AGENDA

SPECIAL MAGISTRATE HEARING

Tuesday, November 10, 2026 AT 1:00 PM

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

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. CALL TO ORDER

2. EXPLANATION OF PROCEEDINGS

3. SWEARING OF WITNESSES

4. APPROVAL OF MINUTES

A. October 13, 2026

5. VIOLATIONS

A. CASE NO. CC-26-129
Anthony Berritto
4320 Intracoastal Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-004-0150
Legal Description: BEL LIDO LOT 15 BLK 4

Code Sections: 6-128 - Approval required for bulkheads, seawalls, retaining walls; required notifcation of abutting property owners. 30-123 - Encorcement, violations and penalties.

Violations: retaining wall built which encroaches upon the Town's drainage easement

B. CASE NO. CC-26-159
Anthony and Patricia Visone
2639 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0203

Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & LT 21 K/A UNIT 7 OF BYRD BEACH ESTATES INOR9276P1601 BEACH ESTS UNREC

Code Sections: 6-29 Property Maintenance Code. 17-3 Nusiance. Generally; declared unlawful. IPMC 304.1 Exterior Structure - General

Violations: Chipping/peeling paint on fascia, dirt/mildew on structure, damaged/missing soffit. Screens damaged/broken soffit, wasp nest on soffit, damaged/broken decorative foam on structure

C. CASE NO. CC-26-192
1121 Bel Air Drive LLC
1121 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-001-0100
Legal Description: BEL LIDO LT 10 BLK 1

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

Violations:The owner failed to obtain the required permits for interior remodeling work, which may include, but is not limited to, electrical, plumbing, mechanical, and related work.

D. CASE NO. CC-26-184
Laura and Frank Troiano
4610 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-47-09-00-001-0040
Legal Description: 9-47-43, S 67.38 FT OF N 367.38 FT OF WLY 122.75 FT OF N 1/2 OF GOV LT 1

Code Sections: 28-10 Failure to Maintain Landscaping (Part 1), 28-10 (A) Maintence standards for cultivated landscape areas.

Violations: Overgrown landscape on property, overgrown hedges overgrown onto sidewalk.

E. CASE NO. CC-26-172
Brenda and Eric Berch
4425 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-003-0090
Legal Description: BEL LIDO LTS 9 & 10 BLK 3

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

Violations: The owner failed to secure permit for new A/C unit.

F. CASE NO. CC-26-182
Barry Axelrod
2908 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-00-001-0090
Legal Description: 33-46-43, S 200 FT OF N 800 FTOF FRAC SEC LYG BET INTRA- COASTAL & SR A-1-A A/K/APT OFCITY LOTS NOS 110 & 111

Code Sections: 6-29 - Property Maintenance Code, 28-10 Failure to Maintain Landscaping (Part 1), IPMC 304.1 - Exterior Structure - General

Violations: Damaged broken soffit and fascia, chipping/peeling paint on fascia and concrete fence, damaged/broken concrete fence, overgrown landscape, dirt/bare spots in front of home.

G. CASE NO. CC-26-4
2635 S. Ocean Holdings LLC
2635 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-28-09-000-0204
Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & PT OF LT 21 (LESS S 70 FT) K/A UNIT 5 & CABANALTS 3 & 4 BYRD BEACH ESTS IN OR9276P1601

Code Sections: 30-122 (A) Building Permits Required, 30-64 - Property Development Regulations

Violations: The owner failed to obtain the required permit for the wooden structure located at the rear of the residence. The owner shall submit sufficient documentation and supporting evidence demonstrating that the structure complies with the minimum required side setback established by the applicable Property Development Regulations in order to obtain zoning approval.

6. FUTURE MEETING DATES

A. 2027 Special Magistrate Hearing Dates

7. ADJOURNMENT

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

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

File Attachments for Item:

A. October 13, 2026

DRAFT

TOWN OF HIGHLAND BEACH
SPECIAL MAGISTRATE HEARING MINUTES

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

Date: October 13, 2026
Time: 1:00 PM

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1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. September 08, 2026

Special Magistrate Wagner approved the minutes of September 08, 2026.

5. VIOLATIONS

A. CASE NO. CC-26-129

BERRITTO ANTHONY
4320 Intracoastal Dr.
Highland Beach FL, 33487
PCN:24-43-47-04-02-004-0150
Legal Description: BEL LIDO LOT 15 BLK 4

Code Sections: Sec.6-128. - Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners, Sec.30-123. - Enforcement, violations and penalties.

Violations: retaining wall built which encroaches upon the Town's drainage easement

Code Compliance Officer Orlando Curet stated that this case has been administratively postponed until the next meeting on November 10, 2026.

A. CASE NO. CC-26-37

GERSHON INVESTMENTS LLC
3630 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-47-04-50-000-0050
Legal Description: OCEAN GRANDE PLACE LT 5 A/K/A N 88 FT OF W 55.10 FT OF E 363.50 FT OF GOV LT 1LYG W OF & ADJ TO SR A-1-A R/W

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

Violations: Work done without approved permit.

Special Magistrate Wagner opened the hearing.

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

Roman Gershon, property owner, was present and provided information about the violation.

Special Magistrate Wagner found the respondent in violation of the listed code sections. Respondent shall comply with the Town Code by November 20, 2026. Should Respondent fail to bring the Property into compliance by the date specified above, a fine in the amount of $250.00 per violation shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance. Respondent is further ordered to reimburse the Town in the amount of $250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance. 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.

6. ADJOURNMENT

The meeting adjourned at 1:10 PM.

APPROVED: November 10, 2026, Special Magistrate Hearing

.

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

11/10/2026

Jaclyn DeHart
Deputy Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: https://highlandbeach-fl.municodemeetings.com/.

File Attachments for Item:

A. CASE NO. CC-26-129Anthony Berritto4320 Intracoastal Dr. Highland Beach FL, 33487PCN: 24-43-47-04-02-004-0150Legal Description: BEL LIDO LOT 15 BLK 4

Code Sections: 6-128 - Approval required for bulkheads, seawalls, retaining walls; required notifcation of abutting property owners. 30-123 - Encorcement, violations and penalties.

Violations: retaining wall built which encroaches upon the Town's drainage easement

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-129

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ANTHONY ANTHONY TR BERRITTO
4320 INTRACOASTAL DR
Highland Beach FL, 33487

Re: 4320 INTRACOASTAL DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-004-0150)

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 Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

Sec. *6-128*. - Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners.

(a)

No bulkhead, seawall, or retaining wall shall be erected or constructed in any water, canal or lake, or on land abutting thereon, within the limits of the town, unless plans and specifications have been submitted to and approved by all federal, state and county agencies with jurisdiction over such construction activities, the planning board and the town consulting engineer, with a copy of such plans and specifications being filed with the town. The planning board shall review applications under this section as special exceptions.

Sec. *30-123*. - Enforcement, violations and penalties.

(e)

Construction and use. Building permits and certificates of occupancy issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and construction set forth in such approved plans and applications. Use, arrangement, or construction at variance with that authorized shall be deemed in violation of this chapter, and enforceable as provided herein.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29 day of October. 2026.

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

Certified Mail: 9589 0710 5270 1218 5524 63

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-129

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Anthony Berritto
4320 Intracoastal DR.
~~Highland Beach~~ FL, 33487
Boca Raton

Re: 4320 Intracoastal DR. ., Highland Beach FL 33487 (PCN: 24-43-47-04-02-004-0150)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and _____ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/29/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/29/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 29th day of October, 20 26, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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

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



9589 0710 5270 1218 5524 63

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CC
26
129

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$
☒ Return Receipt (electronic)	$ 4.65
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.82
Total Postage and Fees	$ 11.02

Postmark Here

POSTAL SERVICE USPS CPU
OCT 29 2026
BOCA RATON FL 33431

Sent To: Anthony Berritto
Street and Apt. No., or PO Box No.: 4330 Intracoastal DR.
City, State, ZIP+4®: Boca Raton, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701218552463

Copy Add to Informed Delivery

Expected Delivery by

SATURDAY

31 October 2026 ⓘ by **9:00pm** ⓘ

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on October 30, 2026 at 5:43 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

On the Way

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 30, 2026 5:43 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 29, 2026 9:26 PM

USPS in possession of item

BOCA RATON, FL 33431
October 29, 2026 1:44 PM

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Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

June 18, 2026

ANTHONY ANTHONY TR BERRITTO
4320 INTRACOASTAL DR
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-26-129

Location: 4320 INTRACOASTAL DR
HIGHLAND BEACH, FL 33487

Violation:

Sec. *6-128.* - Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners.

(a)

No bulkhead, seawall, or retaining wall shall be erected or constructed in any water, canal or lake, or on land abutting thereon, within the limits of the town, unless plans and specifications have been submitted to and approved by all federal, state and county agencies with jurisdiction over such construction activities, the planning board and the town consulting engineer, with a copy of such plans and specifications being filed with the town. The planning board shall review applications under this section as special exceptions.

Sec. *30-123.* - Enforcement, violations and penalties.

(e)

Construction and use. Building permits and certificates of occupancy issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and construction set forth in such approved plans and applications. Use, arrangement, or construction at variance with that authorized shall be deemed in violation of this chapter, and enforceable as provided herein.

__**The Notice of Violation shall require the property owner to achieve full compliance within thirty (30) days. For purposes of this Notice, full compliance shall mean the removal of the south retaining wall in its current location, which encroaches upon the Town's drainage easement, and the reconstruction of the wall in strict accordance with the location and specifications set forth in the plans approved by the Planning Board**__

Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

Orlando Curet

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



9589 0710 5270 1410 0607 59

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

OFFICIAL USE

Certified Mail Fee	$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$ 4.40
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .78
Total Postage and Fees	$ 10.48

JUN 18 20[illegible]

Postmark Here

POSTAL SERVICES CPU BOCA RATON FL 33431

Sent To: Anthony Berritto

Street and Apt. No., or PO Box No.: 4330 Intracoastal DR.

City, State, ZIP+4®: Highland Beach, FL 33487

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

·cified Mail service provides the following benefits:

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

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Remove ✕

Tracking Number:

9589071052701410060759

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Latest Update

Your item was delivered to an individual at the address at 1:02 pm on June 23, 2026 in BOCA RATON, FL 33487.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
June 23, 2026 1:02 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
June 21, 2026 8:13 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
June 20, 2026 9:21 PM

USPS in possession of item

BOCA RATON, FL 33431
June 18, 2026 2:34 PM

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Product Information

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Track Another Package

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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 4320 INTRACOASTAL DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-004-0150
Subdivision : BEL LIDO IN
Official Records Book/Page : 35670 / 1920
Sale Date : 01/24/2025
Legal Description : BEL LIDO LOT 15 BLK 4

Owner Information

Owner(s)	Mailing Address
BERRITTO ANTHONY ANTHONY BERRITTO TR TITL HLDR BERRITTO ANTHONY TR	4320 INTRACOASTAL DR BOCA RATON FL 33487 4212

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/24/2025	$14,850,000	35670 / 01920	WARRANTY DEED	BERRITTO ANTHONY 2020 TRUST
03/04/2021	$2,900,000	32270 / 00127	WARRANTY DEED	4320 INTRACOASTAL LLC
04/09/2018	$2,800,000	29773 / 01369	WARRANTY DEED	SECOND STAGE INVS LLC
11/19/2015	$0	27974 / 01302	SUMMARY ORDER	CAMPI JOSEPH TRUST
12/01/1987	$403,500	05534 / 01666	WARRANTY DEED	CAMPI JOSEPH P
01/01/1980	$225,000	03391 / 00045		
01/01/1973	$37,500	02154 / 00546	WARRANTY DEED	
01/01/1972	$23,000	02024 / 00393	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
BERRITTO ANTHONY	2026	HOMESTEAD
BERRITTO ANTHONY	2026	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$8,712,323	$0	$0	$0	$0
Land Value	$3,514,440	$3,353,936	$3,353,936	$3,224,938	$2,931,703
Total Market Value	$12,226,763	$3,353,936	$3,353,936	$3,224,938	$2,931,703

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$11,726,763	$3,353,936	$3,353,936	$3,224,873	$2,931,703
Exemption Amount	$51,411	$0	$0	$0	$0
Taxable Value	$11,675,352	$3,353,936	$3,353,936	$3,224,873	$2,931,703

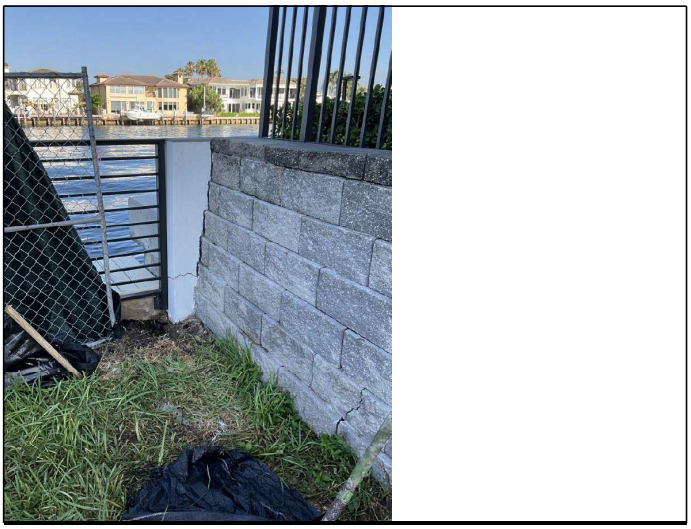
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$184,631	$53,145	$53,149	$51,563	$48,049
NON AD VALOREM	$217	$0	$0	$0	$0
TOTAL TAX	$184,848	$53,145	$53,149	$51,563	$48,049

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

Photos
CC-26-129
Code Case

Project Address:
4320 INTRACOASTAL DR, HIGHLAND BEACH FL 33487
Owner:
ANTHONY ANTHONY TR BERRITTO



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



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Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



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Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



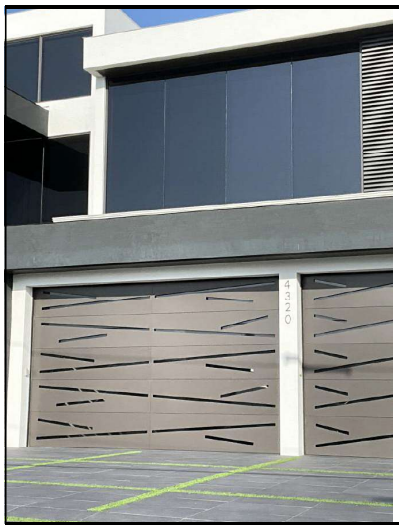
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Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



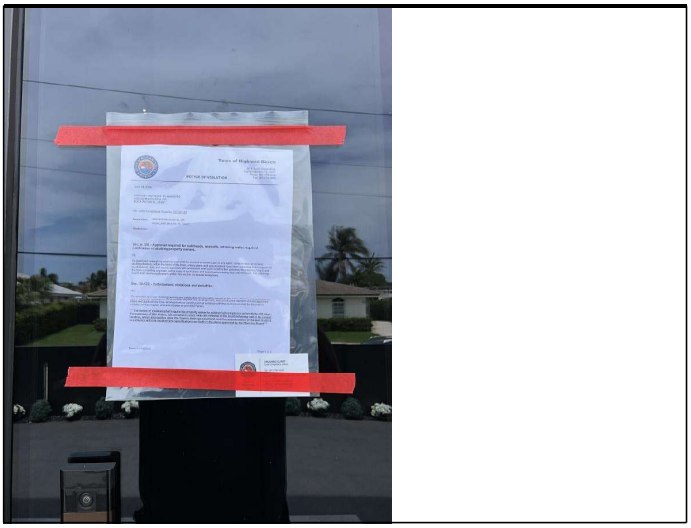
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Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
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File Type: jpg
Notes:
Photo of Record: ☐



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Upload Date: 06/17/2026
File Type: jpg
Notes:
Photo of Record: ☐





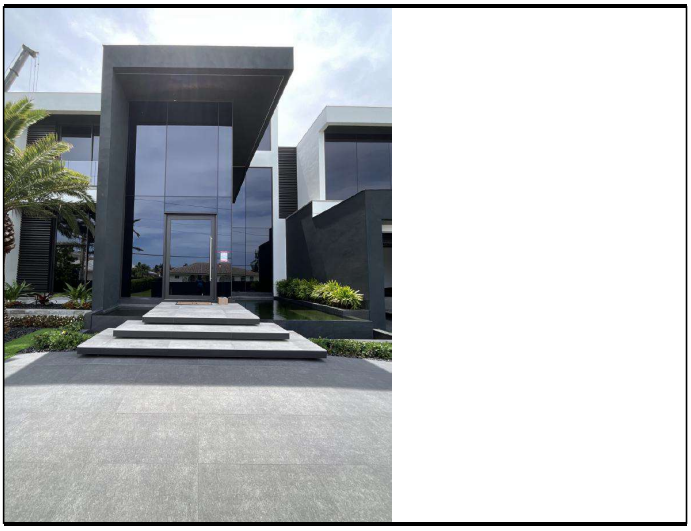
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Upload Date: 06/18/2026

File Type: jpg

Notes:

Photo of Record: ☐



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Upload Date: 06/18/2026

File Type: jpg

Notes:

