

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, October 14, 2025 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. CALL TO ORDER
2. EXPLANATION OF PROCEEDINGS
3. SWEARING OF WITNESSES
4. APPROVAL OF MINUTES

A. August 12, 2025

5. VIOLATIONS

A. **CASE NO. CC-25-316**

Carolyn Sheehy

3015 S. Ocean Blvd 302

Highland Beach FL, 33487

PCN: 24-43-46-33-23-000-0302

Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired.

B. **CASE NO. CC-25-311**

Carolyn Sheehy

3015 S. Ocean Blvd 302

Highland Beach FL, 33487

PCN: 24-43-46-33-23-000-0302

Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permit 24-444-BR(BATHROOM REMODELING) has expired.

C. CASE NO. CC-25-353

Sunny Bliss LLC

3200 S. Ocean Blvd 202

Highland Beach FL, 33487

PCN: 24-43-46-33-45-000-2020

Legal Description: 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202

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

Violations: No permit issued for completed a/c changeout. APP 2879594
"submitted" only.

6. ADJOURNMENT

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

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

File Attachments for Item:

A. August 12, 2025



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

Date: August 12, 2025
Time: 1:00 PM

1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. June 10, 2025

Special Magistrate Wagner approved the minutes of June 10, 2025, with a date correction.

5. VIOLATIONS

A. CASE NO. CC-25-185

Juliann & Karen Marcy
2425 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0080
Legal Description: BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

Code Sections: 12-4. - Temporary construction fences

Violations: Missing construction fence

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

B. CASE NO. CC-25-310

3715 S Ocean LLC.
3715 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-47-04-00-001-0200
Legal Description: 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF
SR A-1-A A/K/A PT OF CITY LTS 67 & 68

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

Violations: Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

C. CASE NO. CC-25-253

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit P22-0138 has expired

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and waive the assessment of the prosecution costs.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired but is now in compliance. The Respondent is not assessed prosecution costs.

D. CASE NO. CC-25-236

**Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004**

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

Violations: Permit BR22-0021 Apartment Renovation has expired.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250 payable within 30 days.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired but are now in compliance. The Respondent is assessed prosecution costs in the amount of \$250 payable within 30 days.

E. CASE NO. CC-25-237

**Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004**

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

Violations: Permit M22-0117 New A/C Ducts A/C Ducts has expired due to missing inspections and unpaid fees

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

F. CASE NO. CC-25-250

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit E22-0153 Electrical wiring Apartment Renovation has expired

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

G. CASE NO. CC-25-250
FINE REDUCTION REQUEST

Diana Kantor Trust
3212 S. Ocean Blvd. 405-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-4050
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

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

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the property was in violation for 128 days and the fines total is \$32,000. Therefore, the Town recommended a 75% reduction on the fine bringing the total to \$8,000 payable within 30 days, or the fine will revert to the original amount.

Maureen Ryan attorney for the respondent was present and requested the fine be reduced to zero.

Town Attorney, Len Rubin, requested the fine be reduced to \$4,000.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$4,000 to be paid within 30 days or it will revert to the original amount of \$32,000.

**H. CASE NO. CC-24-115
FINE REDUCTION REQUEST**

**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.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the property was in violation for 238 days and the fines total is \$59,500. Therefore, the Town recommended a 90% reduction on the fine bringing the total to \$5,950 payable within 30 days or the fine will revert to the original amount.

Tyler Hoover, contractor, was present for the respondent and asked for a fine reduction.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$5,950 to be paid within 30 days or it will be reverted to the original amount of \$59,500.

6. ADJOURNMENT

The meeting adjourned at 1:16 PM.

APPROVED: October 14, 2025, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

10/14/2025

Date

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

File Attachments for Item:

A. CASE NO. CC-25-316

Carolyn Sheehy 3015 S. Ocean Blvd 302 Highland Beach FL, 33487 PCN: 24-43-46-33-23-000-0302 Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-316

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0302)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired. Courtesy warnings issued on June 17, 2025 and June 30, 2025 have both been ignored). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail,

SIGNED this 25 day of September 2025.

