



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, July 12, 2022 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. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**
 - [A.](#) June 14, 2022
8. **UNFINISHED BUSINESS**
 - A.** None.

9. **NEW BUSINESS**

A. Case No. CC2022-03-014

LG Associates LLC (Lea Gabbay)
4511 S. Ocean Blvd. 503
PCN: 24-43-47-04-10-001-0503
Legal Description: 45 OCEAN CONDO BLDG 1 APT 503

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

Violation: Observed washer/dryer box installation without permit (no required trap)

B. CASE NO. CC2022-04-016

James L. Day
4430 Tranquility Dr.
PCN: 24-43-47-04-02-003-0150
Legal Description: BEL LIDO LT 15 BLK 3

Code Sections: 17-3 NUISANCES Nuisance; 34-6(A)(2) Swimming pool, spa and hot tub screening; IPMC 303.1 Swimming pools; and IPMC 303.2 Swimming pool enclosures

Violations: Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance; Observed pool mechanical equipment with no required screening fence; and observed broken pool enclosure gate latch

C. CASE NO. CC2022-05-004

Timothy Fischer
1123 Highland Beach Dr. 1
PCN: 24-43-47-04-02-002-0221
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

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

Violations: AC changeout (split to mini-split) without permit

D. CASE NO. CC2022-05-006

Jill Gilles
4023 S. Ocean Blvd.
PCN: 24-43-47-04-00-005-0080
Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140
A/K/A CITY LOT NO 47

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

Violations: Observed earth removal east of CCCL without permit

E. CASE NO. CC2022-05-014

TKS LLC
4108 S. Ocean Blvd.
PCN: 24-43-47-04-00-005-0050
Legal Description: 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5
W OF SR NO 140 A/K/A
CITY LOT NO 41

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

Violations: Observed front door installation without permit

10. BOARD MEMBERS REPORT

11. ANNOUNCEMENTS

July 19, 2022 - 1:30 P.M. Town Commission Meeting

August 02, 2022 - 1:30 P.M. Town Commission Meeting

August 04, 2022 - 12:00 P.M. Town Commission Special Meeting

August 09, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

12. ADJOURNMENT

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

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

File Attachments for Item:

A. June 14, 2022



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: June 14, 2022
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 Axelrod
Board Member James Murray
Board Member Robert Lasorsa
Vice Chairperson Jane Perlow
Chairperson Myles Schlam at 1:15 P.M.
Town Attorney Aleksandr Boksner
Administrative Support Ganelle Thompson

ADDITIONAL STAFF

Code Enforcement Officer Jason Manko

ABSENT

Board Member Bryan Perilman
Board Member Michael Cherbini

3. PLEDGE OF ALLEGIANCE

The Board led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: Lasorsa/Axelrod - Moved to approve the agenda as presented which passed unanimously on a 4 to 0 vote.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those providing testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. April 12, 2022 - Minutes

MOTION: Axelrod/Murray - Moved to approve the minutes as presented which passed unanimously on 4 to 0 vote.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Case No. CC2022-04-001

Monterey House Condominium
3114 S. Ocean Blvd
PCN: 24-43-46-33-00-001-0172
Legal: 33-46-43, S 200 FT OF N 2200 FT LYG BET S OCEAN BLVD & ICW
(LESS MONTEREY HOUSE CONDO)

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

Violation: Observed A/C condensate line installed outside of unit 101 without a permit

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the

Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (May 02, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Paula Marra of Rosenbaum PLLC provided information in regard to the violation as well as the steps taken to correct the violations on the property.

Lisa Hines-Compres was sworn in by Ms. Thompson. She then provided information about her unit in relation to the case.

Chairperson Schlam joined the meeting at 1:15 P.M.

MOTION: Lasorsa/Murray - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 30 days or 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. Upon roll call: Members Lasorsa (Yes), Murray (Yes), Axelrod (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Abstain). The motion passed.

B. Case No. CC2022-04-005

Donald and Mary Krieff
4746 S. Ocean Blvd. #10
PCN: 24-43-47-09-07-000-0100
Legal: EVANTON BAYE TOWNHOMES COND UNIT 10

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

Violation: Observed complete remodel without a permit

Chairperson Schlam read the title of Item 9.B. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and

accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (April 25, 2022) until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Mr. Donald Krieff provided a handout and mentioned steps he had taken thus far to correct the violations on his property.

