postage and Fees
\$ 8.73

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Street and Apt. No., or P.O.®

City, State, ZIP+4®

CC2024-01-026 NOV
MARCUS
4740 S OCEAN BLVD 812
HIGHLAND BEACH, FL 33487

PS Form 3800, Janu

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- IMPORTANT: Save this receipt for your records.**

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

Property Detail

Location Address : 4740 S OCEAN BLVD 812
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-08-000-0812
Subdivision : BRAEMAR ISLE COND DECL FILED 2-18-81
Official Records Book/Page : 31450 / 755
Sale Date : MAY-2020
Legal Description : BRAEMAR ISLE COND UNIT 812

Owner Information

Owner(s)
 GARBER SUSAN
 MARCUS MICHAEL L
 MARCUS NEIL R &

Mailing Address
 209 LONETOWN RD
 REDDING CT 06896 1504

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2020	\$10	31450 / 00755	QUIT CLAIM	MARCUS NEIL R &
NOV-2017	\$0	29491 / 01634	SUMMARY ORDER	MARCUS PEARL TRUST
MAR-1983	\$162,500	03902 / 00315	WARRANTY DEED	MARCUS JACK &
JUN-1982	\$100	03828 / 00360	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1500
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$925,850	\$610,500	\$510,000	\$445,000	\$410,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$925,850	\$610,500	\$510,000	\$445,000	\$410,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$617,100	\$561,000	\$510,000	\$445,000	\$410,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$617,100	\$561,000	\$510,000	\$445,000	\$410,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$11,860	\$9,517	\$8,645	\$7,692	\$7,179
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$11,963	\$9,617	\$8,741	\$7,787	\$7,276

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

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<p>Certified Mail Fee</p> <p>\$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage</p> <p>\$ _____</p> <p>Total Postage and Fees</p> <p>\$ _____</p> <p>Sent To</p> <p>Street and Apt. No., or PO _____</p> <p>City, State, ZIP+4® _____</p> <p><small>PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047</small></p>	<p style="text-align: center;">Postmark Here</p> <p style="text-align: center;">CC2024-01-026NOH SUSAN GARBER, MICHAEL L MARCUS NEIL R MARCUS 209 LONETOWN RD REDDING CT 06896 1504</p>
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IMPORTANT: Save this receipt for your records.

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



Town of Highland Beach

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

January 25, 2024

MARCUS NEIL R & MARCUS MICHAEL L
209 LONETOWN RD
REDDING, CT 06896

RE: Code Compliance Case No. CC2024-01-026

MARCUS NEIL R & MARCUS MICHAEL L,
Location : 4740 S OCEAN BLVD 812
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: M21-0053-A/C changeout. Permit expired.

Correction: Must obtain all required permits by 2/15/2024.

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.

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.





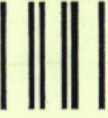
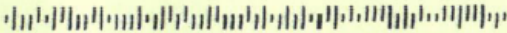
Town of Highland Beach

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

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<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>A. Signature <input checked="" type="checkbox"/> <i>Suzanne Lynch</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
CC2024-01-026 NOV MARCUS 4740 S OCEAN BLVD 812 HIGHLAND BEACH, FL 33487	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 8637 3244 6770 61	<p>3. Service Type</p> <ul style="list-style-type: none"> <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) <ul style="list-style-type: none"> <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>2 Article Number (Transfer from service label)</p> 9589 0710 5270 1134 3539 77	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>

<p style="text-align: center;">USPS TRACKING #</p>  MIAMI FL 330 29 JAN 2024 PM 6 L 9590 9402 8637 3244 6770 61		First-Class Mail Postage & Fees Paid USPS Permit No. G-10
<p>United States Postal Service</p> <p style="color: blue; font-size: 1.2em; font-weight: bold;">RECEIVED</p> <p style="color: red; font-size: 1.2em; font-weight: bold;">JAN 8 2024</p> <p style="color: blue; font-size: 1.2em; font-weight: bold;">Town of Highland Beach, FL Town Clerk's Office</p>	<p style="text-align: center;">• Sender: Please print your name, address, and ZIP+4® in this box •</p> <p style="text-align: center; font-weight: bold;">TOWN OF HIGHLAND BEACH CODE COMPLIANCE 3616 S OCEAN BLVD HIGHLAND BEACH, FL 33487</p>	
<p>7-339316 </p>		