Photo of Record: ☐



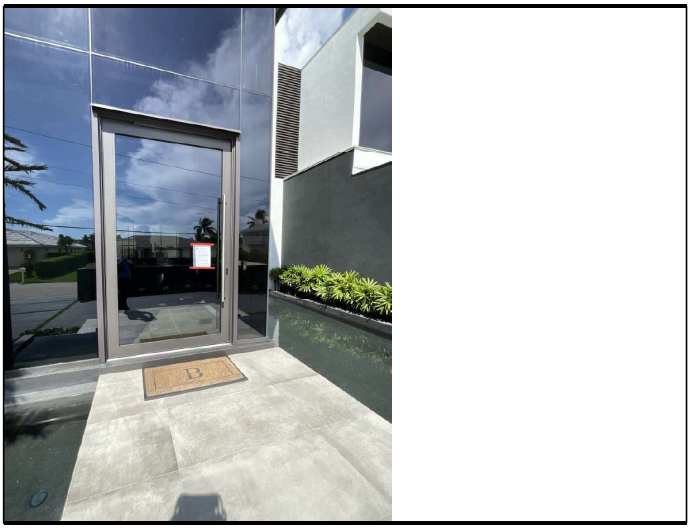
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Upload Date: 06/18/2026

File Type: jpg

Notes:

Photo of Record: ☐



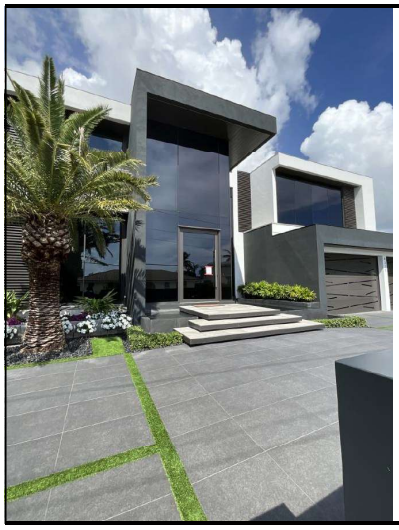
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐

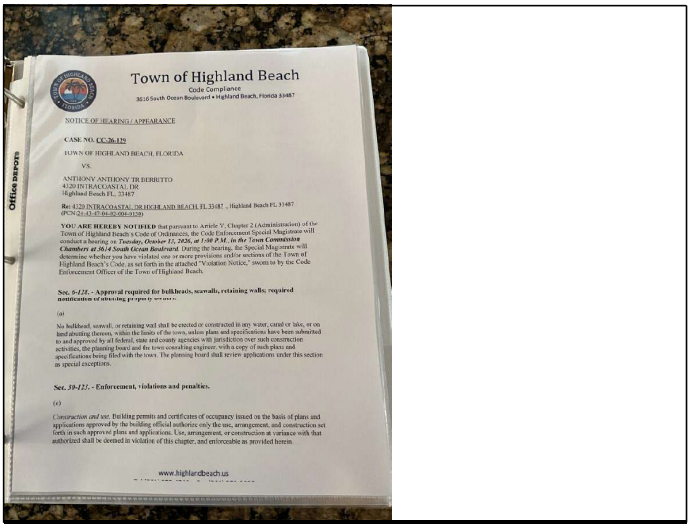
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Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐



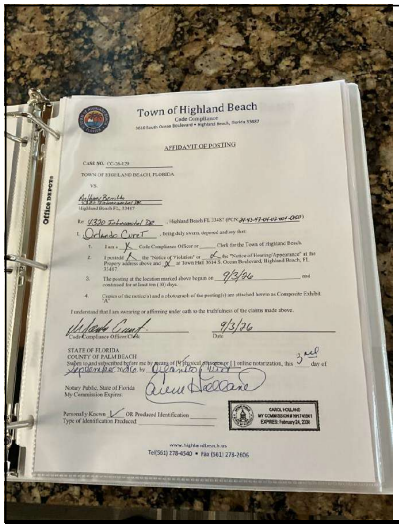
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐



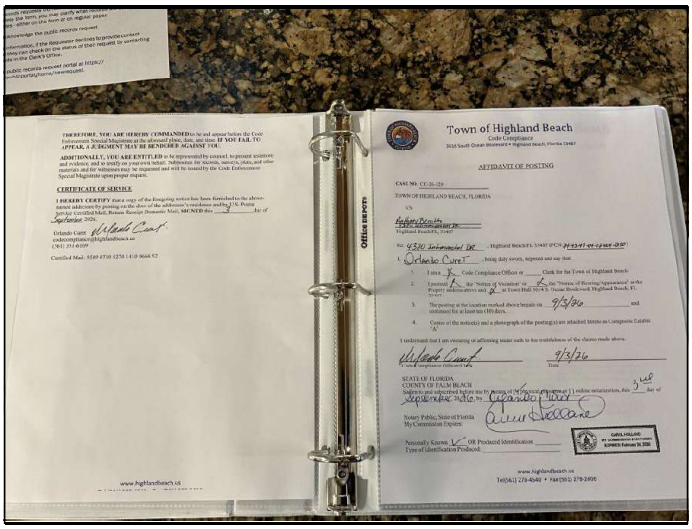
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Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐



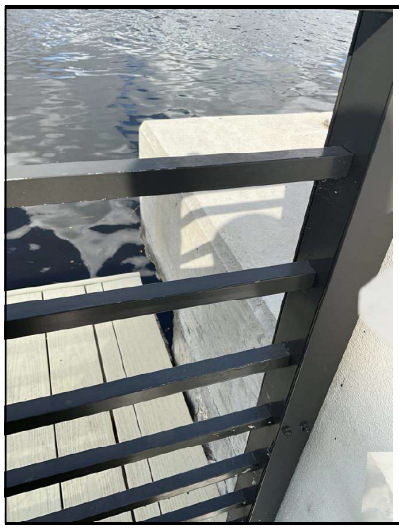
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Upload Date: 09/03/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/07/2026

File Type: jpg

Notes:

Photo of Record: ☐





Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/07/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/07/2026

File Type: jpg

Notes:

Photo of Record: ☐



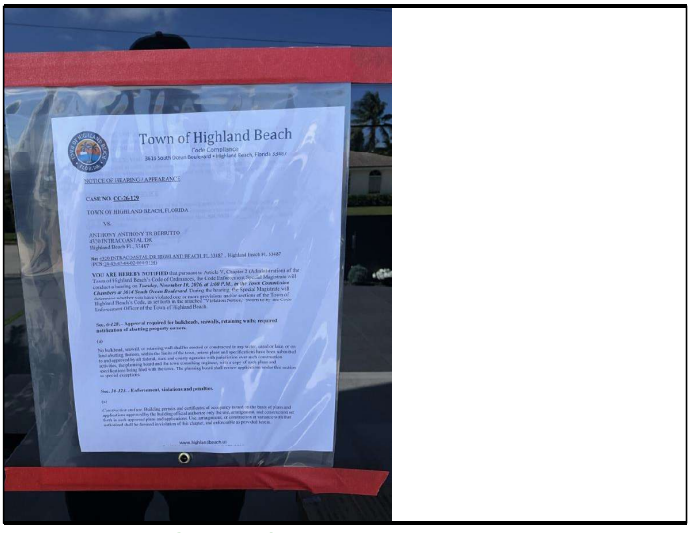
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Upload Date: 10/07/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/07/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/29/2026

File Type: jpg

Notes:

Photo of Record: ☐

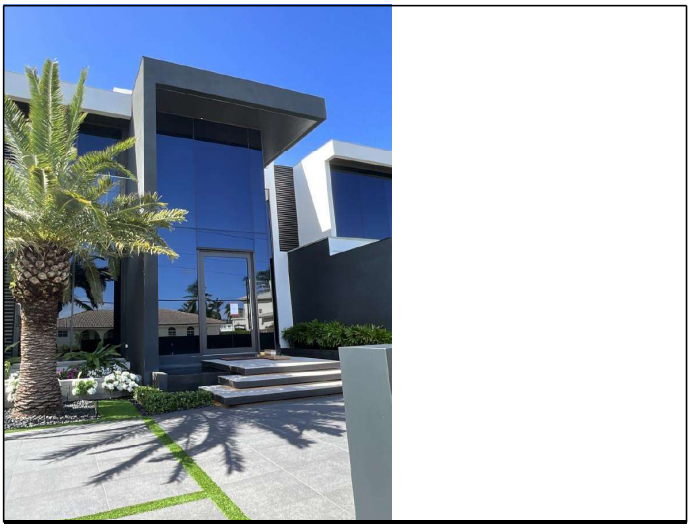
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Upload Date: 10/29/2026

File Type: jpg

Notes:

Photo of Record: ☐



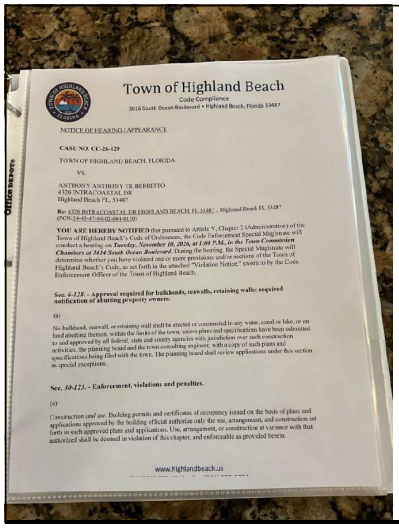
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/29/2026

File Type: jpg

Notes:

Photo of Record: ☐



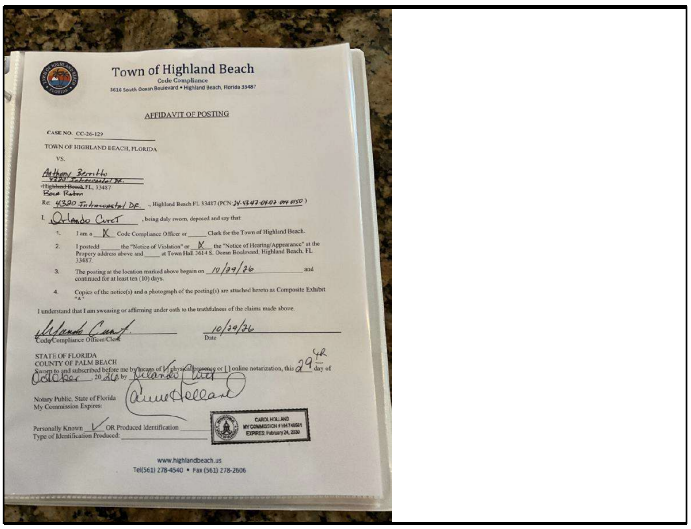
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Upload Date: 10/29/2026

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Notes:

Photo of Record: ☐



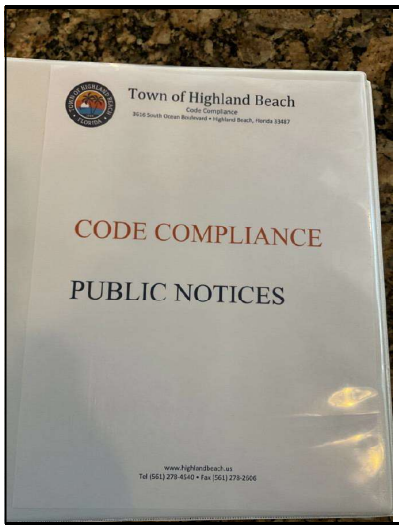
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/29/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/29/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

B. CASE NO. CC-26-159Anthony and Patricia Visone2639 S. Ocean Blvd. Highland Beach FL, 33487PCN: 24-43-46-28-09-000-0203Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & LT 21 K/A UNIT 7 OF BYRD BEACH ESTATES INOR9276P1601 BEACH ESTS UNREC

Code Sections: 6-29 Property Maintenance Code. 17-3 Nusiance. Generally; declared unlawful. IPMC 304.1 Exterior Structure - General

Violations: Chipping/peeling paint on fascia, dirt/mildew on structure, damaged/missing soffit. Screens damaged/broken soffit, wasp nest on soffit, damaged/broken decorative foam on structure

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-159

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ANTHONY & PAOLA PATRICIA VISONE
2639 S OCEAN BLVD
Highland Beach FL, 33487

Re: 2639 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-09-000-0203)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29 day of October. 2026.

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

Certified Mail: 9589 0710 5270 1218 5524 70

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-159

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Anthony + Paola Patricia Visone.
2639 S Ocean Blvd.
Highland Beach FL, 33487

Re: 2639 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24.43.46.28.09.000.0203)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and _____ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/29/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet.
Code Compliance Officer/Clerk

10/29/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 29th day of October, 2026, by Orlando Curet

Notary Public, State of Florida
My Commission Expires:

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

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



9589 0710 5270 1218 5524 70

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

CC 26 159

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fees as appropriate)	
☒ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .82
Total Postage and Fees	$ 11.02

Postmark Here

POSTAL SWEETS USPS CPU BOCA RATON FL 33431 OCT 29 2026

Sent To: Anthony & Paola Patricia Visone.
Street and Apt. No., or PO Box No.: 2639 S Ocean Blvd.
City, State, ZIP+4®: Highland Beach, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701218552470

Copy Add to Informed Delivery

Expected Delivery by

SATURDAY

31 October 2026 ⓘ by **9:00pm** ⓘ

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on October 30, 2026 at 5:25 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

On the Way

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 30, 2026 5:25 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 29, 2026 8:57 PM

USPS in possession of item

BOCA RATON, FL 33431
October 29, 2026 1:45 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 3, 2026

ANTHONY & PAOLA PATRICIA VISONE
2639 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-26-159

Location: 2639 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

*****PLEASE REMOVE CHIPPING/PEELING PAINT FROM FASCIA AND REPAINT AS NEEDED, PLEASE REMOVE DIRT/MILDEW FROM STRUCTURE, PLEASE REPAIR/REPLACE DAMAGED/MISSING SOFFIT SCREENS, PLEASE REPAIR DAMAGED/BROKEN SOFFIT, PLEASE REMOVE WASP NEST ON SOFFIT, PLEASE REPAIR/REPLACE DAMAGED/BROKEN DECORATIVE FOAM ON STRUCTURE*****

*****PLEASE COMPLY WITHIN 30 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1410 0658 53



9589 0710 5270 1410 0658 53

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

CC 26 159

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

OFFICIAL USE

Certified Mail Fee
$ 5.30

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

Postage
$ 8.97

Total Postage and Fees
$ 14.27

Postmark Here
POSTAL SWEETS USPS CPU
SEP 03 2026
BOCA RATON FL 33431

Sent To: Anthony & Paola Visone
Street and Apt. No., or PO Box No.: 2639 S Ocean Blvd.
City, State, ZIP+4®: Highland Beach, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701410065853

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 5:04 pm on September 5, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
September 5, 2026 5:04 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 4, 2026 4:16 AM

USPS in possession of item

BOCA RATON, FL 33431
September 3, 2026 10:06 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 2639 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0203
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 13048 / 216
Sale Date : 10/10/2001
Legal Description : BYRD BEACH PT OF S 50 FT OF LT 20 & LT 21 K/A UNIT 7 OF BYRD BEACH ESTATES IN OR9276P1601 BEACH ESTS UNREC

Owner Information

Owner(s)	Mailing Address
VISONE ANTHONY & VISONE PAOLA PATRICIA	2639 S OCEAN BLVD HIGHLAND BEACH FL 33487 1831

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/10/2001	$10	13048 / 00216	QUIT CLAIM	VISONE ANTHONY &
08/03/2000	$300,000	11987 / 01023	QUIT CLAIM	VISONE ANTHONY
05/08/2000	$1,350,000	11769 / 01162	WARRANTY DEED	VISONE JOHN
07/01/1997	$450,000	09916 / 01199	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
VISONE ANTHONY &	2026	ADDITIONAL HOMESTEAD
VISONE ANTHONY &	2026	HOMESTEAD

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$1,146,264	$1,219,409	$1,291,828	$1,340,025	$1,070,152
Land Value	$1,178,000	$1,177,800	$987,540	$906,000	$686,400
Total Market Value	$2,324,264	$2,397,209	$2,279,368	$2,246,025	$1,756,552

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$1,472,565	$1,433,851	$1,393,441	$1,352,855	$1,313,451
Exemption Amount	$51,411	$50,722	$50,000	$50,000	$50,000
Taxable Value	$1,421,154	$1,383,129	$1,343,441	$1,302,855	$1,263,451

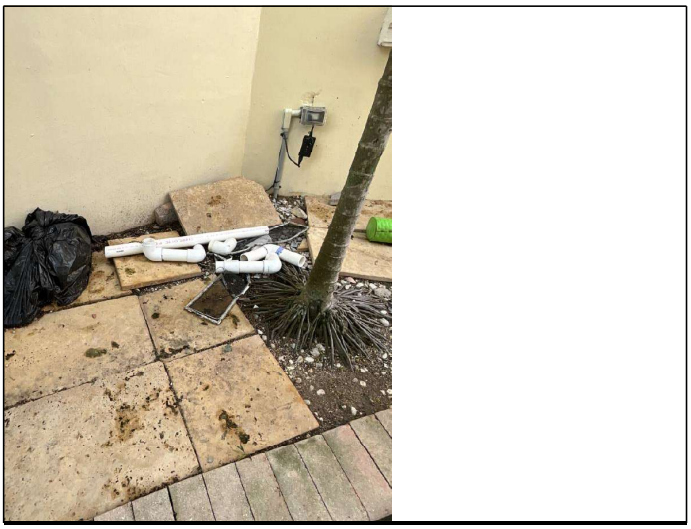
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$22,620	$22,079	$21,447	$20,993	$20,870
NON AD VALOREM	$217	$205	$194	$188	$184
TOTAL TAX	$22,837	$22,284	$21,641	$21,181	$21,054

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

Photos
CC-26-159
Code Case

Project Address:
2639 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
ANTHONY & PAOLA PATRICIA VISONE



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
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Photo of Record: ☐