MOTION: Axelrod/Perlow - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within 30 days or there will be a fine that will be commencing at \$250.00 per day which will remain per day fine until such time that it is full compliance; and there is an assessment of prosecution costs in the amount of \$. 250.00 payable by the date set for compliance. In reference to the outstanding amount based upon the date set for original compliance that it should be essentially mitigated down to \$1000 flat fee but in the event, it is not in compliance within the 31st day, it compounds. Upon roll call: Member Axelrod (Yes), Vice Chairperson Perlow (Yes), Members Murray (Yes), Lasorsa (No), and Chairperson Schlam (Yes). The motion passed on a 4 to 1 vote.

C. Case No. CC2022-04-007

Firtel Burton C. Trust
3210 S. Ocean Blvd 403
PCN: 24-43-46-33-39-000-4030
Legal: VILLA COSTA COND UNIT 403

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

Violation: Observed electrical and structural work without permit

Chairperson Schlam read the title of Item 9.C. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none,

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

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (April 29, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Mr. Burton Firtel provided information about the case and the lack of permits in relation to his property.

MOTION: Lasorsa/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within 30 days or 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. Upon roll call: Members Lasorsa (Yes), Axelrod (Yes), Murray (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 5 to 1 vote.

10. BOARD MEMBERS REPORT

None.

11. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

June 21, 2022 - 12:00 P.M. Town Commission Special Meeting

June 21, 2022 - 1:30 P.M. Town Commission Meeting

July 12, 2022 - 1:00 P.M. Code Enforcement Regular Board Meeting

12. ADJOURNMENT

The meeting was adjourned at 2:09 P.M.

APPROVED July 12, 2022, Code Enforcement Regular Meeting.

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

Ganelle Thompson
Administrative Support Specialist

Date

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

File Attachments for Item:

A. Case No. CC2022-03-014

LG Associates LLC (Lea Gabbay)4511 S Ocean Blvd 503PCN: 24-43-47-04-10-001-0503Legal Description: 45 OCEAN CONDO BLDG 1 APT 503

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

Violation: Observed washer/dryer box installation without permit (no required trap)



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-03-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LG Associates LLC
550 S Ocean Blvd. #S1403
Boca Raton, FL 33432

Re: 4511 S Ocean Blvd 503, Highland Beach FL, 33487 (PCN: 24-43-47-04-10-001-0503)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, July 12, 2022, at 1:00 P.M.***, regarding observed washer/dryer box installation without a permit (no required trap), (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 28th day of June 2022.

Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4679

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4679

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

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

OFFICIAL USE

Certified Mail Fee	\$ 3.15
Extra Services & Fees (check box, and fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.58
Total Postage and Fees	\$ 7.38

Sent To LG Associates LLC
Street and Apt. No., or P.O. Box 550 S Ocean Blvd. #S 1403
City, State, ZIP+4® Boca Raton, FL 33432

PS Form 3800, April 2008

Postmark JUN 28 2007
CPO #0231

Property Detail

Location Address 4511 S OCEAN BLVD 503
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-10-001-0503
 Subdivision 45 OCEAN CONDO
 Official Records Book 28966 Page 126
 Sale Date MAR-2017
 Legal Description 45 OCEAN CONDO BLDG 1 APT 503

Owner Information**Owners**

LG ASSOCIATES LLC

Mailing address

550 S OCEAN BLVD APT S1403
 BOCA RATON FL 33432 5694

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2017	\$360,000	28966 / 00126	WARRANTY DEED	LG ASSOCIATES LLC
MAR-2008	\$325,000	22579 / 01838	WARRANTY DEED	DIAZ-DEVIA BEATRIZ S
MAR-2002	\$200,000	13681 / 00026	WARRANTY DEED	ELVERS GUENTHER
OCT-1995	\$100	08964 / 01511	LIFE ESTATE	
DEC-1980	\$109,000	03437 / 00387	WARRANTY DEED	
JAN-1975	\$42,700	02407 / 00772	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 1100
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$310,000	\$340,000	\$325,000
Land Value	\$0	\$0	\$0
Total Market Value	\$310,000	\$340,000	\$325,000