File Attachments for Item:

B. CASE NO. CC2024-01-018

Aberdeen Arms Association, INC.4750 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. 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

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2024-01-018

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ABERDEEN ARMS ASSOCIATION, INC.
4750 S. OCEAN BLVD.
Highland Beach FL, 33487

Re: 4750 S. OCEAN BLVD. Highland Beach FL 33487 (PCN: 24-43-47-09-01-000-0000)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, APRIL 9, 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 27 day of MARCH 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: _____

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

9589 0710 5270 1134 3539 15

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

Boca Raton, FL 33487

OFFICIAL USE

Certified Mail Fee \$4.35

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

<input checked="" 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 \$0.66

Total Postage and Fees \$8.56

Sent To

Street and Apt. No., c

City, State, ZIP+4®

cc024-01-018 nov 17 2024

ABERDEEN ARMS CONDO
 Dolfman, Michael President
 4750 S OCEAN BLVD APT 609
 Highland Beach, FL 33487 5317

Postmark Here
 JAN 17 2024

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

Certified Mail service provides the following benefits:

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

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

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

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

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

IMPORTANT: Save this receipt for your records.

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

9589 0710 5270 1134 3539 08

U.S. Postal Service™
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Boca Raton, FL 33487

OFFICIAL USE

Certified Mail Fee \$4.35

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

<input checked="" 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 \$0.66

Total Postage and Fees \$8.56

Sent To

Street and Apt. No.

City, State, ZIP+4®

cc024-01-018 nov 17 2024

ABERDEEN ARMS CONDO
 R?A Giordano, Lisa, General Mgr
 4750 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Postmark Here
 JAN 17 2024

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

Certified Mail service provides the following benefits:

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

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IMPORTANT: Save this receipt for your records.

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<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. 		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee 17 JAN 2024 PM 1 L	
1. Article Addressed to: CC024-01-018 NOV ABERDEEN ARMS CONDO R?A Giordano, Lisa, General Mgr 4750 S. OCEAN BLVD. HIGHLAND BEACH, FL 33487		B. Received by (Printed Name) _____ C. Date of Delivery _____	
 9590 9402 8637 3244 6771 84		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9589 0710 5270 1134 3539 08		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)	
		<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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

RECEIVED
JAN 22 2024
Town of Highland Beach, FL
Town Clerk's Office

USPS TRACKING #
9590 9402 8637 3244 6772 84

WEST PALM BCH FL 334
19 JAN 2024 PM 4 L

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

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<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. 		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article CC024-01-018 NOV ABERDEEN ARMS CONDO Dolfin Michael, Resident 4750 S OCEAN BLVD, APT 609 Highland Beach, FL 33487 5317		B. Received by (Printed Name) _____ C. Date of Delivery _____	
 9590 9402 8637 3244 6772 07		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 9589 0710 5270 1134 3539 15		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)	
		<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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

USPS TRACKING #
9590 9402 8637 3244 6772 07

WEST PALM BCH FL 334
19 JAN 2024 PM 3 L

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

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

RECEIVED
JAN 22 2024
Town of Highland Beach, FL
Town Clerk's Office

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



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

Detail by Entity Name

Florida Not For Profit Corporation
 ABERDEEN ARMS ASSOCIATION, INC.

Filing Information

Document Number	721513
FEI/EIN Number	59-1472177
Date Filed	08/13/1971
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/07/2019
Event Effective Date	NONE

Principal Address

4750 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 05/01/1995

Mailing Address

4750 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 05/01/1995

Registered Agent Name & Address

Giordano, Lisa, General Mgr
 4750 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Name Changed: 01/24/2023

Address Changed: 03/20/2013

Officer/Director Detail

Name & Address

Title President

Dolfman, Michael
4750 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

Title VP

Creo, Ann
4750 S Ocean Blvd
Highland Beach, FL 33487

Title Treasurer

Peretto, Rita
4750 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Title Secretary

