

AGENDA

SPECIAL MAGISTRATE HEARING



Wednesday, July 22, 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. November 12, 2025

5. VIOLATIONS

A. CASE NO. CC-26-87

4117 S. Ocean LLC

4117 S. Ocean Blvd.

Highland Beach FL, 33487

PCN:24-43-47-04-00-006-0010

Legal Description: 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140
A/K/A CITY LOT NO 38

Code Sections:30-122 (A) - Building Permits Required. 302.3 - Sidewalks and driveways, 304.2 - Protective treatment, G29. - Property Maintenance Code, I7-3 - Nuisance. Generally; declared unlawful., J0.69(CXIXAXI) - PARKING LOTS AND VEHICULAR USE AREAS.

Violations: Windows installed without permit, driveway pavers missing permit, damaged driveway pavers, chipping/peeling protective treatment/paint on structure, dirt/mildew on structure and concrete wall/fence, and damaged stucco on structure.

B. CASE NO. CC-26-100

EMC Global LLC
4226 Tranquility Drive
Highland Beach FL, 33487
PCN:24-43-47-04-02-005-0040
Legal Description: BEL LIDO LT 4 BLK 5

Code Sections: 6-29. - Property Maintenance Code, 30-122 (A) - Building Permits Required., IPMC 304.1 - Exterior Structure- General, 28-10(A) - Maintenance standards for cultivated landscape areas.

Violations: Chipping/Peeling Paint on Fascia, landscaping debris (dead/decaying plant material), faded/cracked damaged driveway, and missing permits for interior renovations.

6. FUTURE MEETING DATES

[A.](#) 2026 SPECIAL MAGISTRATE HEARING DATES

7. ADJOURNMENT

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

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

File Attachments for Item:

A. November 12, 2025



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

Date: November 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. October 14, 2025

Special Magistrate Wagner approved the minutes of October 14, 2025.

5. VIOLATIONS

A. CASE NO. CC-25-421

Our Time 105A LLC
3212 S. Ocean Blvd 105-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-1050
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 105-A

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

Violations: HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT. INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

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 remains, and the application was submitted today and is now under review. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given thirty days to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (A), building permits required, installing a hot water heater without a permit, and the respondent shall comply with the Town Code by December 12, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

B. CASE NO. CC-25-388

**Raymond Van Duren
4216 S. Ocean Blvd
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0041
Legal Description: BEL LIDO S 1/2 OF LT 4 BLK 2**

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

Violations: Permit 24-484-G [INSTALL A 32KW GENERATOR] 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.

6. ADJOURNMENT

The meeting adjourned at 1:05 PM.

APPROVED: July 22, 2026, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

07/22/2026

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-26-87

4117 S. Ocean LLC4117 S. Ocean Blvd.Highland Beach FL, 33487PCN:24-43-47-04-00-006-0010Legal Description: 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140 A/K/A CITY LOT NO 38

Code Sections:30-122 (A) - Building Permits Required. 302.3 - Sidewalks and driveways, 304.2 - Protective treatment, G29. - Property Maintenance Code, I7-3 - Nuisance. Generally; declared unlawful., J0.69(CXIXAXI) - PARKING LOTS AND VEHICULAR USE AREAS.

Violations: Windows installed without permit, driveway pavers missing permit, damaged driveway pavers, chipping/peeling protective treatment/paint on structure, dirt/mildew on structure and concrete wall/fence, and damaged stucco on structure.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-87

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
150 N WACKER DR STE 1500
Highland Beach FL, 33487

Re: 4117 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-00-006-0010)

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 ***Wednesday, July 22, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding _____, (______). 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.

302.3 - Sidewalks and driveways

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

304.2 - Protective treatment

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistance and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust or corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

6-29. - Property Maintenance Code

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

17-3 - Nuisance. Generally; declared unlawful.

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

30-69(C)(1)(A)(1) - PARKING LOTS AND VEHICULAR USE AREAS.

Maintenance of vehicular use areas. Off-street parking and vehicular use areas shall be maintained as provided below: a. All areas shall be maintained so as to function as proposed, and to present a neat and clean appearance, including the following: 1. Free of potholes and cracked or broken pavement.

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 15 day of June 2026.

