

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, May 13, 2025 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

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

A. April 08, 2025

5. VIOLATIONS

A. **CASE NO. CC-25-126**

Highland Towers, Inc.
2920/2921 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-35-000-0000

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

Violations: Permit 24-727-E has expired.

B. **CASE NO. CC-25-127**

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

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

Violations: Permit E21-0220-E expired for the second time.

C. CASE NO. CC-25-110

Ocean Dunes Condominium Association, Inc.
3015 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-33-23-000-0000

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

Violations: Permit 24-205-E has expired.

D. CASE NO. CC-25-130

Clarendon Condo Association Inc.
3407 S. Ocean Blvd
Highland Beach FL, 33487
PCN: 24-43-46-33-22-000-0000

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

Violations: Permit 24-871-BR and 24-874-P have both expired.

6. ADJOURNMENT

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

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

File Attachments for Item:

A. April 08, 2025



TOWN OF HIGHLAND BEACH TOWN SPECIAL MAGISTRATE HEARING MINUTES

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

Date: April 08, 2025
Time: 1:00 PM

1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. February 11, 2025

Special Magistrate Wagner approved the minutes of February 11, 2025.

5. VIOLATIONS

A. CASE NO. CC-24-533

Denis & Tatiana Petrov
3420 S. Ocean Blvd APt 3Q
Highland Beach FL, 33487
PCN: 24-43-46-33-24-000-0317
Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 3-Q

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

Violations: Kitchen Remodel including drywall and electric without a permit.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250.00 payable within 14 days.

Denis Petrov, owner, was present and provided information.

Special Magistrate Wagner found the respondent in violation of Code Sections 30-122(A) building permits required and assessed prosecution costs in the amount of \$250 to be paid by April 22, 2025.

B. CASE NO. CC-24-539

Michelle Orris

3300 S. Ocean Blvd. Apt 923C

Highland Beach FL, 33487

PCN: 24-43-46-33-08-005-9230

Legal Description: SEAGATE OF HIGHLAND COND 3 APT 923-C

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

Violations: Interior remodel without permit.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable within 30 days.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (A) building permits required and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

C. CASE NO. CC-25-19

Michael W. Hazel, Lucille Freddo Tr., Marc D.Hazel Tr.,

3912 S. Ocean Blvd. 702

Highland Beach FL, 33487

PCN: 24-43-47-04-13-001-0702

Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Code Sections: 30-122 (B) - Building Permits Expired.

Violations: PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal permit has expired.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable within 30 days.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B) building permits expired and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

D. CASE NO. CC-25-41

**Town Houses of Highland Beach Condo Association
2575 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-47-002-0000**

Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250 per day for each day that the violation remains after the date set for compliance and waive prosecution costs.

Marc Brecher, President of the Association, was present and provided comments.

Special Magistrate Wagner found the respondent in violation of Section 6-27 of the Town Code of Ordinances, Administrative Amendments to the Florida Building Code, Section 110.9(5) Town of Highland Beach Administrative Code Chapter 1 for the 7th Edition (2020) Florida Building Code, for failure to submit the required milestone inspection report. and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is not assessed prosecution costs.

E. CASE NO. CC-25-49

**Town Houses of Highland Beach Condo Association
2575 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-47-000-0000**

Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

Special Magistrate Wagner opened the hearing.

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

Code Compliance Officer Adam Osowsky mentioned that the violations remain and this is a separate case because there are two buildings. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250 per day for each day that the violation remains after the date set for compliance and waive prosecution costs.

Marc Brecher, President of the Association, was present.

Special Magistrate Wagner found the respondent in violation of Section 6-27 of the Town Code of Ordinances, Administrative Amendments to the Florida Building Code, Section 110.9(5) Town of Highland Beach Administrative Code Chapter 1 for the 7th Edition (2020) Florida Building Code, for failure to submit the required milestone inspection report and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is not assessed prosecution costs.

6. ADJOURNMENT

The meeting adjourned at 1:21 PM.

