

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, October 13, 2026 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

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

A. September 08, 2026

5. VIOLATIONS

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

Code Sections: Sec.6-128. - Approval required for bulkheads, seawalls, retaining w'alls; required notification of abutting propert)' owners, Sec.30-123. - Enforcement, violations and penalties.

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

B. CASE NO. CC-26-37
GERSHON INVESTMENTS LLC
3630 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-47-04-50-000-0050
Legal Description: OCEAN GRANDE PLACE LT 5 A/K/A N 88 FT OF W 55.10

FT OF E 363.50 FT OF GOV LT 1LYG W OF & ADJ TO SR A-1-A R/W

Code Sections: J0-122 (A) - Building Permits Required.

Violations: Work done without approved permit.

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. September 08, 2026



TOWN OF HIGHLAND BEACH TOWN SPECIAL MAGISTRATE HEARING MINUTES

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

Date: September 08, 2026
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. July 22, 2026

Special Magistrate Wagner approved the minutes of July 22, 2026.

5. VIOLATIONS

A. CASE NO. CC-26-149

**KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH
K TRUST**

2809 S. Ocean Blvd.

Highland Beach FL, 33487

PCN:24-43-46-33-00-001-0040

**Legal Description: 33-46-43, S 200 FT OF N 400 FTOF FRAC SEC LYG
BET FIND CNL & ATLANTIC OCEAN (LESS SR) A/K/ACITY LOT NO 114**

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

**Violations: Owner failed to secure plumbing and electrical permits for the
installation of water softener and salt tanks and electrical outlets at
exterior of property.**

Special Magistrate Wagner opened the hearing.

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

The respondent was not present.

Special Magistrate Wagner closed the hearing.

Special Magistrate Wagner found the respondent in violation of the listed code sections. The respondent shall come into compliance with the Town Code by November 3, 2026. Should Respondent fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 per violation shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

B. CASE NO. CC-26-155

SPELL, CHARLES E.
3912 S. Ocean Blvd., 1210
Highland Beach FL, 33487
PCN: 24-43-47-04-13-001-1210
Legal Description: REGENCY HIGHLAND CLUB COND UNIT 1210 PHASE I

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

Violations: Owner failed to secure permit for water heater changeout.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Orlando Curet stated that the property had come into compliance and the case was closed.

C. CASE NO. CC-26-165

CHIMIENTI, NICHOLAS
4746 S. Ocean Blvd. 2
Highland Beach FL, 33487
PCN: 24-43-47-09-07-000-0020
Legal Description: EVANTON BAYE TOWNHOMES COND UNIT 2

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

Violations: Owner failed to secure permit for A/C changeout.

Special Magistrate Wagner opened the hearing.

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

The respondent was not present.

Special Magistrate Wagner closed the hearing.

Special Magistrate Wagner found the respondent in violation of the listed code sections. Respondent shall comply with the Town Code by October 8, 2026. Should Respondent fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 per violation shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

D. CASE NO. CC-26-166

**WALLACH LAWTON TRUST
2727 S. Ocean Blvd. 1201
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1201
Legal Description: VILLA MAGNA COND UNIT 1201**

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

Violations: Owner failed to secure permit for water heater changeout.

Special Magistrate Wagner opened the hearing.

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

The respondent was not present.

Special Magistrate Wagner closed the hearing.

Special Magistrate Wagner found the respondent in violation of the listed code sections. Respondent shall comply with the Town Code by October 8, 2026. Should Respondent fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 per violation shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

E. CASE NO. CC-26-171

WILD OAK FARMSTEAD LLC
1023 Russell Dr. 1
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0190
Legal Description: HIGHLAND BEACH ISLES LT 19

Code Sections: 30-68(G)(1)(A) - Accessory Marine Facilities and 30-68(G)(1)(B) - Accessory Marine Facilities

Special Magistrate Wagner opened the hearing.

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

The respondent was not present.

Special Magistrate Wagner closed the hearing.

Special Magistrate Wagner found the respondent in violation of the listed code sections. Respondent shall comply with the Town Code by September 22, 2026. Should Respondent fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 per violation shall be assessed

against Respondent for each day the Property remains in violation past the date set for compliance. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

6. ADJOURNMENT

The meeting adjourned at 1:23 PM.