Adam Osway

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052703119658954

9589 0710 5270 3119 6589 54

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 \$ 5.20

Extra Services & Fees (check box, add fee to postage)

☒ Return Receipt (hardcopy) \$ 4.40

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To **cc-25-316* - noh***

Street and **CAROLYN M SHEEHY**

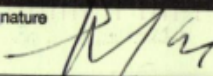
City, State **3015 S OCEAN BLVD APT 3B**

Highland Beach FL, 33487

SEP 25 2025

Postmark Here

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: cc-25-316* - noh* CAROLYN M SHEEHY 3015 S OCEAN BLVD APT 3B Highland Beach FL 33487  9590 9402 7309 2028 7489 14 2. Article Number (Transfer from service label) 9589 0710 5270 3119 6589 54		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 10/1/25 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

Domestic Return Receipt

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9590 9402 7309 2028 7489 14

United States Postal Service

Town of Highland Beach, FL

Town Clerk's Office

RECEIVED

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

TOWN OF HIGHLAND BEACH

CODE COMPLIANCE

3616 S OCEAN BLVD

HIGHLAND BEACH, FL 33487

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Permit No. G-10

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Tracking Number:

9589071052703119658954

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Your item was delivered to an individual at the address at 12:41 pm on October 1, 2025 in BOCA RATON, FL 33487.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

October 1, 2025, 12:41 pm

See All Tracking History

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(https://faq.usps.com/s/article/Where-is-my-package)

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Text & Email Updates

USPS Tracking Plus®

Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 3015 S OCEAN BLVD 302
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-23-000-0302
Subdivision : OCEAN DUNES COND DECL FILED 3-5-82
Official Records Book/Page : 34779 / 692
Sale Date : 12/26/2023
Legal Description : OCEAN DUNES COND UNIT 302

Owner Information

Owner(s)	Mailing Address
SHEEHY CAROLYN M	3015 S OCEAN BLVD APT 3B BOCA RATON FL 33487 1855

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/26/2023	\$1,250,000	34779 / 00692	WARRANTY DEED	SHEEHY CAROLYN M
12/10/1992	\$270,000	07516 / 01801	WARRANTY DEED	PORWICH ELLIOT J &
01/01/1985	\$179,000	04448 / 01190	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SHEEHY CAROLYN M	2025	HOMESTEAD
SHEEHY CAROLYN M	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2210
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	OCEAN DUNES CONDO	
Area	2210	
Year Built	1982	
No of Bedroom(s)	3	
No of Bath(s)	2	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description

square Footage

No data found

No Image Found

Property Extra Feature

Description

Year Built

Units

No Extra Feature Available

Property Land Details

Land Line #

Description

Zoning

Acres

No Land Details Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$648,270	\$630,000	\$590,154	\$572,965	\$556,277
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$597,548	\$580,000	\$540,154	\$522,965	\$506,277

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$9,632	\$9,349	\$8,798	\$8,734	\$8,754
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$9,748	\$9,456	\$8,901	\$8,834	\$8,850

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



Town of Highland Beach

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

NOTICE OF VIOLATION

July 7, 2025

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-316

Location: 3015 S OCEAN BLVD, 302
HIGHLAND BEACH, FL 33487

Violation:

Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired. Courtesy warnings issued on June 17, 2025 and June 30, 2025 have both been ignored.

Correction

Contact permitting @ 561 278 4540 to complete these projects by July 21, 2025 to prevent further actions.

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

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

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Printed 7/7/2025

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$1.05

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	\$	10.00

Postage \$10.77

Total Postage and Fees \$19.22

Sent To **CAROLYN M SHEEHY**

Street and Apt. No., or PO **3015 S OCEAN BLVD APT 3B**

City, State, ZIP+4® **HIGHLAND BEACH FL, 33487**

PS Form 3800, January 2010

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) **Town Clerk's Office**

C. Date of Delivery **7/2/25**

Yes, different from item 1? ☐ Yes ☐ No
 delivery address below:

CC-25-316 nov
CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH FL, 33487

9590 9402 5086 9092 0367 16

2. Article Number (Transfer from service label)

3. Service type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise
☐ Collect on Delivery	☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Insured Mail Restricted Delivery	