Kantrow, Jane
4750 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Title Director

Santangelo, Ronald
4750 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Title Director

Newhard, Kathy
4750 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2023	04/20/2023
2024	01/08/2024

Document Images

01/08/2024 -- ANNUAL REPORT	View image in PDF format
04/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
06/07/2019 -- Amendment	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format

06/13/2018 -- Amendment	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
04/08/2009 -- ANNUAL REPORT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
04/06/2007 -- ANNUAL REPORT	View image in PDF format
04/06/2006 -- ANNUAL REPORT	View image in PDF format
04/07/2005 -- ANNUAL REPORT	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
03/24/2003 -- ANNUAL REPORT	View image in PDF format
03/24/2002 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- Amendment	View image in PDF format
03/30/2001 -- Amendment	View image in PDF format
03/09/2001 -- ANNUAL REPORT	View image in PDF format
04/11/2000 -- ANNUAL REPORT	View image in PDF format
03/14/1999 -- ANNUAL REPORT	View image in PDF format
03/18/1998 -- ANNUAL REPORT	View image in PDF format
03/28/1997 -- ANNUAL REPORT	View image in PDF format
04/02/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

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

January 16, 2024

ABERDEEN ARMS CONDO
4750 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2024-01-018

ABERDEEN ARMS CONDO,

Location : 4750 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 31, 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

File Attachments for Item:

C. CASE NO. CC2024-01-0126

Alan & Patti Masarek 3515 S. Ocean Blvd. Highland Beach FL, 33487 PCN:24-43-46-33-00-004-0140

Legal Description: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83

Code Sections: 30-122 (A) Building Permits Required and 30-122 (B) Expiration of building permit.

Violations: Permit P23-0162-back flow installation has expired due to inactivity. Missing Final Inspection.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ALAN B & PATTI M MASAREK
3515 S OCEAN BLVD
Highland Beach FL, 33487 3301

Re: 3515 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-33-00-004-0140)

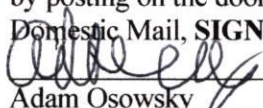
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, April 9, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding EXPIRED PLUMBING PERMIT P23-0162, (**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 27 day of March 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914961

www.highlandbeach.us

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

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

CERTIFIED MAIL



7021 0950 0000 8691 4961
7021 0950 0000 8691 4961

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

\$

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

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

Postmark
Here

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.:

City, State, ZIP+4®

CC-24-4 NOH
ALAN B + PATTI M MASAREK
3515 S OCEAN BLVD
Highland Beach FL, 33487 3301

PS Form 3800, April 2015 PSN 7500-02-000-9047

See Reverse for instructions

Property Detail

Location Address : 3515 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-00-004-0140
Subdivision :
Official Records Book/Page : 33815 / 219
Sale Date : AUG-2022
Legal Description : 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83

Owner Information

Owner(s)	Mailing Address
MASAREK ALAN B & MASAREK PATTI M	3515 S OCEAN BLVD BOCA RATON FL 33487 3301

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$100	33815 / 00219	WARRANTY DEED	MASAREK ALAN B &
AUG-2022	\$8,595,000	33815 / 00217	WARRANTY DEED	MASAREK ALAN B &
DEC-2019	\$100	33671 / 00056	WARRANTY DEED	ACOSTA DEBORAH L
NOV-2019	\$10	31026 / 00323	QUIT CLAIM	ACOSTA DEBORAH
AUG-2019	\$10	30973 / 01392	QUIT CLAIM	ACOSTA DEBORAH
MAR-2011	\$3,500,000	24441 / 01760	WARRANTY DEED	ACOSTA SEAN &
MAR-2002	\$3,650,000	13547 / 01457	WARRANTY DEED	CHAUVIER DANIEL &
MAY-1998	\$2,900,000	10383 / 01699	WARRANTY DEED	BRINT STEPHEN F
OCT-1994	\$735,000	08474 / 00198	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 7459
Acres : 0.3003
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,154,823	\$3,773,609	\$2,826,396	\$2,638,973	\$2,779,751
Land Value	\$5,645,700	\$4,277,100	\$3,240,300	\$2,970,300	\$2,700,300
Total Market Value	\$7,800,523	\$8,050,709	\$6,066,696	\$5,609,273	\$5,480,051