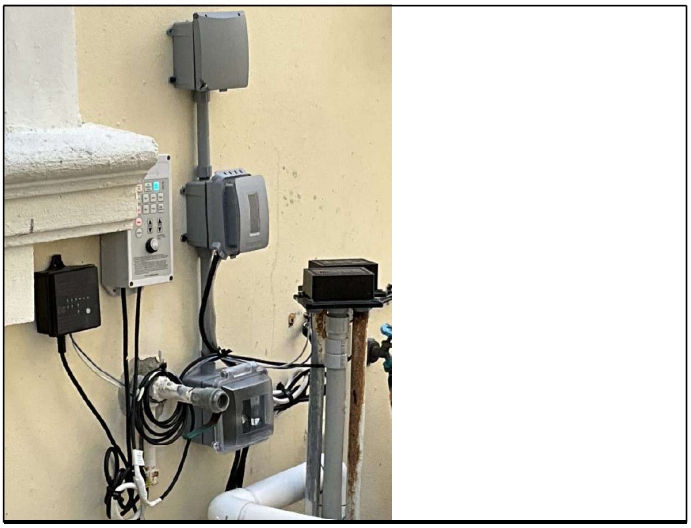
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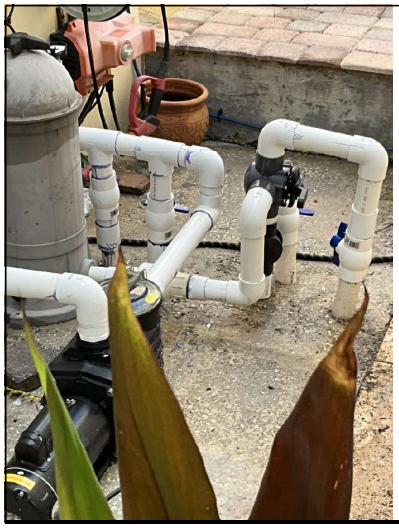
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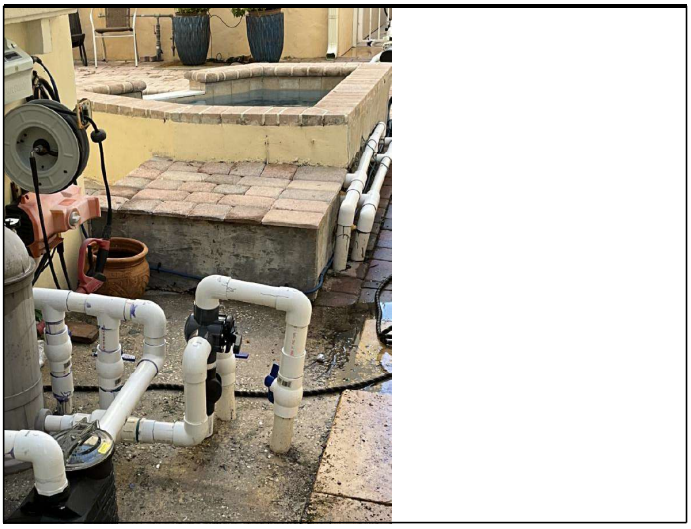
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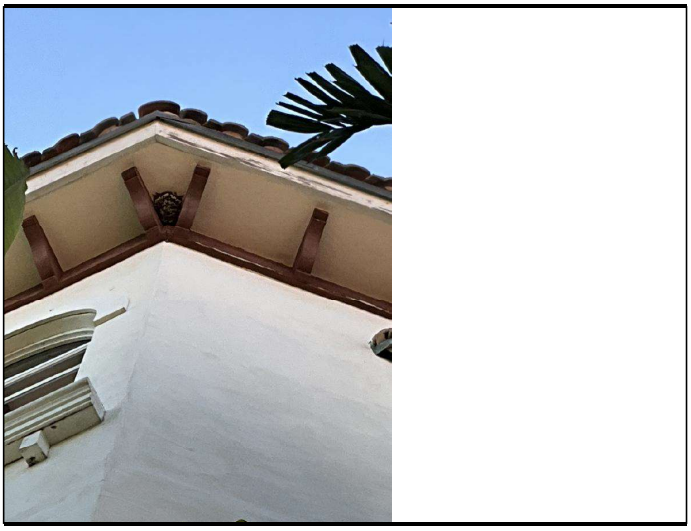


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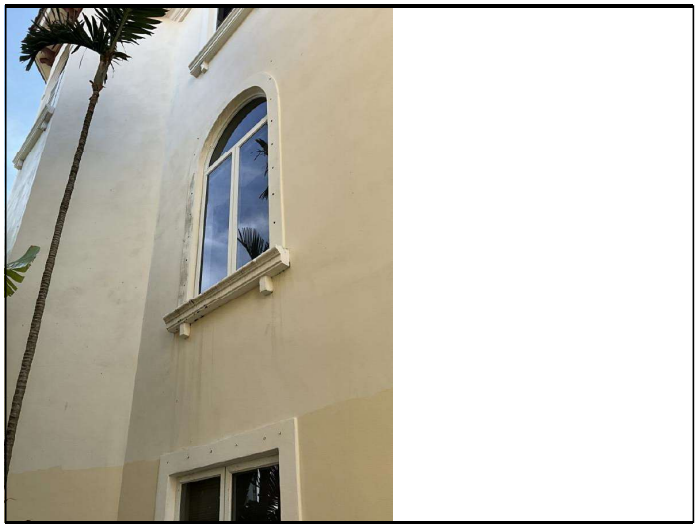
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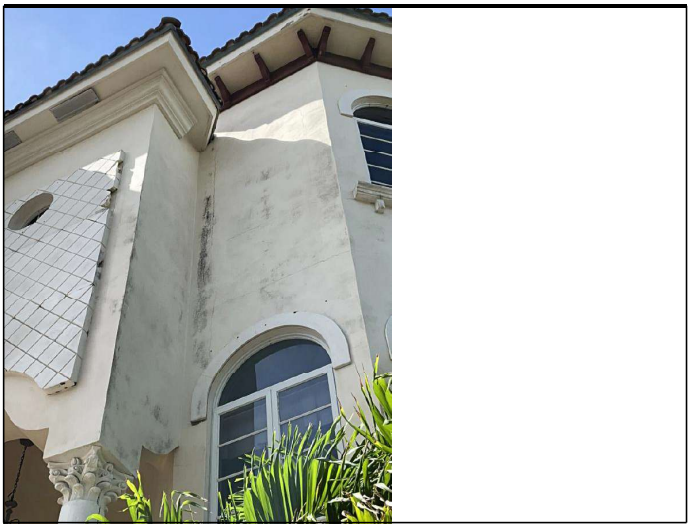
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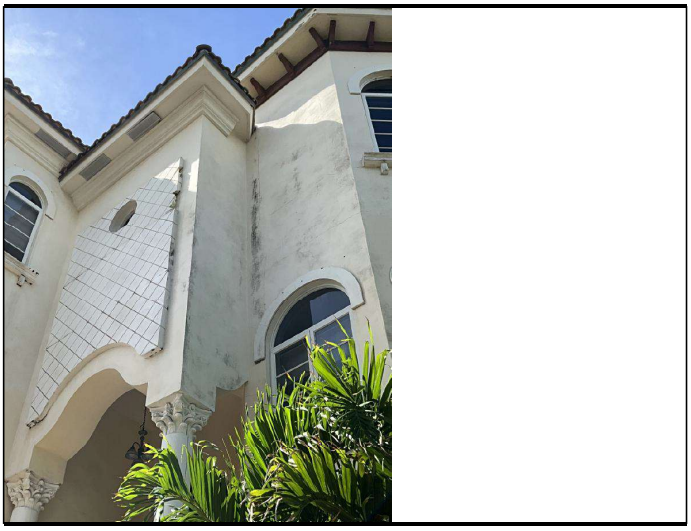
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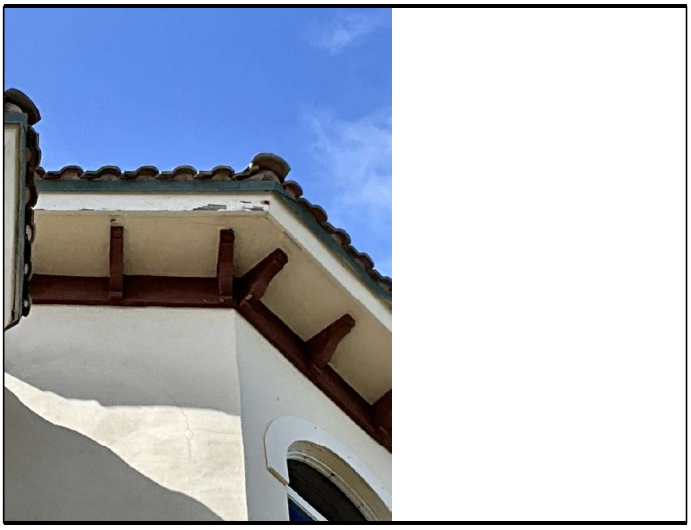
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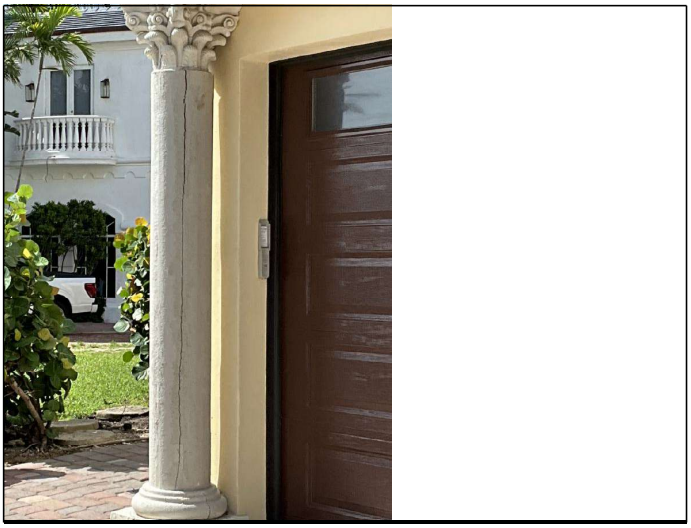
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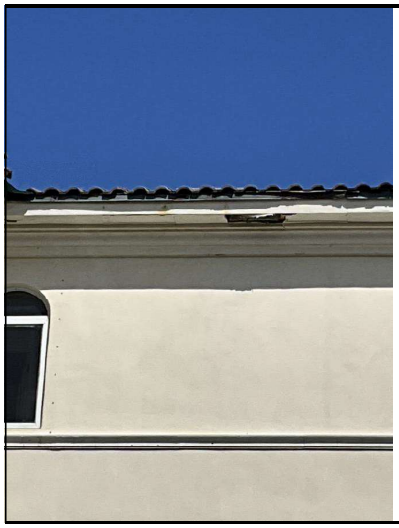
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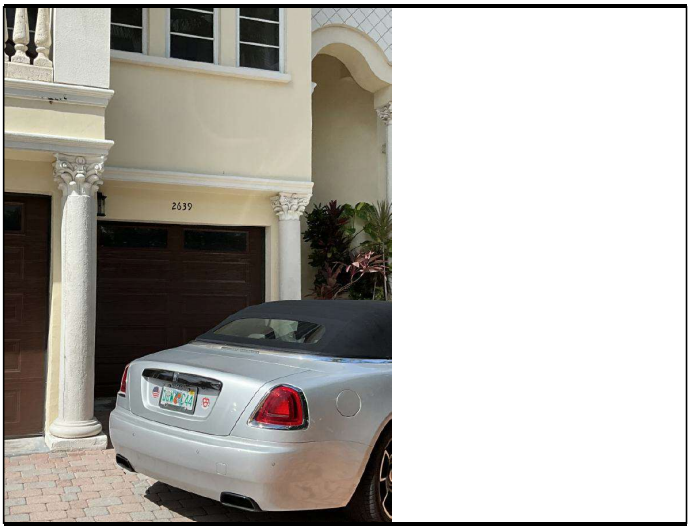
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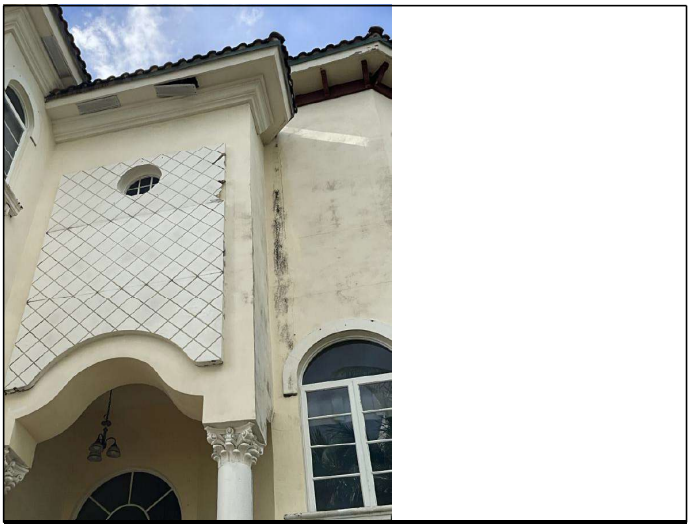
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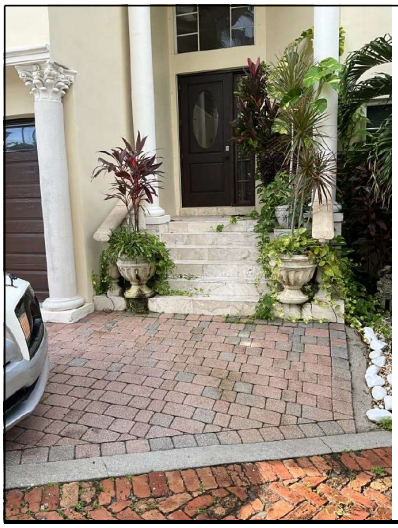
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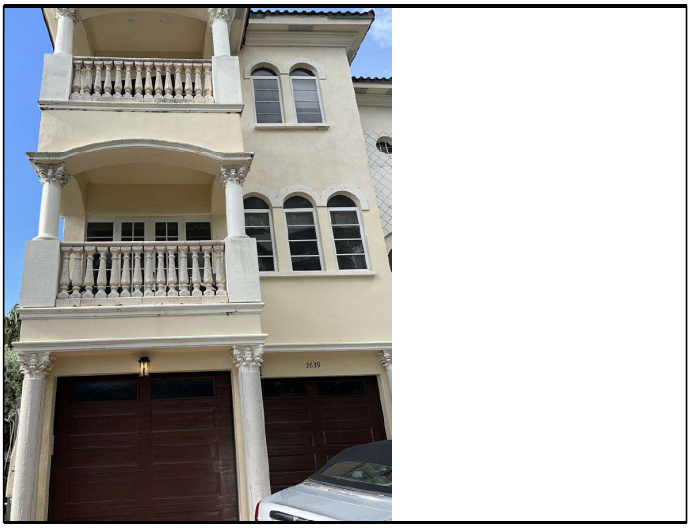
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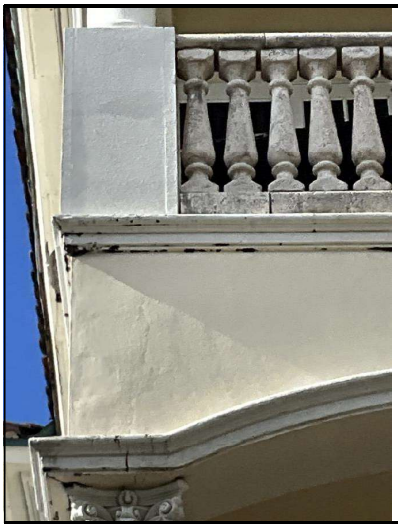
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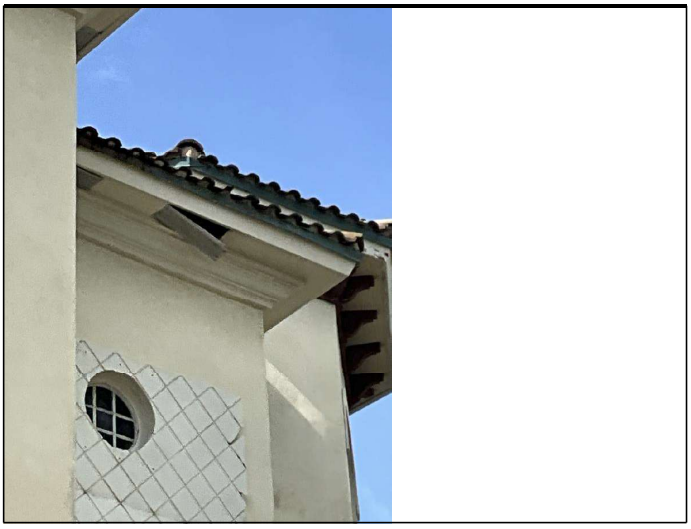
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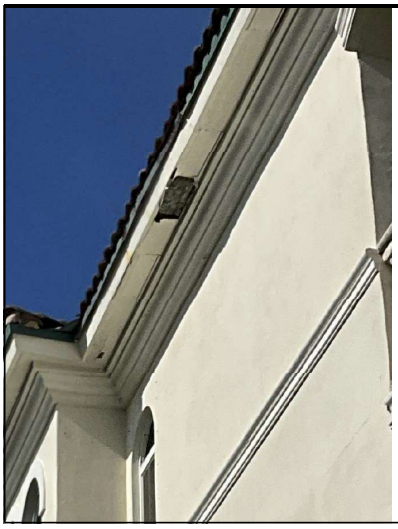
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Upload Date: 10/05/2026

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File Attachments for Item:

C. CASE NO. CC-26-1921121 Bel Air Drive LLC1121 Bel Air Dr.Highland Beach FL, 33487PCN: 24-43-47-04-02-001-0100Legal Description: BEL LIDO LT 10 BLK 1

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

Violations:The owner failed to obtain the required permits for interior remodeling work, which may include, but is not limited to, electrical, plumbing, mechanical, and related work.