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$310,000	\$340,000	\$325,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$310,000	\$340,000	\$325,000

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$5,255	\$5,877	\$5,690
Non Ad Valorem	\$96	\$95	\$97
Total tax	\$5,351	\$5,972	\$5,787

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-03-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LG Associates LLC
550 S Ocean Blvd. #S1403
Boca Raton, FL 33432

**POSTED
ON PROPERTY**

6/28/22
DATE

Re: 4511 S Ocean Blvd 503, Highland Beach Fl, 33487 (PCN: 24-43-47-04-10-001-0503)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, July 12, 2022, at 1:00 P.M.**, regarding observed washer/dryer box installation without a permit (no required trap), (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. 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 28th day of June 2022.

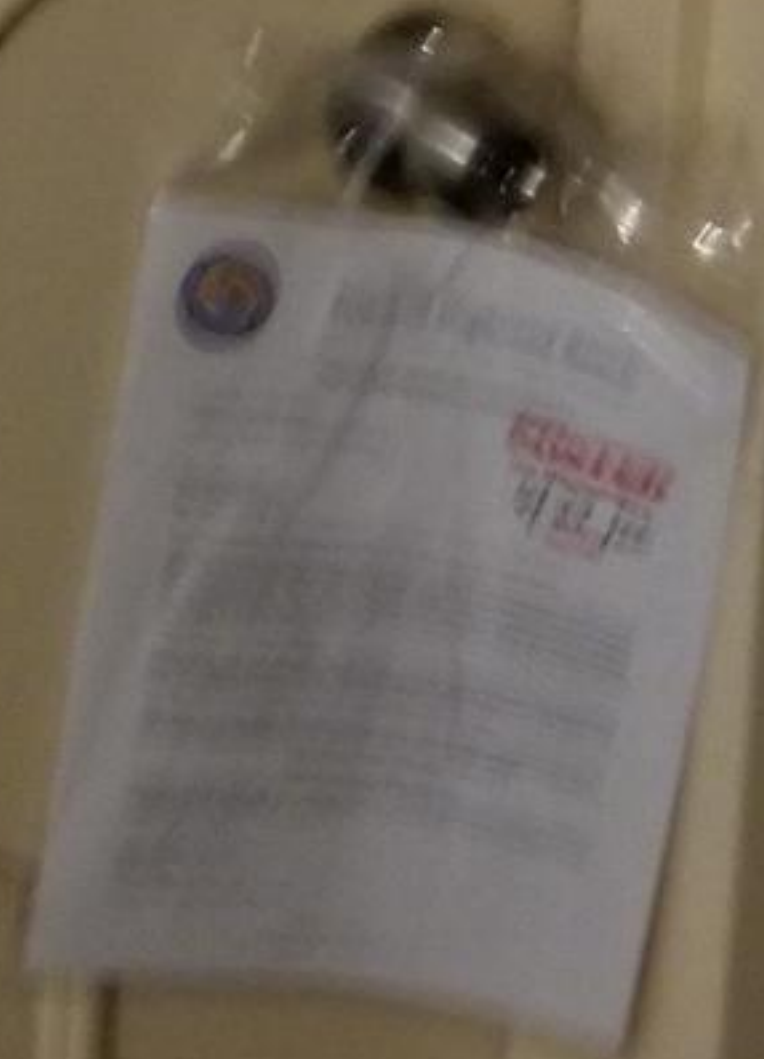
Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4679

www.highlandbeach.us

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

4511 S Ocean Blvd #
503





Town of Highland Beach

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

May 10, 2022

LG ASSOCIATES LLC (LEA GABBAY)
550 S Ocean Blvd #S1403
BOCA RATON, FL 33432

RE: Code Compliance Case No. CC2022-03-014

LG ASSOCIATES LLC (LEA GABBAY)

Location : 4511 S. OCEAN BLVD 503
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed washer/dryer box installation without permit (no required trap). PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 5/24/22.

