

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, July 09, 2024 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. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. June 11, 2024

7. **UNFINISHED BUSINESS**

A. **CASE NO. CC2023-12-017**

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

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

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

Violations: Pergola built without an issued permit.

8. NEW BUSINESS

A. CASE NO. CC-24-150

Elizabeth Valella
3301 S. Ocean Blvd. Apt. 401
Highland Beach FL, 33487
PCN: 24-43-46-33-12-000-0401

Legal Description: AMBASSADORS V SOUTH COND APT 401

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

Violations: PERMIT FS22-0061 Add fire sprinkler head has expired.

B. CASE NO. CC-24-160

Michael Quinlivan
3420 S. Ocean Blvd. Apt. 8Y
Highland Beach FL, 33487
PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.

C. CASE NO. CC-24-115

Michael W Marc D TR Hazel
3912 S. Ocean Blvd. Apt. 702
Highland Beach FL, 33487
PCN: 24-43-47-04-13-001-0702

Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

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

Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

9. ANNOUNCEMENTS

July 23, 2024	1:30 PM	Town Commission Meeting
August 13, 2024	1:00 PM	Code Enforcement Regular Board Meeting

10. ADJOURNMENT

Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. June 11, 2024



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: June 11, 2024
Time: 1:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member David Kaufman
Board Member Robert Lasorsa
Vice Chair Person Jane Perlow
Chairperson Myles Schlam
Town Attorney Elizabeth Lenihan
Deputy Town Clerk Jaclyn DeHart

ABSENT

Board Member Bryan Perilman

ADDITIONAL STAFF PRESENT

Code Compliance Officer Adam Osowsky

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: Perilman/Kaufman - Moved to approve the agenda as presented which passed 4 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. May 14, 2024

Motion: Perlow/Lasorsa- Moved to approve the minutes of May 14, 2024 which passed unanimously 4 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. CASE NO. CC-24-118

John J TR Scott
2342 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-44-000-0012

Legal Description: CAMELOT ON THE ATLANTIC PL 1 PT OF LTS 1 & 2, PT OF TRS A-2, B-1 & B-2 IN OR21555P1107

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

Violations: Permit 20-0151 INSTALL GENERATOR, LIQUID PROPANE, TO RUN KITCHEN & MASTER has expired.

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

Code Compliance Officer Adam Osowsky stated that the Town was pulling the case as the permit has been issued.

B. CASE NO. CC-24-112

Richard K & Cornelius J JR & Moriarty
3114 S. Ocean Blvd. 810
Highland Beach FL, 33487
PCN: 24-43-46-33-09-000-8100

Legal Description: MONTEREY HOUSE COND APT 810

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

Violations: PERMIT E22-0225 Install new electrical receptacles in kitchen and baths has expired.

Chairperson Schlam read the title of Item 8.B. and asked the Board members if they had any ex parte communications to disclose in the matter. Hearing none,

he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky stated that the Town was pulling the case as the permit has been issued.

C. CASE NO. CC-24-86

Seth Fishman
2575 S. Ocean Blvd. Apt. 303S
Highland Beach FL, 33487
PCN: 24-43-46-28-47-002-3030

Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG SOUTH UNIT 303-S

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

Violations: Permit E21-0047 Electrical Sub-permit has expired.

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

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service and supporting documents.

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

Felipe Cortez, general contractor, was sworn in and provided comments on the violation.

Seth Fishman, property owner, was not present.

The public hearing was closed followed by a motion.

Motion: Perlow/Lasorsa - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within two weeks or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the

date set for compliance. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Lasorsa (Yes), Member Kaufman (Yes), and Chairperson Schlam (Yes). The motion passed 4 to 0.

9. ANNOUNCEMENTS

June 13, 2024	9:30 AM	Planning Board Regular Meeting
June 18, 2024	1:30 PM	Town Commission Meeting
July 09, 2024	1:00 PM	Code Enforcement Board Regular Meeting

10. ADJOURNMENT

The meeting adjourned at 1:23 PM.