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-192

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1121 BEL AIR DRIVE LLC
258 SE 6TH AVE
Highland Beach FL, 33487

Re: 1121 BEL AIR DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-001-0100)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of October 2026.

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

Certified Mail: 9589 0710 5270 2309 9122 58

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-192

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1121 Bel Air Drive LLC
258 SE 6th Ave
~~Highland Beach FL, 33487~~
Delray Beach, FL 33483

Re: 1121 Bel Air DR., Highland Beach FL 33487 (PCN: 24-43-47-04-02-001.0100)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and _____ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on _____ and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet. — Code Compliance Officer/Clerk

10/23/26 — Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 23 day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires: April 12, 2027

KATERINA JADDAOUI
MY COMMISSION # HH 386212
EXPIRES: April 12, 2027

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



9589 0710 5270 2309 9122 58

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

CC 26 192

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

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- ☑ Return Receipt (hardcopy) $ 4.65
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ .82

Total Postage and Fees
$ 11.02

POSTAL SWEETS USPS CPU BOCA RATON FL 33431 OCT 23 2026

Postmark Here

Sent To
1121 Bel Air Drive LLC

Street and Apt. No., or PO Box No.
758 SE 6th Ave

City, State, ZIP+4®
Delray Beach, FL 33483

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

Certified Mail service provides the following benefits:

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

Important Reminders:

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052702309912258

Copy Schedule a Redelivery

Latest Update

As of 10:13 pm on October 26, 2026, your item is available for redelivery or pickup. You may Schedule a Redelivery or your item can be picked up at DELRAY BEACH, 14280 S MILITARY TRL, DELRAY BEACH, FL 334849998 M-F 0830-1700; SAT 0900-1500, by November 10, 2026.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Available for Redelivery or Pickup

DELRAY BEACH
14280 S MILITARY TRL
DELRAY BEACH FL 33484-9998
Mon-Fri 8:30 AM-5:00 PM
Sat 9:00 AM-3:00 PM
October 26, 2026 10:13 PM

Notice Left (No Authorized Recipient Available)

DELRAY BEACH, FL 33483
October 26, 2026 2:02 PM

Notice Left (No Authorized Recipient Available)

DELRAY BEACH, FL 33483
October 26, 2026 2:00 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

October 25, 2026 9:57 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 23, 2026 10:32 PM

USPS in possession of item

BOCA RATON, FL 33431
October 23, 2026 9:32 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

Schedule Redelivery

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 25, 2026

1121 BEL AIR DRIVE LLC, 1121 BEL AIR DRIVE LLC
258 SE 6TH AVE
DELRAY BEACH FL, 33483

RE: Code Compliance Case No. CC-26-192

Location: 1121 BEL AIR DR, 4
HIGHLAND BEACH, FL 33487

Violation:

30-122 (A) - Building Permits Required.

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

The property owner has failed to obtain the required permits for interior remodeling work, which may include, but is not limited to, electrical, plumbing, mechanical, and related work.

Please obtain all required permits and bring the property into compliance no later than October 23, 2026, to avoid further enforcement action. Failure to comply by this date may result in additional fines, fees, penalties, or other enforcement measures as permitted by applicable regulations.

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1731 5664 80

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566480

Copy Add to Informed Delivery

Latest Update

Your item was returned to the sender on September 29, 2026 at 11:31 am in DELRAY BEACH, FL 33483 because of an incomplete address.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Insufficient Address

DELRAY BEACH, FL 33483
September 29, 2026 11:31 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 28, 2026 5:05 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 25, 2026 10:33 PM

USPS in possession of item

BOCA RATON, FL 33431
September 25, 2026 10:49 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 1121 BEL AIR DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-001-0100
Subdivision : BEL LIDO IN
Official Records Book/Page : 36554 / 628
Sale Date : 05/12/2026
Legal Description : BEL LIDO LT 10 BLK 1

Owner Information

Owner(s)	Mailing Address
1121 BEL AIR DRIVE LLC	258 SE 6TH AVE DELRAY BEACH FL 33483 5259

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/12/2026	$4,400,000	36554 / 00628	WARRANTY DEED	1121 BEL AIR DRIVE LLC
04/15/2021	$3,936,846	32415 / 00947	WARRANTY DEED	MANDALCO LLC
12/11/2015	$2,000,000	27983 / 00874	WARRANTY DEED	PINEY RUN PARTNERS LLC
01/31/2001	$1,125,000	12290 / 00372	WARRANTY DEED	CANNIZZARO JOSEPH R &
01/08/1999	$100	10869 / 00516	QUIT CLAIM	DEJOSEPH MARIANNE TR
11/01/1990	$100	06648 / 01476	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$2,131,622	$2,188,155	$2,188,488	$2,245,994	$1,865,455
Land Value	$1,759,170	$1,770,515	$1,587,358	$1,526,306	$1,387,551
Total Market Value	$3,890,792	$3,958,670	$3,775,846	$3,772,300	$3,253,006

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$3,890,792	$3,958,670	$3,775,846	$3,578,307	$3,253,006
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,890,792	$3,958,670	$3,775,846	$3,578,307	$3,253,006

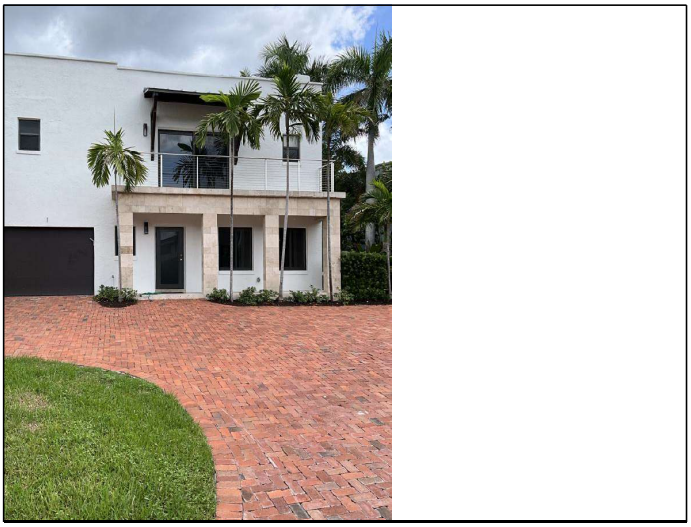
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$61,473	$62,727	$59,835	$58,467	$53,315
NON AD VALOREM	$488	$456	$428	$412	$400
TOTAL TAX	$61,961	$63,183	$60,263	$58,879	$53,715

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

Photos
CC-26-192
Code Case

Project Address:
1121 BEL AIR DR Unit/Apt/Suite 4,
HIGHLAND BEACH FL 33487
Owner:
1121 BEL AIR DRIVE LLC - 1121 BEL AIR DRIVE LLC



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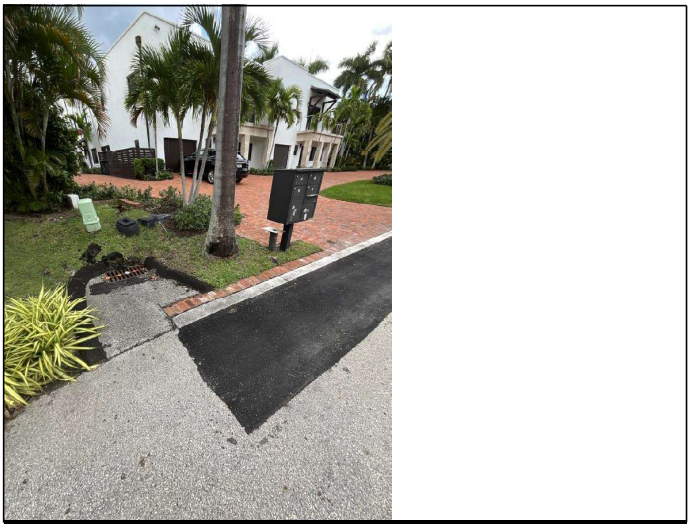
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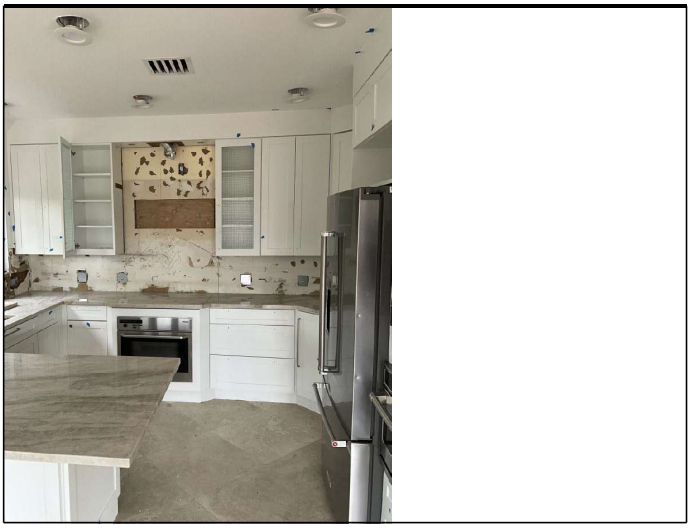
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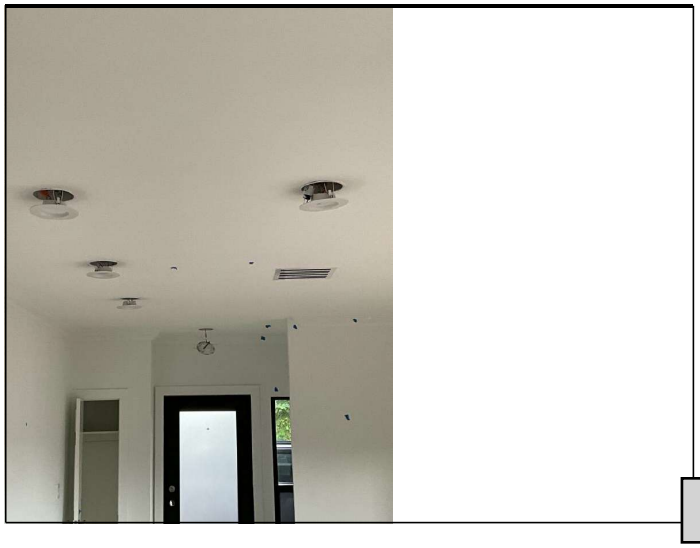


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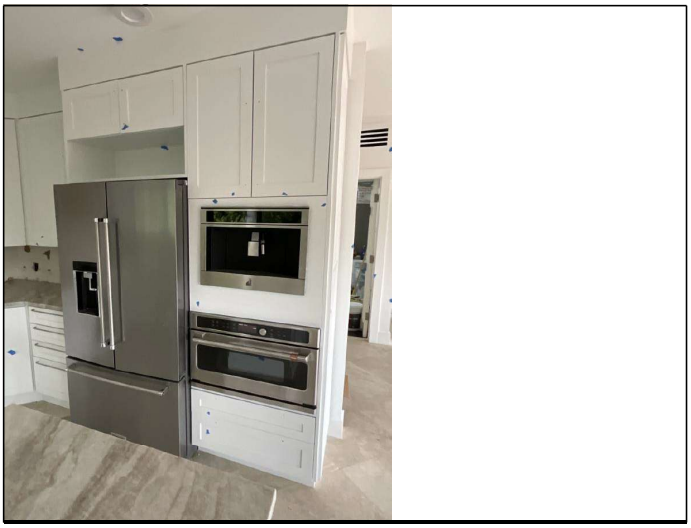


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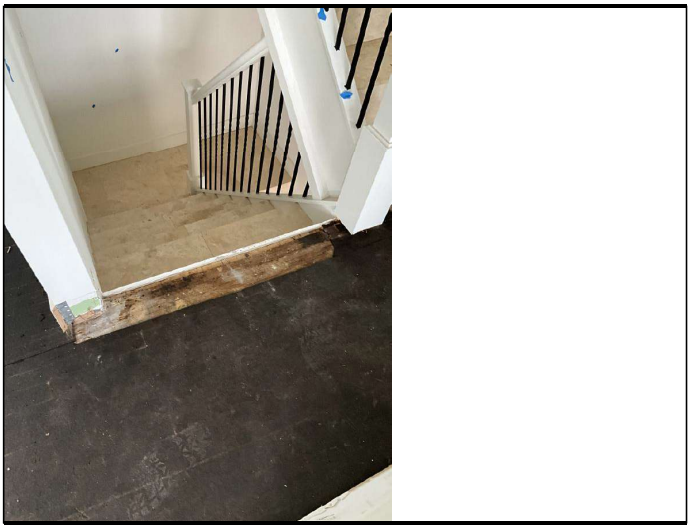
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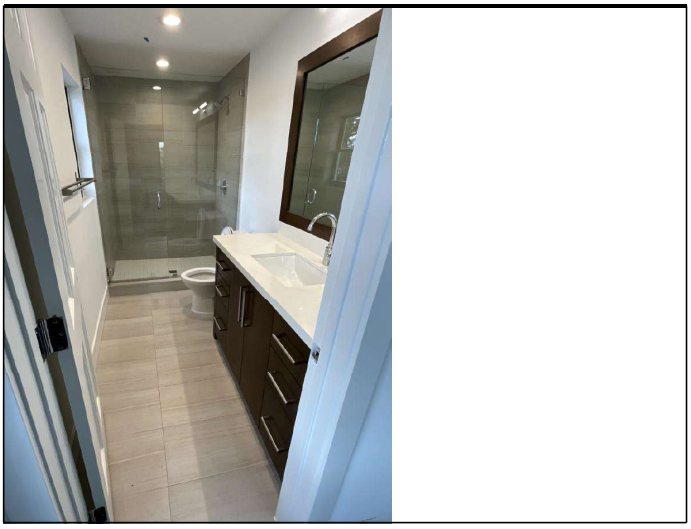
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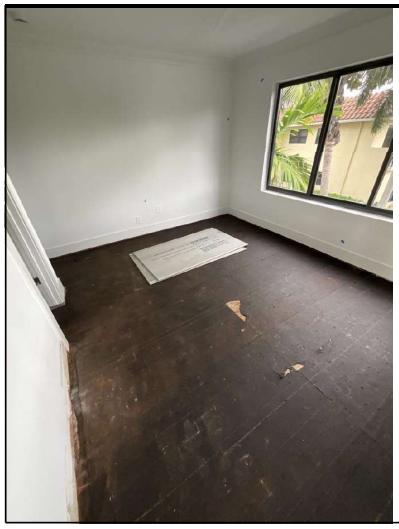