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$7,800,523	\$4,128,960	\$4,008,699	\$3,953,352	\$3,864,469
Exemption Amount	\$0	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$7,800,523	\$4,078,960	\$3,958,699	\$3,903,352	\$3,814,469

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$124,723	\$67,015	\$67,275	\$67,647	\$66,967
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$124,911	\$67,199	\$67,453	\$67,820	\$67,142

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



Town of Highland Beach

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

NOTICE OF VIOLATION

February 22, 2024

ALAN B & MASAREK
3515 S OCEAN BLVD
BOCA RATON FL, 334873301

RE: Code Compliance Case No. CC-24-4

Location: 3515 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation Description:

Violation: Permit P23-0162-back flow installation has expired due to inactivity. Missing Final Inspection.

Correction: Must contact permitting at 5612784540 to re instate/obtain ALL required permits by 2/21/2024.

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.

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.



Town of Highland Beach

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

NOTICE OF VIOLATION

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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1134 3540 73

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ **.68**

Total Postage and Fees \$ **8.73**

Sent To

Street and Apt. No., or

City, State, ZIP+4®

CC-24-4 NOV
ALAN B & MASAREK
3515 S OCEAN BLVD
HIGHLAND BEACH FL, 33487-3301

HIGHLAND BEACH, FL 33487
 FEB 07 2024
 Postmark Here
 CPO #0237

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

Certified Mail service provides the following benefits:

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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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<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>A. Signature <input checked="" type="checkbox"/> <i>Alan B Masarek</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>ALAN B MASAREK</i> <i>2-9-24</i></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>1. Article Addressed to:</p> <p>CC-24-4 NOV ALAN B & MASAREK 3515 S OCEAN BLVD HIGHLAND BEACH FL, 33487-3301</p>	<p>J. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery over \$500</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1134 3540 73</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

USPS TRACKING#

WEST PALM BEACH FL 334

9 FEB 2024 PM 4 L

9590 9402 7309 2028 7529 11

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

United States Postal Service RECEIVED

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

FEB 12 2024

Town of Highland Beach, FL
 Town Clerks Office

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

File Attachments for Item:

D. CASE NO. CC-24-15

William S. Weprin 1018 Grand Ct Highland Beach FL, 33487 PCN:24-43-47-09-00-002-0150)

Legal Description: 9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 18 OF UNREC GRAND CAY ESTS

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

Violations: The boatlift was installed without a permit.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-15

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

WILLIAM S WEPRIN
1018 GRAND CT
Highland Beach FL, 33487

Re: 1018 GRAND CT., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0150)

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, April 9, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding

CC-24-15, (30-122 (A) - Building Permits Required. Per BCO The boat lift was installed without a 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 26 day of March 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 70110470000068222819

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

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Total Postage & F		

Sent To

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or PO Box No.

City, State, ZIP+4

CC-24-15 NOH
WEPRIN
1018 GRAND CT
Highland Beach FL, 33487

PS Form 3800, August 2006

Certified Mail Provides:

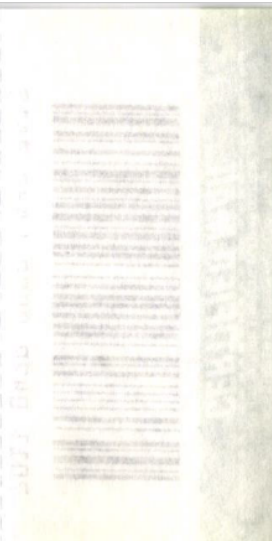
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- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047



Property Detail

Location Address : 1018 GRAND CT
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-002-0150
Subdivision :
Official Records Book/Page : 11265 / 1676
Sale Date : JUL-1999
Legal Description : 9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 18 OF UNREC GRAND CAY ESTS