APPROVED: May 13, 2025, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

05/13/2025

Date

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

File Attachments for Item:

A. CASE NO. CC-25-126 Highland Towers, Inc. 2920/2921 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-46-33-35-000-0000

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

Violations: Permit 24-727-E has expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-126

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

HIGHLAND TOWERS, INC.
2921 S OCEAN BLVD
Highland Beach FL, 33487

Re: 2920/2921 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-35-000-0000)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding 30-122 (B), (Permit 24-727-E has expired). During the hearing, the Special Magistrate will determine whether you have violated 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 Compliance Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 22 day of APRIL 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: -9589071052700085575506

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

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

Pompano Beach, FL 33064

OFFICIAL USE

Certified Mail Fee \$11.55

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00

Postage \$10.72

Total Postage and Fees \$19.62

Sent To
 Street
 City, State, ZIP+4®

CC-25-126-NOH*
 HIGHLAND TOWERS, INC.
 R/A KAYE, BENDER, REMBAUM
 1200 PARK CENTRAL BOULEVARD SOUTH
 POMPANO BEACH, FL 33064

PS Form 3800, January 2023 PSN 7530-02-000-9057 Reverse for Instructions

Postmark Here
 APR 22 2023
 BOCA RATON, FL

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 Description

CC-25-126-NOH*
 HIGHLAND TOWERS, INC.
 R/A Kaye, Bender, Rembaum
 1200 Park Central Boulevard South
 Pompano Beach, FL 33064

9590 9402 5086 9092 0356 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

9589 0710 5270 0085 5755 06

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

USPS TRACKING #

9590 9402 5086 9092 0356 89

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

United States Postal Service
 Town of Highland Beach, FL
 Clerk's Office

RECEIVED
 APR 28 2023

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

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
HIGHLAND TOWERS, INC.

Filing Information

Document Number 201876
FEI/EIN Number 59-0865302
Date Filed 04/24/1957
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 08/23/2007
Event Effective Date NONE

Principal Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Mailing Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Registered Agent Name & Address

Kaye, Bender, Rembaum
1200 Park Central Boulevard South
Pompano Beach, FL 33064

Name Changed: 03/10/2022

Address Changed: 03/10/2022

Officer/Director Detail

Name & Address

Title President, Director

Keefe, James J
2921 S OCEAN BLVD
Apt 203
HIGHLAND BEACH, FL 33487

Title VP, Director

Licata, Vito
2921 S OCEAN BLVD
Apt 104
HIGHLAND BEACH, FL 33487

Title Secretary, Director

O'Brien, Kevin
2921 S OCEAN BLVD
Apt 507
HIGHLAND BEACH, FL 33487

Title Treasurer, Director

Skramko, John
2921 S Ocean Boulevard
Apt 402
Highland Beach, FL 33487

Title Director

Gaul, Kenneth
2921 S OCEAN BLVD
Apt 105
HIGHLAND BEACH, FL 33487

Title Director

Dugan, Ruth L
2921 S OCEAN BLVD
Apt 301
HIGHLAND BEACH, FL 33487

Title Director

Lapnow, Jeff
2921 S OCEAN BLVD
Apt 107
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2023	03/07/2023
2024	03/06/2024



Town of Highland Beach

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

NOTICE OF VIOLATION

March 13, 2025

HIGHLAND TOWERS INC
2921 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-126

Location: 2920/2921 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-727-E has expired.

CORRECTION:

Contact permitting at 561 278 4540 to complete this permit/project by 4-1-2025!

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

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

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

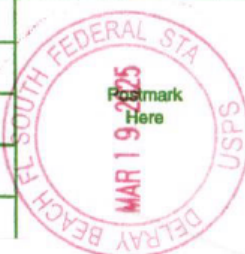
7004 1350 0005 4240 0386

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



cc-25-126-nov
President KEEFE JAMES J
2921 S OCEAN BLVD APT 203
HIGHLAND BEACH FL 33487 1803

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- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

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- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

SENDER: COMPLETE THIS SECTION

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

1. Article

cc-25-126-nov
President KEEFE JAMES J
2921 S OCEAN BLVD APT 203
HIGHLAND BEACH FL 33487 1803

9590 9402 5086 9092 0353 44

7004 1350 0005 4240 0386

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee

B. Received by (Printed Name) Roseanne Jones

C. Date of Delivery 3/21/25

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery (\$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

9590 9402 5086 9092 0353 44

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

RECEIVED
TOWN OF HIGHLAND BEACH, FL
Post Office

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

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

87-339316

7021 0950 0000 8691 4831

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

Pompano Beach, FL 33064

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or

City, State, ZIP+4®

PS Form 3800, April 2015

cc-25-126-nov

HIGHLAND TOWERS, INC.

r/a Kaye, Bender, Rembaum

1200 Park Central Boulevard South

Pompano Beach, FL 33064

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

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. A

cc-25-126-nov

HIGHLAND TOWERS, INC.