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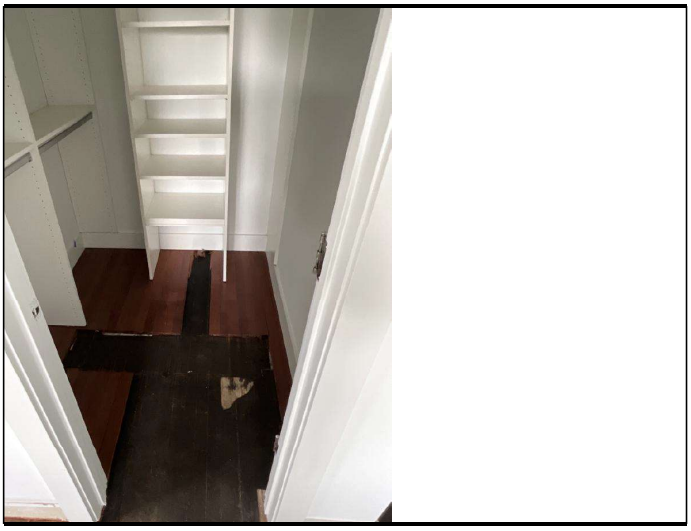
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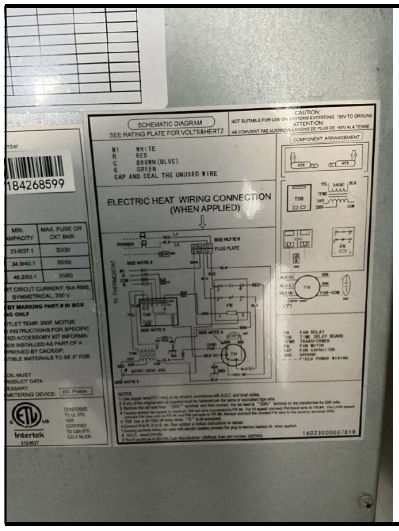
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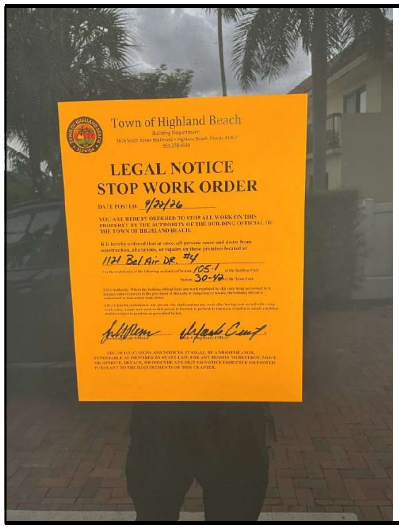
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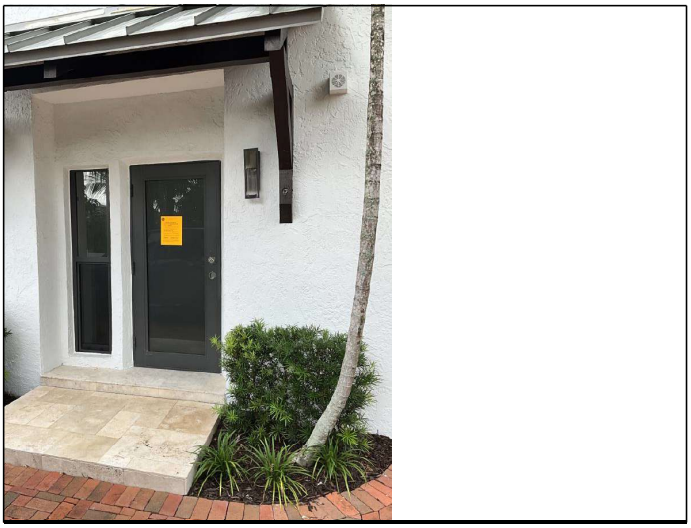
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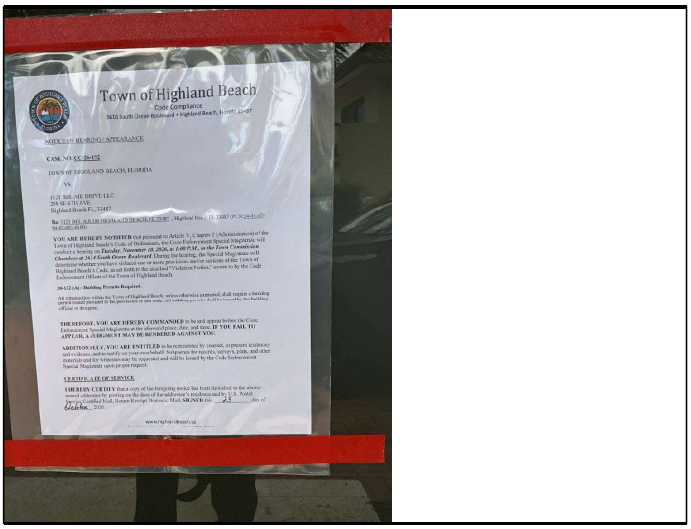
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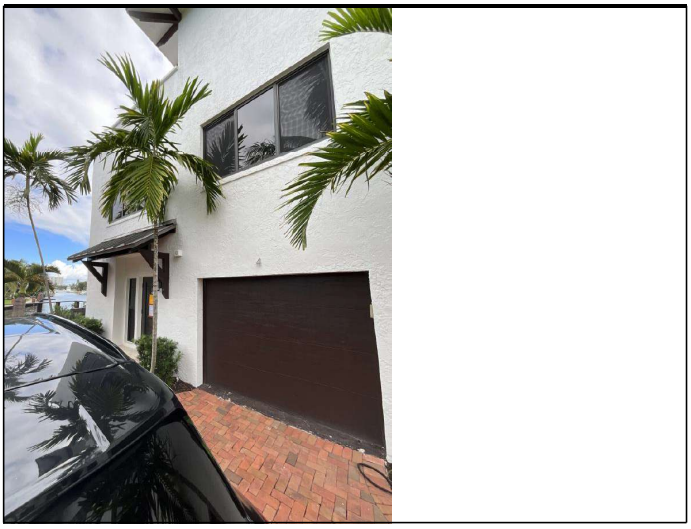
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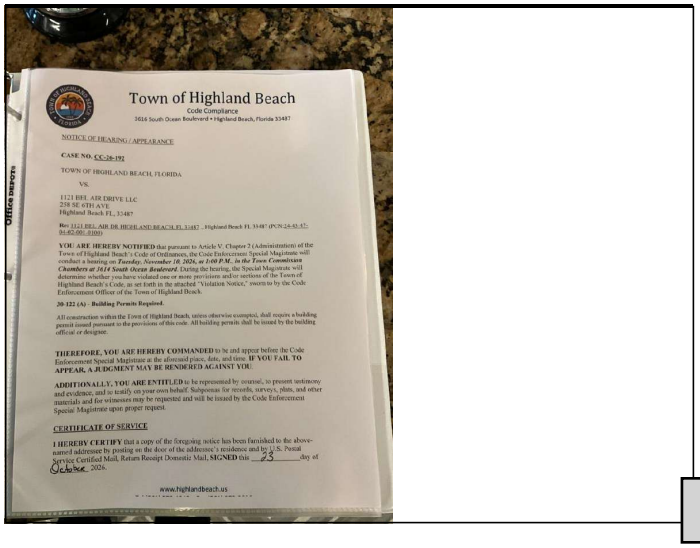
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File Attachments for Item:

D. CASE NO. CC-26-184Laura and Frank Troiano4610 S. Ocean Blvd. Highland Beach FL, 33487PCN: 24-43-47-09-00-001-0040Legal Description: 9-47-43, S 67.38 FT OF N 367.38 FT OF WLY 122.75 FT OF N 1/2 OF GOV LT 1

Code Sections: 28-10 Failure to Maintain Landscaping (Part 1), 28-10 (A) Maintence standards for cultivated landscape areas.

Violations: Overgrown landscape on property, overgrown hedges overgrown onto sidewalk.

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-184

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

FRANK P & LAURA TROIANO
4611 S OCEAN BLVD
BOCA RATON FL, 33487

Re: 4610 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-09-00-001-0040)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.
(e) Pruning:
(1) General: All pruning should be accomplished according to good horticultural standards.
(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 9 day of October 2026.

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

Certified Mail: 9589 0710 5270 1731 5666 02

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-184

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Frank P & Laura Troiano
4610 S Ocean Blvd.
~~Highland Beach~~ FL, 33487
Boca Raton

Re: 4610 S Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-09-00-001-0040)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/9/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/9/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 9th day of October, 2026, by Orlando Curet.

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

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

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



9589 0710 5270 1731 5666 02

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

CC 26 184

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☑ Return Receipt (electronic)	$ 4.05
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.82
Total Postage and Fees	$ 11.42

Postmark Here

OCT 09 2026

Sent To: Frank & Laura Troiano

Street and Apt. No., or PO Box No.: 4611 S Ocean Blvd.

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

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566602

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:01 pm on October 13, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
October 13, 2026 12:01 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 10, 2026 9:40 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 9, 2026 10:43 PM

USPS in possession of item

BOCA RATON, FL 33431
October 9, 2026 12:15 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 18, 2026

FRANK P & LAURA TROIANO
4611 S OCEAN BLVD
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-26-184

Location: 4610 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
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Town of Highland Beach

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

NOTICE OF VIOLATION

28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.

*****PLEASE CUT/TRIM OVERGROWN LANDSCAPE ON PROPERTY AND PLEASE CUT/TRIM OVERGROWN HEDGES OVERGROWN ONTO SIDEWALK. PLEASE COMPLY WITHIN 14 DAYS OF THIS LETTER TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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

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

Regards,

Orlando Curet

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



9589 0710 5270 1731 5664 42

U.S. Postal Service™
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Domestic Mail Only

CC 26 184

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

OFFICIAL USE

Certified Mail Fee $	5.55
Extra Services & Fees *(check box, add fee as appropriate)*	
☑ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage $	1.82
Total Postage and Fees $	12.02

Postmark Here

POSTAL SWEETS USPS CPU
SEP 18 2026
BOCA RATON FL 33431

Sent To LAURA + FRANK TROIANO

Street and Apt. No., or PO Box No. 4611 S Ocean Blvd.

City, State, ZIP+4® BOCA RATON, FL 33487

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

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- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701731566442

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:22 pm on October 16, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BOCA RATON, FL 33487
October 16, 2026 12:22 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 14, 2026 1:16 PM

Arrived at USPS Facility

GAINESVILLE FL DISTRIBUTION CENTER
October 12, 2026 4:52 PM

Unclaimed/Being Returned to Sender

BOCA RATON, FL 33481
October 7, 2026 10:35 AM

Reminder to Schedule Redelivery of your item

80

September 26, 2026

Available for Redelivery or Pickup

BOCA RATON, FL 33431
September 22, 2026 8:11 AM

Notice Left (No Authorized Recipient Available)

BOCA RATON, FL 33487
September 21, 2026 12:44 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 20, 2026 8:13 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 19, 2026 5:13 PM

USPS in possession of item

BOCA RATON, FL 33431
September 18, 2026 11:03 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 4610 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-001-0040
Subdivision :
Official Records Book/Page : 24308 / 585
Sale Date : 12/30/2010
Legal Description : 9-47-43, S 67.38 FT OF N 367.38 FT OF WLY 122.75 FT OF N 1/2 OF GOV LT 1

Owner Information

Owner(s)	Mailing Address
TROIANO FRANK P & TROIANO LAURA	4611 S OCEAN BLVD BOCA RATON FL 33487 5300

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/30/2010	$10	24308 / 00585	QUIT CLAIM	TROIANO FRANK P &
12/30/2010	$10	24308 / 00583	QUIT CLAIM	TROIANO FRANK P TRUST &
09/13/2005	$10	19279 / 00322	QUIT CLAIM	TROIANO MANAGEMENT CORP
06/13/2005	$10	18993 / 01602	QUIT CLAIM	FT & MT HOLDING CORP
06/09/2005	$10	18917 / 01542	QUIT CLAIM	TROIANO MARK J
12/01/1992	$100	07574 / 01509	QUIT CLAIM	
06/01/1988	$100	05716 / 00838	QUIT CLAIM	
04/01/1987	$400,000	05264 / 00843	WARRANTY DEED	
07/01/1982	$100	03769 / 01817	REP DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$0	$0	$0	$120,363	$111,315
Land Value	$838,850	$839,257	$703,684	$7,399,470	$5,605,680
Total Market Value	$838,850	$839,257	$703,684	$7,519,833	$5,716,995

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$838,850	$774,052	$703,684	$5,072,603	$4,611,457
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$838,850	$774,052	$703,684	$5,072,603	$4,611,457

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$13,253	$12,677	$11,151	$96,908	$82,786
NON AD VALOREM	$0	$0	$194	$188	$184
TOTAL TAX	$13,253	$12,677	$11,345	$97,096	$82,970

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

Photos
CC-26-184
Code Case

Project Address:
4610 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
FRANK P & LAURA TROIANO



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 09/10/2026
File Type: jpg
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Photo of Record: ☐



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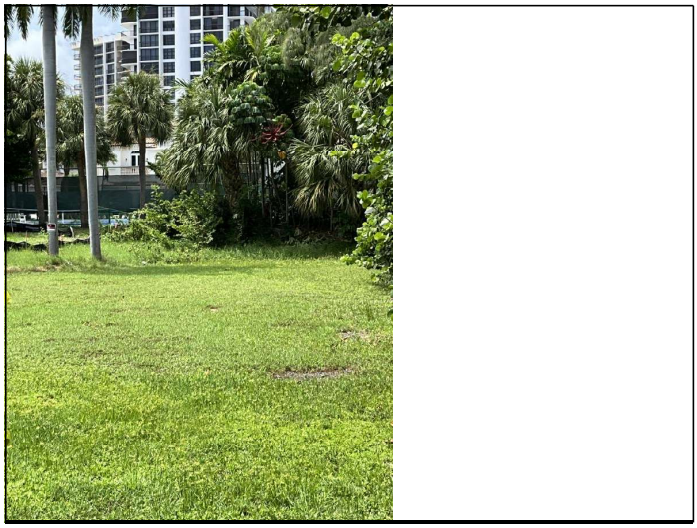
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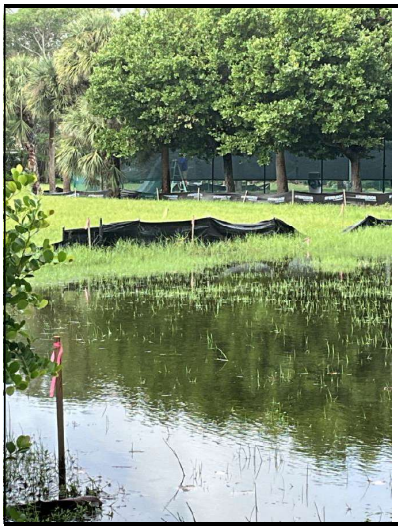




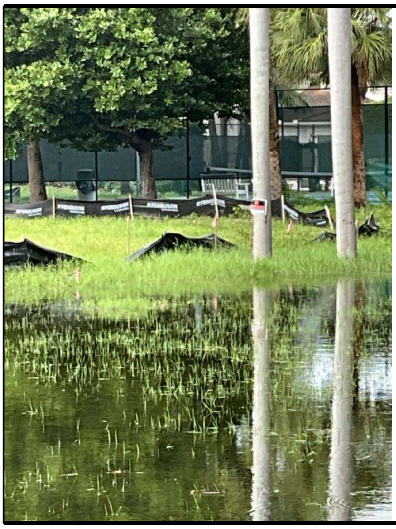
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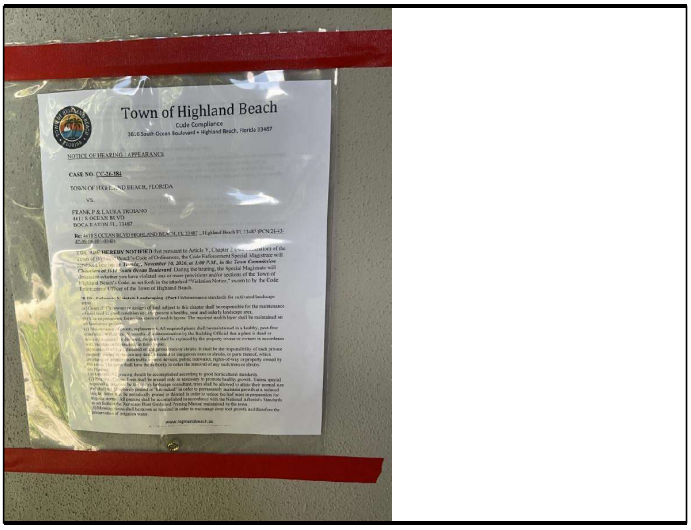
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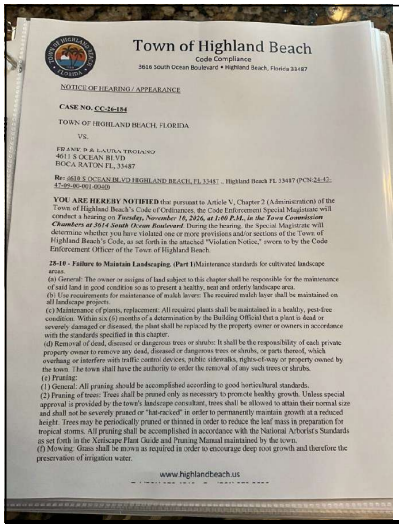
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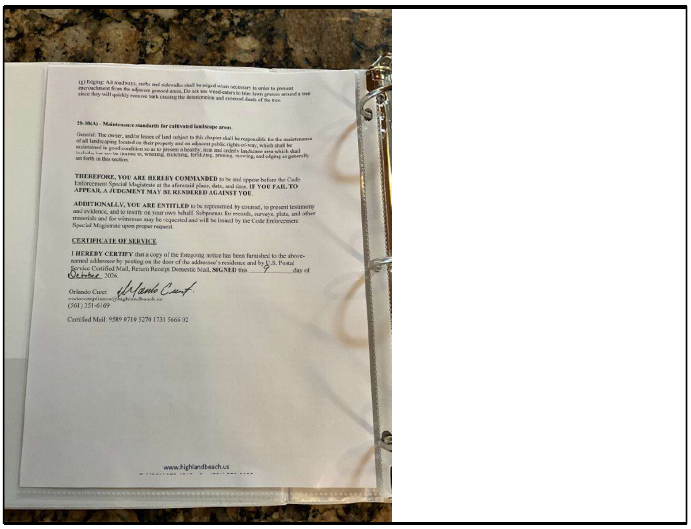
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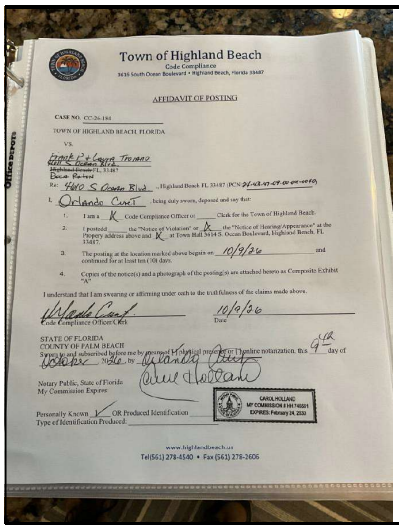
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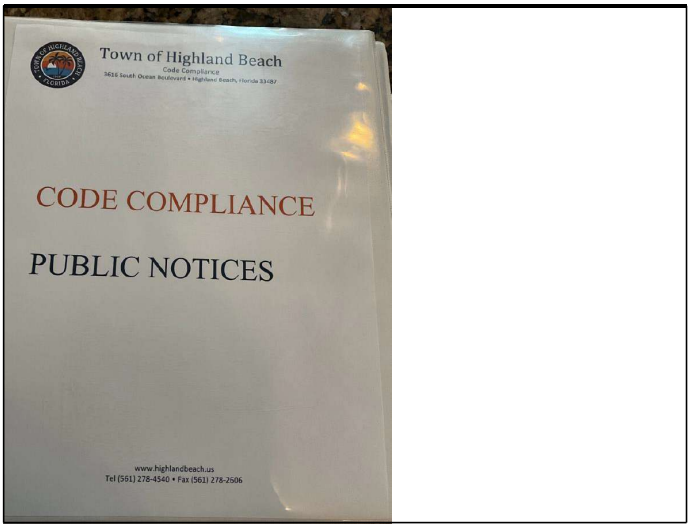
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Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

E. CASE NO. CC-26-172Brenda and Eric Berch4425 Tranquility Dr.Highland Beach FL, 33487PCN: 24-43-47-04-02-003-0090Legal Description: BEL LIDO LTS 9 & 10 BLK 3

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

Violations: The owner failed to secure permit for new A/C unit.

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ERIC M & BRENDA D BERCH
4425 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4425 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-003-0090)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 9 day of October 2026.