Domestic Return Receipt

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

USPS TRACKING®

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Permit No. G-10

United States Postal Service

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

TOWN OF HIGHLAND BEACH
CODE COMPLAINEE
3616 OCEAN BLVD
HIGHLAND BEACH, FL 33487

File Attachments for Item:

B. CASE NO. CC-25-311

Carolyn Sheehy 3015 S. Ocean Blvd 302 Highland Beach FL, 33487 PCN: 24-43-46-33-23-000-0302 Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permit 24-444-BR(BATHROOM REMODELING) has expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0302)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit 24-444-BR (BATHROOM REMODELING) has expired. Courtesy email sent 06/16/25 has been ignored). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 25 day of September 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052703119658947

9589 0710 5270 3119 6589 47

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

Sent To

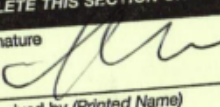
Street and Apt. No., or P.O. Box

City, State, ZIP+4[®]

cc-25-311*NOH*
CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

PS Form 3800, January 2020 (only for use on PSN) See Reverse for Instructions



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: CO-25-311*NOH* CAROLYN M SHEEHY 3015 S OCEAN BLVD APT 3B Highland Beach FL 33487		B. Received by (Printed Name) _____ C. Date of Delivery <u>10/1/25</u>	
2. Article Number (Machine Readable) 9590 9402 7309 2028 7487 23		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____	
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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

USPS TRACKING #		First-Class Mail	
9590 9402 7309 2028 7487 23		Postage & Fees Paid USPS Permit No. G-10	
United States Postal Service Highland Beach, FL Town Clerk's Office		RECEIVED CT 03	
Sender: Please print your name, address, and ZIP+4® in this box* TOWN OF HIGHLAND BEACH CODE COMPLIANCE 3616 S OCEAN BLVD HIGHLAND BEACH FL 33487		97-339316	



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD 3B., Highland Beach FL 33487 (PCN: 24-43-46-33-23-000-0302)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" X at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on September 29, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

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

Celamose
Code Compliance Officer/Clerk

September 29, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or [] online notarization, this 29th day of September, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known _____ OR Produced Identification X
Type of Identification Produced: ID

Roche Smith



Sep 29, 2025 at 2:40:18 PM
Highland Beach, FL

Town of Highland Beach
Code Enforcement
3615 South Ocean Boulevard • Highland Beach, Florida 33487
NOTICE OF HEARING / APPEARANCE
CASE NO. CC-23-111
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
CAROLYN M SREBNY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487
Re: 2013 S OCEAN BLVD HIGHLAND BEACH, FL 33487, Highland Beach FL 33487 (PCN 34-13)
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on Tuesday, October 14, 2025, at 1:00 P.M. in the Town Commission Chambers at 1614 South Ocean Boulevard, regarding 30-122 (B) - Expiration of building permit. (Permit 24-144-BR). The hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice." sworn to by the Code Enforcement Officer of the Town of Highland Beach.
THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.
ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plans, and other materials may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail.
SIGNED this 25 day of September, 2025.
Adam O'Quay
www.hIGHLANDbeach.us
Tel (561) 278-4540 • Fax (561) 278-2506

Sep 29, 2025 at 1:49:49 PM
Highland Beach, FL





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0302)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit 24-444-BR (BATHROOM REMODELING) has expired. Courtesy email sent 06/16/25 has been ignored). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail,
SIGNED this 25 day of September 2025.

Adam Orosky

www.highlandbeach.us

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

Certified Mail: 9589071052703119658947

Property Detail

Location Address : 3015 S OCEAN BLVD 302
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-23-000-0302
Subdivision : OCEAN DUNES COND DECL FILED 3-5-82
Official Records Book/Page : 34779 / 692
Sale Date : 12/26/2023
Legal Description : OCEAN DUNES COND UNIT 302

Owner Information

Owner(s)	Mailing Address
SHEEHY CAROLYN M	3015 S OCEAN BLVD APT 3B BOCA RATON FL 33487 1855