APPROVED: July 09, 2024, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

07/09/2024
Date

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

File Attachments for Item:

A. CASE NO. CC2023-12-017

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

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

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

Violations: Pergola built without an issued permit.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC2023-12-017

Date: June 3, 2024

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

RE: 2474 S Ocean Blvd., Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to your Request, the Code Enforcement Board will be conducting a hearing on *Tuesday, July 9, 2024, at 1:00 P.M.*
The hearing will be held in the town commission chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

Adam Osowsky
Code Compliance Officer
aosowsky@highlandbeach.us

Adam Osowsky

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, June 3, 2024 11:46 AM
To: Adam Osowsky
Cc: Ingrid Allen
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Hey Adam. Just following up on this. Please let me know about scheduling with the Code Enforcement Board.

Thanks,
Michael

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Thursday, May 30, 2024 6:51 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Ingrid Allen <iallen@highlandbeach.us>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

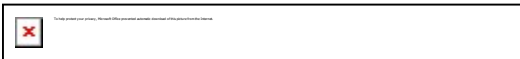
Hey Adam. Thanks again for the call this morning. As discussed, I am sending this email to you to request an extension from the Code Enforcement Board on the duration for the property to achieve compliance by obtaining a building permit for the accessory structure (gazebo).

As the email chains below and attached illustrate, the property owner submitted the code interpretation appeal in mid-March, but there were some hiccups with the Town's online portal, and so that took up a few days. Then after about a month, a month during which we were expecting a date for the Board of Adjustment and Appeals hearing to be scheduled, we received comments from Planning staff. We were not allowed to schedule the Board meeting until the comment was resolved and that took a few days because it involved edits by the surveyor.

Now that the Clerk has been attempting to schedule the Board meeting, she has not been able to establish a quorum and the June date has been ruled out already. We are hoping for July date.

We have been ready for the Board hearing for weeks now and establishing a quorum has pushed us past the initial date for compliance. As such, we respectfully request for an extension from the Code Enforcement Board so that the Board of Adjustment and Appeals hearing made be conducted.

Thank you,
Michael



MICHAEL MARSHALL PARTNER
Michael.Marshall@nelsonmullins.com
100 S.E. 3RD AVENUE | SUITE 2700
FORT LAUDERDALE, FL 33394
T 954.745.5248 F 954.761.8135

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Tuesday, May 21, 2024 10:23 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

Michael:

The Clerk is still working on establishing a quorum, she advised me that several Board members are out of Town, and some will not be available during the summer. That said, please provide your availability for a late June to mid-July meeting. Are there any dates during this timeframe that will not work for you? Kindly advise so that I can pass along to the Clerk. Note that previous Board meetings were held at 9:30am

Thank you.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us

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

From: Ingrid Allen
Sent: Wednesday, May 15, 2024 12:24 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

I was advised by the Town Clerk that there is NOT a quorum for a June 10th meeting. The Clerk will be providing the Board with additional meeting dates and as soon as a quorum is met, I will advise you accordingly.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
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From: Ingrid Allen
Sent: Tuesday, May 14, 2024 8:44 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

FYI, I was advised by the Town Clerk on 5-10-24 that she canvassed the Board of Adjustment and Appeals for a June 10th meeting. She has not yet advised me if a quorum was reached. I emailed her the morning for an update. I will advise you accordingly.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
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From: Ingrid Allen
Sent: Monday, May 6, 2024 3:01 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In your response document that was uploaded to the portal on 4-26-24, you indicate that the structure is an open-walled, roofed accessory structure. For consistency purposes, I would suggest you use the same terminology when labeling it on the survey. Please add the "x" dimension in red as provided in your snippet, it is hard to see 4 foot setback on the survey.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
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From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, May 6, 2024 2:04 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Okay. Thanks, Ingrid. For Jeff's benefit, in order to properly mimic the snippet in my email below, then he needs to add the side setback dimension (the "y" dimension in my snippet, which isn't an issue) and call the structure "accessory structure" rather than "outdoor kitchen structure." Is that correct?

The 4-foot rear setback is shown on the survey already.

Please let us know. Thanks.

Michael

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Monday, May 6, 2024 1:52 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In response to your email below, the snippet you provide below should work, please upload the revised survey to the portal. I see that a survey was uploaded to the portal on 5-6-24; however, it does not mimic your snippet below.

I received the labels today.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
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From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Thursday, May 2, 2024 5:05 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: 2474 South Ocean - Project Number PZ-24-2

Hey Ingrid. I just wanted to follow up on the call from yesterday. As I was explaining on the phone, we are simply trying to ensure that we are providing you with the exact information that you've requested in the review comment. As you know, we need to schedule this Board hearing to resolve the appeal or variance asap.