Owner Information

Owner(s)	Mailing Address
WEPRIN BARBARA B WEPRIN WILLIAM S	1018 GRAND CT BOCA RATON FL 33487 5306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-1999	\$100	11265 / 01676	QUIT CLAIM	WEPRIN WILLIAM S
JUN-1999	\$1,015,000	11190 / 00703	WARRANTY DEED	
DEC-1997	\$650,000	10181 / 00859	WARRANTY DEED	GORDON HOMES INC

Exemption Information

Applicant/Owner(s)	Year	Detail
WEPRIN WILLIAM S	2024	HOMESTEAD
WEPRIN WILLIAM S	2024	ADDITIONAL HOMESTEAD
WEPRIN BARBARA B	2024	HOMESTEAD
WEPRIN BARBARA B	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 5980
Acres : 0.3422
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$1,342,130	\$1,100,642	\$1,137,639	\$1,047,358	\$1,062,046
Land Value	\$2,505,910	\$2,278,100	\$439,706	\$540,000	\$540,000
Total Market Value	\$3,848,040	\$3,378,742	\$1,577,345	\$1,587,358	\$1,602,046

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$1,282,270	\$1,244,922	\$1,208,662	\$1,191,974	\$1,165,175
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,232,270	\$1,194,922	\$1,158,662	\$1,141,974	\$1,115,175

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$19,864	\$19,747	\$19,812	\$19,915	\$19,705
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$20,052	\$19,931	\$19,990	\$20,088	\$19,880

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



Town of Highland Beach

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

NOTICE OF VIOLATION

February 27, 2024

WILLIAM S WEPRIN
1018 GRAND CT
BOCA RATON FL, 334875306

RE: Code Compliance Case No. CC-24-15

Location: 1018 GRAND CT
HIGHLAND BEACH, FL 33487

Violation Description:

Violation: The boatlift was installed without a permit.

Correction: Must obtain ALL required permits by 2/26/2024.

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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Printed 2/27/2024



Town of Highland Beach

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

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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Extra Services & Fees (check box, add fee if appropriate)
 Return Receipt (hardcopy) \$ 3.65
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage
 \$ 1.68

Total Postage and Fees
 \$ 8.13

Sent To
 Street and Apt. No., or P.O.
 City, State, ZIP+4®

CC-24-15 nov
 Werpin
 1018 Grand Court
 Highland Beach FL 33487

HIGHLAND BEACH, FL 33487
 FEB 20 2024
 PPO #0231

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to
 CC-24-15 nov
 Werpin
 1018 Grand Court
 Highland Beach FL 33487

2. Article Number (Transfer from service label)
 9589 0710 5270 1134 3574 41

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Adult Signature
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 Registered Mail Restricted Delivery

Priority Mail Express®
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 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

9590 9402 7309 2028 7528 74

First-Class Mail
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 USPS
 Permit No. G-10