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/26/2023	\$1,250,000	34779 / 00692	WARRANTY DEED	SHEEHY CAROLYN M
12/10/1992	\$270,000	07516 / 01801	WARRANTY DEED	PORWICH ELLIOT J &
01/01/1985	\$179,000	04448 / 01190	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SHEEHY CAROLYN M	2025	HOMESTEAD
SHEEHY CAROLYN M	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2210
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	OCEAN DUNES CONDO	
Area	2210	
Year Built	1982	
No of Bedroom(s)	3	
No of Bath(s)	2	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description

square Footage

No data found

No Image Found

Property Extra Feature

Description

Year Built

Units

No Extra Feature Available

Property Land Details

Land Line #

Description

Zoning

Acres

No Land Details Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$648,270	\$630,000	\$590,154	\$572,965	\$556,277
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$597,548	\$580,000	\$540,154	\$522,965	\$506,277

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$9,632	\$9,349	\$8,798	\$8,734	\$8,754
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$9,748	\$9,456	\$8,901	\$8,834	\$8,850

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



NOTICE OF VIOLATION

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

July 1, 2025

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-311

Location: 3015 S OCEAN BLVD, 302
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-444-BR (BATHROOM REMODELING) has expired. Courtesy email sent 06/16/25 has been ignored.

CORRECTION=

Contact permitting 561 278 4540 to complete this project by August 1, 2025.

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.

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 73

Total Postage and Fees \$ 9.68

Sent To CC-25-311-nov
CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH, FL, 33487

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

SENDER: COMPLETE THIS SECTION

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

1. Article # CC-25-311-nov
CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH, FL, 33487

2. Article Number (Transfer from service label)
9589 0710 5270 1731 5662 68

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) STACEY HARRIS

C. Date of Delivery 7/7/25

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

JUL 10 2025
Town of Highland Beach, FL
Town Clerk's Office

3. Service type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Sure Mail
☐ Sure Mail Restricted Delivery (over \$500)

Domestic Return Receipt

USPS TRACKING# 9590 9402 9523 5069 3339 05

WEST PALM BEACH FL 334
 8 JUL 2025 PM 4 L

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

United States
 Postal Service

RECEIVED
JUL 10 2025
Town of Highland Beach, FL
Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box•
TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3616 S OCEAN BLVD
HIGHLAND BEACH, FLORIDA
33487

7-339316

File Attachments for Item:

C. CASE NO. CC-25-353

Sunny Bliss LLC 3200 S. Ocean Blvd 202 Highland Beach FL, 33487 PCN: 24-43-46-33-45-000-2020 Legal Description: 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202

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

Violations: No permit issued for completed a/c changeout. APP 2879594 "submitted" only.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SUNNY BLISS LLC
1515 N S FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

Re: 3200 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-45-000-2020)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, 30-122 (A) - Building Permits Required.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 25 day of September 2025.

Adam Osway

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410060209

9589 0710 5270 1410 0602 09

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

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

Boca Raton, FL 33432

Certified Mail Fee \$5.30
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$0.78
\$

Total Postage and Fees \$10.48
\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

CC-25-353 NOH*
SUNNY BLISS LLC
ROBERT L MACLAREN II CO
1515 NS FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

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



Tracking Number:

Remove X

9589071052701410060209

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



Latest Update

Your item was delivered to an individual at the address at 12:41 pm on October 2, 2025 in BOCA RATON, FL 33432.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered
Delivered, Left with Individual
BOCA RATON, FL 33432
October 2, 2025, 12:41 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Sunny Bliss LLC
1515 N S Federal Hwy Ste 106
Boca Raton, FL 33432

Re: 3200 S Ocean Blvd 202., Highland Beach FL 33487 (PCN: 24-43-46-33-45-000-2020)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a x Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted _____ the "Notice of Violation" or x the "Notice of Hearing/Appearance" x at the Property address above and x at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on October 3, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

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

Adam Osowsky
Code Compliance Officer/Clerk

October 3, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd
day of October, 2025, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

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



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

Oct 3, 2025 at 1:33:47 PM
Highland Beach, FL





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SUNNY BLISS LLC
1515 N S FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

Re: 3200 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-45-000-2020)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, 30-122 (A) - Building Permits Required.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 25 day of September 2025.

