

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, April 08, 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. 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.

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.

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 (A) - Building Permits Expired.

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

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.

E. CASE NO. CC-25-49

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

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.

6. ADJOURNMENT

Any person that decides to appeal any decision made by the Special Magistrate Hearing 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. February 11, 2025



TOWN OF HIGHLAND BEACH TOWN SPECIAL MAGISTRATE HEARING MINUTES

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

Date: February 11, 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. January 14, 2025

Special Magistrate Wagner approved the minutes of January 14, 2024.

5. VIOLATIONS

CASE NO. CC-24-482

A. CASE NO. CC-24-482

Deborah Acosta Trust
3407 S. Ocean Blvd PH A
Highland Beach FL, 33487
PCN: 24-43-46-33-22-000-0111
Legal Description: CLARENDON COND UNIT PH-A

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

Violations: Permit 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.

Special Magistrate Wagner opened the hearing.

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

B. CASE NO. CC-24-446

Shulman Roberta Personal Res Trust II
2727 S. Ocean Blvd 306
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-0306
Legal Description: VILLA MAGNA COND UNIT 306

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

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical. Violation remains 30-122(A) two bathroom remodels without permits

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.

Joshua Benrubi, of McDonald Hopkins Law firm, was present for the property owner and provided an update on the sub permit status.

Special Magistrate Wagner found the respondent in violation of Section 30-122(A) of the Town Code of Ordinances, for failure to obtain building permits for repair/remodel of two (2) bathrooms; including, but not limited to, plumbing and electrical, the respondent shall comply with the Town Code by March 11, 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-24-160
FINE REDUCTION REQUEST

Michael Quinlivan
3420 S. Ocean Blvd. Apt. 8Y

**Highland Beach FL, 33487
PCN: 24-43-46-33-24-000-0825**

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the property was in violation for 115 and the fines total is \$28,570. Therefore, the Town recommended an 85% reduction on the fine bringing the total to \$4312.50 payable within 30 days or the fine will revert to the original amount.

Gavin McClean, of McClean law, was present for the respondent and asked for a find reduction of 95% to \$1437.50.

The parties agreed that a fine in the amount of \$28,750 has accrued and should be reduced to \$2,875.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$2,875 to be paid by April 11, 2025, or revert to the original amount of \$28, 570.

**D. CASE NO. CC-24-172
FINE REDUCATION REQUEST**

**Michael Quinlivan
3420 S. Ocean Blvd. 8Y
Highland Beach FL, 33487
PCN: 24-43-46-33-24-000-0825**

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23- 0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the

property was in violation for 82 days and the fines total is \$20,500. Therefore, the Town recommended the fine be reduced to \$2,050 payable within 30 days or the fine will revert to the original amount.

Gavin McClean, of McClean law, was present for the respondent and requested 60 days to pay the fine.

The parties agreed that a fine in the amount of \$20,500 has accrued and should be reduced to \$2,050.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$2,050 to be paid by April 11, 2025, or revert to the original amount of \$20,500.

**E. CASE NO. CC-24-86
STATUS UPDATE**

Seth Fishman
2575 S. Ocean Blvd., Apt 303S
Highland Beach FL, 33487
PCN: 24-43-46-28-47-002-3030

**Legal Description: TOWNHOUSES OF HIGHLAND BEACH CONDO BLDG
SOUTH UNIT 303-S**

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

Violations: Permit E21-0047 Electrical Sub-permit has expired.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky gave a brief overview of the case and stated the respondents are requesting an extension on the stay of fines because the appellate court has not made a ruling.

Robert fishman, Power of Attorney (POA) for the respondent, was present and gave an update on the case and requested an extension of 60 days on the stay of fines.

Jeff Remus, Town of Highland Beach Building Official, requested an extension of 90 days on the stay of fines.

Special Magistrate Wagner granted Respondent's request for a stay of fines and the fines are stayed from June 26, 2024 through May 13, 2025. A status hearing will be held on May 13, 2025, at 1:00 p.m., at the Town of Highland Beach Town Hall, 3614 S. Ocean Blvd., Highland Beach, Florida 33487.

6. ADJOURNMENT

The meeting adjourned at 1:28 PM.

APPROVED: April 08, 2025, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

04/08/2025

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-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.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE-UPDATED/DATE CHANGE

CASE NO. CC-24-533

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
Highland Beach FL, 33487

Re: 3420 S OCEAN BLVD 3Q HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-24-000-0317)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding 30-122(A), (**Building Permits Required**). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 28 day of February 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701134354622

9589 0710 5270 1134 3546 22

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 to postage):
☒ Return Receipt (hardcopy) \$ 4.70
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$.73

Total Postage and Fees \$ 9.68

Code Compliance Case No. CC-24-533

Stn. DENIS & TATIANA PETROV

City, Sta. 3420 S OCEAN BLVD APT 3Q

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

Highland Beach FL, 33487

Postmark Here
 MAR 01 2025
 BOCA RATON FL 33434

Not

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;
 - 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).

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.