United States
 Postal Service

Town of Highland Beach, FL
 Town Clerk's Office

FEB 20 2024

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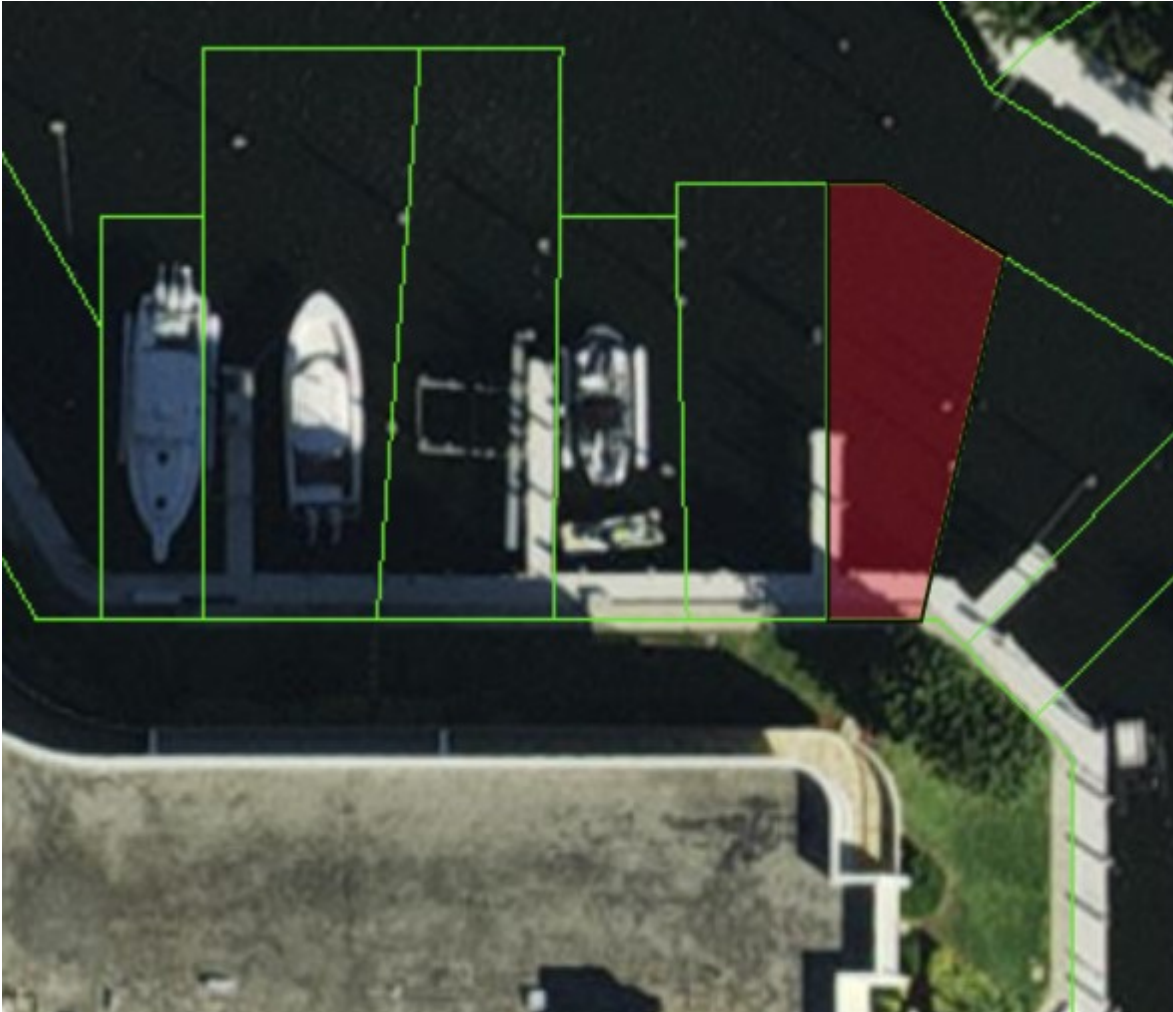
TOWN OF HIGHLAND BEACH
 CODE COMPLIANCE
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FL 33487

Adam Osowsky

From: Jeff Remas
Sent: Monday, February 12, 2024 12:18 PM
To: B & M MARINE CONSTRUCTION, INC. *
Cc: Adam Osowsky
Subject: RE: Permit issues at Boca Highlands

David,

The boat lift in question is not the one you referred to. It is a different one. It is the one to the left of the red shaded area that I believe is the same owner. As you can see, there is no boat lift shown but there is one there now.





Respectfully,
Jeff Remas, CBO
Building Code Official

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

From: david nutter <nutt3839@bellsouth.net>
Sent: Monday, February 12, 2024 10:58 AM
To: Jeff Remas <bco@highlandbeach.us>
Subject: Permit issues at Boca Highlands

Jeff,
Kande from Boca Highlands called me this morning about two issues up there.

The first was a boat lift replacement for Peter Weiner in slip 19. We replaced that lift under permit #DSB22-0002. Unless the owner did something after that, then that one should be fine.

The second one for the dock pile repairs, will obviously be a bit more complicated. I will need to do the plans and the applications, but I will have to determine what folio to do that under. I did not see a common area folio on Property Appraiser and I don't believe it is the same as the marina we are currently working on and going through the permit process.