Adam Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410060209

Property Detail

Location Address : 3200 S OCEAN BLVD 202
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-45-000-2020
Subdivision : 3200 SOUTH OCEAN A SEAGATE CONDO
Official Records Book/Page : 30883 / 1622
Sale Date : 09/05/2019
Legal Description : 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202

Owner Information

Owner(s)	Mailing Address
SUNNY BLISS LLC	ROBERT L MACLAREN II C/O 1515 N S FEDERAL HWY STE 106 BOCA RATON FL 33432 7404

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/05/2019	\$2,301,030	30883 / 01622	WARRANTY DEED	SUNNY BLISS LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 3420
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

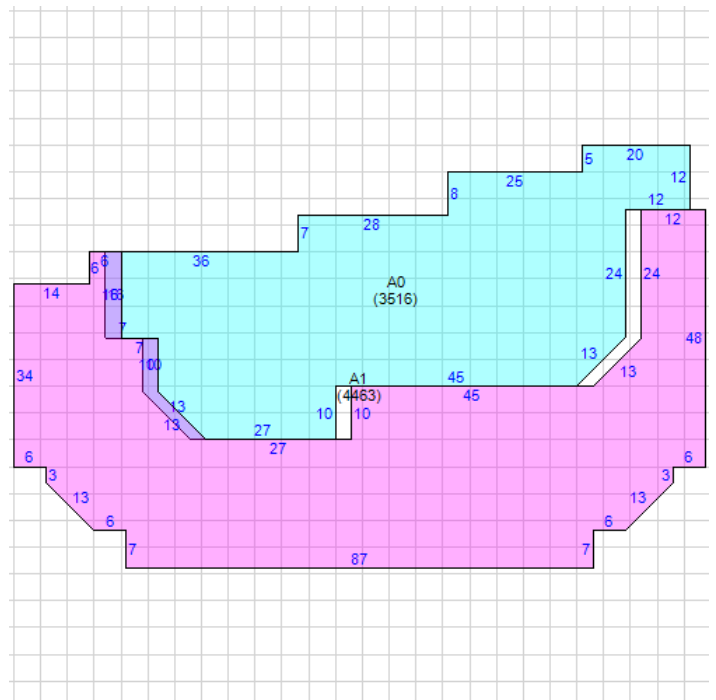
Building Details

Structural Details

Structural Element for Building 1

Name	3200 SOUTH OCEAN A SEAGATE CONDO
Area	3420
Year Built	2016
No of Bedroom(s)	3
No of Bath(s)	3
No of Half Bath(s)	1
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	STEEL FRAME OR TRUSS
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	3516

BLC Balcony	4463
Total Square Footage	7979
Area Under Air	3516

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$2,625,000	\$2,625,000	\$2,919,000	\$2,585,000	\$2,025,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$2,625,000	\$2,625,000	\$2,919,000	\$2,585,000	\$2,025,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$2,625,000	\$2,625,000	\$2,450,250	\$2,227,500	\$2,025,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,625,000	\$2,625,000	\$2,450,250	\$2,227,500	\$2,025,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$41,599	\$41,598	\$42,204	\$38,838	\$34,326
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$41,715	\$41,705	\$42,307	\$38,938	\$34,422

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



Town of Highland Beach

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

NOTICE OF VIOLATION

August 7, 2025

SUNNY BLISS LLC ROBERT L MACLAREN II C/O
1515 N S FEDERAL HWY STE 106
BOCA RATON FL, 33432

RE: Code Compliance Case No. CC-25-353

Location: 3200 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation:

No permit issued for completed a/c changeout. APP 2879594 "submitted" only.

Correction:

Must obtain ALL required permits by 9/7/2025.

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.

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Sunny Bliss LLC Robert L McClaren II c/o
1515 N S Federal Hwy Ste 106
Boca Raton FL 33432

Re 3200 S Ocean 202
_, Highland Beach FL 33487 (PCN: 24-43-46-33-45-000-2020)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a x Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted x the "Notice of Violation" or _____ the "Notice of Hearing/Appearance"
x at the Property address above and x at Town Hall 3614 S. Ocean Boulevard,
Highland Beach, FL 33487.
3. The posting at the location marked above began on August 13,
2025 _____ and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as
Composite Exhibit "A".