30-122 (A) Building Permits Required

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

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

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-03-014
Property Address:	4511 S Ocean Blvd Cond. #503
Inspector:	Jason Manko



File Attachments for Item:

B. CASE NO. CC2022-04-016

James L. Day 4430 Tranquility Dr.PCN: 24-43-47-04-02-003-0150Legal

Description: BEL LIDO LT 15 BLK 3

Code Sections: 17-3 NUISANCES Nuisance; 34-6(A)(2) Swimming pool, spa and hot tub screening; IPMC 303.1 Swimming pools; and IPMC 303.2 Swimming pool enclosures

Violations: Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance; Observed pool mechanical equipment with no required screening fence; and Observed broken pool enclosure gate latch



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-04-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James L Day
4430 Tranquility Dr.
Highland Beach, FL 33487

Re: 4430 Tranquility Drive Highland Beach FL, 33487 (PCN: 24-43-47-04-02-003-0150)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, July 12, 2022, at 1:00 P.M.***, regarding Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance, (17-3 NUISANCES Nuisance); Observed pool mechanical equipment with no required screening fence, (34-6(A)(2) Swimming pool, spa and hot tub screening) and (IPMC 303.1 Swimming pools); and Observed broken pool enclosure gate latch, (IPMC 303.2 Swimming pool enclosures). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 28th day of June 2022.

Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4686

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

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- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

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PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

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7021 1970 0002 3024 4686

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>5.15</u>	
Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.05</u> <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 \$ <u>1.58</u>	
Total Postage and Fees \$ <u>7.38</u>	
Sent To James L Day	
Street and Apt. No., or PO Box 4430 Tranquility Dr.	
City, State, ZIP+4® Highland Beach, FL 33487	
CC2022-04-016	
PS Form 3800, April 2015 PSN	

Property Detail

Location Address 4430 TRANQUILITY DR
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-02-003-0150
Subdivision BEL LIDO IN
Official Records Book 31863 Page 1689
Sale Date SEP-2020
Legal Description BEL LIDO LT 15 BLK 3

Owner Information

Owners
DAY JAMES L

Mailing address
4430 TRANQUILITY DR
BOCA RATON FL 33487 4220

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2020	\$100	31863 / 01689	WARRANTY DEED	DAY JAMES L
SEP-2020	\$2,600,000	31808 / 00512	WARRANTY DEED	DAY JAMES L
AUG-2019	\$1,750,100	30826 / 01338	CERT OF TITLE	TRANS GLOBAL FINANCIAL LLC TR
AUG-2002	\$2,400,000	14033 / 00474	WARRANTY DEED	HARRY CREAGHAN
SEP-2001	\$2,100,000	12924 / 00975	WARRANTY DEED	AMANDI FERNANDO &
JUL-1995	\$260,000	08820 / 01301	WARRANTY DEED	
APR-1985	\$150,000	04520 / 00967	WARRANTY DEED	
JAN-1969	\$12,800	01729 / 00970	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 6182
Acres 0.2802
Use Code 0100 - SINGLE FAMILY
Zoning RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$1,889,604	\$1,486,266	\$1,488,178
Land Value	\$1,725,000	\$1,500,000	\$1,725,000
Total Market Value	\$2,600,000	\$2,986,266	\$3,213,178

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$2,600,000	\$2,986,266	\$1,933,155
Exemption Amount	\$0	\$0	\$50,000
Taxable Value	\$2,600,000	\$2,986,266	\$1,883,155

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$44,072	\$51,619	\$33,151
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$44,250	\$51,792	\$33,326

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-04-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James L Day
4430 Tranquility Dr.
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

**6/28/22
DATE**

Re: 4430 Tranquility Drive Highland Beach FL, 33487 (PCN: 24-43-47-04-02-003-0150)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, July 12, 2022, at 1:00 P.M.*, regarding Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance, (17-3 NUISANCES Nuisance); Observed pool mechanical equipment with no required screening fence, (34-6(A)(2) Swimming pool, spa and hot tub screening) and (IPMC 303.1 Swimming pools); and Observed broken pool enclosure gate latch, (IPMC 303.2 Swimming pool enclosures). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. 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 28th day of June 2022.

Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4686

www.highlandbeach.us

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

4430 Tranquility Dr





Town of Highland Beach

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

May 18, 2022

DAY, JAMES L
4430 TRANQUILITY DR.
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-04-016

JAMES DAY,

Location : 4430 TRANQUILITY DRIVE
HIGHLAND BEACH FL, 33487

Complaint Description:

- 1) COMPLIED 5/10/2022 Observed pool pump system in disrepair creating noise nuisance. PLEASE REPAIR OR REPLACE POOL PUMP AND OBTAIN PERMITS IF NECESSARY BY 5/12/22.
- 2) Observed pool mechanical equipment with no required screening fence. PLEASE SCREEN POOL EQUIPMENT ON ALL OPEN SIDES WITH 6 FOOT OPAQUE FENCE BY 5/26/22.
- 3) Observed broken pool enclosure gate latch. PLEASE REPAIR OR REPLACE POOL GATE AND LATCHING MECHANISM BY 5/12/22.

17-3 NUISANCES Nuisance

Sec. 17-3. 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.

34-6(A)(2) Swimming pool, spa and hot tub screening.

Swimming pool, spa and hot tub screening. In all vacation rental units located in the town that have in-ground and above-ground swimming pools, spas, and hot tubs shall be screened by a six-foot, one hundred (100) percent opaque on all sides (except waterfront sides) fence. Swimming pool equipment shall be separately screened on all open sides with a six-foot one hundred (100) percent opaque fence.

IPMC 303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

IPMC 303.2 Swimming pool enclosures.



Town of Highland Beach

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

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-04-016
Property Address:	4430 Tranquility Dr.
Inspector:	Jason Manko



File Attachments for Item:

C. CASE NO. CC2022-05-004

Timothy Fischer 1123 Highland Beach Dr. 1 PCN: 24-43-47-04-02-002-0221 Legal
Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

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

Violations: AC changeout (split to mini-split) without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-004

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787

Re: 1123 Highland Beach Drive 1 Highland Beach FL, 33487 (PCN: 24-43-47-04-02-002-0221)


YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, July 12, 2022, at 1:00 P.M.***, regarding observed AC changeout (split to mini-split) without permit. 30-122 (A) Building Permits Required. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4693

www.highlandbeach.us

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



Town of Highland Beach

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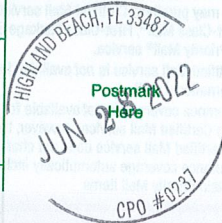
7021 1970 0002 3024 4693

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

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

OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, and fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<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	\$ 58
Total Postage and Fees	\$ 7.38
Sent To	Timothy Fischer
Street and Apt. No., or PO Box	64 Laurel Dr.
City, State, ZIP+4®	Smithtown NY, 11787
	CC2022-05-004



Property Detail

Location Address 1123 HIGHLAND BEACH DR 1
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-02-002-0221
Subdivision BEL LIDO IN
Official Records Book 31088 Page 39
Sale Date DEC-2019
Legal Description BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Owner Information

Owners
FISCHER TIMOTHY

Mailing address
64 LAUREL DR
SMITHTOWN NY 11787 3931

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2019	\$395,000	31088 / 00039	WARRANTY DEED	FISCHER TIMOTHY
SEP-2013	\$115,000	26428 / 01273	WARRANTY DEED	DUNLAP GLENN A &
JUN-2000	\$190,000	11875 / 00450	WARRANTY DEED	DUNLAP ROBERT G &
NOV-1994	\$105,000	08572 / 00248	WARRANTY DEED	
APR-1994	\$100	08228 / 00647	CERT OF TITLE	
NOV-1987	\$592,000	05483 / 01708	WARRANTY DEED	
JAN-1981	\$312,500	03575 / 00528	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 2152
Acres 0.05
Use Code 0110 - TOWNHOUSE
Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$385,000	\$370,000	\$395,000
Land Value	\$0	\$0	\$0
Total Market Value	\$385,000	\$370,000	\$395,000

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$385,000	\$370,000	\$298,775
Exemption Amount	\$0	\$0	\$50,000
Taxable Value	\$385,000	\$370,000	\$248,775

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$6,526	\$6,396	\$4,535
Non Ad Valorem	\$96	\$95	\$97
Total tax	\$6,622	\$6,491	\$4,632

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-004

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787

**POSTED
ON PROPERTY**

**6/28/22
DATE**

Re: 1123 Highland Beach Drive 1 Highland Beach Fl. 33487 (PCN: 24-43-47-04-02-002-0221)

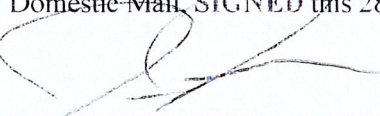
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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4693

www.highlandbeach.us

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

1123 Highland Beach Dr. #1





Town of Highland Beach

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

May 13, 2022

FISCHER, TIMOTHY
64 LAUREL DR
SMITHTOWN, NY 11787

RE: Code Compliance Case No. CC2022-05-004

TIMOTHY FISCHER,

Location : 1123 HIGHLAND BEACH DRIVE 1
HIGHLAND BEACH FL, 33487

Complaint Description:

AC changeout (split to mini-split) without permit. PLEASE OBTAIN PERMIT BY 5/27/2022.