Director MICHAEL HERNANDEZ

2921 S OCEAN BLVD APT 102

BOCA RATON FL 33487 1803



9590 9402 5086 9092 0355 73

2. Article Number (Transfer from mailpiece)

9589 0710 5270 1731 5665 03

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Roseane Souza
- C. Date of Delivery 3/21/25
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 5086 9092 0355 73

United States Postal Service

Florida
HIGHLAND Beach, FL
Post Office

MAR 24 2025

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

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

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

File Attachments for Item:

B. CASE NO. CC-25-127

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

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

Violations: Permit E21-0220-E expired for the second time.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-127

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
4117 S OCEAN BLVD
Highland Beach FL, 33487

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit E21-0220-E expired for the second time). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of April 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70041350000542400423

2004 1350 0000 4240 0423

PS Form 3800, June 2002 (Reverse)

- Important Reminders:**

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. _CC-25-127_

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
4117 S OCEAN BLVD
Highland Beach FL, 33487

Re: _4117 S OCEAN BLVD_, Highland Beach FL 33487 (PCN:24434704000060010)

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

1. I am a _X_ Code Compliance Officer for the Town of Highland Beach.
2. I posted _X_ the "Notice of Hearing/Appearance" _X_ at the Property address above AND _X_ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on _April 28, 2025_ and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

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

Adam Osowsky
Code Compliance Officer/Clerk

4-28-2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2025, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

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





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-127

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
4117 S OCEAN BLVD
Highland Beach FL, 33487

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

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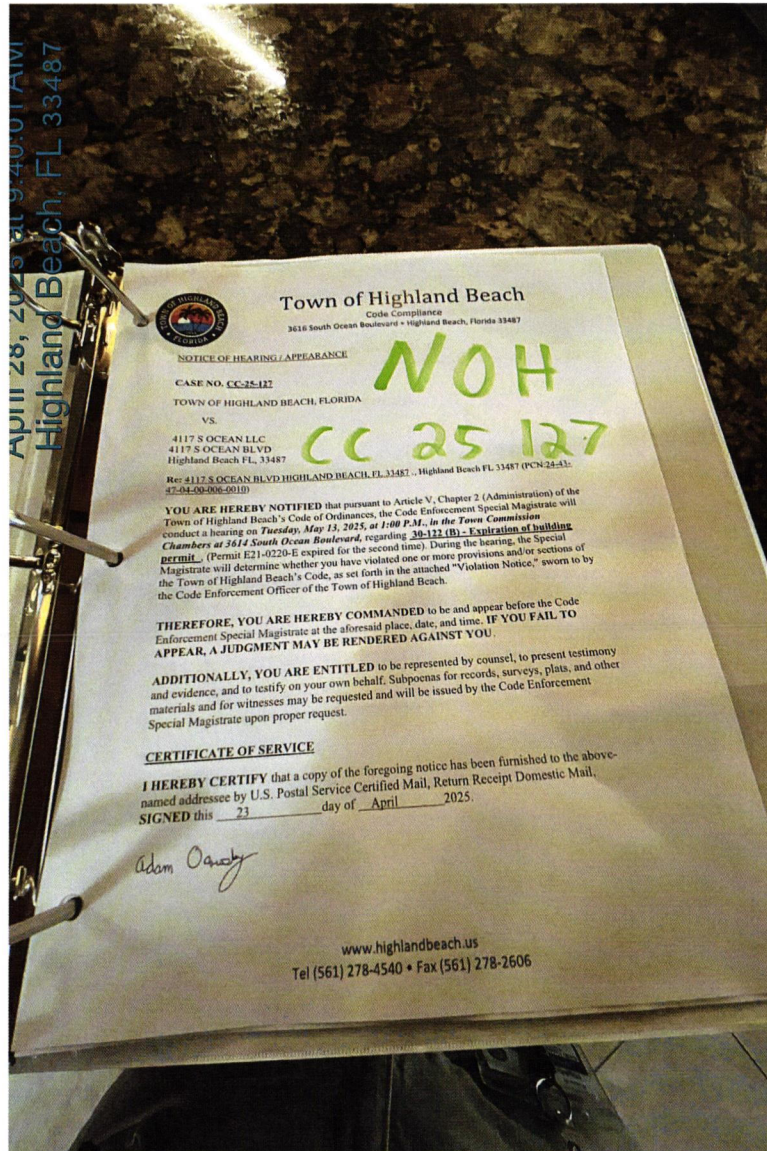
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of April 2025.

Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70041350000542400423



Property Detail

Location Address : 4117 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-00-006-0010
Subdivision :
Official Records Book/Page : 32482 / 245
Sale Date : 05/04/2021
Legal Description : 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140 A/K/A CITY LOT NO 38

Owner Information

Owner(s)

4117 S OCEAN LLC

Mailing Address

4117 S OCEAN BLVD
BOCA RATON FL 33487 4269

Sales Information

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

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 13321
Acres : .68
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Building Details

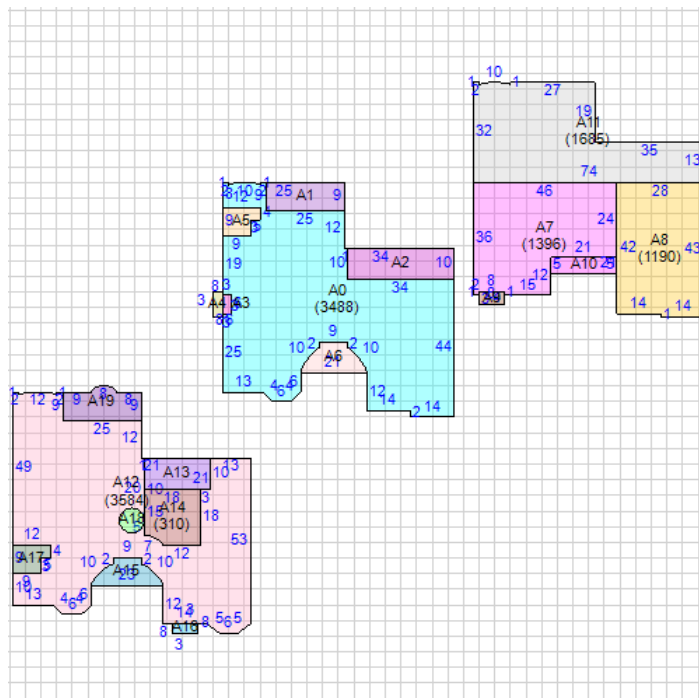
Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	2003	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	5	
Full Baths	7	
Half Baths	2	
Exterior Wall 2	MSY: PRECAST PNL/REIN. CO	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	

Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	MARBLE
Floor Type 2	HARDWOOD
Stories	3

Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	24
UOP Unfinished Open Porch	24
SFB Semi Finished Base Area	1396
NVA No Value Area	50
NVA No Value Area	310
NVA No Value Area	93
NVA No Value Area	1701
NVA No Value Area	93
FUS Finished Upper Story	3484
FOP Finished Open Porch	154
FOP Finished Open Porch	32
FOP Finished Open Porch	105
FOP Finished Open Porch	238
FOP Finished Open Porch	210
FOP Finished Open Porch	340
FOP Finished Open Porch	225
FOP Finished Open Porch	18
FGR Finished Garage	1190
BAS Base Area	3488
BLC Balcony	146
Total Square Footage	13321
Area Under Air	8368



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2003	1
Wall	2003	1462
Elevator	2003	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	OCEAN	RS	0.2614
2	SUBMERGED BEACH	RS	0.4172

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$4,160,710	\$4,295,795	\$3,872,747	\$5,427,610	\$5,924,642
Land Value	\$8,432,845	\$7,736,580	\$5,861,100	\$4,440,300	\$4,070,300
Total Market Value	\$12,593,555	\$12,032,375	\$9,733,847	\$9,867,910	\$9,994,942

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910	\$9,994,942

Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910	\$9,994,942

Taxes					
Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$191,794	\$179,755	\$159,532	\$167,270	\$172,768
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$191,988	\$179,943	\$159,716	\$167,448	\$172,941

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



Town of Highland Beach

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

NOTICE OF VIOLATION

March 14, 2025

4117 S OCEAN LLC
4117 S OCEAN BLVD
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-127

Location: 4117 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

Permit E21-0220-E expired for the second time

Correction

Contact Permitting 561 278 4540 to complete this project by 4/3/2025!