Your review comments are as follows:

1. Survey uploaded indicates "added screened enclosure;" however, such screen enclosure is not labeled on the survey. Please label accordingly.
2. While you submitted 31 pages of technical drawings and 2 pages from Cronin Engineering, I don't see the actual dimensions of the structure including total square footage on either document. Please provide a scaled plan that reflects the location and dimensions of the structure including required and proposed setbacks. In addition, provide a dimensioned detail sheet for the structure.
3. Drop off to the Building Department, two (2) sets of 500 foot labels, 500 ft address list and 500 ft radius map from the Palm Beach County Property Appraiser.

Regarding number 1, and as stated in our prior response to staff comments, we have asked the surveyor (Jeff Wagner, who is copied) to remove the "added screened enclosure) notation.

Regarding number 2, please see that the actual dimensions of the structure on shown on the signed and sealed survey that has been provided (attached). The structure is 15.70 feet x 14.75 feet. As such, the area of the structure is 231.575. We will add the area to the survey as shown in the snippet below. **Please confirm this will satisfy your comment.**

Also, the attached survey is a signed and sealed survey that is scaled at 1 inch = 20 feet. The Graphic Scale is already provided on the survey. **Please confirm this satisfies your comment.**

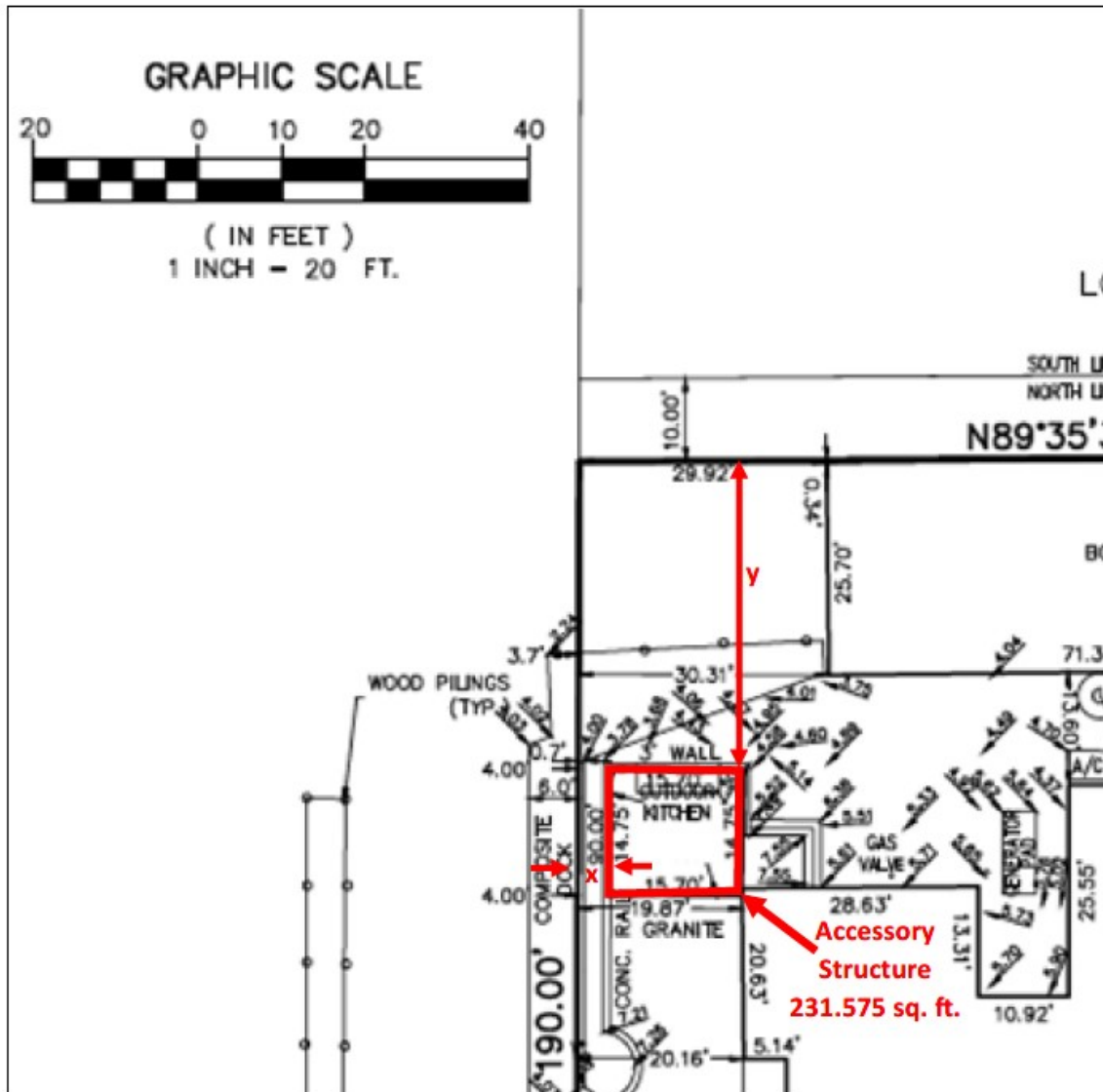
The attached survey also illustrates the location of the accessory structure, although it may have been obvious. In the snippet below, I have show the structure in red and also indicated the side and rear setback distances (the "x" and "y" dimensions). We have asked Jeff to provide us with those setback dimensions. We have also asked that Jeff label the structure as an "accessory structure." **Please confirm this will satisfy your comment.**

Regarding the required setbacks, that is the issue on appeal and at this time we do not believe a setback requirement is applicable.

Finally, regarding number 3, we have received the mailing labels, address list, and 500 foot radius map from the Property Appraiser. The materials are being shipped to the Building Department via FedEx this evening.

Thanks again and please let me know that the revisions the survey (as shown below) adequately address your comment so that we can provide proper direction to Jeff.

Michael



Michael Marshall



O: 954-745-5248 C: 954-296-2862
michael.marshall@nelsonmullins.com

Confidentiality Notice

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone (800-237-2000) or reply to this e-mail and delete all copies of this message.

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

STEPHEN & MARLA GARCHIK
2474 S. Ocean Boulevard
Highland Beach, FL 33487

Case No: 2023-12-017

PCN: 24-43-46-28-09-000-0131

Respondents.

LEGAL: BYRD BEACH LT 13A (LESS N 10
FT) AND LT 14A

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on March 12, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondents are the owners of the property located at 2474 South Ocean Boulevard, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondents that they were in violation of Section 30-122(A) of the Town Code of Ordinances for the installation of a pergola without a building permit.
3. Respondents' attorney and property manager were in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondents are in violation of Section 30-122(A) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondents remain in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondents shall comply with the Town Code within sixty (60) days of the date of the hearing **or by May 11, 2024.**

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

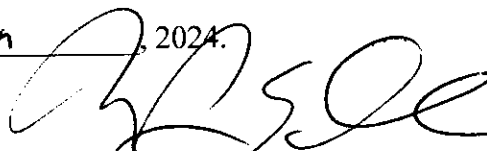
c. No further action shall be required for the entry of such fine.

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

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

4. Respondents may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondents do so within sixty (60) days from the date this Order was executed. If Respondents fail to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondents. If such a hearing is requested, the Town shall notify Respondents of the hearing date by regular and certified mail. Respondents are not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondents shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 12 day of March, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents

File Attachments for Item:

A. CASE NO. CC-24-150

Elizabeth Valella 3301 S. Ocean Blvd. Apt. 401 Highland Beach FL, 33487 PCN: 24-43-46-33-12-000-0401

Legal Description: AMBASSADORS V SOUTH COND APT 401

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

Violations: PERMIT FS22-0061 Add fire sprinkler head has expired.



Town of Highland Beach

Building Department
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-150

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ELIZABETH VALELLA
3301 S OCEAN BLVD APT 401
Highland Beach, FL 33487

RE: 3301 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-12-000-0401)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **July 9, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding

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

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

More specifically, PERMIT FS22-0061 Add fire sprinkler head has expired.

During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this ____24__ day of ____June____ 2024.

Adam Osowsky

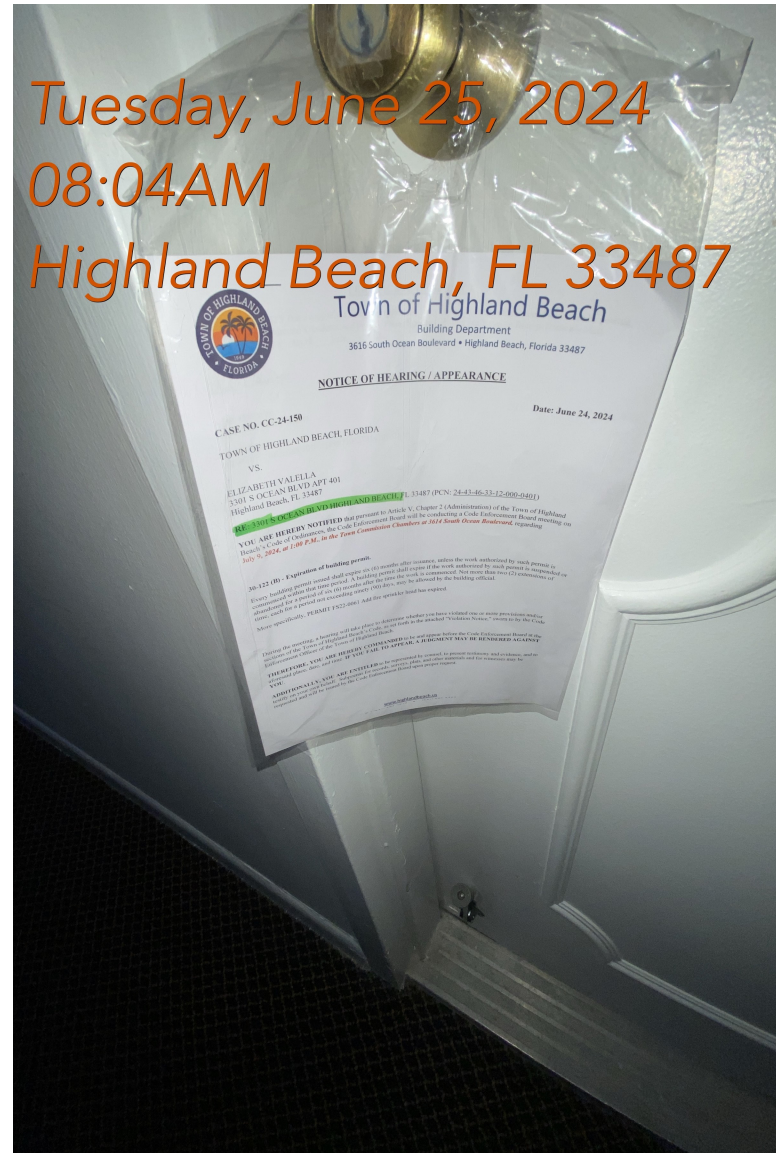
Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410060018/9589071052701410062838

Tuesday, June 25, 2024
08:04AM
Highland Beach, FL 33487



Tuesday, June 25, 2024
08:04AM
Highland Beach, FL 33487



9589 0710 5270 1410 0628 38 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE CERTIFIED MAIL®				9589 0710 5270 1410 0628 38 9589 0710 5270 1410 0628 38		U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.						OFFICIAL USE	
Certified Mail Fee \$ _____		Extra Services & Fees (check box, add fee as appropriate)		Postmark Here		CC-24-150 NOH VALELLA	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____		<input type="checkbox"/> Return Receipt (electronic) \$ _____		<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____		3301 S OCEAN BLVD APT 10	
<input type="checkbox"/> Adult Signature Required \$ _____		<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____		HB, FL 33109		7	
Postage \$ _____		Total Postage and Fees \$ _____		Sent To		Street and Apt. No.	
City, State, ZIP+4®		PS Form 3800, January 2023 PSN 7530-01-000-9000		City, State, ZIP+4®		City, State, ZIP+4®	

Property Detail

Location Address : 3301 S OCEAN BLVD 401
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-12-000-0401
Subdivision : AMBASSADORS V SOUTH COND
Official Records Book/Page : 33202 / 1660
Sale Date : DEC-2021
Legal Description : AMBASSADORS V SOUTH COND APT 401

Owner Information

Owner(s)	Mailing Address
VALELLA ELIZABETH	3301 S OCEAN BLVD APT 401 BOCA RATON FL 33487 2570