APPROVED: October 13, 2026, Special Magistrate Hearing

ATTEST:

Signed Minutes on file in the Town
Clerk's Office

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

10/13/2026

Jaclyn DeHart
Deputy Town Clerk

Date

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

File Attachments for Item:

A. CASE NO. CC-26-129BERRITTO ANTHONY4320 Intracoastal Dr.Highland Beach FL, 33487PCN:24-43-47-04-02-004-0150Legal Description: BEL LIDO LOT 15 BLK 4Code Sections: Sec.6-128. - Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners, Sec.30-123. - Enforcement, violations and penalties.

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-129

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 13, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

(a)

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

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

(e)

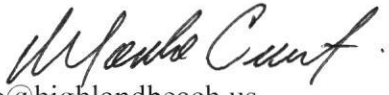
Construction and use. Building permits and certificates of occupancy issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and construction set forth in such approved plans and applications. Use, arrangement, or construction at variance with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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of September 2026.

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

Certified Mail: 9589 0710 5270 1410 0666 52

ALERT: IMPACTS FROM FLOODING IN THE MIDWEST REGION OF THE U.S. MAY DELAY FINAL...

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FAQs >

Remove X

Tracking Number:

9589071052701410066652

Copy Add to Informed Delivery

Latest Update

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on September 4, 2026 at 4:16 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

- Delivered
- Out for Delivery
- Preparing for Delivery

On the Way

Arrived at USPS Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
September 4, 2026 4:16 AM

USPS in possession of item
BOCA RATON, FL 33431
September 3, 2026 10:05 AM

What Do USPS Tracking Statuses Mean?

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

BERRITTO ANTHONY
 ANTHONY BERRITTO TR TITL HLDR
 BERRITTO ANTHONY TR

Mailing Address

4320 INTRACOASTAL DR
 BOCA RATON FL 33487 4212

Sales Information

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

Exemption Information

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

Appraisals

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

Assessed and Taxable Values

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

Taxes

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

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbc-pao.gov



Photos

CC-26-129

Code Case

Project Address:

4320 INTRACOASTAL DR, HIGHLAND
BEACH FL 33487

Owner:

ANTHONY ANTHONY TR BERRITTO



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 06/17/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 06/17/2026

File Type: jpg

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Photo of Record: ☐



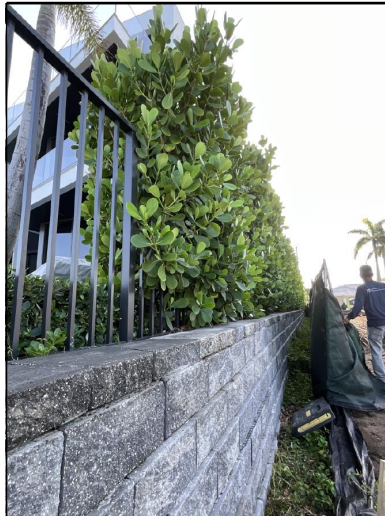
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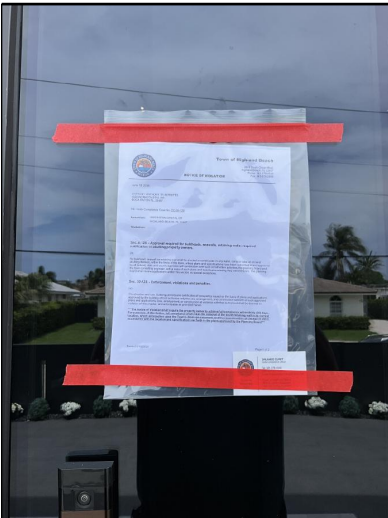
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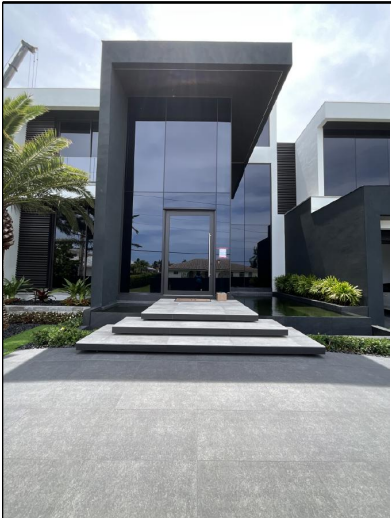
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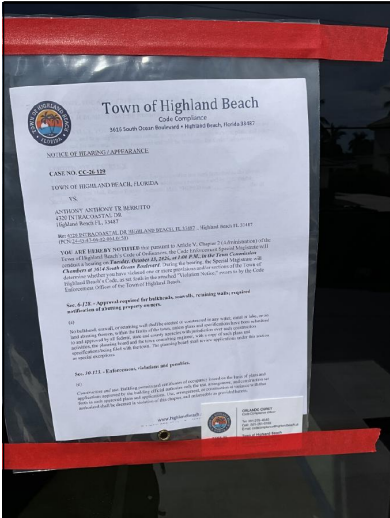