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

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

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

☐ Return Receipt (hardcopy) \$ 1.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.73

Total Postage \$ 9.68

Sent To

cc-25-127-nov
 4117 S OCEAN LLC
 r/a VCORP SERVICES, LLC
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

PS Form 3800, January 2010

for Instructions

9589 0710 5270 0339 7373 39

BOCA RATON MAR 14 2015

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:

cc-25-127-nov
 4117 S OCEAN LLC
 r/a VCORP SERVICES, LLC
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

2. Article Number (from label)

9590 9402 5086 9092 0352 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature **RECEIVED** ☐ Agent ☐ Addressee

B. Received by (Printed Name) **MAR 17 2015**

C. Date of Delivery

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

File Attachments for Item:

C. CASE NO. CC-25-110

Ocean Dunes Condominium Association, Inc. 3015 S. Ocean Blvd. Highland Beach FL,
33487PCN:24-43-46-33-23-000-0000

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

Violations: Permit 24-205-E has expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-110

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OCEAN DUNES CONDO
3015 S OCEAN BLVD CONDO
Highland Beach FL, 33487

**Re: 3015 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-23-000-0000)**

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding 30-122 (B)- Permit 24-205-E has expired . During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21 day of April 2025.

Adam Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052700085575704

40 2525 5800 0225 0710 6586

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ 1.73

Total Postage and Fees \$ 9.68

Sent To
 Street and Apt. No. CC-25-110-NOH
OCEAN DUNES CONDO ASS, INC.
R/A GATSOS, ELAINE M, ESQ
 City, State, ZIP+4® 5541 N UNIVERSITY DRIVE, SUITE 102
CORAL SPRINGS, FL 33067

PS Form 3800, Jan 2015 PSN 7530-02-000-9053 Instructions

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to
 CC-25-110-NOH
 OCEAN DUNES CONDO ASS, INC.
 R/A GATSOS, ELAINE M, ESQ
 5541 N UNIVERSITY DRIVE, SUITE 102
 CORAL SPRINGS, FL 33067

2. Article Number (Transfer from service label)
9589 0710 5270 0085 5757 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
Joan Robins

C. Date of Delivery
04/23/25

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
☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

9590 7402 5086 9092 0356 10

United States Postal Service
 Town of Highland Beach, FL
 Town Clerk's Office

APR 25 2025

RECEIVED

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

**TOWN OF HIGHLAND BEACH
 CODE COMPLIANCE DIVISION
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487**

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

339316



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

OCEAN DUNES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 751336
FEI/EIN Number 59-2150575
Date Filed 03/03/1980
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 05/27/2011

Principal Address

3015 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 08/20/1990

Mailing Address

3015 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 08/20/1990

Registered Agent Name & Address

GATSOS, ELAINE M, ESQ
 5541 N UNIVERSITY DRIVE, SUITE 102
 CORAL SPRINGS, FL 33067

Name Changed: 06/11/2024

Address Changed: 06/11/2024

Officer/Director Detail

Name & Address

Title President

COHEN, LAWRENCE
 3015 SOUTH OCEAN BLVD.
 HIGHLAND, FL 33487

Title Treasurer

TANTON, THOMAS
3015 South Ocean Blvd.
Highland Beach, FL 33487

Title Secretary

Denner, Susan
3015 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2022	04/05/2022
2023	03/02/2023
2024	02/09/2024

Document Images

06/11/2024 -- Reg. Agent Change	View image in PDF format
02/09/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
05/23/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- ANNUAL REPORT	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
02/24/2012 -- ANNUAL REPORT	View image in PDF format
05/27/2011 -- REINSTATEMENT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
03/07/2007 -- ANNUAL REPORT	View image in PDF format
08/22/2006 -- ANNUAL REPORT	View image in PDF format
03/25/2005 -- ANNUAL REPORT	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
05/16/2002 -- ANNUAL REPORT	View image in PDF format
04/26/2001 -- ANNUAL REPORT	View image in PDF format
05/24/2000 -- ANNUAL REPORT	View image in PDF format
03/08/1999 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

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

NOTICE OF VIOLATION

February 27, 2025

DUNES CONDO OCEAN
3015 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-110

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

Violation:

Permit 24-205-E has expired.

Correction Contact Permitting 561 278 4540 to complete this project by March 16, 2025.

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

7021 0950 0000 8691 4954

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 13 / 9.68

Total Postage and Fees **CC-25-110+NOV**

OCEAN DUNES CONDO ASSO, INC.
President COHEN
3015 S OCEAN BLVD APT 502
HIGHLAND BEACH FL 33487 1855

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

9589 0710 5270 1134 3545 47

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 13 / 9.68

Total Postage and Fees **CC-25-110+NOV**

OCEAN DUNES CONDO ASSO, INC.
R/A GATSOS, ELAINE M, ESQ
5541 N UNIVERSITY DRIVE, SUITE 102
CORAL SPRINGS, FL 33067

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <u>3/1/25</u></p>	
<p>1. Article Number (Transfer from service label)</p> <p>7021 0950 0000 8691 4954</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

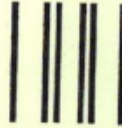
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1134 3545 47</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

USPS TRACKING #



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5 MAR 2025 PM 4 L



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

9540 9402 5086 9092 0358 94

United States
Postal Service

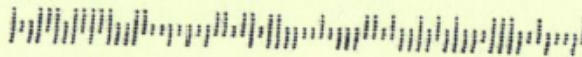
Town of Highland Beach, FL
Clerk's Office

MAR 07 2025

RECEIVED

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

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



File Attachments for Item:

D. CASE NO. CC-25-130Clarendon Condo Association Inc. 3407 S. Ocean
BlvdHighland Beach FL, 33487PCN: 24-43-46-33-22-000-0000

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

Violations: Permit 24-871-BR and 24-874-P have both expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-130

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CLARENDON CONDO ASSOCIATION
3407 S OCEAN BLVD CONDO
Highland Beach FL, 33487

Re: 3407 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-22-000-0000)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit 24-871-BR and 24-874-P have both expired). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail,
SIGNED this 24 day of April 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail:

9589071052700085575582+9589071052700085575599+9589071052700085575605

9589 0710 5270 0085 5756 05

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

Sent To
 CC-25-130-noh**
 CLARENDON COND ASS, INC.
 R/H KAYE BENDER REMBITUM, P.L.
 1200 Park Central Blvd South
 Pompano Beach, FL 33064

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

9589 0710 5270 0085 5755 99

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
 \$

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

Postage
 \$

Total Postage and Fees
 \$

Sent To
 CC-25-130-noh**
 CLARENDON COND ASS, INC.
 President SHOEMAKER
 3407 S OCEAN BLVD APT 8B
 HIGHLAND BEACH FL 33487 4714

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

9589 0710 5270 0085 5755 82

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
 \$

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
 \$

Sent To
 CC-25-130-noh**
 CLARENDON COND ASS, INC.
 Secretary HOROWITZ
 3407 S OCEAN BLVD APT 2A
 BOCA RATON FL 33487 4715

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>CC-25-130-noh**</p> <p>CLARENDON COND ASS, INC.</p> <p>President SHUMAKER</p> <p>3407 S OCEAN BLVD APT 8B</p> <p>HIGHLAND BEACH FL 33487 4714</p> </div> <p>9590 9402 5086 9092 0360 51</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <i>THAVOIR</i> C. Date of Delivery <i>4/28</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (over 5000)</p> <p>9589 0710 5270 0085 5755 99</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>CC-25-130-noh**</p> <p>CLARENDON COND ASS, INC.</p> <p>Secretary HOROWITZ</p> <p>3407 S OCEAN BLVD APT 2A</p> <p>BOCA RATON FL 33487 4715</p> </div> <p>9590 9402 5086 9092 0369 14</p>		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <i>THAVOIR</i> C. Date of Delivery <i>4/28</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (over 5000)</p> <p>9589 0710 5270 0085 5755 82</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