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

Adam Osowsky
Code Compliance Officer/Clerk

August 13, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 13th
day of August, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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





Town of Highland Beach

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

NOTICE OF VIOLATION

August 12, 2025

SUNNY BLISS LLC ROBERT L MACLAREN II C/O
1515 N S FEDERAL HWY STE 106
BOCA RATON FL, 33432

RE: Code Compliance Case No. CC-25-353

Location: 3200 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation:

No permit issued for completed a/c changeout. APP 2879594 "submitted" only.

Correction:

Must obtain ALL required permits by 9/7/2025.

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.

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

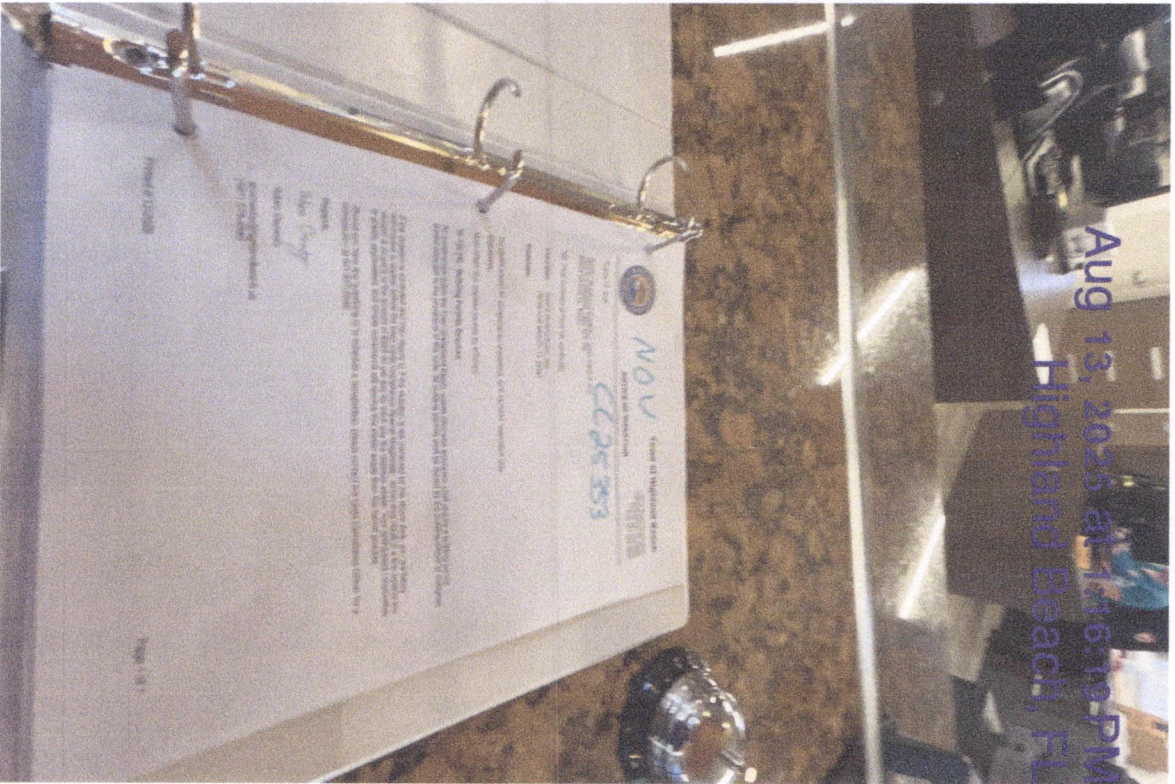
Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

A handwritten signature in cursive script that reads 'Adam Osowsky'.

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



9589 0710 5270 1410 0658 60

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

\$ **5.30**

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

☒ Return Receipt (hardcopy) \$ **4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.78**

Total Postage and Fees

\$ **10.48**

Sent To

Street and Apt. No.

City, State, ZIP+4®

CC-25-353-NOV

SUNNY BLISS LLC

ROBERT L MACLAREN II C/O

1515 N S FEDERAL HWY STE 106

BOCA RATON FL 33432 7401

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