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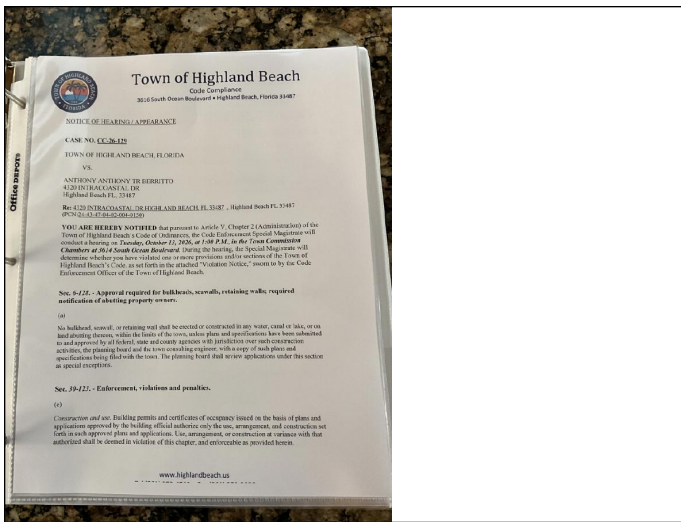
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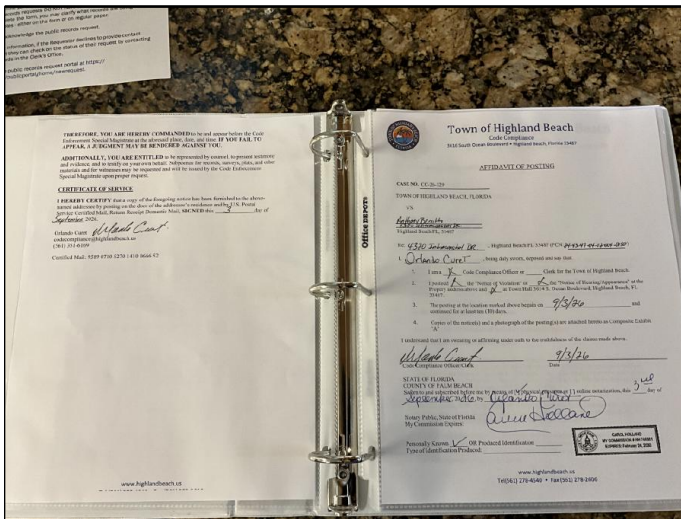
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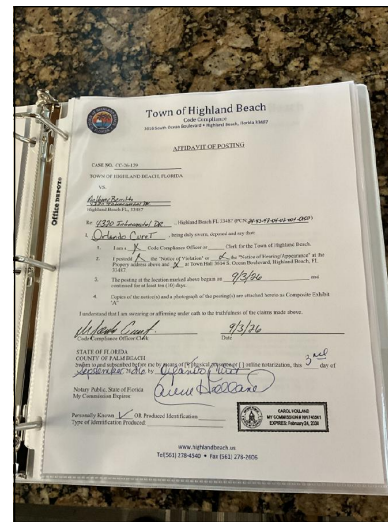
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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

17.02

Sent To \$

Anthony Berriato

Street and Apt. No., or PO Box No.