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

Certified Mail: 9589 0710 5270 1731 5666 19

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Eric M & Brenda D Berch
4425 Tranquility Dr.
Highland Beach FL, 33487

Re: 4425 Tranquility Dr. ., Highland Beach FL 33487 (PCN: 24-43-47-04-02-003-0090

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/9/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/9/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 9th day of October, 2026, by Orlando Curet.

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

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

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



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- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 1.82

Total Postage and Fees
$ 11.02

POSTAL SWELTS U.S. BOCA RATON FL 33431

Postmark Here
OCT 09 2026

Sent To: Brenda + Eric Berch

Street and Apt. No., or PO Box No.: 4425 Tranquility DR.

City, State, ZIP+4®: Highland Beach, FL 33487

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

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  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
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IMPORTANT: Save this receipt for your records.

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566619

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:59 pm on October 13, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
October 13, 2026 12:59 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 10, 2026 9:44 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 9, 2026 10:26 PM

USPS in possession of item

BOCA RATON, FL 33431
October 9, 2026 12:16 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 25, 2026

ERIC M & BRENDA D BERCH
4425 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-26-172

Location: 4425 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation:

30-122 (A) - Building Permits Required.

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

*****OWNER FAILED TO SECURE PERMIT FOR NEW A/C UNIT. PLEASE OBTAIN PERMIT FOR NEW A/C UNIT IN HOME BY OCTOBER 5, 2026 TO PREVENT ANY FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

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Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1731 5664 66



9589 0710 5270 1731 5664 66

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OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.82
Total Postage and Fees	$ 12.02

Postmark Here

SEP 25 2026

Sent To: Brenda D & Eric M Berch
Street and Apt. No., or PO Box No.: 4425 Tranquility Dr.
City, State, ZIP+4®: Highland Beach, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701731566466

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 11:46 am on October 21, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BOCA RATON, FL 33487
October 21, 2026 11:46 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 20, 2026 12:15 PM

Arrived at USPS Facility

GAINESVILLE FL DISTRIBUTION CENTER
October 17, 2026 8:38 AM

Unclaimed/Being Returned to Sender

BOCA RATON, FL 33481
October 14, 2026 10:54 AM

Reminder to Schedule Redelivery of your item

100

October 5, 2026

Available for Redelivery or Pickup

BOCA RATON, FL 33431
October 1, 2026 8:09 AM

Notice Left (No Authorized Recipient Available)

BOCA RATON, FL 33487
September 30, 2026 2:28 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 28, 2026 5:06 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 25, 2026 10:37 PM

USPS in possession of item

BOCA RATON, FL 33431
September 25, 2026 10:50 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 4425 TRANQUILITY DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-003-0090
Subdivision : BEL LIDO IN
Official Records Book/Page : 27994 / 1690
Sale Date : 12/15/2015
Legal Description : BEL LIDO LTS 9 & 10 BLK 3

Owner Information

Owner(s)	Mailing Address
BERCH BRENDA D BERCH ERIC M &	4425 TRANQUILITY DR HIGHLAND BEACH FL 33487 4219

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/15/2015	$1,560,000	27994 / 01690	WARRANTY DEED	BERCH ERIC M &
11/05/2014	$10	27168 / 00398	WARRANTY DEED	BOSCOVE KATRINKA
08/23/2000	$100	12001 / 01872	WARRANTY DEED	BOSCOVE KATRINKA

Exemption Information

Applicant/Owner(s)	Year	Detail
BERCH ERIC M &	2026	HOMESTEAD
BERCH ERIC M &	2026	ADDITIONAL HOMESTEAD
BERCH BRENDA D	2026	HOMESTEAD
BERCH BRENDA D	2026	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$2,159,814	$2,187,117	$2,316,134	$2,778,951	$2,227,168
Land Value	$4,299,700	$4,249,892	$3,810,248	$3,663,700	$3,600,297
Total Market Value	$6,459,514	$6,437,009	$6,126,382	$6,442,651	$5,827,465

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$4,883,893	$4,755,495	$4,621,472	$4,486,866	$4,356,181
Exemption Amount	$51,411	$50,722	$50,000	$50,000	$50,000
Taxable Value	$4,832,482	$4,704,773	$4,571,472	$4,436,866	$4,306,181

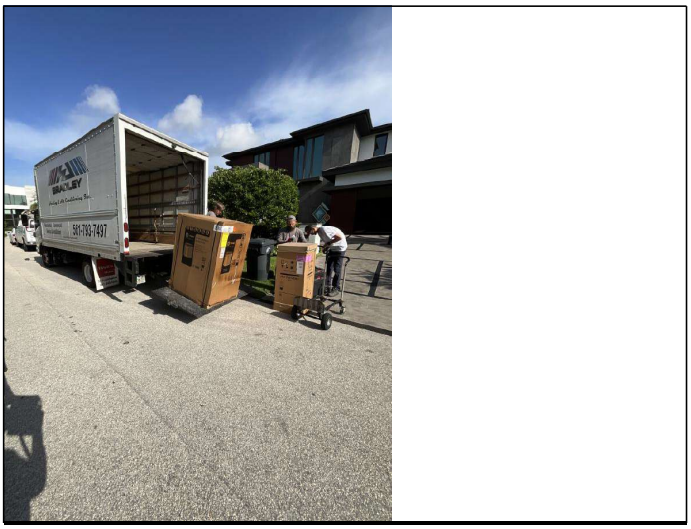
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$76,517	$74,712	$72,602	$71,103	$70,739
NON AD VALOREM	$217	$205	$194	$188	$184
TOTAL TAX	$76,734	$74,917	$72,796	$71,291	$70,923

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

Photos
CC-26-172
Code Case

Project Address:
4425 TRANQUILITY DR, HIGHLAND BEACH FL 33487
Owner:
ERIC M & BRENDA D BERCH



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 08/24/2026
File Type: jpg
Notes:
Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 08/24/2026
File Type: jpg
Notes:
Photo of Record: ☐



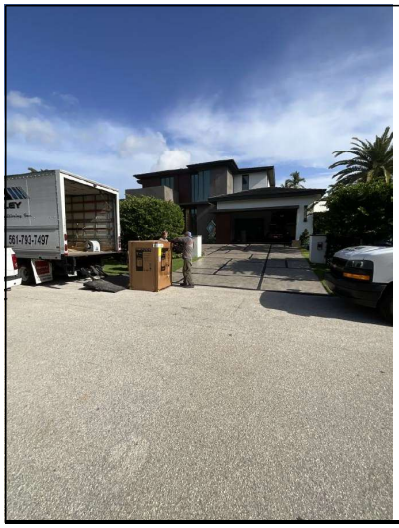
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Upload Date: 08/24/2026
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Notes:
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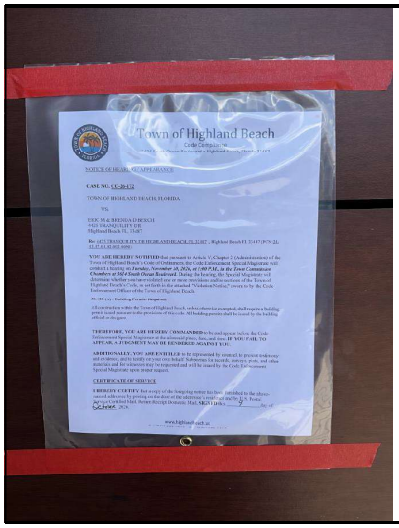
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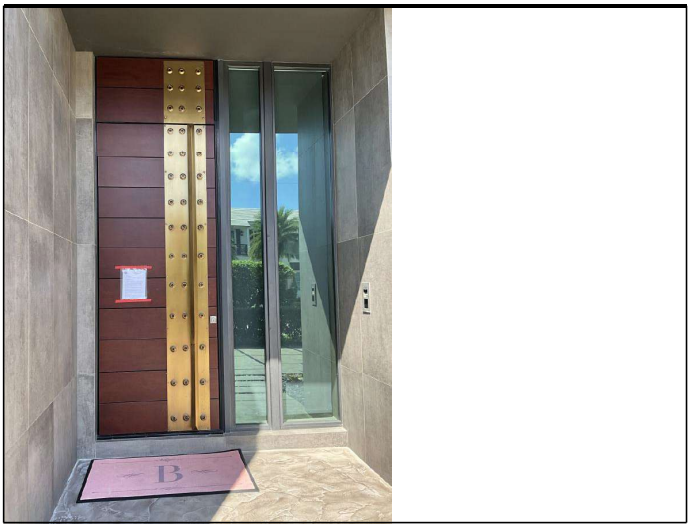
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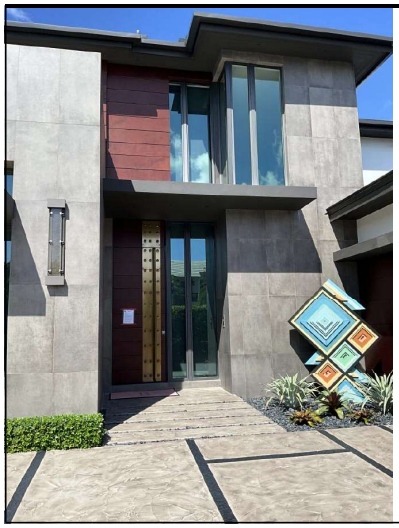


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Upload Date: 08/24/2026
File Type: jpg
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Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 10/09/2026
File Type: jpg
Notes:
Photo of Record: ☐





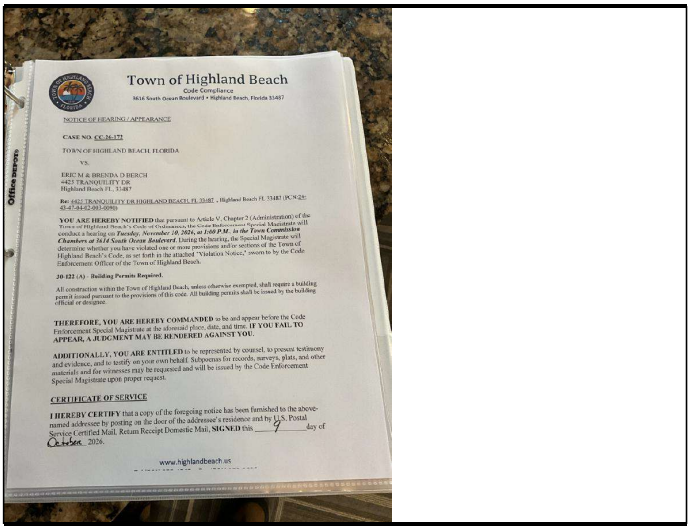
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐


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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ERIC M & BRENDA D BERCH
4423 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4423 TRANQUILITY DR HIGHLAND BEACH, FL 33487 , Highland Beach FL 33487 (PCN-25-43-47-04-02-000-0050)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M. in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 7 day of October 2026.

www.highlandbeach.us

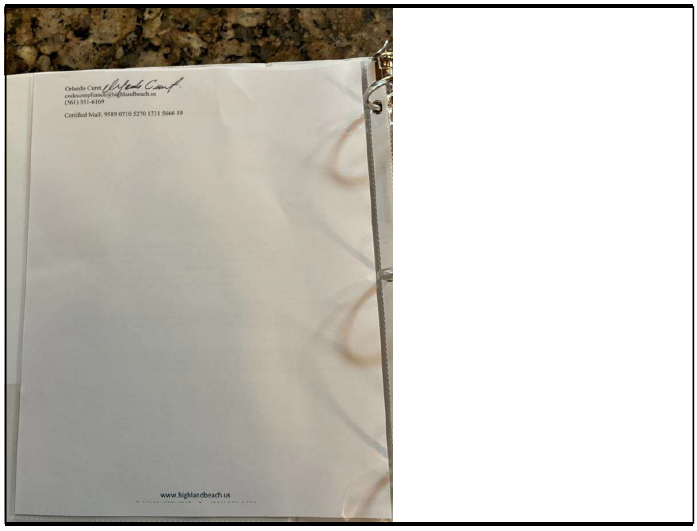
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐


Orlando Curet
codecompliance@highlandbeach.us
(561) 931-4169

Certified Mail: 9589 0710 5270 1731 5666 19

www.highlandbeach.us

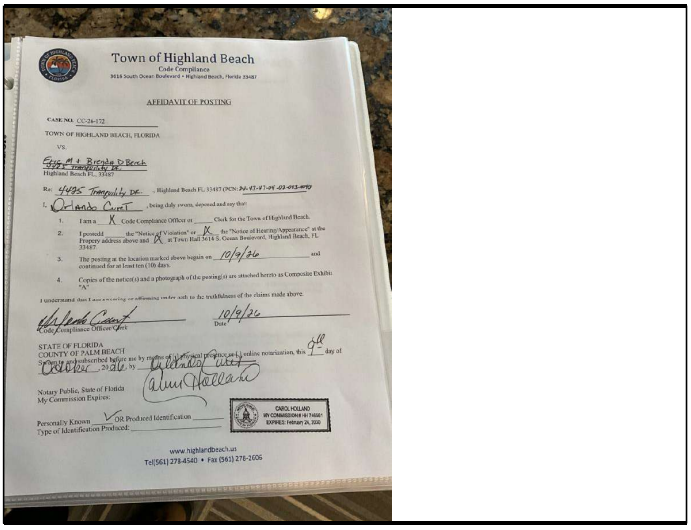
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐


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

AFFIDAVIT OF POSTING

CASE NO. CC-26-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Eric M & Brenda D Berch
4423 Tranquility Dr
Highland Beach FL, 33487

Re: 4495 Tranquility Dr , Highland Beach FL 33487 (PCN: 24-47-47-04-02-003-0070)

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

1. I am a X Code Compliance Officer or ___ Clerk for the Town of Highland Beach.
2. I posted ___ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 10/9/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer

10/9/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or ___ online notarization, this 9th day of October 2026 by Orlando Curet

Notary Public, State of Florida
My Commission Expires:

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

CAROL HOLLAND
MY COMMISSION # HH 716001
EXPIRES: February 24, 2030

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2506

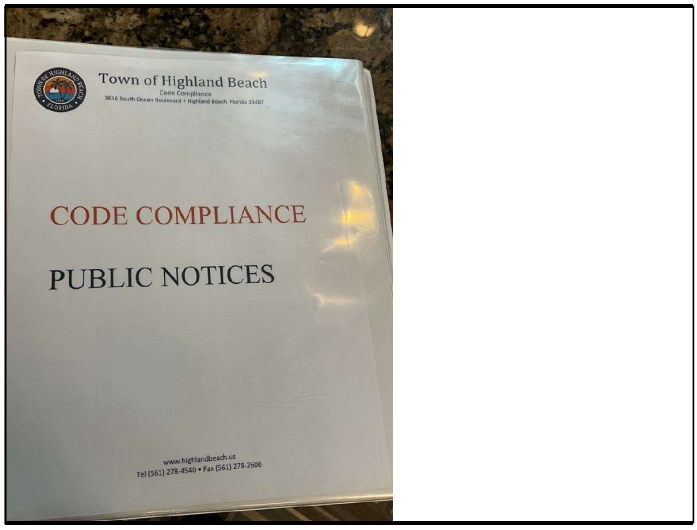
Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐


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

CODE COMPLIANCE

PUBLIC NOTICES

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2506

Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/09/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

F. CASE NO. CC-26-182Barry Axelrod2908 S. Ocean Blvd. Highland Beach FL, 33487PCN: 24-43-46-33-00-001-0090Legal Description: 33-46-43, S 200 FT OF N 800 FTOF FRAC SEC LYG BET INTRA- COASTAL & SR A-1-A A/K/APT OFCITY LOTS NOS 110 & 111

Code Sections: 6-29 - Property Maintenance Code, 28-10 Failure to Maintain Landscaping (Part 1), IPMC 304.1 - Exterior Structure - General

Violations: Damaged broken soffit and fascia, chipping/peeling paint on fascia and concrete fence, damaged/broken concrete fence, overgrown landscape, dirt/bare spots in front of home.

Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-182

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BARRY BARRY TR AXELROD
2908 S OCEAN BLVD
Highland Beach FL, 33487

Re: 2908 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-00-001-0090)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:
(1) General: All pruning should be accomplished according to good horticultural standards.
(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.
(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 5 day of October. 2026.