David Nutter
B & M Marine Construction
nutt3839@bellsouth.net

Adam Osowsky

From: Jeff Remas
Sent: Monday, February 12, 2024 11:38 AM
To: Adam Osowsky
Subject: FW: Boat lift

Adam,

This was reported by Marc N Siegel who I believe lives in Braemer Isle. The boat was installed without a permit as far as we can tell from our research which included dated aerial imagery in PAPA. Although the manager Candie told us there has always been a boatlift there, the imagery tells a different story. It appears as though the owner just bought it in 2023. Please start a code case.



Respectfully,
Jeff Remas, CBO
Building Code Official

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

From: Marshall Labadie <mlabadie@highlandbeach.us>
Sent: Friday, February 9, 2024 5:50 AM
To: Jeff Remas <bco@highlandbeach.us>; Ingrid Allen <iallen@highlandbeach.us>
Subject: FW: Boat lift

Please review. Thanks!



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

[Working to protect our 3 Miles of Paradise](#)

From: Marc N Siegel <mnsiegel@gmail.com>
Sent: Thursday, February 8, 2024 4:54 PM
To: Marshall Labadie <mlabadie@highlandbeach.us>
Subject: Boat lift

Marshall

A boat lift was installed today behind Braemar Isle in the North Marina. The height of the boat on the lift seems pretty high as noted. The boat seems to be as high as the second floor balconies. Please pass this along to the necessary departments for review. Much thanks and stay well.







Marc N. Siegel

File Attachments for Item:

E. CASE NO. CC-24-32

Marie Caradonna 3400 S OCEAN BLVD 3HHighland Beach FL, 33487PCN:24-43-46-33-24-000-0308

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 3-H

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

Violations: Permit E23-0019-ELECTRICAL has expired due to missing inspections.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-32

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MARIE E CARADONNA
3400 S OCEAN BLVD APT 3H
Highland Beach FL, 33487

Re: 3400 S OCEAN BLVD 3H., Highland Beach FL 33487 (PCN: 24-43-46-33-24-000-0308)

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, APRIL 9, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding ELECTRICAL permit E23-0019 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 27 day of MARCH 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914145

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

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7021 0950 0000 869J 4J45

U.S. Postal Service™
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Certified Mail Fee \$ _____
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark Here

Postage \$ _____
 Total Post \$ _____

Sent To _____
 Street or _____
 City, Sta _____
 PS For _____

CC-24-32 NOH
 MARIE E CARADONNA
 3400 S OCEAN BLVD APT 3H
 Highland Beach FL, 33487

See reverse for instructions

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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;

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

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

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

IMPORTANT: Save this receipt for your records.

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

Property Detail

Location Address : 3400 S OCEAN BLVD 3H
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0308
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 33168 / 1820
Sale Date : NOV-2021
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 3-H

Owner Information

Owner(s)	Mailing Address
CARADONNA MARIE E	3400 S OCEAN BLVD APT 3H BOCA RATON FL 33487 2545

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2021	\$445,000	33168 / 01820	WARRANTY DEED	CARADONNA MARIE E
FEB-2017	\$310,000	28904 / 01625	WARRANTY DEED	STASI LUISA
DEC-1998	\$100	10809 / 01336	QUIT CLAIM	CAMPBELL FRANCES R
OCT-1998	\$100	10769 / 00783	QUIT CLAIM	CAMPBELL FRANCES R
NOV-1995	\$100	09115 / 01563	WARRANTY DEED	
SEP-1987	\$144,000	05430 / 01693	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
CARADONNA MARIE E	2024	HOMESTEAD
CARADONNA MARIE E	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1449
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$509,000	\$406,800	\$300,000	\$290,000	\$290,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$509,000	\$406,800	\$300,000	\$290,000	\$290,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$419,004	\$406,800	\$300,000	\$290,000	\$290,000
Exemption Amount	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$369,004	\$356,800	\$300,000	\$290,000	\$290,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$6,061	\$6,011	\$5,085	\$5,013	\$5,078
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$6,164	\$6,111	\$5,181	\$5,108	\$5,175

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

Wed, March 27, 2024
09:57AM
Highland Beach, FL 33487





NOTICE OF VIOLATION

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

February 16, 2024

MARIE E CARADONNA
3400 S OCEAN BLVD APT 3H
BOCA RATON FL, 334872545

RE: Code Compliance Case No. CC-24-32

Location: 3400 S OCEAN BLVD 3H
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (B) - Expiration of building permit.