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

Orlando Curet

Certified Mail: 9589 0710 5270 1410 0609 64



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-87

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S Ocean LLC
150 N WACKER DR. STE 1500
CHICAGO IL 60606
Highland Beach FL, 33487

Re: 4117 S Ocean Blvd., Highland Beach FL 33487 (PCN: 24434704000060010)

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/Appearence" 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 6/15/26 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

6/15/26
Date

STATE OF FLORIDA

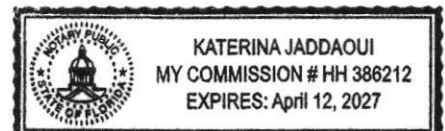
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2026, by Orlando Curet.

Notary Public, State of Florida

My Commission Expires: April 12, 2027

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



www.highlandbeach.us

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



Tracking Number:

Remove X

9589071052701410060742

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:55 pm on June 18, 2026 in CHICAGO, IL 60606.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

CHICAGO, IL 60606
June 18, 2026 1:55 PM

Arrived at USPS Facility

CHICAGO IL DISTRIBUTION CENTER
June 17, 2026 7:28 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
June 15, 2026 11:35 PM

USPS in possession of item

BOCA RATON, FL 33431
June 15, 2026 10:19 AM

Hide Tracking History

Property Detail

Location Address : 4117 S OCEAN BLVD

Municipality : HIGHLAND BEACH

Parcel Control Number : 24-43-47-04-00-006-0010

Subdivision :

Official Records Book/Page : 32482 / 245

Sale Date : 05/04/2021

Legal Description : 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140 A/K/A CITY LOT NO 38

Owner Information

Owner(s)

4117 S OCEAN LLC

Mailing Address

150 N WACKER DR STE 1500
CHICAGO IL 60606 1606

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/04/2021	\$10	32482 / 00247	QUIT CLAIM	4117 S OCEAN LLC
05/04/2021	\$9,850,000	32482 / 00245	WARRANTY DEED	4117 S OCEAN LLC
04/30/2014	\$10	26770 / 01306	QUIT CLAIM	ZACCARIA 1988 FAMILY TRUST
03/20/2014	\$8,700,000	26686 / 01554	WARRANTY DEED	ZACCARIA ADRIAN
04/13/2005	\$11,200,000	18456 / 01868	WARRANTY DEED	TULIN STANLEY B
06/25/2004	\$10	17248 / 01391	WARRANTY DEED	KNIGHT WILLIAM L
02/13/2001	\$3,000,000	12321 / 00404	WARRANTY DEED	850 LLC
01/28/2000	\$1,950,000	11623 / 01350	WARRANTY DEED	J PASTORE ENT INC
06/01/1999	\$1,375,000	11226 / 01688	WARRANTY DEED	
06/01/1999	\$1,200,000	11212 / 01745	WARRANTY DEED	
01/01/1980	\$320,000	03298 / 01970		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$3,961,401	\$4,160,710	\$4,295,795	\$3,872,747	\$5,427,610
Land Value	\$10,057,464	\$8,432,845	\$7,736,580	\$5,861,100	\$4,440,300
Total Market Value	\$14,018,865	\$12,593,555	\$12,032,375	\$9,733,847	\$9,867,910

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$12,955,751	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$12,955,751	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$212,010	\$191,794	\$179,755	\$159,532	\$167,270
NON AD VALOREM	\$205	\$194	\$188	\$184	\$178
TOTAL TAX	\$212,215	\$191,988	\$179,943	\$159,716	\$167,448

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

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 Addressed to:

4117 S Ocean LLC.
150 N Wacker DR.
Suite 1500
Chicago, IL 60606



9590 9402 9313 4295 2268 64

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0609 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

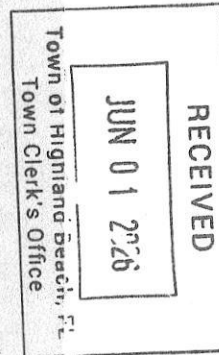
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
☐ Mail 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





Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

CERTIFIED MAIL



MIAMI FL 3310

13 MAY 2026 PM 6



U.S. POSTAGE IMI

\$10.48

FCML RDC 99
Orig: 33431
Dest: 60606 8W
05/13/26
2000052412 02

9589 0710 5270 1410 060564

ANK

4117 S Ocean LLC
150 N Wacker Dr.
Suite 1500
Chicago, IL 60606



NIXIE 601 DE 1 0005/26/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANKK1: 9333118756

ANK

SC: 33487339316 *2605-04569-13-42

33487>3393

60606-1606

9589 0710 5270 1410 0607 42

U.S. Postal ServiceTM
CERTIFIED MAIL® RECEIPT
Metric Mail Only

18

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

OFFICIAL USE

Certified Mail Fee

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

☒ Return Receipt (hardcopy)

☒ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To 417 S Ocean LLC

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

150 N Wacker Dr. Ste 1500

City, State, ZIP+4®

Chicago, IL 60606

JUN 15 2026

Postmark
Here

BOCA RATON FL 334

Certified Mail service provides the following benefits:

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

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



Photos

CC-26-87

Code Case

Project Address:

4117 S OCEAN BLVD, HIGHLAND BEACH
FL 33487

Owner:

4117 S OCEAN LLC - 4117 S OCEAN LLC



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 04/24/2026

File Type: jpg

Notes: INITIAL SITE VISIT OF PROPERTY

Photo of Record: ☐



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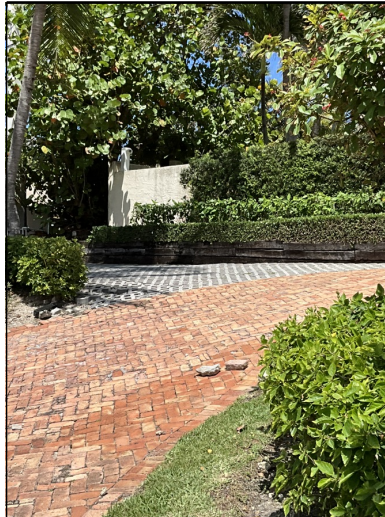
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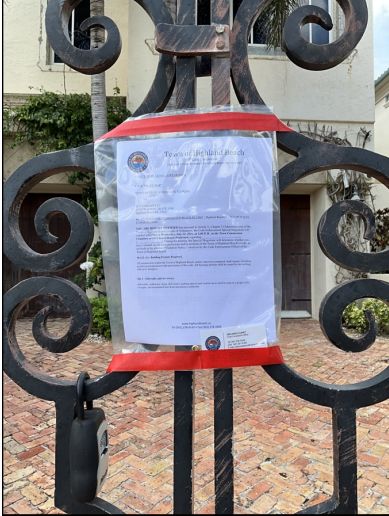
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codecompliance@highlandbeach.us

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Notes: INITIAL SITE VISIT OF PROPERTY

Photo of Record: ☐



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codecompliance@highlandbeach.us

Upload Date: 06/15/2026

File Type: jpg

Notes: POSTING AT PROPERTY

Photo of Record: ☐



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 06/15/2026

File Type: jpg

Notes:

Photo of Record: ☐

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codecompliance@highlandbeach.us

Upload Date: 04/24/2026

File Type: jpg

Notes: INITIAL SITE VISIT OF PROPERTY

Photo of Record: ☐



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Upload Date: 06/15/2026

File Type: jpg

Notes: POSTING AT PROPERTY

Photo of Record: ☐



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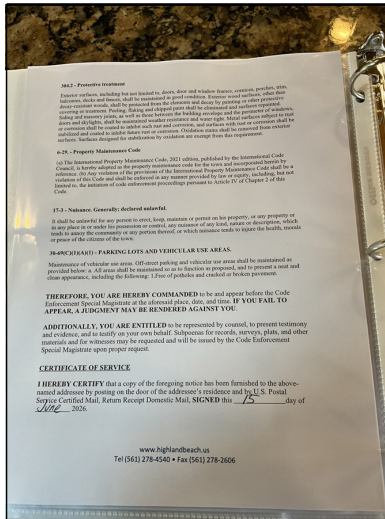
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Photo of Record: ☐



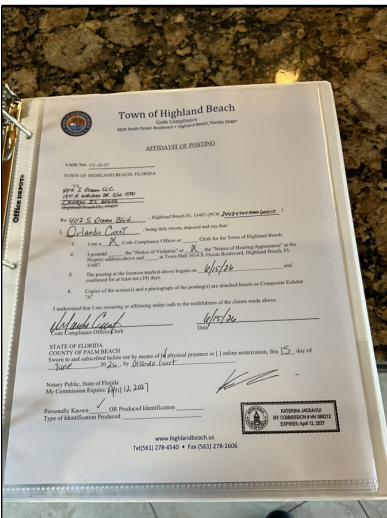
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Photo of Record: ☐