4330 Intracoastal Dr.

City, State, ZIP+4[®]

Boca Raton, FL 33487

FL 33431

Postmark
Here

POSTAL SERVICE

SEP 03 2026

Certified Mail service provides the following benefits:

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

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

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

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

IMPORTANT: Save this receipt for your records.

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USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701410060759

Copy Add to Informed Delivery

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

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

Arrived at USPS Facility

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

Arrived at USPS Facility

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

USPS in possession of item

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

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



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Enter tracking or barcode numbers

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FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-129

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Anthony Berritto
4380 Intracoastal DR.
Highland Beach FL, 33487

Re: 4380 Intracoastal DR., Highland Beach FL 33487 (PCN: 24-43-47-04-02-004-0150)

I, Orlando Curet, 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 postedd X the "Notice of Violation" or X the "Notice of Hearing/Appealance" 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 9/3/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

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

Orlando Curet
Code Compliance Officer/Clerk

9/3/26
Date

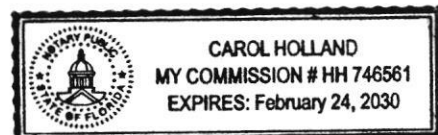
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 3rd day of September, 2026, by Orlando Curet

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known X 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

June 18, 2026

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

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

Location: 4320 INTRACOASTAL DR
HIGHLAND BEACH, FL 33487

Violation:

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

(a)

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

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

(e)

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

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



Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,



Orlando Curet

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

Cer

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Postage and Fees Only

28

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

OFFICIAL POSTAL USE ONLY

Certified Mail Fee \$5.50

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 \$78

Total Postage and Fees \$10.48

Sent To

Anthony Berritto

Street and Apt. No., or PO Box No.

4330 Intraospital Dr.

City, State, ZIP+4[®]

Highland Beach, FL 33487

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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 - A record of delivery.
- signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

File Attachments for Item:

B. CASE NO. CC-26-37 GERSHON INVESTMENTS LLC 3630 S. Ocean Blvd. Highland Beach FL, 33487 PCN:24-43-47-04-50-000-0050 Legal Description: OCEAN GRANDE PLACE LT 5 A/K/A N 88 FT OF W 55.10 FT OF E 363.50 FT OF GOV LT 1LYG W OF & ADJ TO SR A-1-A R/W Code Sections: J0-122 (A) - Building Permits Required.

Violations: Work done without approved permit.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-37

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GERSHON INVESTMENTS LLC
3630 S OCEAN BLVD
Highland Beach FL, 33487

Re: 3630 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-50-000-0050)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, October 13, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

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

Please obtain permits for alterations to include tiles at rear and drywall repair/install .

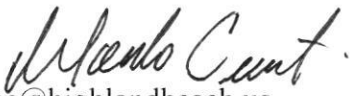
THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 11 day of September 2026.

Orlando Curet


codecompliance@highlandbeach.us

(561) 351-6169

Certified Mail: 7021 0950 0000 8687 3527

ALERT: IMPACTS FROM FLOODING IN THE MIDWEST REGION OF THE U.S. MAY DELAY FINAL...

Tracking Number:

Remove X

7021095000086873527

Copy Add to Informed Delivery

Latest Update

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on October 2, 2026 at 12:58 pm. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

On the Way

Arrived at USPS Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
October 2, 2026 12:58 PM

Arrived at USPS Facility
GAINESVILLE FL DISTRIBUTION CENTER
September 30, 2026 12:46 PM

Arrived at USPS Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
September 21, 2026 1:02 PM

Arrived at USPS Facility
GAINESVILLE FL DISTRIBUTION CENTER
September 18, 2026 9:36 PM