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

More specifically, permit E23-0019-ELECTRICAL has expired due to missing inspections. Correction: Must contact permitting at 5612784540 to reinstate/obtain all required permits by 3/4/2024. Updated compliance date 3/14/2024.

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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

- Main
- Parcels
- Notes
- Submittals
- Valuations
- Fees
- Contractors
- Contacts
- Other Requirements
- Details
- Cycles/Reviews
- Inspections
- Workflow

- ❗ Current processing time is 10 days (In review 10 days)
- ❗ Application is 206 days past the expiration date.

Project Name: Caradonna Residence

Project Description: Kitchen drywall and flooring installation .

Permit Number: E23-0019 **Applicant:** EAGLE ELECTRICAL INC

Initial Application Number: APP23-0287 **Primary Contact:** CARADONNA MARIE E i

Permit Type: ELECTRICAL **Primary Contractor:** EAGLE ELECTRICAL INC i

Status:* EXPIRED **Last Activity:** 03/15/2024 07:15

Process State: Expired **Last Inspection Date:** 04/04/2023 🕒 347 days since last inspection

Parent Permit: BR23-0029 i **Submitted:*** 02/09/2023 🕒 Application is 401 days old

Assigned To: **Completed:** 02/14/2023 🟢 7 of 7 submittals received, 7 of 7 submittals accepted.

Fast Track: **Approved:** 02/23/2023 🟢 2 of 2 (100%) steps approved.

Applied for Online: **Ready:** 02/23/2023 🟢 \$94.00 paid (100%), \$0.00 due.

Issued: 02/23/2023

Finalized: 🚧 1 of 2 inspections completed.

Closed: 🟢 \$0.00 deferred fees due.

Expires: 08/22/2023 **Exp Override:**

Site Address

Site Address: 3400 S OCEAN BLVD 3H

Site City: HIGHLAND BEACH **Latitude:**

State: FL **Site Zip:** 33487 **Longitude:**

Inspection Area:

Zone:

Primary Parcel: 24-43-46-33-24-000-0308 i

7021 0950 0000 8691 4534

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 fees 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	\$ 1.68
Total Postage at	\$ 8.73
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

PS Form 3800, (Reverse)

HIGHLAND BEACH, FL 33487
 FEB 16 2024
 Postmark Here
 #0237

CC-24-32 NOV
 CARADONNA MARIE E
 3400 S OCEAN BLVD APT 3H
 BOCA RATON FL 33487 2545

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).

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.

■ 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, April 2015 (Reverse) PSN 7530-02-000-9047

Fri, March 15, 2024

07:14AM

Highland Beach, FL 33487

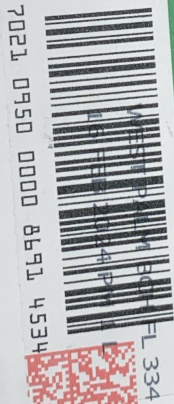


Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

RETURN RECEIPT
REQUESTED

MAIRNE E CARADONNA
3600 S OCEAN BLVD APT 3H
BEACH RATON FL, 334872545
Case No. CC-24-32

33487254533

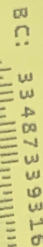


quodient
FIRST-CLASS MAIL
\$008.73 9
0216/2024 ZIP 33487
043M31223112
RECEIVED

MAR 13 2024

Town of Highland Beach, FL
Town Clerks Office

NIXIE 331 DE 1 0003/09/24
RETURN TO SENDER
UNCLATMED
UNABLE TO FORWARD
*0275-04512-16-40



Fri, March 15, 2024

07:14AM

Highland Beach, FL 33487

PSN MAIL CERTIFICATION

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

SENDER: COMPLETE THIS SECTION

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

1. Article Address
CC-24-32 NOV
CARADONNA MARIE E
3400 S OCEAN BLVD APT 3H
BOCA RATON FL 33487 2545

2. Barcode
9590 9402 7309 2028 7490 34
Article Number (transfer from service label)
702J 0950 0000 869J 4534

PS Form 3811, July 2020 PSN 7630-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

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

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

Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt