AGENDA

CODE ENFORCEMENT BOARD
REGULAR MEETING

Tuesday, November 14, 2023 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA
3618 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548

Website: www.highlandbeach.us

Library Community Room

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**

   A. October 10, 2023

8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**

   A. CASE NO. CC2023-10-011

   Monterey House Condominium, Inc.
   3114 S. Ocean Blvd.
   Highland Beach FL, 33487

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

   Violations: Installed Driveway Pavers without a Permit

B. CASE NO. CC2023-09-006

James Paris & Karin Mueller Paris
1106 Bel Air Dr. B
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0072
Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7
Code Sections: 12-1.5 Construction Site Parking; Storage of Materials
Violations: Improperly parked construction vehicles.

C. CASE NO. CC2023-10-010

James Paris & Karin Mueller Paris
1106 Bel Air Dr. B
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0072
Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7
Code Sections: 13-2 Unlawful accumulations-Declared nuisance. Overgrowth
Violations: Overgrowth. 7th Violation Since August 2022

D. CASE NO. CC2023-09-020

James Paris & Karin Mueller Paris
1106 Bed Air Dr. B
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0072
Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7
Code Sections: 12-2(A) Construction site cleanliness; construction site safety, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, IPMC 302.1 Sanitation, IPMC 304.1 Exterior Structure- General, and IPMC 308.1 PMC - Rubbish and Garbage.
Violations: Dirt/debris from job site in public roadway.

E. CASE NO. CC2023-09-021

AJR GRAND HIGHLAND BEACH LLC
1006 Grand Ct.
Highland Beach FL, 33487
PCN: 24-43-47-09-00-002-0090

Legal Description: 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOVLT 2 AS IN OR10274P1371

Code Sections: 12-4 Temporary construction fences.

Violations: Porta Potty not screened to code.

F. CASE NO. CC2023-09-007

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-005-0170

Legal Description: BEL LIDO LT 17 BLK 5

Code Sections: 12-1.5 Construction Site Parking; Storage of Materials, 16-4 - Unlawful parking, generally, 28-10 LANDSCAPE Failure to Maintain Landscaping

Violations: 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces

G. CASE NO. CC2023-09-025

Gloria Stuart & Robert Spahr
4225Tranquility Dr.
Highland Beach FL, 33487
PCN:24-43-47-04-02-005-0160

Legal Description: BEL LIDO LT 16 BLK 5

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

Violations: Installing a new A/C without a required permit.

10. **ANNOUNCEMENTS**

November 21, 2023	1:30 PM	Town Commission Meeting
December 05, 2023	1:30 PM	Town Commission Meeting
December 12, 2023	1:00 P.M.	Code Enforcement Regular Meeting

11. ADJOURNMENT

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

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

File Attachments for Item:

A. October 10, 2023

DRAFT

TOWN OF HIGHLAND BEACH
CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

Library Community Room
3618 South Ocean Boulevard
Highland Beach, Florida 33487

Date: October 10, 2023
Time: 1:00 PM

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1. CALL TO ORDER

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

2. ROLL CALL

Board Member Michael Cherbini (virtual)
Board Member Bryan Perilman
Board Member Robert Lasorsa
Board Member David Axelrod
Board Member James Murray
Vice Chairperson Jane Perlow (virtual)
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

Additional Staff Present
Code Compliance Officer Adam Osowsky

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: Axelrod/Perilman - Moved to approve the agenda as presented which passed 7 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. August 08, 2023

Motion: **Perlow/Axelrod** - Moved to approve the minutes of August 08, 2023 which passed 7 to 0.

8. UNFINISHED BUSINESS

A. CASE NO. CC2023-02-014
Fine Reduction Request

Margaret Oumano
2565 S. Ocean Blvd. Unit 303N
Highland Beach FL, 33487
PCN: 24-43-46-28-47-001-3030
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N

Code Sections: 30-122 (B) Expiration of building permit, IPMC 304.3 Premises identification- Address numbers

Violations: Expired Permit and Missing address numbers.

Chairperson Schlam read the title of 8.A. and mentioned that this item was tabled at a previous meeting and was being brought back for a fine reduction hearing now. He asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none he reopened the fine reduction hearing and called for Code Compliance Officer Osowsky to give testimony.

Code Compliance Officer Adam Osowsky stated that Michael Oumano had spoken with Building Official Jeffery Remus and requested another date for the fine reduction hearing because he could not be present today.

Motion: Lasorsa/Axelrod – Moved to table the item to a future meeting which passed 7 to 0.

9. NEW BUSINESS

A. CASE NO. CC2023-08-023

James Paris & Karin Mueller Paris
1106 Bel Air Dr. B
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0072
Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Code Sections:12-4(D)(3) Temporary Construction Fence Locked and Secure

Violations: Unsecured construction fence. 10th violation since April 2022.

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record. He mentioned that they have had 10 violations since April of 2022.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommends assessing prosecution costs in the amount of $250.00 payable set by the date for compliance with a do not repeat order.

Chris Beale, the properties contractor, was present and provided comments about the locks they have purchased for the property.

The public hearing was closed followed by a motion.

Motion: Perilman/Lasorsa - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issue and assess prosecution costs in the amount of $250.00 payable within 30 days. Based upon a roll call, Member Perilman (Yes), Member Lasorsa (Yes), Member Cherbini (Yes), Member Axelrod (Yes), Member Murray (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

October 12, 2023	9:30 AM	Planning Board Regular Meeting
October 17, 2023	1:30 PM	Town Commission Meeting
November 07, 2023	1:30 PM	Town Commission Meeting
November 09, 2023	9:30 AM	Planning Board Regular Meeting
November 14, 2023	1:00 PM	Code Enforcement Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:16 PM.

APPROVED November 14, 2023, Code Enforcement Regular Meeting

_____
Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

November 14, 2023

_____ _____
Jaclyn DeHart Date
Deputy Town Clerk

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

File Attachments for Item:

A. CASE NO. CC2023-10-011

Monterey House Condominium, Inc. 3114 S. Ocean Blvd.Highland Beach FL, 33487

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

Violations: Installed Driveway Pavers without a Permit

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-011

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Monterey House Condominum
3114 S. Ocean Blvd
Highland Beach, FL 33487

Re: 3114 S. Ocean Blvd, Highland Beach, FL

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding a **repeat violation**, installing driveway pavers without a permit, (**30-122 (A) Building Permits Required**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4678

7021 1970 0002 3025 4678

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

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

OFFICIAL USE

Certified Mail Fee	$ 4.35
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ 3.55
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 0.66
Total Postage and Fees	$ 8.56

Postmark Here

HIGHLAND BEACH, FL 33487
OCT 30 2023
GPO #0231

Monterey House Condominium
3114 S. Ocean Blvd
Highland Beach FL 33487
CC2023-10-011

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-011

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Monterey House Condominum
3114 S. Ocean Blvd
Highland Beach, FL 33487

POSTED
ON PROPERTY
10/30/23
DATE

Re: 3114 S. Ocean Blvd, Highland Beach, FL

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding a **repeat violation**, installing driveway pavers without a permit, (**30-122 (A) Building Permits Required**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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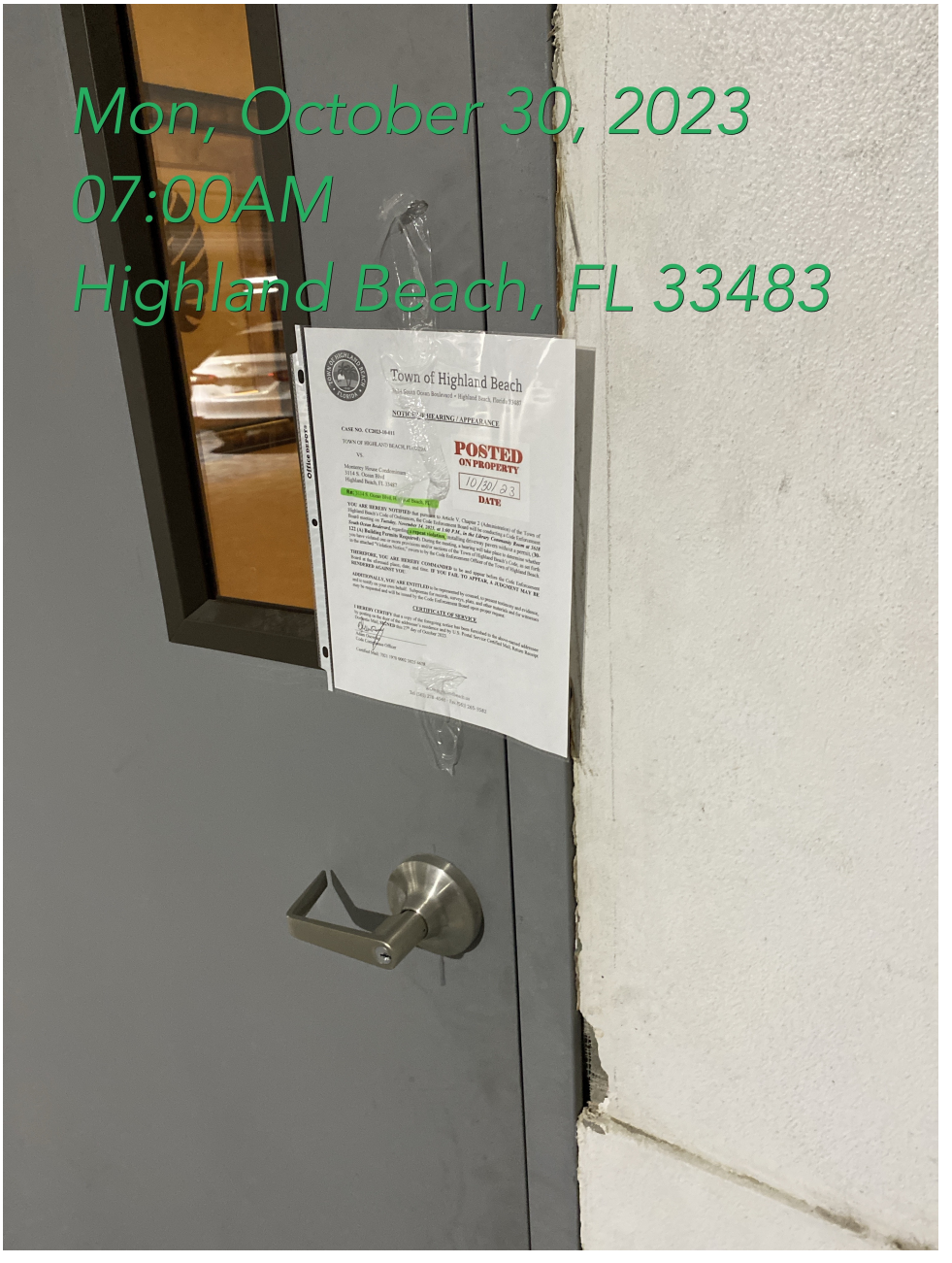
Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4678


Mon, October 30, 2023
07:00AM
Highland Beach, FL 33483
Town of Highland Beach
POSTED
ON PROPERTY
10/30/23
DATE

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MONTEREY HOUSE CONDOMINIUM, INC.
3114 South Ocean Boulevard
Highland Beach, FL 33487

Respondent.
_____/

Case No: 2023-06-009

PCN: 24-43-46-33-09-000-0000

LEGAL: MONTEREY HOUSE COND (COMMON AREA)

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 8, 2023, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of property located at 3114 South Ocean Boulevard, Highland Beach, Florida, as described above.

2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(A) of the Town Code of Ordinances for tile installation on the balconies without a permit.

3. Respondent's legal counsel was in attendance.

4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.

5. The testimony and evidence presented at the hearing demonstrated that the violation existed on the Property but was corrected as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondent was in violation of the Town Code of Ordinances and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.

2. Respondent corrected the violation prior to the hearing.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondent shall continue to comply with Section 30-122(A) of the Town Code of Ordinances and a do not repeat order is hereby issued.

2. Respondent is further ordered to reimburse the Town in the amount of $250.00 for administrative costs incurred in prosecuting the case before the Board, which, if unpaid, shall constitute a Lien against the Property. Said costs shall be paid within thirty (30) days of execution of this Order.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject Respondent to a repeat violator fine of up to $500.00 per day for every day of the violation without an opportunity to correct, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided the Respondent does so within thirty (30) days from the date this Order was executed. If Respondent fails to timely request such a hearing in writing to the Town, the Town may record a certified copy of such Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute a Lien against the real and/or personal property owned by Respondent, provided, however, no Lien shall be recorded if the administrative costs are fully paid within thirty (30) days. If such a hearing is requested, the Town shall notify the Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 9th day of Aug, 2023.

Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent

Town of Highland Beach

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

October 11, 2023

MONTEREY HOUSE CONDOMINIUM
3114 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-10-011

MONTEREY HOUSE CONDOMINIUM,

Location : 3114 S OCEAN BLVD CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

REPEAT VIOLATION

VIOLATION: INSTALL DRIVEWAY PAVERS WITHOUT A PERMIT.

REPEAT CODE COMPLIANCE HEARING TO BE SCHEDULED.

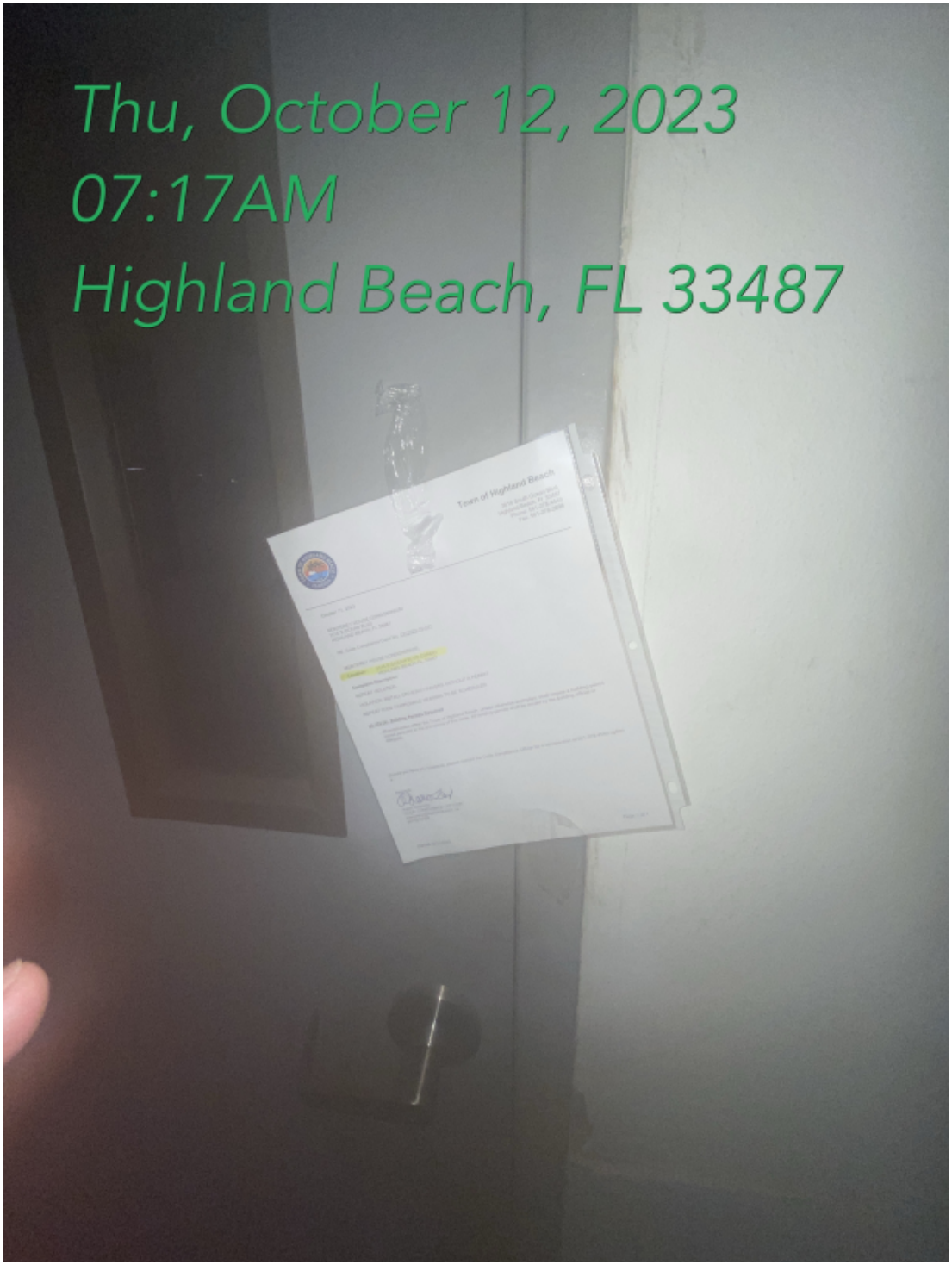
30-122 (A) Building Permits Required

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.

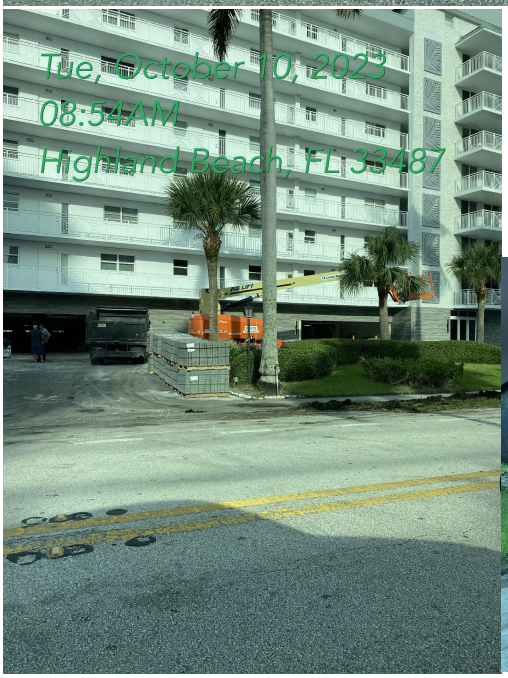
Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169


Thu, October 12, 2023
07:17AM
Highland Beach, FL 33487
Town of Highland Beach

Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky

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Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky

Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 0950 0000 8687 1257

Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☑ Certified Mail Restricted Delivery $ 3.55
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .66
Total Postage and Fees $ 8.56

HIGHLAND BEACH, FL 33487
OCT 11 2023
Postmark Here
CPO #0231

Sent To
CC2023-10-011 NORV
MONTEREY HOUSE CONDO, INC.
Street and Apt. No., or PO Box
3114 SOUTH OCEAN BOULEVARD
OFFICE
City, State, ZIP+4®
HIGHLAND BEACH, FL 33487

PS Form 3800, April 2015 PSN

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 0950 0000 8687 1264

Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .66
Total Postage and Fees $ 8.56

HIGHLAND BEACH, FL 33487
OCT 11 2023
Postmark Here
CPO #0231

Sent To
CC2023-10-011 NORV
MONTEREY HOUSE CONDO, INC.
Barone, Franco President
Street and Apt. No., or PO Box
3114 SOUTH OCEAN BOULEVARD
704
City, State, ZIP+4®
HIGHLAND BCH, FL 33487

PS Form 3800, April 2015 PSN

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

IMPORTANT: Save this receipt for your records.

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CC2023-10-011 NORV
MONTEREY HOUSE CONDO, INC.
3114 SOUTH OCEAN BOULEVARD
OFFICE
HIGHLAND BCH, FL 33487

9590 9402 8161 3030 4880 33

2. Article Number (Transfer from service label)

7021 0950 0000 8687 1257

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
10-13

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 8161 3030 4880 33

WEST PALM BCH FL 334
13 OCT 2023 PM 2 L

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

United States Postal Service

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

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE DIVISION
3616 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

RECEIVED
OCT 16 2023
Town of Highland Beach, FL
Town Clerk's Office

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:

CC2023-10-011 NORV
MONTEREY HOUSE CONDO, INC.
Barone, Franco President
3114 SOUTH OCEAN BOULEVARD 704
HIGHLAND BEACH, FL 33487

9590 9402 7309 2028 7417 48

2. Article Number (Transfer from service label)

7021 0950 0000 8687 1264

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
10-13

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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TOWN OF HIGHLAND BEACH
CODE COMPLIANCE DIVISION
3616 S OCEAN BLVD
HIGHLAND BEACH FL 33487

RECEIVED
OCT 16 2023
Town of Highland Beach, FL
Town Clerk's Office

File Attachments for Item:

B. CASE NO. CC2023-09-006

James Paris & Karin Mueller Paris1106 Bel Air Dr. BHighland Beach FL, 33487PCN: 24-43-47-04-03-000-0072Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Code Sections: 12-1.5 Construction Site Parking; Storage of Materials

Violations: Improperly parked construction vehicles.

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487

Re: 1106 Bel Air Dr. B, Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding improperly parked construction vehicles, (**12-1.5 Construction Site Parking; Storage of Materials**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

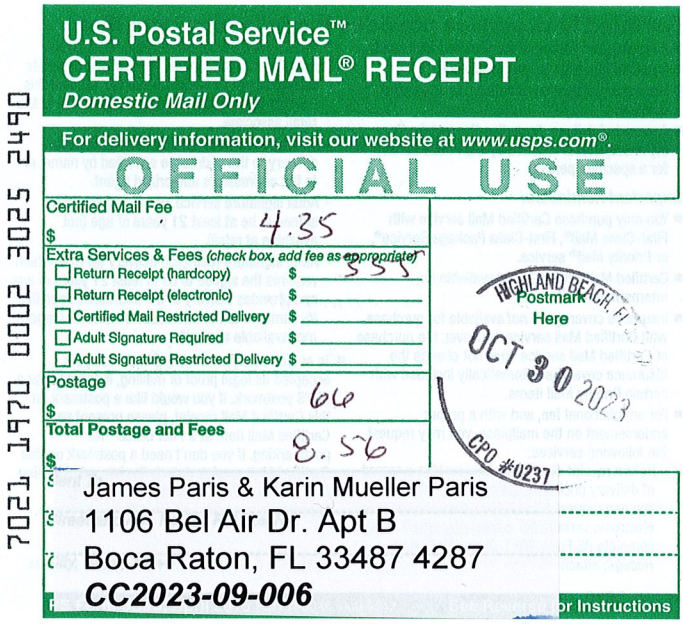
ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2490


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 3.55
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 66
Total Postage and Fees
$ 8.56
Postmark Here
HIGHLAND BEACH, FL
OCT 30 2023
CPO #0237
7021 1970 0002 3025 2490
James Paris & Karin Mueller Paris
1106 Bel Air Dr. Apt B
Boca Raton, FL 33487 4287
CC2023-09-006
or Instructions

Property Detail

Location Address	1106 BEL AIR DR B
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-03-000-0072
Subdivision	HIGHLAND BEACH ISLES IN
Official Records Book	32071 Page 44
Sale Date	DEC-2020
Legal Description	HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Owner Information

Owners	Mailing address
MUELLER PARIS KARIN	1106 BEL AIR DR APT B
PARIS JAMES &	BOCA RATON FL 33487 4287

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2020	$1,425,000	32071 / 00044	WARRANTY DEED	PARIS JAMES &
MAR-2015	$415,000	27403 / 01495	WARRANTY DEED	BROCATO JOSEPH &
FEB-2015	$0	27354 / 01547	CERT OF TITLE	U S BANK NATL ASSN TR
AUG-2014	$368,100	27002 / 00601	CERT OF TITLE	US BANK NATL ASSN TR
APR-2007	$798,000	21601 / 00257	WARRANTY DEED	CAMPISI FRANK J
OCT-2005	$10	19613 / 01004	WARRANTY DEED	BONOMO STEPHEN J &H
DEC-2000	$277,000	12227 / 00205	WARRANTY DEED	BONOMO STEPHEN J
SEP-1987	$165,000	05436 / 00699	WARRANTY DEED	
AUG-1986	$155,000	05045 / 01849	WARRANTY DEED	
JAN-1979	$118,000	03068 / 00447	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
PARIS JAMES &	2023	ADDITIONAL HOMESTEAD
PARIS JAMES &	2023	HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	3960
Acres	0.1555
Use Code	0100 - SINGLE FAMILY
Zoning	RML - MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	$383,068	$323,329	$503,397
Land Value	$992,003	$844,250	$690,000
Total Market Value	$1,375,071	$1,167,579	$1,193,397

P = Preliminary *All values are as of January 1st each year*

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Tax Year	2023 P	2022	2021
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Exemption Amount	$50,000	$0	$0
Taxable Value	$1,325,071	$1,167,579	$1,193,397

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	$21,370	$19,136	$20,229
Non Ad Valorem	$104	$100	$96
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Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487

POSTED ON PROPERTY

10/30/23

DATE

Re: 1106 Bel Air Dr. B, Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding improperly parked construction vehicles, (**12-1.5 Construction Site Parking; Storage of Materials**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

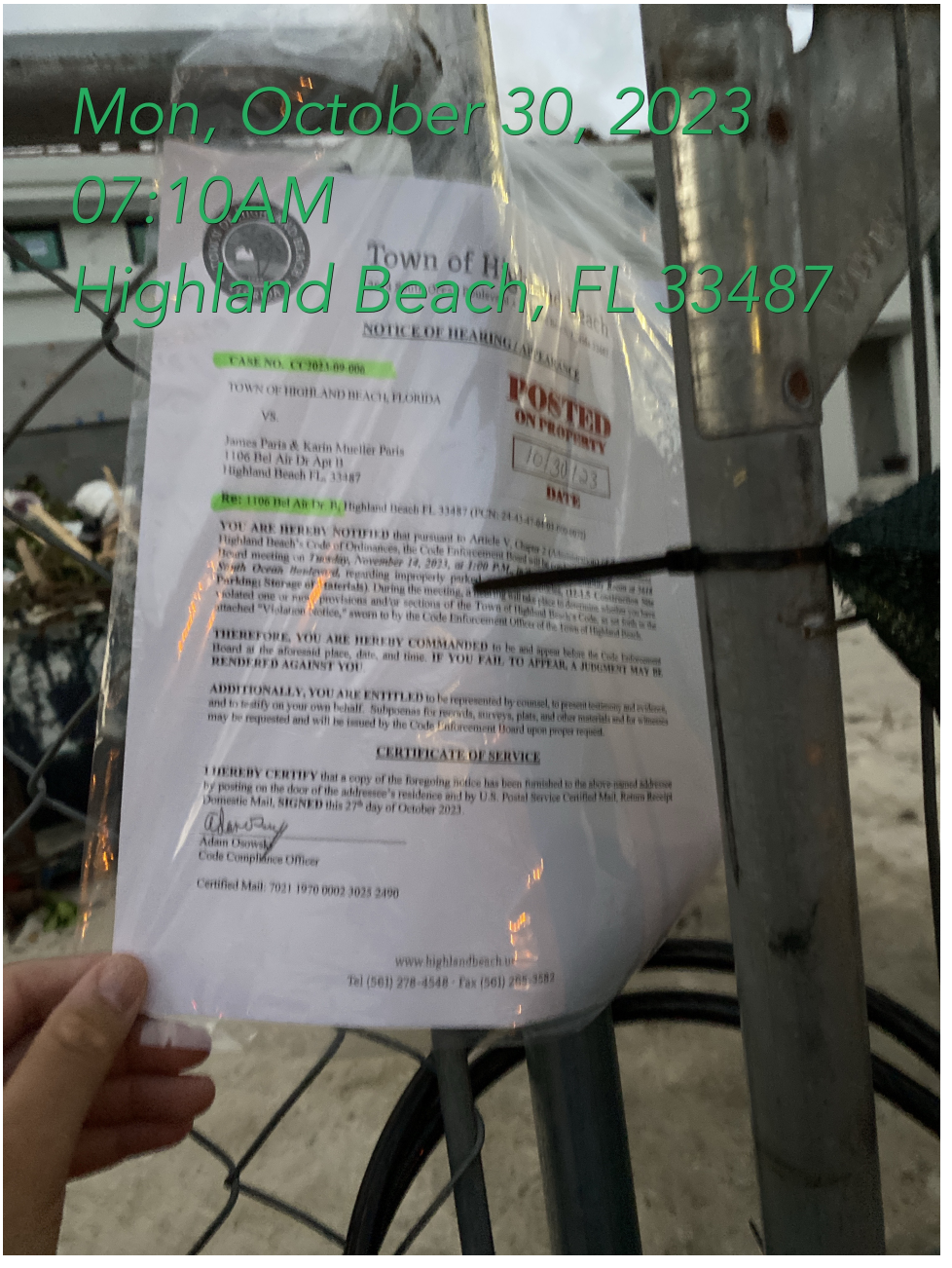
ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2490


Mon, October 30, 2023
07:10AM
Highland Beach, FL 33487
NOTICE OF HEARING
CASE NO. CC2023-09-006
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487
POSTED
ON PROPERTY
10/30/23
DATE
Re: 1106 Bel Air Dr, B, Highland Beach FL 33487
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2
Highland Beach's Code of Ordinances, the Code Enforcement Board will
Board meeting on Tuesday, November 14, 2023, at 1:00 PM
North Ocean Boulevard, regarding improperly parked
Parking; Storage of Materials). During the meeting, a
violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the
attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.
THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement
Board at the aforesaid place, date, and time. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE
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and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses
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by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt
Domestic Mail, SIGNED this 27th day of October 2023.
Adam Osowsky
Code Compliance Officer
Certified Mail: 7021 1970 0002 3025 2490
www.highlandbeach.us
Tel (561) 278-4548 · Fax (561) 265-3582

Town of Highland Beach

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

September 14, 2023

PARIS JAMES & MUELLER PARIS KARIN
1106 BEL AIR DR APT B
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-09-006

PARIS JAMES & MUELLER PARIS KARIN,

Location : 1106 BEL AIR DR B
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Improperly parked construction vehicles.

Correction: All vehicles to be parked on job site by September 16, 2023 to prevent further action.

12-1.5 Construction Site Parking; Storage of Materials

> On-site construction parking. On street parking is prohibited. All vehicles associated with the construction or construction personnel must be parked completely on the construction site and/or an alternate location approved by the building official. On-site parking areas must be completely off the pavement and should be covered with a suitable, compacted material to prevent dirt and mud from being tracked or washed onto adjacent streets and properties. Washing or repairing vehicles associated with the construction or construction personnel is prohibited anywhere in the town.

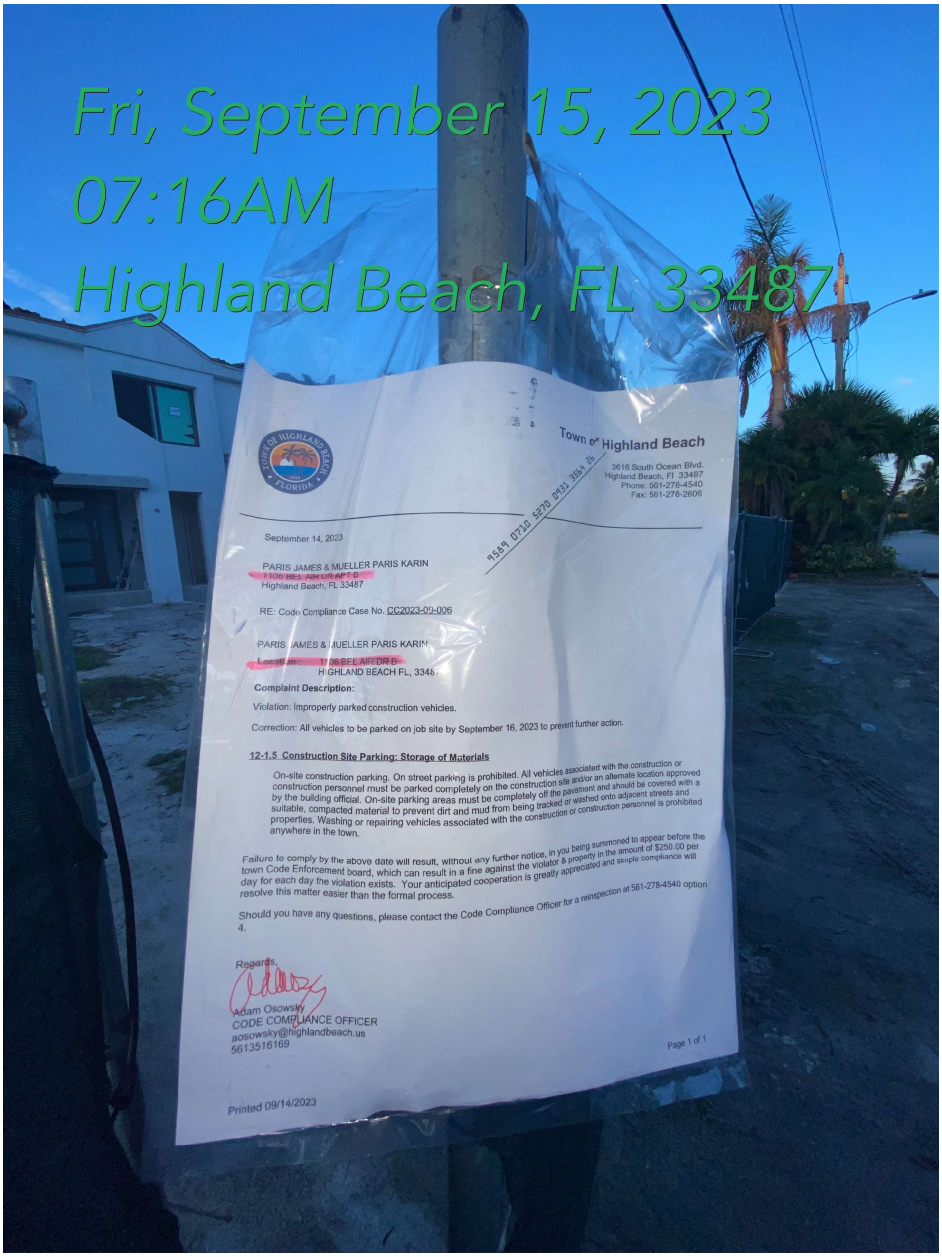
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of $250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-09-006
Property Address:	1106 BEL AIR DR B
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-006
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky

Evidence Sheet	
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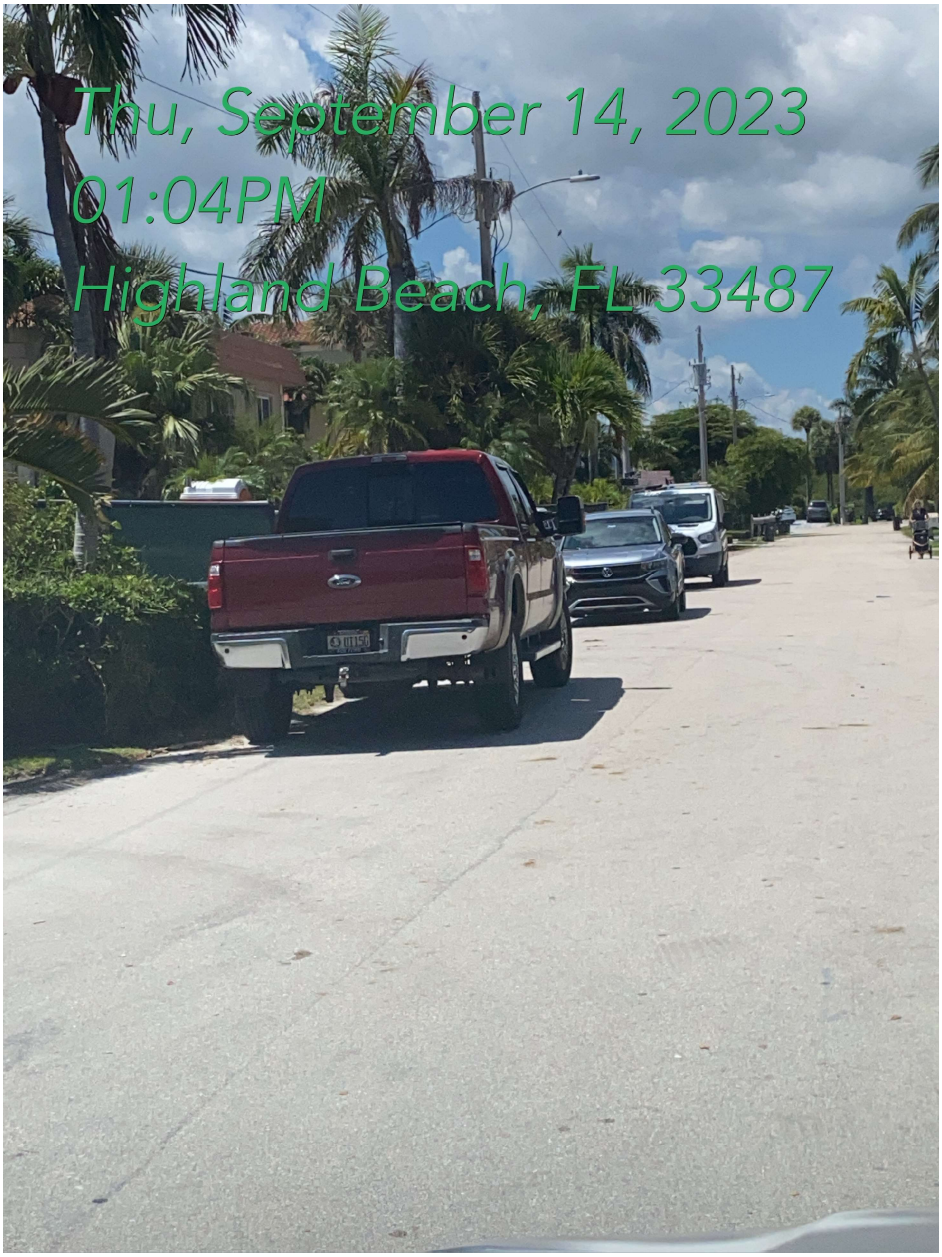
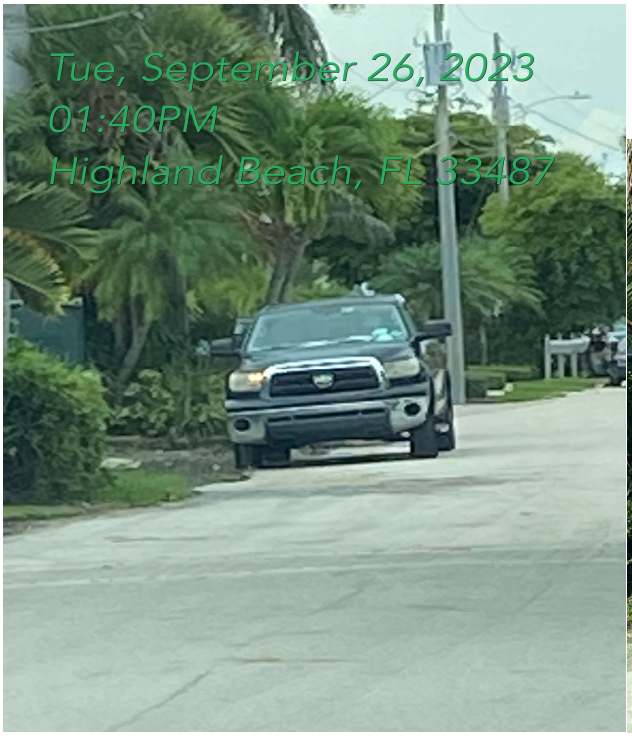
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-006
Property Address:	1106 Bel Air DR B
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-006
Property Address:	1106 Bel Air DR B
Officer:	Adam Osowsky

9589 0710 5270 0931 3564 26

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

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

OFFICIAL USE

Certified Mail Fee
$ 4.35

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 $ ____

HIGHLAND BEACH, FL 33487
SEP 15 2023
Postmark Here
CPO #0237

Postage
$ .66

Total Postage and Fees
$ 5.01

Sent To
DO

Street and Apt. No., or PO B
CC

City, State, ZIP+4

CC2023-09-006nov
PARIS & MUELLER PARIS
1106 BEL AIR DR APT B
Highland Beach, FL 33487

PS Form 3800, January 2023 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).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

File Attachments for Item:

C. CASE NO. CC2023-10-010

James Paris & Karin Mueller Paris1106 Bel Air Dr. BHighland Beach FL, 33487PCN: 24-43-47-04-03-000-0072Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Code Sections: 13-2 Unlawful accumulations-Declared nuisance. Overgrowth

Violations: Overgrowth. 7th Violation Since August 2022

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-010

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487

Re: 1106 Bel Air Dr. B, Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

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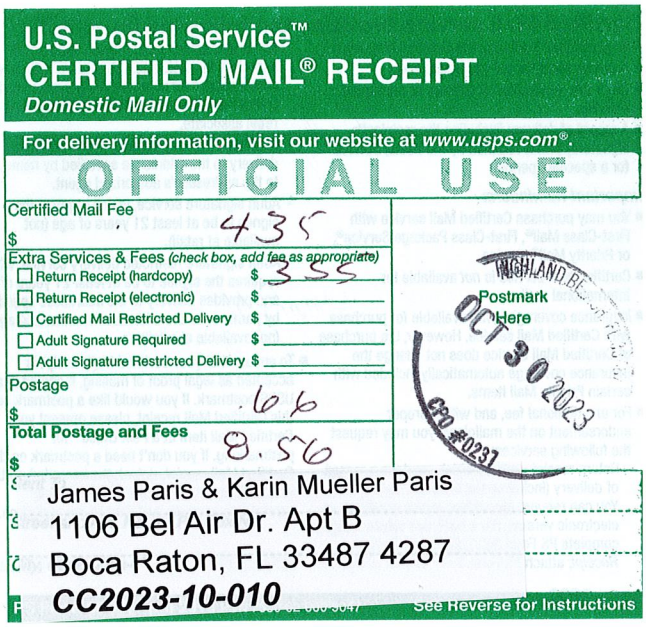

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $ 4.35

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ 3.55
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ .66

Total Postage and Fees $ 8.56

Postmark Here
OCT 30 2023
#0231

James Paris & Karin Mueller Paris
1106 Bel Air Dr. Apt B
Boca Raton, FL 33487 4287
CC2023-10-010

See Reverse for Instructions

Property Detail

Location Address	1106 BEL AIR DR B
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-03-000-0072
Subdivision	HIGHLAND BEACH ISLES IN
Official Records Book	32071 Page 44
Sale Date	DEC-2020
Legal Description	HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Owner Information

Owners	Mailing address
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PARIS JAMES &	BOCA RATON FL 33487 4287

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Exemption Information

Applicant/Owner	Year	Detail
PARIS JAMES &	2023	ADDITIONAL HOMESTEAD
PARIS JAMES &	2023	HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	3960
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Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-010

POSTED
ON PROPERTY
10/30/23
DATE

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487

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CERTIFICATE OF SERVICE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4692

Mon, October 30, 2023
07:11AM
Highland Beach, FL 33487

Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-010

POSTED
ON PROPERTY
10/30/23
DATE

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Dr Apt B
Highland Beach FL, 33487

Re: 1106 Bel Air Dr. B, Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding Overgrowth. 7th violation since August 2022, **(13-2 Unlawful accumulations-Declared nuisance. Overgrowth)**. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4692

www.highlandbeach.us
Tel (561) 278-4548 · Fax (561) 265-3582

Town of Highland Beach

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

October 11, 2023

PARIS JAMES & MUELLER PARIS KARIN
1106 BEL AIR DR APT B
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-10-010

PARIS JAMES & MUELLER PARIS KARIN,

Location : 1106 BEL AIR DR B
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Overgrowth. 7th violation since August 2022.

Correction: Cut, mow and maintain all landscaping to be under 12 inches per code within 72 hours of the date of this notice.

13-2 Unlawful accumulations—Declared nuisance. Overgrowth

> Any owner, lessee or occupant of any lot, tract or parcel of land in the town who permits debris, rubbish, trash, cans, papers or stagnant water to accumulate or a dense growth of trees, vines, underbrush, weeds, wild growth or grass in excess of twelve (12) inches from the ground to develop thereon to such an extent that it constitutes or may reasonably become a menace to life, property, the public health, the public welfare or a fire hazard shall, upon conviction thereof, be punished as provided in Chapter 1 of this Code.

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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-10-010
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky

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

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

OFFICIAL USE

Certified Mail Fee
$ 4.35

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
$ .66

Total Postage and Fees
$ 5.01

Sent To
CC2023-10-010 NOV
PARIS

Street and Apt. No., or PO
1106 BEL AIR DR APT B

City, State, ZIP+4®
Highland Beach, FL 33487

HIGHLAND BEACH, FL 33487
OCT 11 2023
Postmark Here
CPO #0237

7021 0950 0000 8687 1721

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

File Attachments for Item:

D. CASE NO. CC2023-09-020

James Paris & Karin Mueller Paris1106 Bed Air Dr. BHighland Beach FL, 33487PCN: 24-43-47-04-03-000-0072

Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Code Sections: 12-2(A) Construction site cleanliness; construction site safety, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, IPMC 302.1 Sanitation, IPMC 304.1 Exterior Structure- General, and IPMC 308.1 PMC - Rubbish and Garbage.

Violations: Dirt/debris from job site in public roadway.

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Drive B
Highland Beach FL, 33487

Re: 1106 Bel Air Drive B , Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding Dirt/debris from job site in public roadway, (**12-2(A) Construction site cleanliness; construction site safety, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, IPMC 302.1 Sanitation, IPMC 304.1 Exterior Structure- General, IPMC 308.1 PMC - Rubbish and Garbage)** During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4654

7021 1970 0002 3025 4654

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

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

OFFICIAL USE

Certified Mail Fee	$ 4.35
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ 5.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 6.10
Total Postage and Fees	$ 8.50

HIGHLAND BEACH, FL 33487
OCT 30 2023
CPO #0237

Postmark Here

Sent To: James Paris & Karin Mueller Paris
Street and Apt. No.: 1106 Bel Air Dr. Apt B
City, State, ZIP+4®: Boca Raton, FL 33487 4287
CC2023-09-020

PS Instructions

Property Detail

Location Address	1106 BEL AIR DR B
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-03-000-0072
Subdivision	HIGHLAND BEACH ISLES IN
Official Records Book	32071 Page 44
Sale Date	DEC-2020
Legal Description	HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Owner Information

Owners	Mailing address
PARIS JAMES &	1106 BEL AIR DR APT B
MUELLER PARIS KARIN	BOCA RATON FL 33487 4287

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2020	$1,425,000	32071 / 00044	WARRANTY DEED	PARIS JAMES &
MAR-2015	$415,000	27403 / 01495	WARRANTY DEED	BROCATO JOSEPH &
FEB-2015	$0	27354 / 01547	CERT OF TITLE	U S BANK NATL ASSN TR
AUG-2014	$368,100	27002 / 00601	CERT OF TITLE	US BANK NATL ASSN TR
APR-2007	$798,000	21601 / 00257	WARRANTY DEED	CAMPISI FRANK J
OCT-2005	$10	19613 / 01004	WARRANTY DEED	BONOMO STEPHEN J &H
DEC-2000	$277,000	12227 / 00205	WARRANTY DEED	BONOMO STEPHEN J
SEP-1987	$165,000	05436 / 00699	WARRANTY DEED	
AUG-1986	$155,000	05045 / 01849	WARRANTY DEED	
JAN-1979	$118,000	03068 / 00447	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
PARIS JAMES &	2023	ADDITIONAL HOMESTEAD
PARIS JAMES &	2023	HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	3960
Acres	0.1555
Use Code	0100 - SINGLE FAMILY
Zoning	RML - MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	$383,068	$323,329	$503,397
Land Value	$992,003	$844,250	$690,000
Total Market Value	$1,375,071	$1,167,579	$1,193,397

P = Preliminary *All values are as of January 1st each year*

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	$1,375,071	$1,167,579	$1,193,397
Exemption Amount	$50,000	$0	$0
Taxable Value	$1,325,071	$1,167,579	$1,193,397

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	$21,370	$19,136	$20,229
Non Ad Valorem	$104	$100	$96
Total tax	$21,474	$19,236	$20,325

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

Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

POSTED
ON PROPERTY
10/30/23
DATE

CASE NO. CC2023-09-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James Paris & Karin Mueller Paris
1106 Bel Air Drive B
Highland Beach FL, 33487

Re: 1106 Bel Air Drive B , Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)

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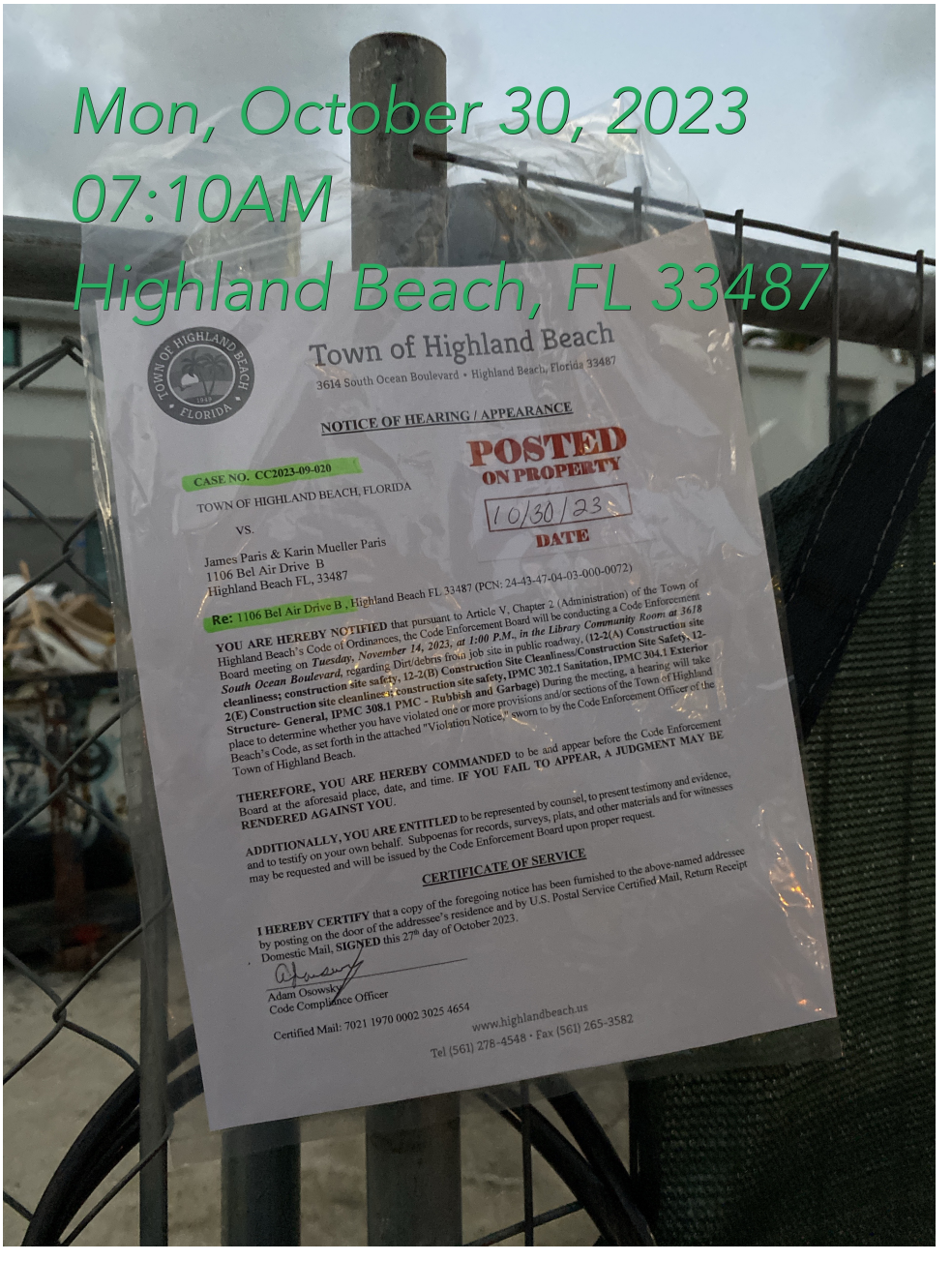
Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4654


Mon, October 30, 2023
07:10AM
Highland Beach, FL 33487
Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487
NOTICE OF HEARING / APPEARANCE
POSTED
ON PROPERTY
10/30/23
DATE
CASE NO. CC2023-09-020
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
James Paris & Karin Mueller Paris
1106 Bel Air Drive B
Highland Beach FL, 33487
Re: 1106 Bel Air Drive B , Highland Beach FL 33487 (PCN: 24-43-47-04-03-000-0072)
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Adam Osowsky
Code Compliance Officer
Certified Mail: 7021 1970 0002 3025 4654
www.highlandbeach.us
Tel (561) 278-4548 • Fax (561) 265-3582

Evidence Sheet	
Case Number:	CC2023-09-023
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky

Evidence Sheet	
Case Number:	CC2023-09-023
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky

Town of Highland Beach

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

September 23, 2023

PARIS JAMES & MUELLER PARIS KARIN
1106 BEL AIR DR APT B
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-09-020

PARIS JAMES & MUELLER PARIS KARIN,

Location : 1106 BEL AIR DR B
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Dirt/debris from job site in public roadway.

Correction: Must remove all dirt/trash/debris from public roadway by 9/28/2023 to prevent further actions.

12-2(A) Construction site cleanliness; construction site safety.

During the course of construction or demolition work being done on any premises, it shall be unlawful for any person to cause, permit or allow the emissions of particulate matter from any source whatsoever, including, but not limited to, incidents caused by vehicular movement, transportation of materials, construction, alteration, demolition or wrecking of buildings or structures, or the stockpiling of sand or dirt, without taking reasonable precautions to prevent such emissions or to preclude fugitive particulates that may trespass on neighboring properties during dry and windy weather. In the case of stockpiled particulate materials, such materials shall be stabilized by adequate coverings, by wetting or by chemical application to the satisfaction of the building official.

12-2(B) Construction Site Cleanliness/Construction Site Safety

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

12-2(E) Construction site cleanliness; construction site safety.

All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.

IPMC 302.1 Sanitation

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

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.

IPMC 308.1 PMC - Rubbish and Garbage

Town of Highland Beach

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

Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

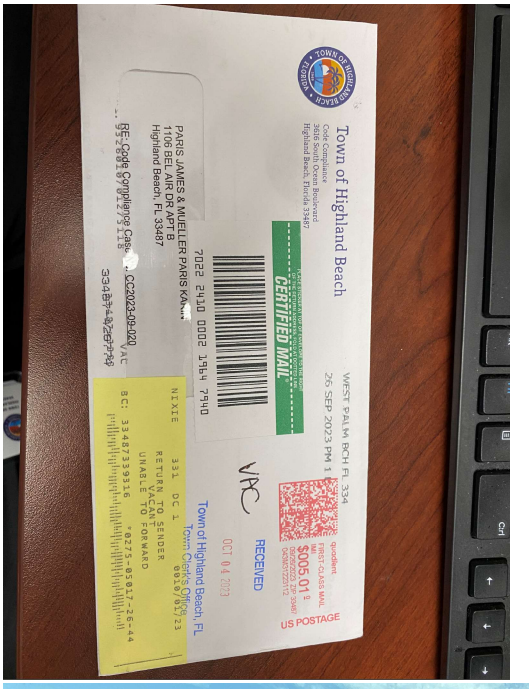
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of $250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-09-020
Property Address:	1106 Bel Air Dr B
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-020
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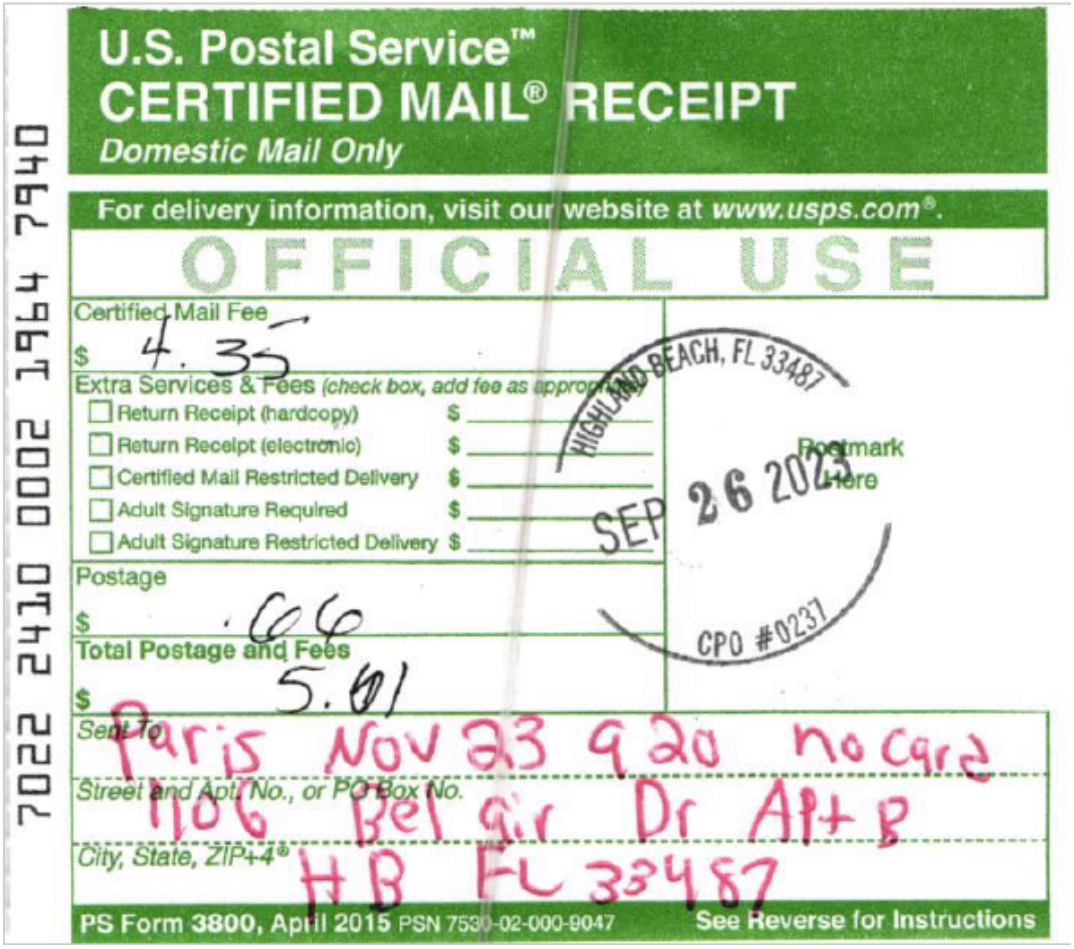

7022 2410 0002 1964 7940

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

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

OFFICIAL USE

Certified Mail Fee
$ 4.35

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
$ .66

Total Postage and Fees
$ 5.01

HIGHLAND BEACH, FL 33487
SEP 26 2023
CPO #0237
Postmark Here

Sent To
Paris Nov 23 920 no card

Street and Apt. No., or PO Box No.
1106 Bel Air Dr Apt B

City, State, ZIP+4®
HB FL 33487

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

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IMPORTANT: Save this receipt for your records.

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

File Attachments for Item:

E. CASE NO. CC2023-09-021

AJR GRAND HIGHLAND BEACH LLC1106 Grand Ct. Highland Beach FL, 33487PCN: 24-43-47-09-00-002-0090

Legal Description: 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOVLT 2 AS IN OR10274P1371

Code Sections: 12-4 Temporary construction fences.

Violations: Porta Potty not screened to code.

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1106 Grand Ct.
Boca Raton, FL 33487

Re: 1106 Grand Ct., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0090)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding Porta Potty not screened to code, (**12-4 Temporary construction fences**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4661

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Extra Services & Fees (check box, add fee as appropriate)
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Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 66
Total Postage and Fees
8.56
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OCT 30 2023
AJR Grand Highland Beach LLC
1006 Grand Ct.
Boca Raton, FL 33487 5306
CC2023-09-021
7021 1970 0002 3025 4661

Property Detail

Location Address	1006 GRAND CT
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-09-00-002-0090
Subdivision	
Official Records Book	33604 Page 1431
Sale Date	MAY-2022
Legal Description	9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOV LT 2 AS IN OR10274P1371

Owner Information

Owners	Mailing address
AJR GRAND HIGHLAND BEACH LLC	1006 GRAND CT BOCA RATON FL 33487 5306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2022	$6,400,000	33604 / 01431	WARRANTY DEED	AJR GRAND HIGHLAND BEACH LLC
MAY-2022	$10	33604 / 01429	QUIT CLAIM	TOUCHETTE RICHARD
MAY-2010	$3,100,000	23864 / 00738	WARRANTY DEED	1006 GRAND COURT LLC
DEC-2007	$4,000,000	22315 / 01438	WARRANTY DEED	VANDERSCHAAF CLAIR
JAN-2004	$10	16483 / 00263	QUIT CLAIM	SOLLINS CHARLES D &
DEC-2003	$2,675,000	16483 / 00260	WARRANTY DEED	SOLLINS CHARLES D &
AUG-2003	$2,500,100	15798 / 01898	CERT OF TITLE	WACHOVIA BANK
MAR-1998	$2,550,000	10274 / 01371	WARRANTY DEED	
MAR-1994	$100	08166 / 01568	CERT OF TITLE	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	11614
Acres	0.4099
Use Code	0100 - SINGLE FAMILY
Zoning	RML - MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	$2,555,087	$2,136,972	$2,698,661
Land Value	$2,978,550	$2,294,270	$805,000
Total Market Value	$5,533,637	$4,431,242	$3,503,661

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	$5,533,637	$3,854,027	$3,503,661
Exemption Amount	$0	$0	$0
Taxable Value	$5,533,637	$3,854,027	$3,503,661

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	$88,569	$66,928	$59,390
Non Ad Valorem	$190	$184	$178
Total tax	$88,759	$67,112	$59,568

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

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1106 Grand Ct.
Boca Raton, FL 33487

POSTED ON PROPERTY
10/30/23
DATE

Re: 1106 Grand Ct., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0090)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding Porta Potty not screened to code, (**12-4 Temporary construction fences**). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4661

Mon, October 30, 2023
07:28AM
Highland Beach, FL 33487
PRECISION
PORTABLES
888-920-5060
www.precisionportables.com

Mon, October 30, 2023
07:28AM
Highland Beach, FL 33487

Town of Highland Beach

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

September 26, 2023

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487

RE: Code Compliance Case No. CC2023-09-021

AJR GRAND HIGHLAND BEACH LLC,

Location : 1006 GRAND CT
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Porta Potty not screened to code. Door hanger warning left 9/22/2023.

Correction: Must screen or remove Porta Potty as per town code by 10/1/2023.

12-4 Temporary construction fences.

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

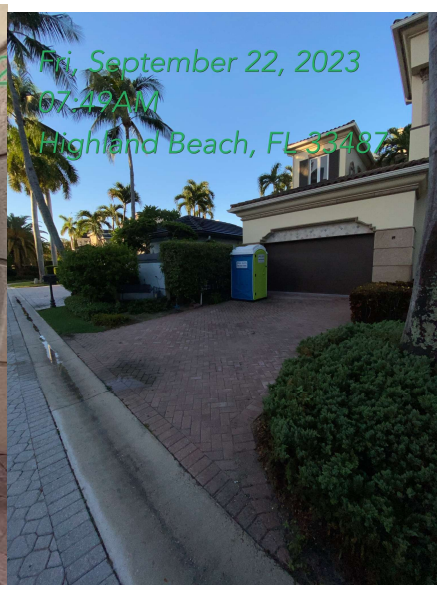
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of $250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

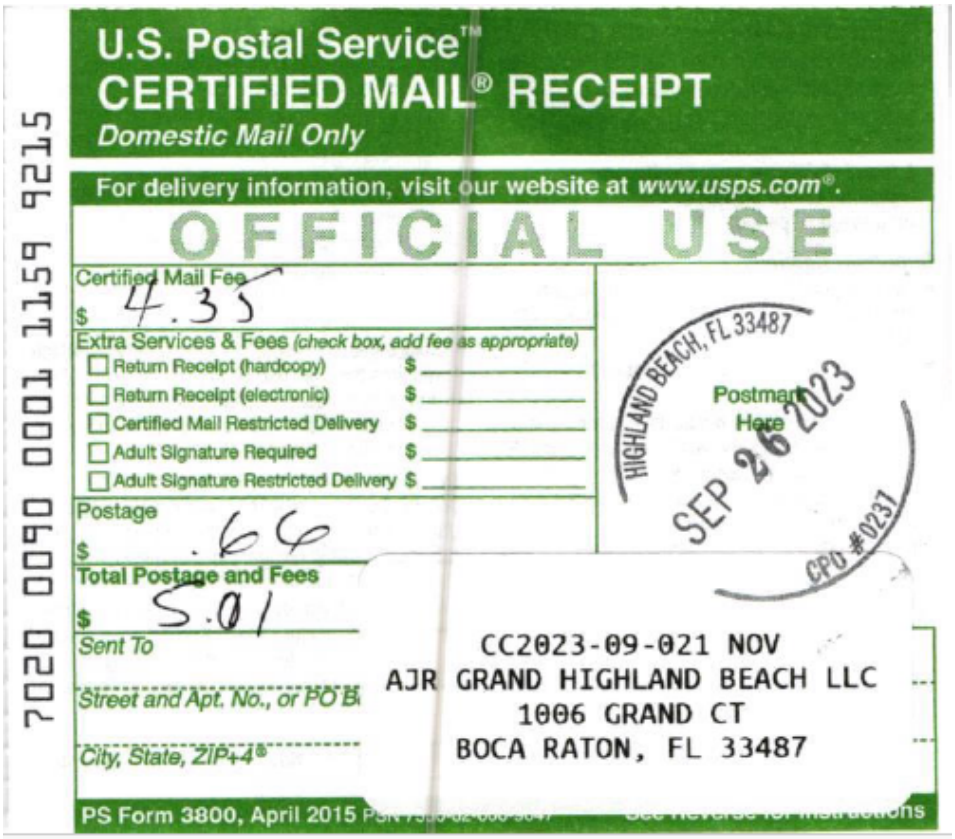
Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-09-021
Property Address:	1006 GRAND CT
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-021
Property Address:	1006 GRAND CT
Officer:	Adam Osowsky



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

Postage
$ .66

Total Postage and Fees
$ 5.01

Sent To
CC2023-09-021 NOV
AJR GRAND HIGHLAND BEACH LLC

Street and Apt. No., or PO B
1006 GRAND CT

City, State, ZIP+4®
BOCA RATON, FL 33487

HIGHLAND BEACH, FL 33487
Postmark Here
SEP 26 2023
CPO #0231

7020 0090 0001 1159 9215

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

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  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 … cified by name, or to the addressee's au… ment.
  - Adult signature se… requires the signee to be a… ars of age (not available …
  - Adult … ricted delivery service, which re… gnee to be at least 21 years of age … s delivery to the addressee specified … e, or to the addressee's authorized agent … 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.