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2021	\$0	33202 / 01660	SUMMARY ORDER	VALELLA ELIZABETH
APR-1993	\$126,000	07693 / 00678	WARRANTY DEED	BRIGUGLIO FRANK P &
JAN-1976	\$46,700	02522 / 01789	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1050
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$483,100	\$395,500	\$285,000	\$270,000	\$275,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$483,100	\$395,500	\$285,000	\$270,000	\$275,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$435,050	\$395,500	\$285,000	\$270,000	\$275,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$435,050	\$395,500	\$285,000	\$270,000	\$275,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$7,266	\$6,482	\$4,831	\$4,667	\$4,815
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$7,369	\$6,582	\$4,927	\$4,762	\$4,912

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



NOTICE OF VIOLATION

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

April 27, 2024

ELIZABETH VALELLA
3301 S OCEAN BLVD APT 401
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-150

Location: 3301 S OCEAN BLVD, 401
HIGHLAND BEACH, FL 33487

Violation Description:

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

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

More specifically, PERMIT FS22-0061 Add fire sprinkler head has expired.

Correction: Contact permitting 561 278 4540 to re-instate/obtain required permit by May 12, 2024. Updated compliance date May 19, 2024.

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 Enforcement Board, 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,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Photos

CC-24-150

Code Case

Project Address:

3301 S OCEAN BLVD Unit/Apt/Suite 401,
HIGHLAND BEACH FL 33487

Owner:

ELIZABETH VALELLA



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/13/2024

File Type: jpg

Notes: NOV Posted

Photo of Record: ☐

9589 0710 5270 1410 0600 18

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OFFICIAL USE

Certified Mail Fee \$ 4.40

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

☒ Return Receipt (hardcopy) \$ 3.65

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 1.68

Total Postage and Fees \$ 8.73

Sent To **CC-24-150 NOV**
ELIZABETH VALELLA

Street and Apt./ **3301 S OCEAN BLVD APT 401**

City, State, Zip **Highland Beach FL, 33487**

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

APR 27 2024
 Postmark Here
 BOCA RATON FL 33431

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

File Attachments for Item:

B. CASE NO. CC-24-160

Michael Quinlivan 3420 S. Ocean Blvd. Apt. 8Y Highland Beach FL, 33487 PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-160

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
HIGHLAND BEACH, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on , , at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding

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

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

More specifically - Permit E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing inspections.

During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 24 day of June 2024.

Adam Osowsky

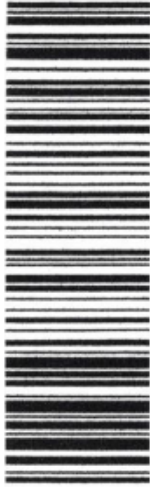
Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410062470/9589071052701410062845

9589 0710 5270 1410 0628 45

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

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OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

cc-24-160 noh no card

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

HIGHLAND BEACH, FL 33487

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

Property Detail

Location Address : 3420 S OCEAN BLVD 8Y
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0825
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 31884 / 560
Sale Date : OCT-2020
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Owner Information

Owner(s)
 QUINLIVAN MICHAEL

Mailing Address
 3420 S OCEAN BLVD APT 8Y
 HIGHLAND BEACH FL 33487 2553

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2020	\$645,000	31884 / 00560	WARRANTY DEED	QUINLIVAN MICHAEL
FEB-2007	\$528,000	21406 / 00069	WARRANTY DEED	3420 SOUTH OCEAN LLC
JUL-1993	\$222,000	07820 / 00630	WARRANTY DEED	
NOV-1984	\$191,000	04406 / 01943	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
QUINLIVAN MICHAEL	2024	HOMESTEAD
QUINLIVAN MICHAEL	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 1452
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$530,450	\$515,000	\$500,000	\$470,000	\$470,000
Exemption Amount	\$530,450	\$515,000	\$500,000	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$470,000	\$470,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$8,124	\$8,229
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$103	\$100	\$96	\$8,219	\$8,326

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



Town of Highland Beach

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

NOTICE OF VIOLATION

May 6, 2024

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-160

Location: 3420 S OCEAN BLVD 8, 8Y
HIGHLAND BEACH, FL 33487

Violation Description:

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

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

More specifically - Permit E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing inspections.

Correction- Must contact permitting at 5612784540 to re-instate/obtain required permit by 5/202/2024.

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 Enforcement Board, 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,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0624 70

U.S. Postal ServiceTM

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Booca Raton, FL 3340

Certified Mail Fee \$4.40

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

☐ Return Receipt (hardcopy) \$10.00

☐ Return Receipt (electronic) \$10.00

☐ Certified Mail Restricted Delivery \$10.00

☐ Adult Signature Required \$10.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.60

Total Postage \$0.60

Sent To

Street and Apt.