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codecompliance@highlandbeach.us
Upload Date: 06/15/2026
File Type: jpg
Notes: POSTING AT TOWN HALL
Photo of Record: ☐



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us
Upload Date: 06/15/2026
File Type: jpg
Notes: POSTING AT TOWN HALL
Photo of Record: ☐



Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us
Upload Date: 06/15/2026
File Type: jpg
Notes: POSTING AT TOWN HALL
Photo of Record: ☐

Uploaded By: Orlando Curet -
codecompliance@highlandbeach.us

Upload Date: 06/15/2026

File Type: jpg

Notes: POSTING AT TOWN HALL

Photo of Record: ☐



Town of Highland Beach

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

NOTICE OF VIOLATION

May 13, 2026

4117 S OCEAN LLC
150 N WACKER DR STE 1500
CHICAGO IL, 60606

RE: Code Compliance Case No. CC-26-87

Location: 4117 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

30-122 (A) - Building Permits Required.

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

302.3 - Sidewalks and driveways

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

304.2 - Protective treatment

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistance and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust or corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

6-29. - Property Maintenance Code

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



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
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NOTICE OF VIOLATION

17-3 - Nuisance. Generally; declared unlawful.

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

30-69(C)(1)(A)(1) - PARKING LOTS AND VEHICULAR USE AREAS.

Maintenance of vehicular use areas. Off-street parking and vehicular use areas shall be maintained as provided below: a. All areas shall be maintained so as to function as proposed, and to present a neat and clean appearance, including the following: 1. Free of potholes and cracked or broken pavement.

PLEASE APPLY FOR AND OBTAIN PERMITS FOR NEW WINDOWS

PLEASE APPLY FOR AND OBTAIN PERMITS FOR DRIVEWAY PAVERS

PLEASE REPAIR DAMAGED DRIVEWAY PAVERS

PLEASE REPAIR CHIPPING/PEELING PROTECTIVE TREATMENT/PAINT ON STRUCTURE

PLEASE REMOVE DIRT/MILDEW FROM STRUCTURE AND CONCRETE WALL/FENCE

PLEASE REPAIR DAMAGED STUCCO ON STRUCTURE

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

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

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

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1410 0609 64

U.S. Postal ServiceTM
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)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postmark
Here

Postage

\$

.78

Total Postage and Fees

\$

10.48

Sent To

4117 S Ocean LLC.

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

150 N Wacker DR. Suite 1500

City, State, ZIP+4[®]

Chicago, IL 60606

29

9589 0710 5225 0710 1410 0609 64

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, add appropriate postage, and deposit it in a collection box.

30

IMPORTANT: Save this receipt for your records.

File Attachments for Item:

B. CASE NO. CC-26-100

EMC Global LLC4226 Tranquility DriveHighland Beach FL, 33487PCN:24-43-47-04-02-005-0040Legal Description: BEL LIDO LT 4 BLK 5

Code Sections: 6-29. - Property Maintenance Code, 30-122 (A) - Building Permits Required., IPMC 304.1 - Exterior Structure- General, 28-10(A) - Maintenance standards for cultivated landscape areas.

Violations: Chipping/Peeling Paint on Fascia, landscaping debris (dead/decaying plant material), faded/cracked damaged driveway, and missing permits for interior renovations.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-100

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

EMC GLOBAL LLC
1001 WEST LOOP S STE 6D
Highland Beach FL, 33487

Re: 4226 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-005-0040)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Wednesday, July 22, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding _____, (_____). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

6-29. - Property Maintenance Code

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

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.

www.highlandbeach.us

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

IPMC 304.1 - Exterior Structure- General

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

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

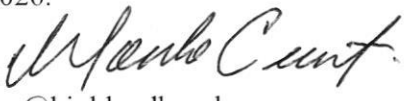
General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of June 2026.