7020 0090 0001 1159 9215

PS Form **3800**, April 2015 *(Reverse)* PSN 7530-02-000-9047

File Attachments for Item:

F. CASE NO. CC2023-09-007

Michael Duggan4229 Tranquility Dr.Highland Beach FL, 33487PCN: 24-43-47-04-02-005-0170

Legal Description: BEL LIDO LT 17 BLK 5

Code Sections: 12-1.5 Construction Site Parking; Storage of Materials, 16-4 - Unlawful parking, generally, 28-10 LANDSCAPE Failure to Maintain Landscaping

Violations: 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces, **(12-1.5 Construction Site Parking; Storage of Materials, 16-4 - Unlawful parking, generally, 28-10 LANDSCAPE Failure to Maintain Landscaping)** During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2506

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Return Receipt (hardcopy) $ 3.55
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ .90
Total Postage and Fees
$ $8.80
HIGHLAND BEACH, FL 33487
OCT 30 2023
CPO #0237
Postmark Here
Michael Duggan
4229 Tranquility Dr.
Highland Beach, FL 33487
CC2023-09-007
7021 1970 0002 3025 2504

Property Detail

Location Address	4229 TRANQUILITY DR
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-02-005-0170
Subdivision	BEL LIDO IN
Official Records Book	32779 Page 1627
Sale Date	JUL-2021
Legal Description	BEL LIDO LT 17 BLK 5

Owner Information

Owners
DUGGAN MICHAEL

Mailing address
4229 TRANQUILITY DR
HIGHLAND BEACH FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	$3,200,000	32779 / 01627	WARRANTY DEED	DUGGAN MICHAEL
MAY-2020	$2,100,000	31448 / 01095	WARRANTY DEED	BOWSKY BRANDON A
JUL-2018	$1,400,000	29994 / 00582	WARRANTY DEED	BSD PROPERTIS LLC
MAR-2018	$10	29706 / 00706	WARRANTY DEED	ZUCKER DAVID EST
MAY-2015	$700,000	27522 / 00840	WARRANTY DEED	FENSTER JASON &
SEP-2003	$1,600,000	15933 / 00955	WARRANTY DEED	ZUCKER DAVID
AUG-1994	$100	08394 / 01812	DEED OF TRUST	HARBIN ANNA J &
AUG-1990	$100	06539 / 00641	QUIT CLAIM	
JAN-1980	$191,300	03391 / 00059		
JAN-1977	$97,000	02705 / 01760		
JAN-1975	$105,000	02482 / 01900	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUGGAN MICHAEL	2023	HOMESTEAD
DUGGAN MICHAEL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	4106
Acres	0.2609
Use Code	0100 - SINGLE FAMILY
Zoning	RS - RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	$1,990,237	$1,365,669	$903,005
Land Value	$1,562,760	$1,569,716	$1,242,000
Total Market Value	$3,552,997	$2,935,385	$2,145,005

P = Preliminary *All values are as of January 1st each year*

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	$2,983,981	$2,897,069	$2,145,005
Exemption Amount	$50,000	$50,000	$0
Taxable Value	$2,933,981	$2,847,069	$2,145,005

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	$47,122	$46,825	$36,360
Non Ad Valorem	$190	$184	$178
Total tax	$47,312	$47,009	$36,538

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

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

POSTED
ON PROPERTY
10/30/23
DATE

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces, (**12-1.5 Construction Site Parking; Storage of Materials, 16-4 - Unlawful parking, generally, 28-10 LANDSCAPE Failure to Maintain Landscaping)** During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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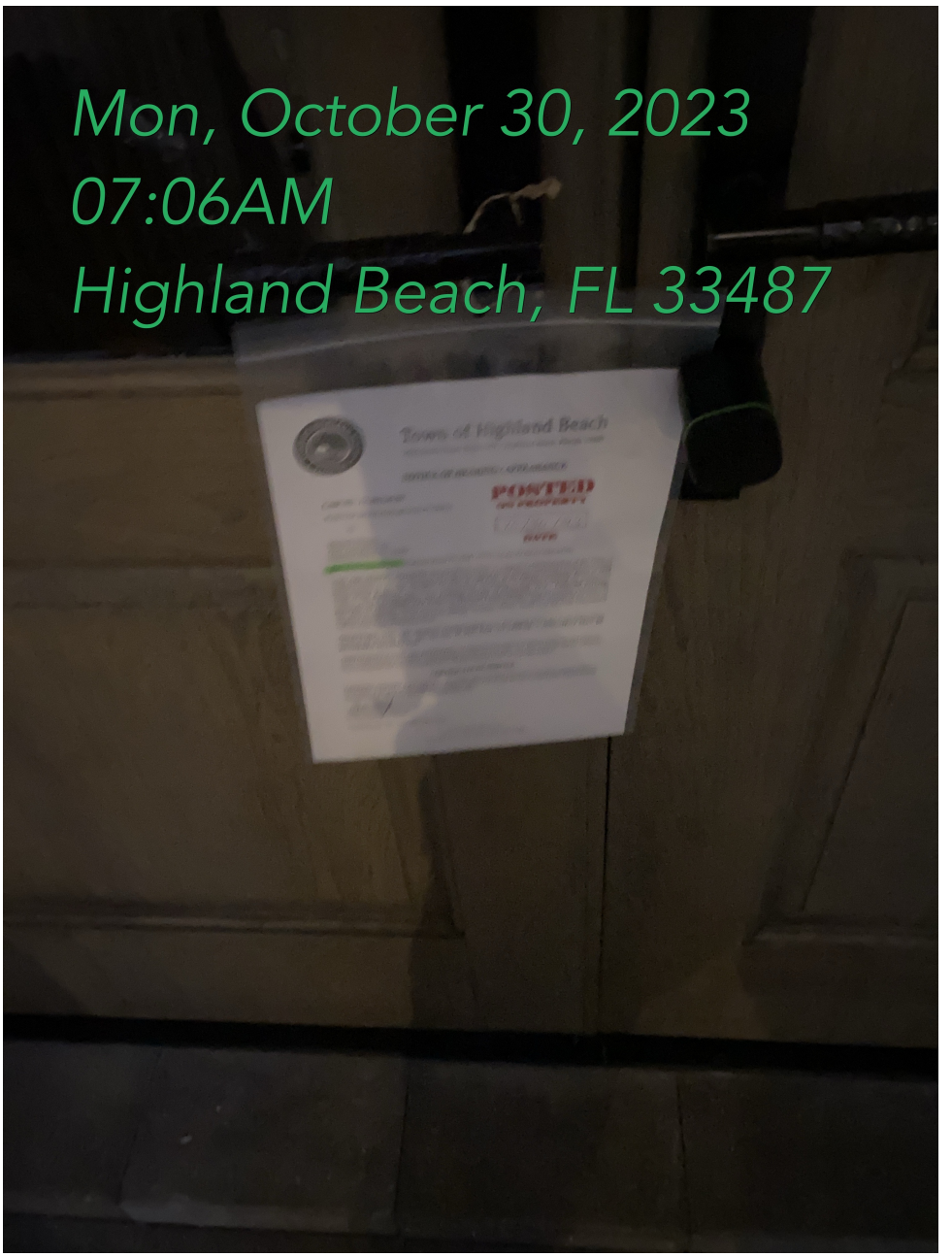
Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2506


Mon, October 30, 2023
07:06AM
Highland Beach, FL 33487
Town of Highland Beach
POSTED

Town of Highland Beach

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

September 18, 2023

DUGGAN MICHAEL
4229 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-09-007

DUGGAN MICHAEL,

Location : 4229 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces.

Correction: 1) Repair landscaping/ Remove ruts and maintain 2) All construction vehicles are to park as per town construction code. Must be parked on an approved surface on the construction site/ property.

Correct by date October 3, 2023

12-1.5 Construction Site Parking; Storage of Materials

On-site construction parking. On street parking is prohibited. All vehicles associated with the construction or construction personnel must be parked completely on the construction site and/or an alternate location approved by the building official. On-site parking areas must be completely off the pavement and should be covered with a suitable, compacted material to prevent dirt and mud from being tracked or washed onto adjacent streets and properties. Washing or repairing vehicles associated with the construction or construction personnel is prohibited anywhere in the town.

16-4 - Unlawful parking, generally.

It shall be unlawful for any person to stand or park a motor vehicle in the manner hereinafter described, except when necessary to avoid conflict with other traffic or when so directed by a police officer:

(1)On the roadway side of another vehicle stopped at the edge of a street (double parking);(2)On a sidewalk, bicycle path, crosswalk or fire lane;(3)In or within twenty (20) feet of a street intersection;(4)Parallel parking with the wheels more than twelve (12) inches from curb or street edge;(5)Facing against closest traffic flow;(6)Where signs, street or curb markings prohibit;(7)Parking on the public right-of-way between 12:00 a.m. to 6:00 a.m. (8)On public right-of-way for the sole purpose of beach access;(9)On private property in an area which is not a paved parking space approved by the town;(10)In the lane of travel on State Road A1A.(11)Obstruct any mailbox.

28-10 LANDSCAPE Failure to Maintain Landscaping

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

Sec. 28-10. Maintenance standards for cultivated landscape areas.
(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.
(e) Pruning:
(1) General: All pruning should be accomplished according to good horticultural standards.
(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.
(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.
(h) Watering:
(1) General: All watering of planted areas shall be managed so as to:
a. Maintain healthy flora.
b. Make plant material more drought tolerant.
c. Avoid excessive turf growth.
d. Minimize fungus growth.
e. Stimulate deep root growth.
f. Minimize leaching of fertilizer.
g. Minimize cold damage.
(2) Watering of St. Augustine grass lawns: All watering of St. Augustine grass lawn areas shall be accomplished on an as needed basis as indicated by turf wilt. The amount of water applied in each application shall be as indicated in section 28-8(e), so as to promote deep root growth.
(3) Watering of Bahia grass lawns: All watering of Bahia grass lawn areas shall be accomplished on an as needed basis. Bahia grass may not require watering even when wilting. Nothing in this chapter shall be construed so as to preclude the withholding of water from grass beyond the stage of turf wilt.
(4) Promoting deep root growth of trees and shrubs: Watering of plants and trees should always be in a sufficient amount to thoroughly soak the root ball of the plant and the surrounding area, thereby promoting deep root growth and drought tolerance.
(5) Operation of automatic irrigation systems: Whenever possible, automatic irrigation systems should be operated between the hours of midnight and 6:00 a.m., or as designated by the Town of Highland Beach. Irrigating during these hours reduces fungus growth and loss of water due to evaporation.
(6) Maintenance of irrigation systems: Irrigation systems shall be constantly maintained to eliminate waste of water due to loss of heads, broken pipes or misadjusted nozzles.
(Ord. No. 595, # 2(10), 8-22-90; Ord. No. 688, # 18, 1-2-01)

Town of Highland Beach

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

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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
Officer:	Adam Osowsky

Evidence Sheet	
Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
Officer:	Adam Osowsky

Evidence Sheet	
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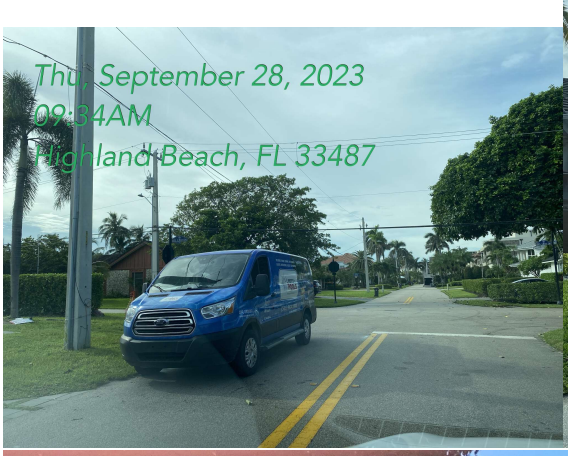
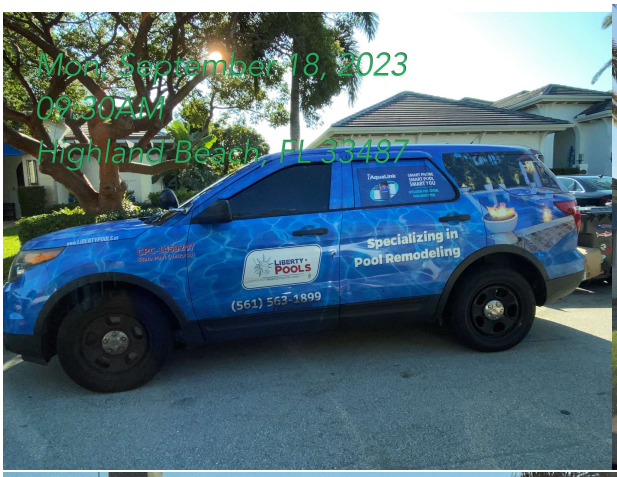