30-122 (A) Building Permits Required

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

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

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-05-004
Property Address:	1123 HIGHLANDBEACH DR. #1
Inspector:	Jason Manko



File Attachments for Item:

D. CASE NO. CC2022-05-006

Jill Gilles4023 S. Ocean Blvd.PCN: 24-43-47-04-00-005-0080Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

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

Violations: Observed earth removal east of CCCL without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

Re: 4023 S. Ocean Blvd Highland Beach Fl, 33487 (PCN: 24-43-47-04-00-005-0080)

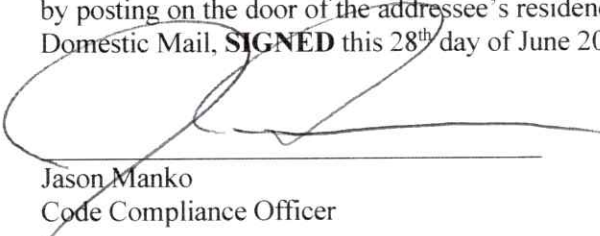
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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4709

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

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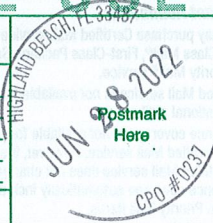
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U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.05
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.58
Total Postage and Fees	\$ 7.38
Sent To	Jill Gilles
Street and Apt. No., or P.O. Box	7565 Foster Ridge Rd
City, State, ZIP+4®	Memphis, TN 38138
CC2022-05-006	
PS Form 3800, April 2019	



Property Detail

Location Address 4023 S OCEAN BLVD
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-00-005-0080
Subdivision
Official Records Book 33347 Page 458
Sale Date FEB-2022
Legal Description 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

Owner Information**Owners**

GILES JILL

Mailing address

7565 FOSTER RIDGE RD
MEMPHIS TN 38138 7015

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$14,250,000	33347 / 00458	WARRANTY DEED	GILES JILL
DEC-2013	\$3,795,000	26489 / 00702	WARRANTY DEED	INSKEEP MATHEW J &
JAN-2009	\$100	23038 / 00548	CERT OF TITLE	RAP KNIFORE LLC
FEB-2000	\$2,200,000	11653 / 01793	WARRANTY DEED	KNIGHT WILLIAM L
JAN-1978	\$115,000	02799 / 00066		
JAN-1974	\$85,000	02371 / 01016	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
INSKEEP MATHEW J &	2022	HOMESTEAD
INSKEEP MATHEW J &	2022	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
*Total Square Feet 7032
Acres 0.6457
Use Code 0100 - SINGLE FAMILY
Zoning RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$1,176,117	\$1,054,988	\$1,169,552
Land Value	\$4,800,300	\$4,400,300	\$4,000,300
Total Market Value	\$5,976,417	\$5,455,288	\$5,169,852

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$3,950,713	\$3,896,167	\$3,808,570
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,900,713	\$3,846,167	\$3,758,570

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$66,292	\$66,658	\$65,988
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$66,470	\$66,831	\$66,163

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

POSTED
ON PROPERTY
6/28/22
DATE

Re: 4023 S. Ocean Blvd Highland Beach Fl, 33487 (PCN: 24-43-47-04-00-005-0080)

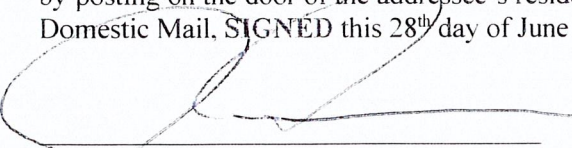
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, July 12, 2022, at 1:00 P.M.*, regarding observed earth removal east of CCCL without permit. 30-122 (A) Building Permits Required. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 28th day of June 2022.


Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4709

www.highlandbeach.us

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

4023 S Ocean Blvd





Town of Highland Beach

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

May 13, 2022

Gilles, Jill
7565 FOSTER RIDGE RD
MEMPHIS, TN 38138

RE: Code Compliance Case No. CC2022-05-006

Jill Gilles,

Location : 4023 S. OCEAN BLVD
HIGHLAND BEACH FL, 233487

Complaint Description:

Observed earth removal east of CCCL without permit. PLEASE OBTAIN PERMIT FROM DEP 5/27/2022.

30-122 (A) Building Permits Required

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

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

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-05-006
Property Address:	4023 S Ocean Blvd
Inspector:	Jason Manko



File Attachments for Item:

E. CASE NO. CC2022-05-014

TKS LLC4108 S. Ocean Blvd.PCN: 24-43-47-04-00-005-0050Legal Description: 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5 W OF SR NO 140 A/K/ACITY LOT NO 41

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

Violations: Observed front door installation without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TKS LLC
1345 NE 5th Ave
Boca Raton, FL 33432

Re: 4108 S. Ocean Blvd Highland Beach FL, 33487 (PCN: 24-43-47-04-00-005-0050)

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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4716

www.highlandbeach.us

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



Town of Highland Beach

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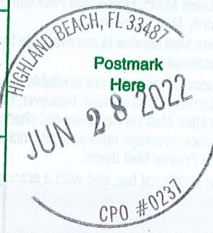
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7021 1970 0002 3024 4716

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<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	\$.58
Total Postage and	\$ 7.38
Sent To	TKS LLC
Street and Apt. No.	1345 Ne 5th Ave
City, State, ZIP+4®	Boca Raton, FL 33432
CC2022-05-014	
PS Form 3800, Apr 2019	



Property Detail

Location Address 4108 S OCEAN BLVD
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-00-005-0050
 Subdivision
 Official Records Book 32241 Page 1728
 Sale Date FEB-2021
 Legal Description 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5 W OF SR NO 140 A/K/A
 CITY LOT NO 41

Owner Information

Owners
 TKS LLC

Mailing address
 1345 NE 5TH AVE
 BOCA RATON FL 33432 2817

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$1,617,000	32241 / 01728	WARRANTY DEED	TKS LLC
JAN-2014	\$850,000	26598 / 00913	WARRANTY DEED	VESELOV KIRILL &
AUG-1995	\$290,000	08880 / 00071	WARRANTY DEED	
JUL-1990	\$350,000	06523 / 01537	WARRANTY DEED	
MAY-1989	\$350,000	06099 / 00319	WARRANTY DEED	
NOV-1983	\$250,000	04077 / 00050	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 2
 *Total Square Feet 4722
 Acres 0.2302
 Use Code 0800 - MULTIFAMILY < 10 UNITS
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$283,491	\$74,299	\$75,344
Land Value	\$470,027	\$630,000	\$630,000
Total Market Value	\$753,518	\$704,299	\$705,344

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$753,518	\$704,299	\$705,344
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$753,518	\$704,299	\$705,344

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$12,773	\$12,174	\$12,350
Non Ad Valorem	\$192	\$190	\$194
Total tax	\$12,965	\$12,364	\$12,544

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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CASE NO. CC2022-05-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TKS LLC
1345 NE 5th Ave
Boca Raton, FL 33432

**POSTED
ON PROPERTY**

6/28/22
DATE

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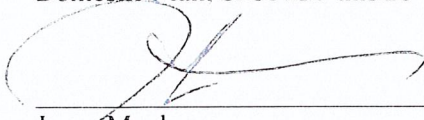
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Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4716

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

4108 S Ocean Blvd





Town of Highland Beach

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

June 14, 2022

TKS LLC
1345 NE 5TH AVE
BOCA RATON, FL 33432

RE: Code Compliance Case No. CC2022-05-014

TKS LLC,

Location : 4108 S. OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed front door installation without permit. PLEASE OBTAIN PERMIT BY 6/8/22.

30-122 (A) Building Permits Required

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Regards,

Jason Manko
Code Compliance Officer
561-351-6169

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Case Number:	CC2022-05-014
Property Address:	4108 S Ocean Blvd
Inspector:	Jason Manko