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

Certified Mail: 9589 0710 5270 1731 5665 89

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-182

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Barry Axelrod TR
2908 S Ocean Blvd.
Highland Beach FL, 33487

Re: 2908 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24-43-46-33-00-001-0090)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/5/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/5/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 5th day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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

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



9589 0710 5270 1731 5665 89

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

CC
26
182

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .82
Total Postage and Fees	$ 11.02

Postmark Here

BOCA RATON FL 33431 OCT 05 2026

Sent To: Barry Axelrod
Street and Apt. No., or PO Box No.: 7908 S Ocean Blvd.
City, State, ZIP+4®: Boca Raton, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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:

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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,** January 2023 *(Reverse)* PSN 7530-02-000-9047

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566589

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:18 pm on October 7, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
October 7, 2026 1:18 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 6, 2026 6:10 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 5, 2026 9:31 PM

USPS in possession of item

BOCA RATON, FL 33431
October 5, 2026 1:47 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 2, 2026

BARRY BARRY TR AXELROD
2908 S OCEAN BLVD
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-26-182

Location: 2908 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

NOTICE OF VIOLATION

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.
(e) Pruning:
(1) General: All pruning should be accomplished according to good horticultural standards.
(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.
(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

*****PLEASE REPAIR/REPLACE DAMAGED BROKEN SOFFIT AND FASCIA WHERE NEEDED. PLEASE REMOVE CHIPPING/PEELING PAINT ON FASCIA AND CONCRETE FENCE AND REPAINT AS NEEDED. PLEASE REPAIR DAMAGED/BROKEN CONCRETE FENCE. PLEASE REMOVE CHIPPING/PEELING PAINT ON CONCRETE FENCE AND REPAINT AS NEEDED. PLEASE CUT/TRIM OVERGROWN LANDSCAPE. PLEASE REMOVE DIRT/BARE SPOTS IN FRONT OF HOME BY DAMAGED CONCRETE FENCE.*****

*****PLEASE COMPLY WITHIN 30 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1410 0666 45



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U.S. Postal Service™
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Domestic Mail Only

CC 26 182

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

OFFICIAL USE

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$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- [X] Return Receipt (hardcopy) $ 4.65
- [ ] ~~Return Receipt (electronic)~~ $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 8.72

Total Postage and Fees
$ 18.92

Postmark Here

POSTAL SWEETS USPS CSU SEP 02 2026 WEST PALM BEACH FL

Sent To: Barry Axelrad
Street and Apt. No., or PO Box No.: 7908 S Ocean Blvd.
City, State, ZIP+4®: Boca Raton, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- 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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701410066645

Copy Add to Informed Delivery

Latest Update

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on October 1, 2026 at 12:12 pm. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

On the Way

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 1, 2026 12:12 PM

Arrived at USPS Facility

GAINESVILLE FL DISTRIBUTION CENTER
September 27, 2026 7:58 AM

Unclaimed/Being Returned to Sender

BOCA RATON, FL 33431
September 22, 2026 10:33 AM

Reminder to Schedule Redelivery of your item

September 9, 2026

Available for Redelivery or Pickup

BOCA RATON, FL 33431

September 5, 2026 8:37 AM

Notice Left (No Authorized Recipient Available)

BOCA RATON, FL 33487
September 4, 2026 12:47 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 3, 2026 5:58 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 2, 2026 9:32 PM

USPS in possession of item

BOCA RATON, FL 33431
September 2, 2026 2:08 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 2908 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-00-001-0090
Subdivision :
Official Records Book/Page : 35978 / 170
Sale Date : 07/24/2025
Legal Description : 33-46-43, S 200 FT OF N 800 FTOF FRAC SEC LYG BET INTRA- COASTAL & SR A-1-A A/K/A PT OFCITY LOTS NOS 110 & 111

Owner Information

Owner(s)	Mailing Address
AXELROD BARRY AXELROD BARRY TR BARRY AXELROD TR TITL HLDR	2908 S OCEAN BLVD BOCA RATON FL 33487 1814

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/24/2025	$10	35978 / 00170	QUIT CLAIM	AXELROD BARRY
11/21/2003	$2,350,000	16232 / 01766	WARRANTY DEED	AXELROD BARRY
12/01/1992	$1,400,000	07507 / 00678	WARRANTY DEED	
08/01/1990	$100	06555 / 00882	WARRANTY DEED	
06/01/1985	$290,000	04572 / 00424	WARRANTY DEED	
03/01/1981	$100	03593 / 00773	QUIT CLAIM	
03/01/1981	$240,000	03509 / 01797	WARRANTY DEED	
01/01/1979	$93,400	03203 / 00148		

Exemption Information

Applicant/Owner(s)	Year	Detail
AXELROD BARRY	2026	HOMESTEAD
AXELROD BARRY	2026	ADDITIONAL HOMESTEAD
AXELROD BARRY	2026	QUALIFIED EXEMPTION

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$1,106,768	$1,190,346	$1,290,272	$1,605,444	$1,317,283
Land Value	$4,435,950	$4,329,112	$4,329,112	$3,174,006	$2,885,460
Total Market Value	$5,542,718	$5,519,458	$5,619,384	$4,779,450	$4,202,743

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$2,867,146	$2,791,768	$2,713,088	$2,634,066	$2,557,346
Exemption Amount	$56,411	$55,722	$50,000	$50,000	$50,000
Taxable Value	$2,810,735	$2,736,046	$2,663,088	$2,584,066	$2,507,346

Taxes

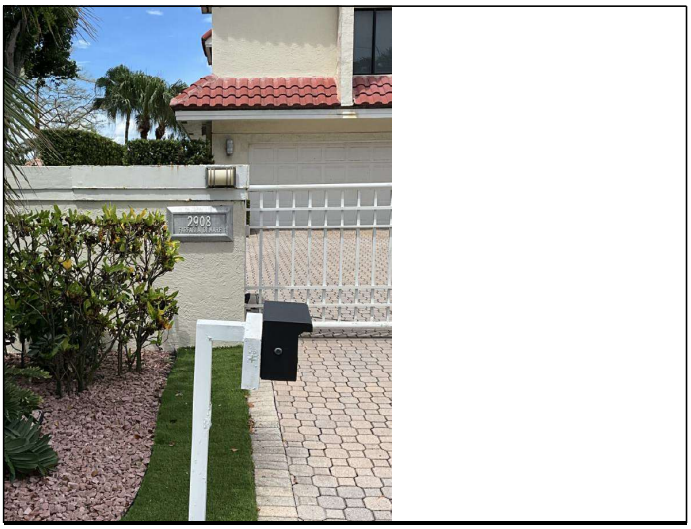
Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$44,574	$43,517	$42,360	$41,478	$41,257
NON AD VALOREM	$217	$205	$194	$188	$1

TOTAL TAX	$44,791	$43,722	$42,554	$41,666	$41,441

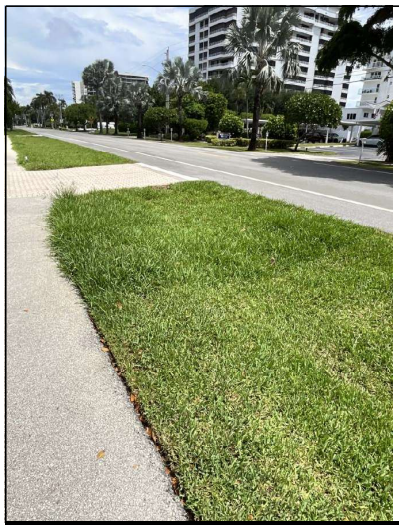
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Photos
CC-26-182
Code Case

Project Address:
2908 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
BARRY BARRY TR AXELROD



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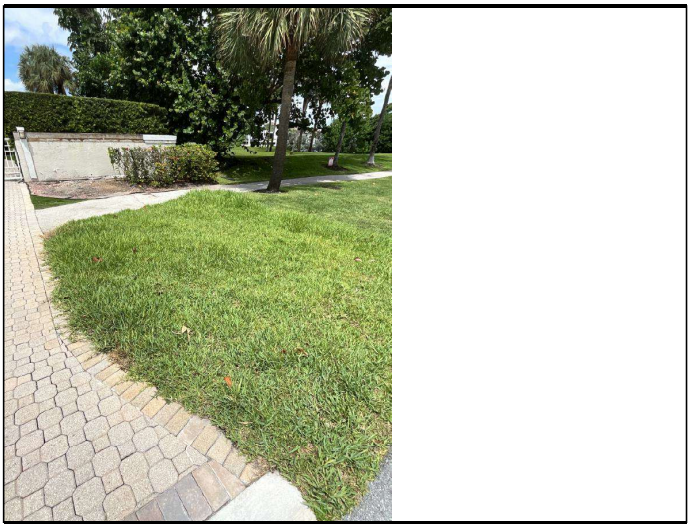
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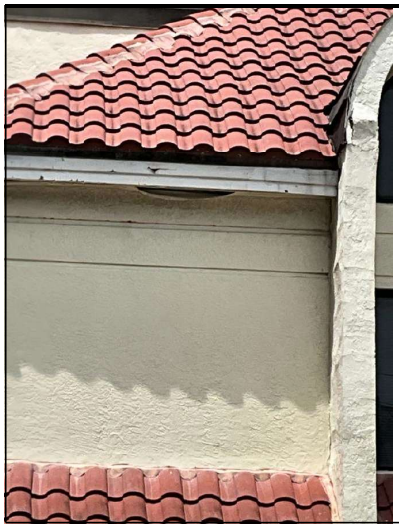


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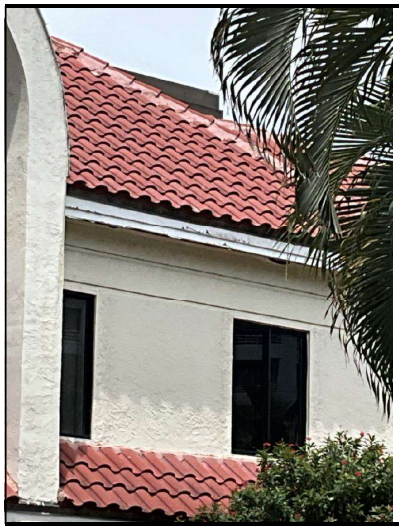




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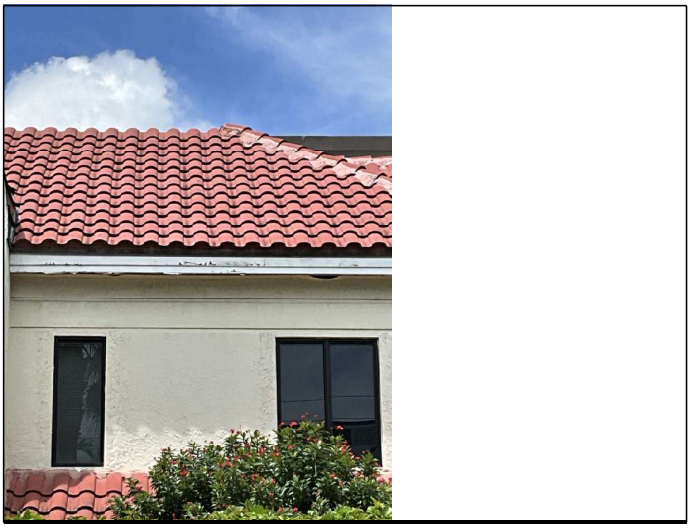


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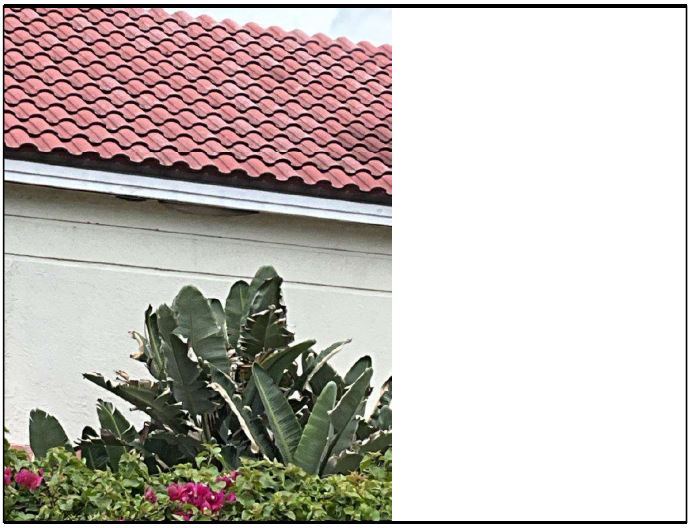
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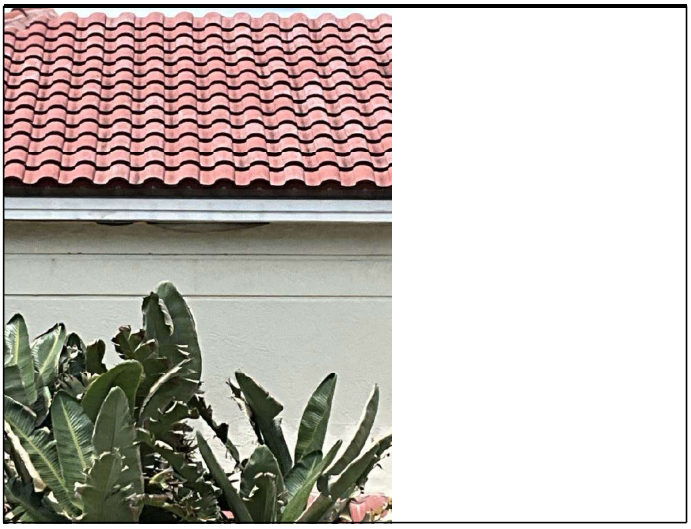
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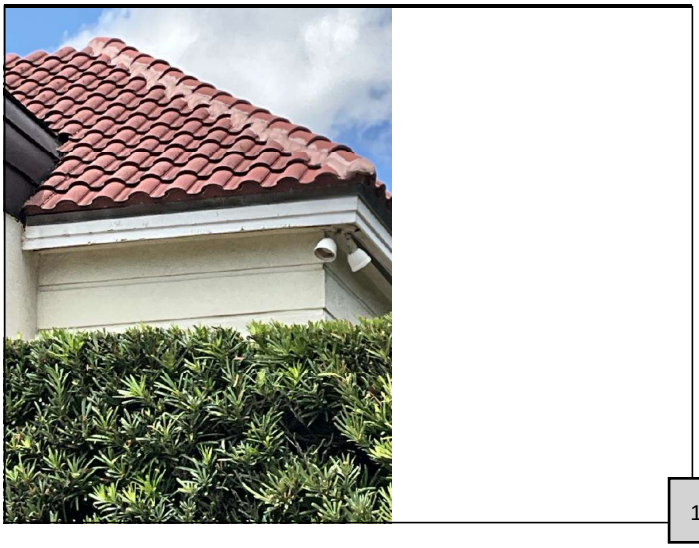


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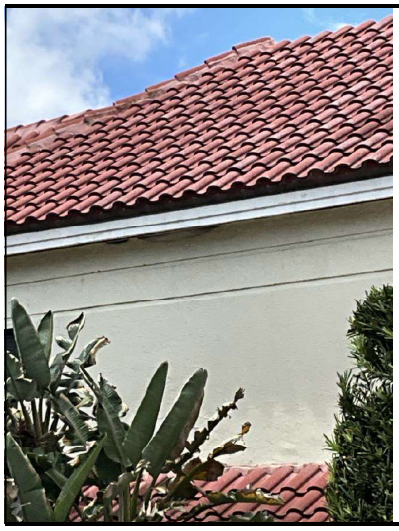




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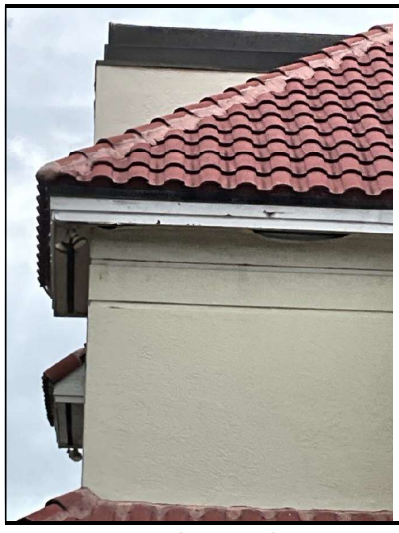
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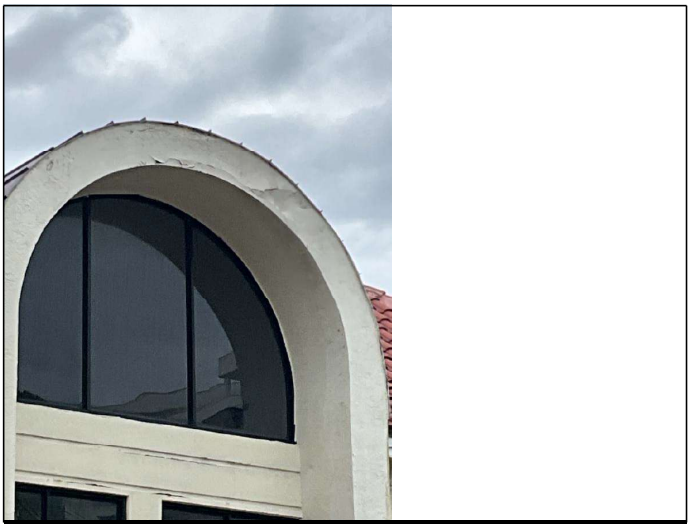


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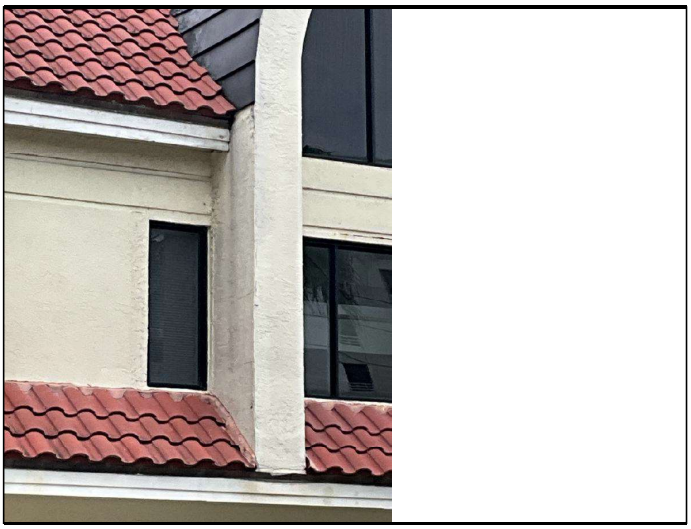
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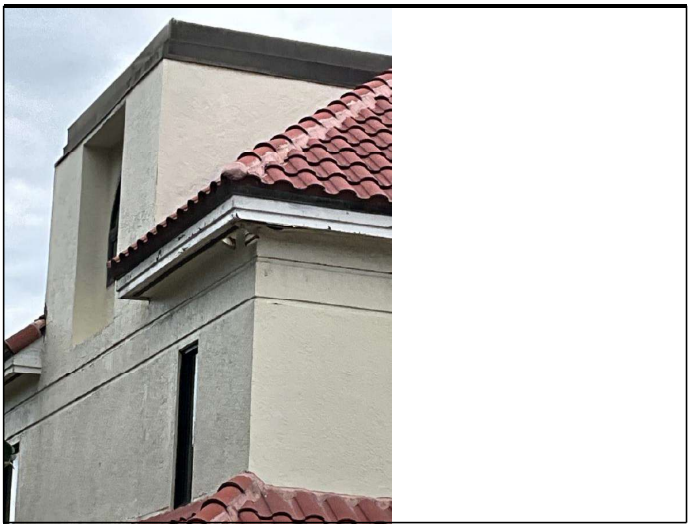
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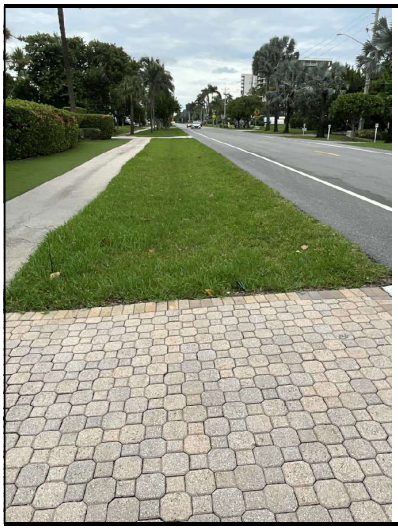