Evidence Sheet	
Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
Officer:	Adam Osowsky

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9589 0710 5270 0931 3564 33

Certified Mail Fee $ 4.35

Extra Services & Fees (check box, add fee as appropriate) 3.55
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ .66

Total Postage and Fees $ 8.56

HIGHLAND BEACH, FL 33487
SEP 18 2023
Postmark Here
CPO #0237

Sent To CC2023-09-007 NOV
Street and Apt. No., or PC DUGGAN
City, State, ZIP+4® 4229 TRANQUILITY DR
HIGHALND BEACH, FL 33487

PS Form 3800, January 2 ... See Reverse for Instructions

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

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FAQs >

Remove X

Tracking Number:

9589071052700931356433

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:31 am on September 22, 2023 in BOCA RATON, FL 33487.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
September 22, 2023, 11:31 am

See All Tracking History

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

Text & Email Updates

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Product Information

See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

File Attachments for Item:

G. CASE NO. CC2023-09-025

Gloria Stuart & Robert Spahr4225Tranquility Dr.Highland Beach FL, 33487PCN:24-43-47-04-02-005-0160

Legal Description: BEL LIDO LT 16 BLK 5

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

Violations: Installing a new A/C without a required permit.

Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-025

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Robert Spahr & Gloria Stuart
4225 Tranquility Dr.
Highland Beach, FL 33487

Re: 4225 Tranquility Dr , Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0160)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding installing new A/C without a required permit., **(30-122 (A) Building Permits Required)** During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4685

7021 1970 0002 3025 4685
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 3.55
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 0.60
Total Postage and Fees
$ 8.50
Here
HIGHLAND BEACH, FL 33487
OCT 30 2023
CRO #0237
Gloria Stuart & Robert Spahr
4225 Tranquility Dr.
Highland Beach, FL 33487
CC2023-09-025
See Reverse for Instructions

Property Detail

Location Address	4225 TRANQUILITY DR
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-02-005-0160
Subdivision	BEL LIDO IN
Official Records Book	33247 Page 1438
Sale Date	JAN-2022
Legal Description	BEL LIDO LT 16 BLK 5

Owner Information

Owners	Mailing address
STUART GLORIA A	4225 TRANQUILITY DR
SPAHR ROBERT L &	BOCA RATON FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2022	$10	33247 / 01438	WARRANTY DEED	SPAHR ROBERT L &
MAR-2020	$10	31336 / 00558	WARRANTY DEED	SPAHR ROBERT L
AUG-2002	$1	15002 / 00738	WARRANTY DEED	SPAHR ROBERT L &
FEB-1998	$100	10221 / 00722	QUIT CLAIM	SPAHR ROBERT L
MAY-1995	$100	08785 / 01375	QUIT CLAIM	
MAY-1993	$100	07733 / 01534	QUIT CLAIM	
JUN-1992	$385,000	07303 / 01996	WARRANTY DEED	
JAN-1979	$135,000	03139 / 00445		
JAN-1978	$95,000	02797 / 01285		

Exemption Information

Applicant/Owner	Year	Detail
SPAHR ROBERT L &	2023	ADDITIONAL HOMESTEAD
SPAHR ROBERT L &	2023	HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	5710
Acres	0.2640
Use Code	0100 - SINGLE FAMILY
Zoning	RS - RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	$1,520,865	$1,241,230	$1,063,098
Land Value	$1,750,000	$1,755,050	$1,495,000
Total Market Value	$3,270,865	$2,996,280	$2,558,098

P = Preliminary *All values are as of January 1st each year*

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	$1,195,347	$1,160,531	$1,126,729
Exemption Amount	$50,000	$50,000	$50,000
Taxable Value	$1,145,347	$1,110,531	$1,076,729

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	$18,493	$18,364	$18,423
Non Ad Valorem	$190	$184	$178
Total tax	$18,683	$18,548	$18,601

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

Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-025

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Robert Spahr & Gloria Stuart
4225 Tranquility Dr.
Highland Beach, FL 33487

POSTED
ON PROPERTY
10/30/23
DATE

Re: 4225 Tranquility Dr , Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0160)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard,*** regarding installing new A/C without a required permit., **(30-122 (A) Building Permits Required)** During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

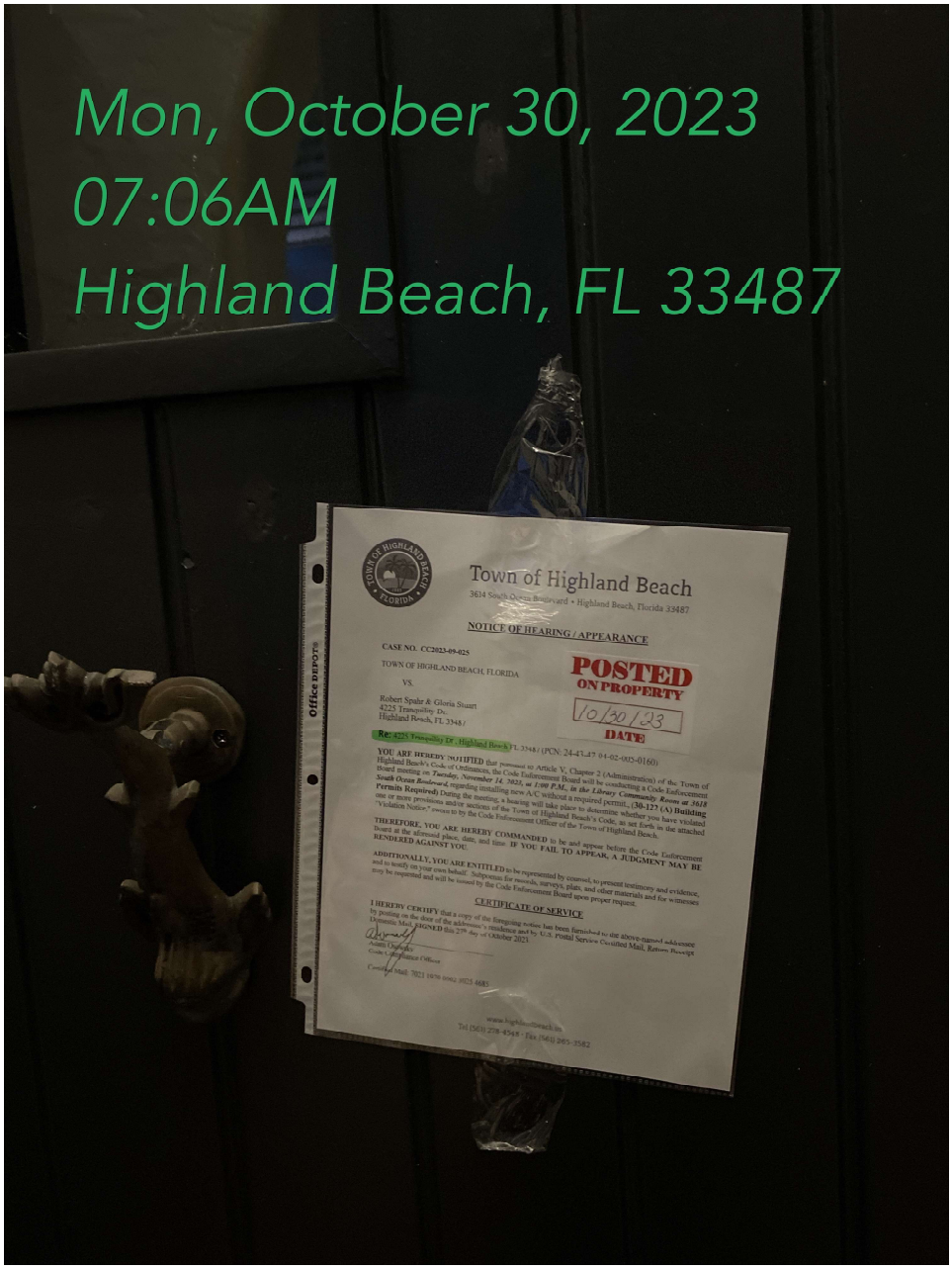
ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4685


Mon, October 30, 2023
07:06AM
Highland Beach, FL 33487
Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487
NOTICE OF HEARING / APPEARANCE
CASE NO. CC2023-09-025
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
Robert Spahr & Gloria Stuart
4225 Tranquility Dr.
Highland Beach, FL 3348 /
POSTED
ON PROPERTY
10/30/23
DATE
Re: 4225 Tranquility Dr. Highland Beach FL 3348 / (PCN: 24-43-47 04-02-005-0160)
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard, regarding installing new A/C without a required permit., (30-127 (A) Building Permits Required) During the meeting a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice" proven to by the Code Enforcement Officer of the Town of Highland Beach.
THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.
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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 Requested Mail. SIGNED this 27th day of October 2023
Code Compliance Officer
Certified Mail: 7021 1970 0002 3023 4681
www.highlandbeach.us
Tel (561) 278-4548 · Fax (561) 265-3582
Office DEPOT®

Town of Highland Beach

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

September 28, 2023

SPAHR ROBERT L & STUART GLORIA A
4225 TRANQUILITY DR
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-09-025

SPAHR ROBERT L & STUART GLORIA A,

Location : 4225 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: 1) Install new A/C without a required permit.

Correction: 1) Must obtain ALL required permits by October 15, 2023 to prevent further action.

30-122 (A) Building Permits Required

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

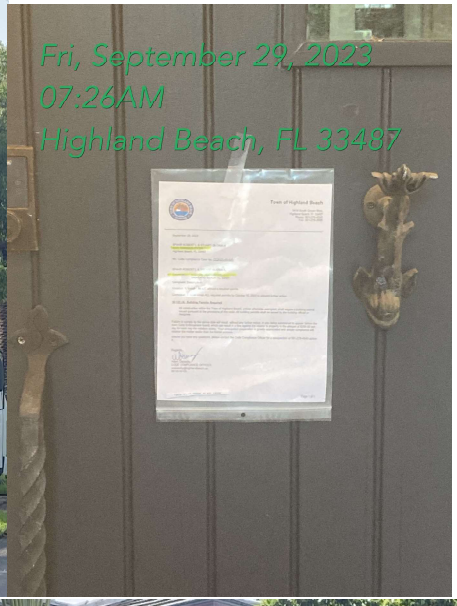
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of $250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-08-025
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-08-025
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky

Evidence Sheet	
Case Number:	CC2023-08-025
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

7021 0950 0000 8687 1035

Certified Mail Fee
$ 4.35

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
$ .66

Total Postage and Fees
$ 5.01

HIGHLAND BEACH, FL 33487
SEP 28 2023
Postmark Here
CPO #0237

Sent To
CC2023-09-025 nov no card
SPAHR ROBERT L & STUART GLORIA A

Street and Apt. No., or PO B
4225 TRANQUILITY DR

City, State, ZIP+4®
Highland Beach, FL 33487

PS Form 3800, April 2015

Certified Mail service provides the following benefits:

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

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047