Forwarded
BOCA RATON, FL

September 14, 2026 3:18 PM

● **Arrived at USPS Facility**

WEST PALM BEACH FL DISTRIBUTION CENTER
September 13, 2026 8:28 AM

● **Arrived at USPS Facility**

MIAMI FL DISTRIBUTION CENTER
September 12, 2026 3:36 PM

● **USPS in possession of item**

BOCA RATON, FL 33431
September 11, 2026 1:00 PM

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Photos

CC-26-37

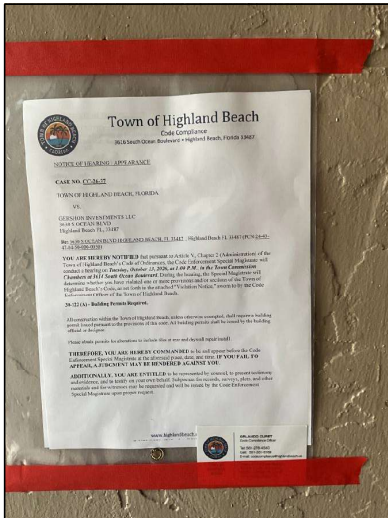
Code Case

Project Address:

3630 S OCEAN BLVD, HIGHLAND BEACH
FL 33487

Owner:

GERSHON INVESTMENTS LLC - GERSHON
INVESTMENTS LLC



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

File Type: jpg

Notes:

Photo of Record: ☐



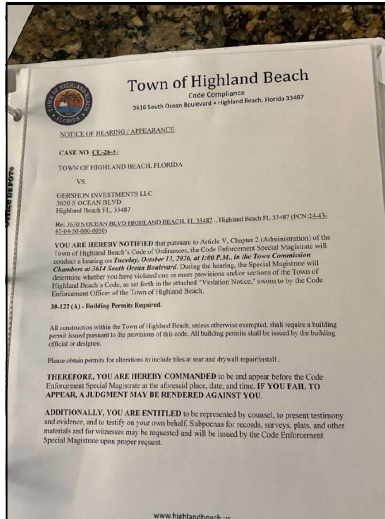
Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

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Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

File Type: jpg

Notes:

Photo of Record: ☐

Town of Highland Beach
Code Compliance
3010 South Ocean Boulevard • Highland Beach, Florida 33407

AFFIDAVIT OF POSTING

CASE NO. CC-36-37
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
Code Compliance LLC
3010 South Ocean Boulevard
Highland Beach, FL 33407

Re: State of Ocean Blvd. Highland Beach, FL 33407 (PCN: 20-09-07-01-00-0000)

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

- I am a X Code Compliance Officer or X Clerk for the Town of Highland Beach
- I served the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Property Address above and to Town Hall 1011 S. Ocean Boulevard, Highland Beach, FL 33407
- The posting at the location marked above began on 9/11/2026 and continued for at least ten (10) days.
- Copies of the notices and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

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

Orlando Curet
Code Compliance Officer/Clerk Date: 9/11/26

STATE OF FLORIDA
COUNTY OF PALM BEACH
Subscribed and sworn to before me on this 11 day of September, 2026, by Orlando Curet
Notary Public, State of Florida
My Commission Expires: 01/01/2027

Previously Known X OR Precluded Identification
Type of Identification Produced



www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2605

Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

File Type: jpg

Notes:

Photo of Record: ☐

Town of Highland Beach
Code Compliance
3010 South Ocean Boulevard • Highland Beach, Florida 33407

CODE COMPLIANCE

PUBLIC NOTICES

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2605

Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 09/11/2026

File Type: jpg

Notes:

Photo of Record: ☐



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-37

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Gershon Investments LLC
3630 S Ocean Blvd.
Highland Beach FL, 33487

Re: 3630 S Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-04-50-000-0050)

I, Orlando Curet, 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 postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Property address above and _____ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 9/11/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

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

[Signature]
Code Compliance Officer/Clerk

9/11/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

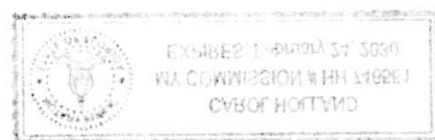
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2026, by Orlando Curet

Notary Public, State of Florida
My Commission Expires:

[Signature]

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





70221 0950 0000 8687 3527

39

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

Post Office Only

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

OFFICIAL USE

Certified Mail Fee

5.55

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

☒ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

82

Total Postage and Fees

11.02

Sent To

Gershon Investments LLC

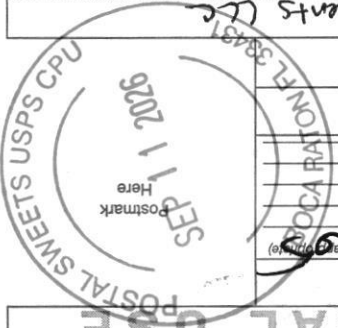
Street and Apt. No., or PO Box No.