City, State, ZIP+

PS Form 3800

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487

See Reverse for Instructions

Certified Mail service provides the following benefits:

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

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

SENDER: COMPLETE THIS SECTION

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

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487



9590 9402 5086 9092 0249 28

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0624 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

B. Received by (Printed Name)

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes

☐ No

MAY 09 2024

Town of Highland Beach, FL

Town Clerk's Office

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail[®]

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express[®]

☐ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation[™]

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

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☐ Signature Confirmation Restricted Delivery

File Attachments for Item:

C. CASE NO. CC-24-115

Michael W Marc D TR Hazel3912 S. Ocean Blvd. 702Highland Beach FL,
33487PCN: 24-43-47-04-13-001-0702

Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

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

Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups
expired due to missing passed inspections.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-115

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH, FL 33487

RE: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-13-001-0702)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on July 9, 2024, at 1:00 P.M., in the *Town Commission Chambers at 3614 South Ocean Boulevard*, regarding

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

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

More specifically=Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

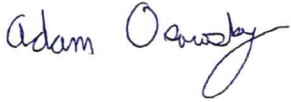
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this ___24___ day of ___June___ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail:
70210950000086914220/9589071052701410062821

9589 0710 5270 1410 0628 21

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

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9589 0710 5270 1410 0628 21

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OFFICIAL USE

Certified Mail Fee

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

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

Postmark
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CC-24-115 NOH NO CARD
MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH, FL 33487

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

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

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

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

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

IMPORTANT: Save this receipt for your records.

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

Wednesday, June 26, 2024
07:41AM
Highland Beach, FL 33487



Property Detail

Location Address : 3912 S OCEAN BLVD 702
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-0702
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 34322 / 32
Sale Date : APR-2023
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Owner Information**Owner(s)**

HAZEL MICHAEL W
 FREDDO LUCILLE TR
 HAZEL MARC D TR
 MARC D. HAZEL TR TITL HLDRS

Mailing Address

3912 S OCEAN BLVD APT 702
 HIGHLAND BEACH FL 33487 3335

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2023	\$10	34322 / 00032	WARRANTY DEED	HAZEL MICHAEL W
NOV-2020	\$460,000	31968 / 00829	WARRANTY DEED	HAZEL MICHAEL
NOV-2003	\$259,000	16188 / 01710	WARRANTY DEED	POOLE ALBERT C &
JAN-1980	\$135,000	03282 / 00733	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
HAZEL MICHAEL W	2024	HOMESTEAD
HAZEL MICHAEL W	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1355
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$471,900	\$429,000	\$390,000	\$255,930	\$250,176
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$471,900	\$429,000	\$390,000	\$205,930	\$200,176

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$8,205	\$7,458	\$6,611	\$3,735	\$3,684
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$8,308	\$7,558	\$6,707	\$3,830	\$3,781

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



NOTICE OF VIOLATION

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

April 8, 2024

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-115

Location: 3912 S OCEAN BLVD, 702
HIGHLAND BEACH, FL 33487

Violation Description:

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

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

More specifically=Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

Correction= Must contact permitting at 561 278 4540 to re-instate/obtain ALL required permits by 5/6/2024.

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 Enforcement Board, 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,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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

RETURN RECEIPT REQUESTED

CC-24-115 NOV
HAZEL MICHAEL W
FREDDO LUCILLE TR
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

33487-3335
33487-333577

RECEIVED

MAY 06 2024

Town of Highland Beach, FL
Town Clerk's Office 0885792724
331 DE 1

33487333516
*0275-06533-09-43

7021 0950 0000 8691 4220

334
FIRST-CLASS MAIL
\$008.73
04000004 ZIP 33487
043037220112

US POSTAGE

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

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

OFFICIAL USE

Highland Beach, FL 33487

APR 09 2024
Postmark Here
CPD #0031

See Reverse for Instructions

Postage
\$ 1.68

Total Postage and Fees
\$ 8.13

Sent To
CC-24-115 NOV
HAZEL MICHAEL W
FREDDO LUCILLE TR
HAZE, MARC D TR
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

7021 0950 0000 8691 4220

334
FIRST-CLASS MAIL
\$008.73
04000004 ZIP 33487
043037220112

US POSTAGE