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

Certified Mail:

Tracking Number:

Remove X

9589071052701410060704

Copy

Add to Informed Delivery

Latest Update

Your item arrived at our WEST PALM BEACH FL DISTRIBUTION CENTER origin facility on July 10, 2026 at 11:18 am. 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
July 10, 2026 11:18 AM

Unclaimed/Being Returned to Sender

HOUSTON, TX 77027
July 3, 2026 11:10 AM

Reminder to Schedule Redelivery of your item

June 20, 2026

Arrived at USPS Facility

NORTH HOUSTON TX DISTRIBUTION CENTER
June 17, 2026 10:12 PM

Arrived at USPS Facility

SOUTH HOUSTON PROCESSING CENTER

June 17, 2026 6:39 AM

Notice Left (No Authorized Recipient Available)

HOUSTON, TX 77027

June 15, 2026 2:34 PM

Arrived at USPS Facility

NORTH HOUSTON TX DISTRIBUTION CENTER

June 14, 2026 11:40 PM

Arrived at USPS Facility

SOUTH HOUSTON PROCESSING CENTER

June 14, 2026 6:32 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER

June 12, 2026 10:25 PM

USPS in possession of item

BOCA RATON, FL 33431

June 12, 2026 10:04 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 4226 TRANQUILITY DR

Municipality : HIGHLAND BEACH

Parcel Control Number : 24-43-47-04-02-005-0040

Subdivision : BEL LIDO IN

Official Records Book/Page : 36078 / 1941

Sale Date : 09/29/2025

Legal Description : BEL LIDO LT 4 BLK 5

Owner Information

Owner(s)

EMC GLOBAL LLC

Mailing Address

1001 WEST LOOP S STE 6D
HOUSTON TX 77027 9082

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/29/2025	\$10	36078 / 01941	QUIT CLAIM	EMC GLOBAL LLC
06/18/2025	\$10	35819 / 01870	WARRANTY DEED	CHECA CHONG DOROTHY KERR
03/06/2025	\$1,898,000	35647 / 00629	WARRANTY DEED	EMC GLOBAL LLC
03/10/2005	\$10	18327 / 01243	QUIT CLAIM	CHECA CHONG DOROTHY K
03/10/2004	\$10	16837 / 01784	QUIT CLAIM	4226 TRANQUILITY LLC
03/10/2004	\$900,000	16704 / 00629	WARRANTY DEED	CHONG DOROTHY KERR CHECA
04/27/2000	\$10	11755 / 01586	QUIT CLAIM	HANDFINGER BRUCE M
09/01/1998	\$100	10634 / 00506	QUIT CLAIM	
03/01/1995	\$475,000	08677 / 00695	WARRANTY DEED	
04/01/1989	\$405,000	06025 / 01287	WARRANTY DEED	
06/01/1986	\$365,000	04926 / 01799	WARRANTY DEED	
01/01/1976	\$32,000	02542 / 00668		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$124,872	\$122,038	\$122,038	\$100,675	\$356,276
Land Value	\$2,125,816	\$1,905,904	\$1,832,600	\$1,811,696	\$920,000
Total Market Value	\$2,250,688	\$2,027,942	\$1,954,638	\$1,912,371	\$1,276,276

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$767,769	\$746,131	\$724,399	\$703,300	\$682,816
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$717,047	\$696,131	\$674,399	\$653,300	\$632,816

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$11,525	\$11,189	\$10,944	\$10,870	\$10,899
NON AD VALOREM	\$205	\$194	\$188	\$184	\$179

TOTAL TAX	\$11,730	\$11,383	\$11,132	\$11,054	\$11,077
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Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov

U.S. Postal Service CERTIFIED MAIL® RECEIPT

Postage Only

39

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

OFFICIAL POSTAL SWEETS USE

Certified Mail Fee

5.30

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

☒ 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

EMC Global LLC

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

1001 West Loop S STE 6D

City, State, ZIP+4®

Houston, TX 77027

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

Certified Mail service provides the following benefits:

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



Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

CERTIFIED MAIL



MIAMI FL 33139

21 MAY 2026 PM 5 L



U.S. POSTAGE IMI

\$10.48

FCML RDC 99
Orig: 33431
Dest: 77027 8W
05/21/26
2000052412 02

9589 0710 5270 1410 0610 22

EMC Global LLC
1001 West Loop S STE 600
Houston, TX 77027

MAY 21 2026

BOCA RATON FL 33431

NIXIE

773 DE 1

0006/20/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9400920393170250

UTF

7394879595

BC: 33487339316

*2506-02487-21-44

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

JNN

01-5681-55-92600-65

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 Addressed to:

EMC Global LLC
1001 West Loop S STE 6D
Houston, TX 77027



9590 9402 9313 4295 2255 91

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0610 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Restricted Delivery
(0)

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

Domestic Return Receipt



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-100

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

EMC Global LLC
1001 West Loop S Ste 6D
HOUSTON TX 77027
Highland Beach FL, 33487

Re: 4226 Tranquility Dr., Highland Beach FL 33487 (PCN: 24434704020050040)

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 X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 6/12/26 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

6/12/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or [] online notarization, this 12th day of July, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Jaclyn Dehart
NOTARY PUBLIC
STATE OF FLORIDA
JACLYN DEHART
Commission # HH 325292
Expires October 24, 2026

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

U.S. Postal Service CERTIFIED MAIL® RECEIPT

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44

OFFICIAL USE

Certified Mail Fee

5.30

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

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage \$ 78

Total Postage and Fees \$ 10.48

Sent To

EMC Global LLC

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

1001 West Loop S. Ste 6D

City, State, ZIP+4®

Houston, TX 77002

Postmark Here

JUN 12 2026

BOCA RATON FL 33431

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

See Reverse for Instructions

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Town of Highland Beach

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

NOTICE OF VIOLATION

May 20, 2026

EMC GLOBAL LLC
1001 WEST LOOP S STE 6D
HOUSTON TX, 77027

RE: Code Compliance Case No. CC-26-100

Location: 4226 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation:

6-29. - Property Maintenance Code

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

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.

IPMC 304.1 - Exterior Structure- General

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



Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

*****PLEASE REMOVE CHIPPING/PEELING PAINT FROM FASCIA AND REPAINT AS NEEDED*****

*****PLEASE REMOVE LANDSCAPE DEBRIS (DEAD/DECAYING PLANT MATERIAL) FROM PROPERTY*****

*****PLEASE REPAIR/REPLACE FADED/CRACKED/DAMAGED DRIVEWAY, IF REPLACING DRIVEWAY A PERMIT WILL BE NEEDED*****

*****OWNER FAILED TO SUBMIT REQUEST FOR PERMITS FOR INTERIOR RENOVATIONS*****

*****PLEASE APPLY FOR AND GET APPROVED PERMIT FOR INTERIOR RENOVATIONS*****

*****PLEASE COMPLY WITHIN 14 DAYS TO PREVENT ANY FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEEES*****

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:



Photos

CC-26-100

Code Case

Project Address:

4226 TRANQUILITY DR, HIGHLAND
BEACH FL 33487

Owner:

EMC GLOBAL LLC - EMC GLOBAL LLC



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 05/11/2026

File Type: jpg

Notes:

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Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-100

TOWN OF HIGHLAND BEACH, FLORIDA

VS.
EMC Global LLC
1001 West Loop S Ste 6D
HOUSTON TX 77027
Highland Beach FL, 33487

Re: 4226 Tranquility Dr., Highland Beach FL 33487 (PCN: 24434704020050040)

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/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 6/12/26 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

6/12/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or [] online notarization, this 12th day of July, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

Jaclyn Dehart
NOTARY PUBLIC
STATE OF FLORIDA
JACLYN DEHART
Commission # HH 325292
Expires October 24, 2026

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

File Attachments for Item:

C. 2026 SPECIAL MAGISTRATE HEARING DATES



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Special Magistrate Hearing

MEETING DATE 07/22/2026

SUBMITTED BY: Jaclyn DeHart, Deputy Town Clerk

SUBJECT: 2026 SPECIAL MAGISTRATE HEARING DATES

SUMMARY:

Below are the 2026 Special Magistrate Hearing meeting dates, which will be held on the second Tuesday of each month at 1:00 P.M., with the exception of August 11, 2026 which will be rescheduled. The meeting dates are as follows:

SPECIAL MAGISTRATE HEARING DATES

To be Determined

- ~~August 11, 2026~~
- September 08, 2026
- October 13, 2026
- November 10, 2026
- December 08, 2026

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A