3630 S Ocean Blvd.

City, State, ZIP+4®

Boca Raton, FL 33487

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Certified Mail service provides the following benefits:

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

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- Certified Mail service is *not* available for international mail.

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

- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

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

IMPORTANT: Save this receipt for your records.

Property Detail**Location Address :** 3630 S OCEAN BLVD**Municipality :** HIGHLAND BEACH**Parcel Control Number :** 24-43-47-04-50-000-0050**Subdivision :** OCEAN GRANDE PLACE**Official Records Book/Page :** 36295 / 594**Sale Date :** 01/28/2026**Legal Description :** OCEAN GRANDE PLACE LT 5 A/K/A N 88 FT OF W 55.10 FT OF E 363.50 FT OF GOV LT 1
LYG W OF & ADJ TO SR A-1-A R/W**Owner Information****Owner(s)**

GERSHON INVESTMENTS LLC

Mailing Address3630 S OCEAN BLVD
BOCA RATON FL 33487 3393**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/28/2026	\$2,250,000	36295 / 00594	WARRANTY DEED	GERSHON INVESTMENTS LLC
11/01/2016	\$10	28681 / 00996	QUIT CLAIM	GROSS MARVIN A TR &
12/02/2013	\$1,115,000	26495 / 00945	WARRANTY DEED	GROSS MARVIN A &
07/02/2010	\$793,025	24353 / 01961	WARRANTY DEED	AFT MANAGEMENT HOLDINGS LLC
05/25/2007	\$1,300,000	21773 / 01117	WARRANTY DEED	GENT MARK W &
02/14/2002	\$735,000	13429 / 00076	WARRANTY DEED	SAN FILIPPO EVA
05/01/1998	\$700,000	10377 / 01609	WARRANTY DEED	OCEAN GRANDE LAND HLDGS INC

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	\$1,194,413	\$1,213,195	\$1,167,378	\$1,107,930	\$896,338
Land Value	\$1,544,805	\$1,544,805	\$1,468,886	\$1,049,204	\$953,810
Total Market Value	\$2,739,218	\$2,758,000	\$2,636,264	\$2,157,134	\$1,850,148

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	\$2,739,218	\$1,004,366	\$976,060	\$947,631	\$920,030
Exemption Amount	\$0	\$55,722	\$55,000	\$55,000	\$50,500
Taxable Value	\$2,739,218	\$948,644	\$921,060	\$892,631	\$869,530

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	\$43,278	\$15,194	\$14,754	\$14,434	\$14,414
NON AD VALOREM	\$217	\$205	\$194	\$188	\$184
TOTAL TAX	\$43,495	\$15,399	\$14,948	\$14,622	\$14,598

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

From: [Code Compliance Officer](#)
To: [Jaclyn Dehart](#)
Subject: Re: Case CC-26-37
Date: Monday, October 5, 2026 10:31:51 AM
Attachments: [image001.png](#)
[image.png](#)

An NOV was generated in our system by the prior officer; however, it was never saved, and no tracking number was assigned. If I print the NOV now, it will reflect the current date, which may raise questions with the magistrate regarding the timing of the notice.

Additionally, the NOH pertains to a permit application that was submitted in April but was never approved. The work associated with the permit has since been completed.



Best regards,
Orlando Curet
Code Compliance

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Main
(561) 637-2035 Office

Codecompliance@highlandbeach.us

From: Jaclyn Dehart <jdehart@highlandbeach.us>
Sent: Friday, October 2, 2026 4:27 PM
To: Code Compliance Officer <codecompliance@highlandbeach.us>
Subject: Case CC-26-37

Good afternoon,

Case CC-26-37 does not have an NOV



Best Regards,
Jaclyn DeHart, CMC, FCRM
Deputy Town Clerk

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4548 Office
(561) 265-3582 Fax
www.highlandbeach.us

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