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 Address and Zip


CC-25-130-nob**
CLARENDON COND ASS, INC.
R/A KAYE BENDER REMBAUM, P.L.
1200 Park Central Blvd South
Pompano Beach, FL 33064

9590 9402 5086 9092 0360 44

Article Number (Transfer from service label)
9589 0710 5270 0085 5756 05

PS Form 3811, July 2015 PSN 7530-02-000-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 

B. Received by (Printed Name) ☐ Agent ☐ Addressee

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (up to \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

USPS TRACKING#

9590 9402 5086 9092 0360 44

United States Postal Service

Town of Highland Beach, FL
Town Clerk's Office

MAY 02 2025

RECEIVED

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3614 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Postage & Fees Paid
USPS
Permit No. G-10

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE CLARENDON CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 751545
FEI/EIN Number 59-2152907
Date Filed 03/13/1980
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 05/18/2018
Event Effective Date NONE

Principal Address

3407 SOUTH OCEAN BLVD.
 APT. #A-L
 HIGHLAND BEACH, FL 33487

Changed: 03/10/1988

Mailing Address

3407 SOUTH OCEAN BLVD.
 APT. #A-L
 HIGHLAND BEACH, FL 33487

Changed: 03/10/1988

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
 1200 Park Central Blvd South
 Pompano Beach, FL 33064

Name Changed: 05/02/2014

Address Changed: 05/02/2014

Officer/Director Detail

Name & Address

Title VP, Treasurer

Chiaia, Frank
3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Title Director

Metzger, Ralph
3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Title Secretary/

Horowitz, Jason
3407 S. OCEAN BLVD APT. AL
HIGHLAND BEACH, FL 33487

Title President

Shoemaker, John
3407 S. OCEAN BLVD APT. AL
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	01/30/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
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02/10/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
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05/18/2018 -- Amendment	View image in PDF format
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01/18/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

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

NOTICE OF VIOLATION

March 17, 2025

CLARENDON CONDO ASSOCIATION
3407 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-130

Location: 3407 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-871-BR and 24-874-P have both expired.

Correction: Contact permitting at 561 278 4540 option 2 to complete this project by April 17, 2025.

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

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

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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OFFICIAL USE

Postage	\$485.73
Certified Fee	4.85
Return Receipt Fee (Endorsement Required)	4.10
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$918.68

cc-25-130-nov

THE CLARENDON COND ASSO, INC.
 President JOHN C SHOEMAKER
 3407 S OCEAN BLVD APT 8B
 HIGHLAND BEACH FL 33487 4714

PS Form 3800, August 2006 See Reverse for Instructions

POSTAL SWEETS USPS CPU
 MAR 17 2025

1282 2299 0000 0440 1102

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>cc-25-130-nov THE CLARENDON COND ASSO, INC. President JOHN C SHOEMAKER 3407 S OCEAN BLVD APT 8B HIGHLAND BEACH FL 33487 4714</p> <p>9590 9402 5086 9092 0367 23</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

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

USPS TRACKING #

9590 9402 5086 9092 0367 23

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

RECEIVED

TOWN OF HIGHLAND BEACH
CODE COMPLAINE
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FL 33487

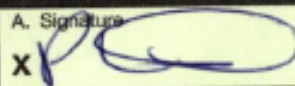
United States Postal Service
 Highland Beach, FL
 Clerk's Office

7-000000

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL RECEIPT	
Postage	\$ 73
Certified Fee	485
Return Receipt Fee (Endorsement Required)	410
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 968
cc-25-130-nov THE CLARENDON COND ASSO, INC. R/A KAYE BENDER REMBAUM, P.L. 1200 Park Central Blvd South Pompano Beach, FL 33064	
See Reverse for Instructions	

7011 0470 0000 6822 2864

POSTAL SWEETS USPS CPU
MAR 17 2025
BOCA RATON FL 33431

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>cc-25-130-nov THE CLARENDON COND ASSO, INC. R/A KAYE BENDER REMBAUM, P.L. 1200 Park Central Blvd South Pompano Beach, FL 33064</p> <p>9590 9402 5086 9092 0365 94</p> <p>2. Article Number (Transfer from service label) 7011 0470 0000 6822 2864</p>	<p>A. Signature X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

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

Domestic Return Receipt