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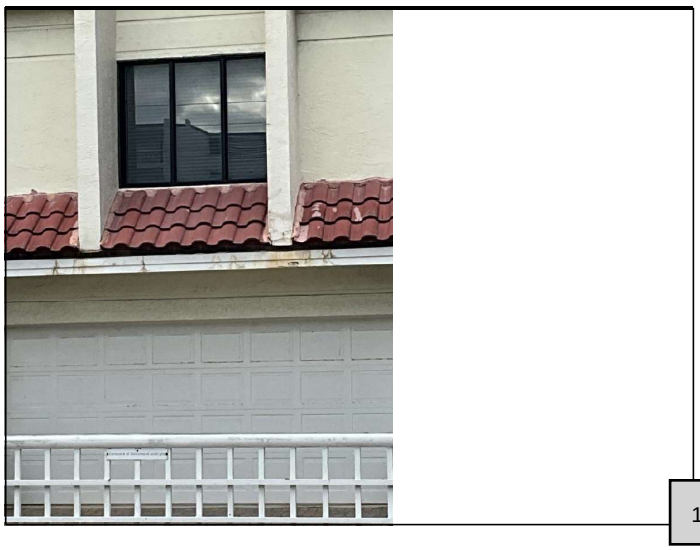


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File Attachments for Item:

G. CASE NO. CC-26-42635 S. Ocean Holdings LLC 2635 S. Ocean Blvd. Highland Beach FL, 33487PCN:24-43-46-28-09-000-0204 Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & PT OF LT 21 (LESS S 70 FT) K/A UNIT 5 & CABANALTS 3 & 4 BYRD BEACH ESTS IN OR9276P1601

Code Sections: 30-122 (A) Building Permits Required, 30-64 - Property Development Regulations

Violations: The owner failed to obtain the required permit for the wooden structure located at the rear of the residence. The owner shall submit sufficient documentation and supporting evidence demonstrating that the structure complies with the minimum required side setback established by the applicable Property Development Regulations in order to obtain zoning approval.

Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
Highland Beach FL, 33487

Re: 2635 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-09-000-0204)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

Sec. *30-64*. - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table *30*-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table *30*-2.

Minimum Side Setback for 1 Story is 12 feet

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 5 day of October. 2026.

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

Certified Mail: 9589 0710 5270 1731 5665 72

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3635 S Ocean Holdings LLC
PO Box 812216
Highland Beach FL, 33487

Re: 3635 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0204)

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

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/5/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/5/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 5th day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

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

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



9589 0710 5270 1731 5665 72

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

CC 24 4

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .82
Total Postage and Fees	$ 11.02

Postmark Here

OCT 05 2026

BOCA RATON FL 33481

Sent To: 3635 S Ocean Holdings LLC
Street and Apt. No., or PO Box No.: PO Box 812216
City, State, ZIP+4®: Boca Raton, FL 33481

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

Certified Mail service provides the following benefits:

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

Important Reminders:

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566572

Copy Add to Informed Delivery

Latest Update

Your item was picked up at a postal facility at 6:13 pm on October 8, 2026 in BOCA RATON, FL 33481.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

BOCA RATON, FL 33481
October 8, 2026 6:13 PM

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
October 7, 2026 8:40 AM

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
October 7, 2026 8:23 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 6, 2026 12:25 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 5, 2026 9:37 PM

USPS in possession of item

BOCA RATON, FL 33431
October 5, 2026 1:45 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 3, 2026

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
BOCA RATON FL, 33481

RE: Code Compliance Case No. CC-26-4

Location: 2635 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

30-122 (A) - Building Permits Required.

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

Sec. *30-64.* - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table *30*-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table *30*-2.

Minimum Side Setback for 1 Story is 12 feet

*****The owner has failed to obtain the required permit for the wooden structure located at the rear of the residence. The owner shall submit sufficient documentation and supporting evidence demonstrating that the structure complies with the minimum required side setback established by the applicable Property Development Regulations in order to obtain zoning approval*****

*****PLEASE COMPLY WITHIN 30 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1410 0627 60



9589 0710 5270 1410 0627 60

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

CC 26 4

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.82
Total Postage and Fees	$ 12.02

Postmark Here
SEP 03 2026
POSTAL SWEETS USPS CPU
BOCA RATON FL 33431

Sent To: 2635 S Ocean Holdings LLC
Street and Apt. No., or PO Box No.: PO Box 812216
City, State, ZIP+4®: Boca Raton FL 33481

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

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701410062760

Copy Add to Informed Delivery

Latest Update

Your item was picked up at a postal facility at 6:07 pm on September 10, 2026 in BOCA RATON, FL 33481.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

BOCA RATON, FL 33481
September 10, 2026 6:07 PM

Reminder to Schedule Redelivery of your item

September 10, 2026

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
September 5, 2026 8:47 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 4, 2026 4:59 AM

USPS in possession of item

BOCA RATON, FL 33431
September 3, 2026 10:07 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 2635 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0204
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 32415 / 67
Sale Date : 04/20/2021
Legal Description : BYRD BEACH PT OF S 50 FT OF LT 20 & PT OF LT 21 (LESS S 70 FT) K/A UNIT 5 & CABANA LTS 3 & 4 BYRD BEACH ESTS IN OR9276P1601

Owner Information

Owner(s)	Mailing Address
2635 S OCEAN HOLDINGS LLC	PO BOX 812216 BOCA RATON FL 33481 2216

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/20/2021	$3,500,000	32415 / 00067	WARRANTY DEED	2635 S OCEAN HOLDINGS LLC
03/01/1999	$1,850,000	11002 / 00360	WARRANTY DEED	CALDWELL JOHN &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$904,940	$969,283	$1,001,215	$1,046,630	$827,522
Land Value	$4,077,900	$4,078,296	$3,419,543	$3,137,220	$2,376,820
Total Market Value	$4,982,840	$5,047,579	$4,420,758	$4,183,850	$3,204,342

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$4,691,477	$4,264,979	$3,877,254	$3,524,776	$3,204,342
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$4,691,477	$4,264,979	$3,877,254	$3,524,776	$3,204,342

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$75,955	$72,528	$64,874	$60,614	$52,517
NON AD VALOREM	$217	$205	$194	$188	$184
TOTAL TAX	$76,172	$72,733	$65,068	$60,802	$52,701

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

Photos
CC-26-4
Code Case

Project Address:
2635 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
2635 S OCEAN HOLDINGS LLC - 2635 S
OCEAN HOLDINGS LLC



Uploaded By: Darian Lopez - darian.lopez@bureauveritas.com
Upload Date: 02/17/2026
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Notes:
Photo of Record: ☐



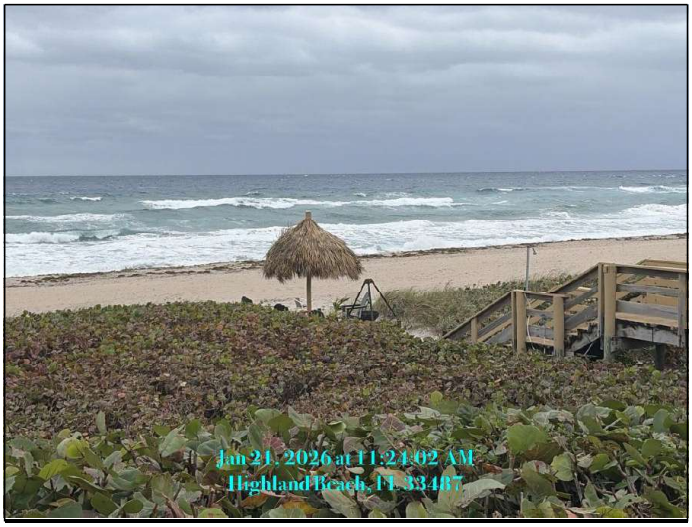
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Upload Date: 02/17/2026
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Photo of Record: ☐



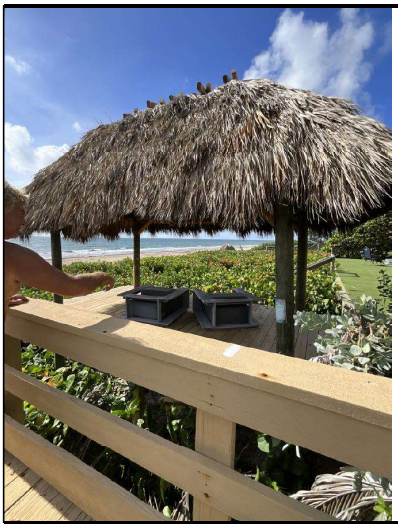
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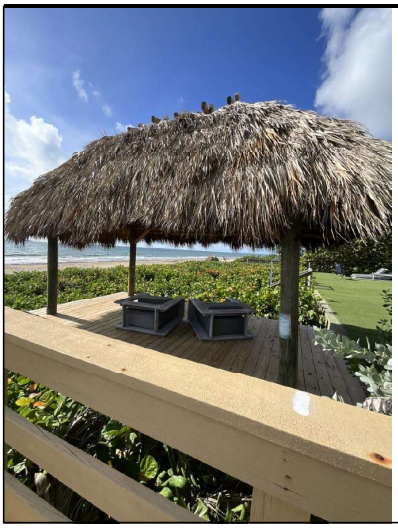
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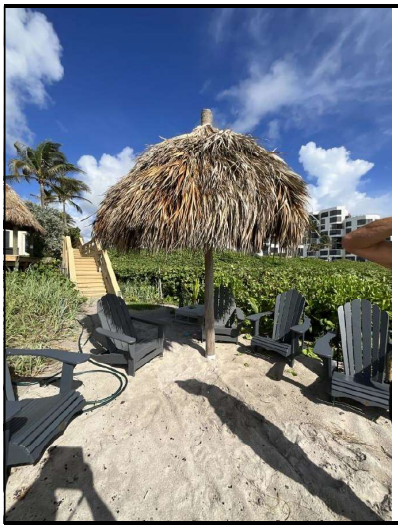
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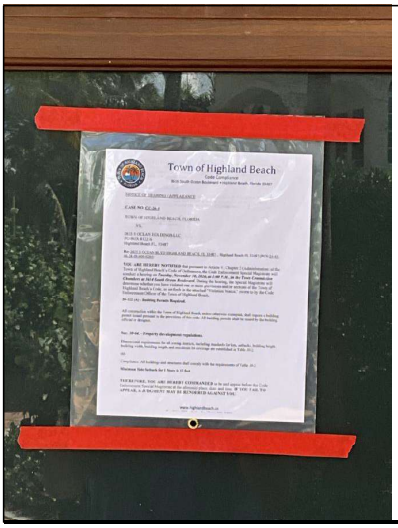
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File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/05/2026

File Type: jpg

Notes:

Photo of Record: ☐



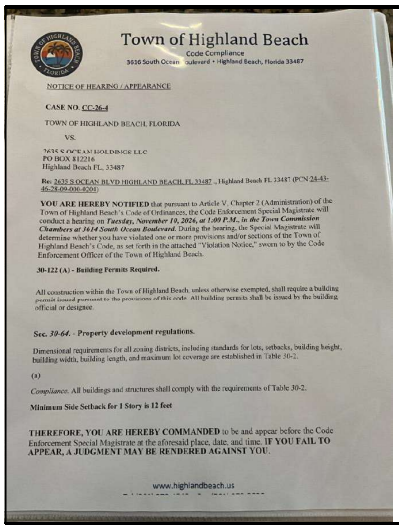
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Upload Date: 10/05/2026

File Type: jpg

Notes:

Photo of Record: ☐



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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
Highland Beach FL, 33487

Re: 2635 S OCEAN BLVD HIGHLAND BEACH, FL 33487 , Highland Beach FL 33487 (PCN 24-43-46-28-09-001-0205)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

Sec. 30-64. - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table 30-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table 30-2.

Minimum Side Setback for 1 Story is 12 feet

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

www.highlandbeach.us

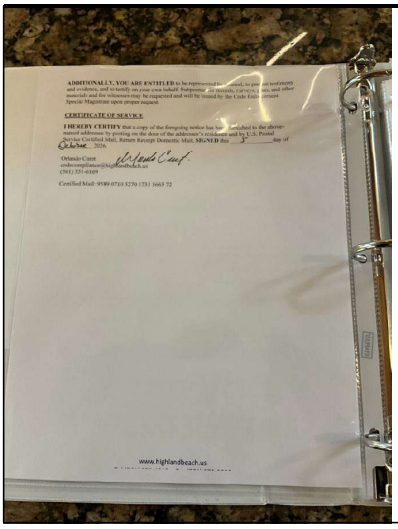
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ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for witnesses, documents, and other materials and for witnesses may be requested and will be issued by the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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 5 day of October, 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 737-6189

Certified Mail: 9589 0710 5270 1731 3665 72

www.highlandbeach.us

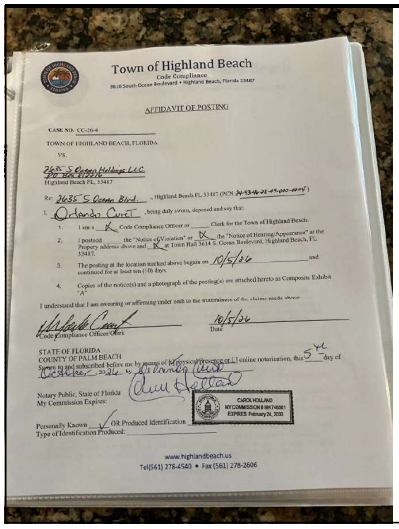
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Upload Date: 10/05/2026

File Type: jpg

Notes:

Photo of Record: ☐



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

AFFIDAVIT OF POSTING

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S Ocean Holdings LLC
PO Box 812216
Highland Beach FL 33487

Re: 2635 S Ocean Blvd , Highland Beach FL, 33487 (PCN 24-43-46-28-09-001-0205)

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

1. I am a K Code Compliance Officer or ____ Clerk for the Town of Highland Beach.
2. I posted ____ the "Notice of Violation" or K the "Notice of Hearing/Appearance" at the Property address above and K at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 10/5/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer

10/5/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of K physical presence or ____ online notarization, this 5 day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 74081
EXPIRES February 24, 2030

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

www.highlandbeach.us
Tel(561) 278-4540 • Fax (561) 278-2696

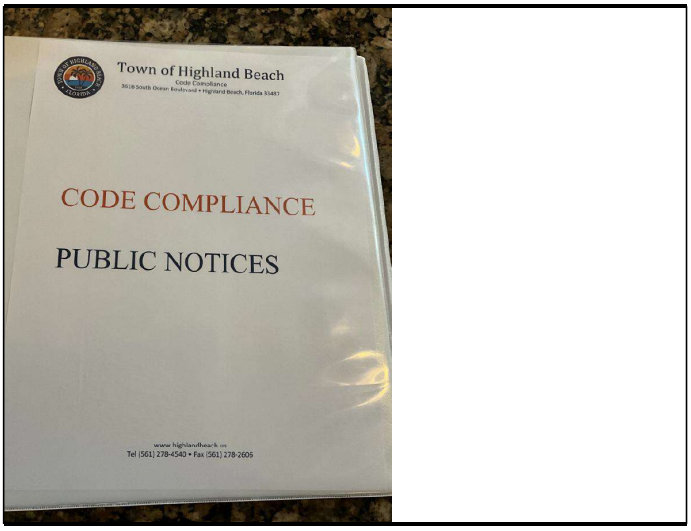
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Photo of Record: ☐

Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/05/2026

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

A. 2027 Special Magistrate Hearing Dates

TOWN OF HIGHLAND BEACH
AGENDA MEMORANDUM

MEETING TYPE: Special Magistrate Hearing

MEETING DATE *11/10/2026*

SUBMITTED BY: Jaclyn DeHart, Deputy Town Clerk

SUBJECT: 2027 SPECIAL MAGISTRATE HEARING DATES

SUMMARY:

Below are the 2027 Special Magistrate Hearing meeting dates, which will be held on the second Tuesday of each month at 1:00 P.M., with the exceptions of March 09, 2027 (election date). This meeting will be held on Wednesday, March 10, 2027. The meeting dates are as follows:

SPECIAL MAGISTRATE HEARING DATES

- January 12, 2027
- February 09, 2027
- March 10, 2027
- April 13, 2027
- May 11, 2027
- June 08, 2027
- July 13, 2027
- August 10, 2027
- September 14, 2027
- October 12, 2027
- November 09, 2027
- December 14, 2027

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A