■ 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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-533

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Denis & Tatiana Petrov
3420 s ocean blvd 3q
Highland Beach FL, 33487

Re: 3420 s ocean blvd 3q., Highland Beach FL 33487 (PCN:24434633240000317)

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 hand delivered x the "Notice of Hearing/Appearance" x at the Property address above & posted x at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on March 5, 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

march 5 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

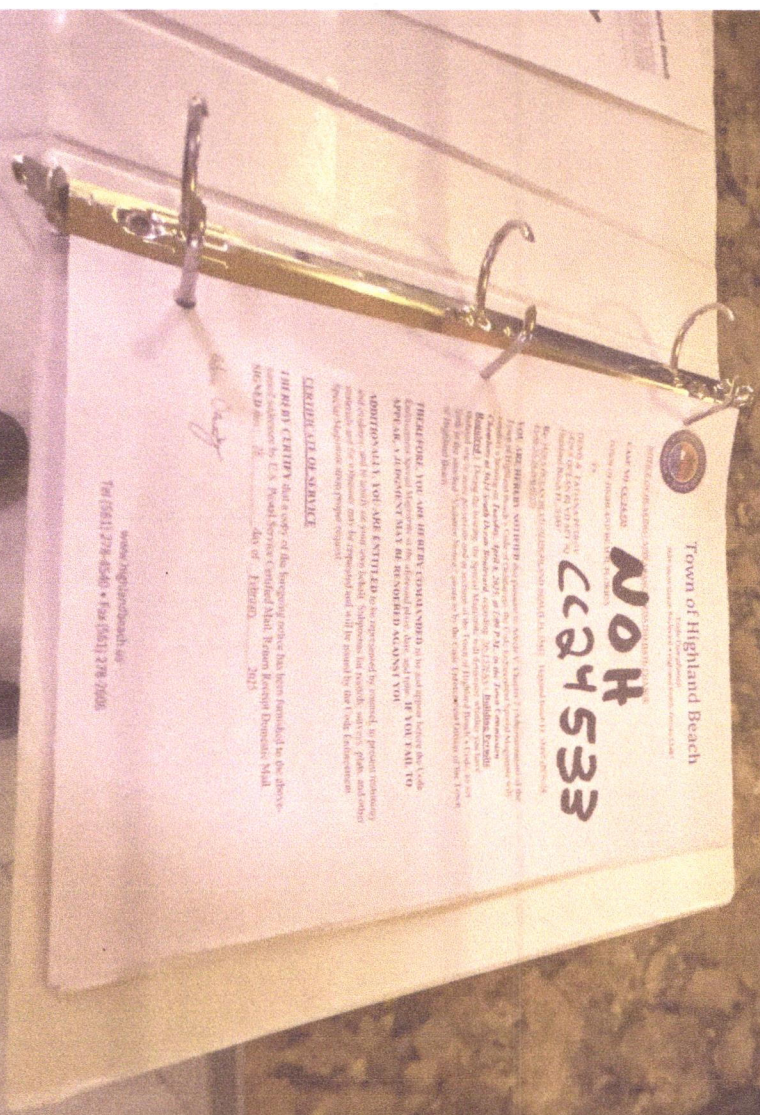
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5
day of March , 20 25 , by Adam Osowsky .

Notary Public, State of Florida
My Commission Expires: April 12, 2027

Personally Known ☒ OR Produced Identification
Type of Identification Produced:



March 5, 2025 at 8:18:59 AM
Highland Beach, FL 33487





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE-UPDATED/DATE CHANGE

CASE NO. CC-24-533

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
Highland Beach FL, 33487

Re: 3420 S OCEAN BLVD 3Q HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-24-000-0317)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding 30-122(A), (**Building Permits Required**). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 28 day of February 2025.

Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701134354622



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-533

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
Highland Beach FL, 33487

Re: 3420 S OCEAN BLVD 3Q HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-24-000-0317)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**, (**Building Permits Required**). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 20 day of February 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701134354530

9589 0710 5270 1134 3545 30

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 and enter appropriate amount)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.73

Total Postage and Fees \$ 9.68

Sent To CC-24-533-NOH

Street and DENIS & TATIANA PETROV

City, State 3420 S OCEAN BLVD APT 3Q

Highland Beach FL, 33487

PS Form 3849, January 2019

Property Detail

Location Address : 3420 S OCEAN BLVD 3Q
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0317
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 35430 / 1435
Sale Date : 11/21/2024
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 3-Q

Owner Information

Owner(s)	Mailing Address
PETROV DENIS & PETROV TATIANA	3420 S OCEAN BLVD APT 3Q HIGHLAND BEACH FL 33487 2551

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/21/2024	\$560,000	35430 / 01435	WARRANTY DEED	PETROV DENIS &
03/20/2019	\$10	30508 / 01451	WARRANTY DEED	GREENSTEIN RUTH S 2000 TRUST
05/07/2004	\$10	16995 / 00732	LIFE ESTATE	GREENSTEIN JOEL H &
11/01/1993	\$100	08090 / 00510	WARRANTY DEED	GREENSTEIN JOEL H
01/01/1989	\$100	06720 / 01413	WARRANTY DEED	
01/01/1989	\$100	05968 / 00605	WARRANTY DEED	
09/01/1987	\$152,900	05434 / 01307	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
PETROV DENIS &	2025	ADDITIONAL HOMESTEAD
PETROV DENIS &	2025	HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1412
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	CORONADO AT HIGHLAND BCH CONDO	
Area	1412	
Year Built	1983	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	

Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$458,000	\$445,000	\$355,950	\$290,000	\$280,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$458,000	\$445,000	\$355,950	\$290,000	\$280,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$385,990	\$350,900	\$319,000	\$290,000	\$280,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$385,990	\$350,900	\$319,000	\$290,000	\$280,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,571	\$6,218	\$5,469	\$4,916	\$4,840
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,678	\$6,321	\$5,569	\$5,012	\$4,935



Town of Highland Beach

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

NOTICE OF VIOLATION

December 26, 2024

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-533

Location: 3420 S OCEAN BLVD 3Q
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically Kitchen Remodel including drywall and electric without a town permit.

Correction Must obtain ALL required permits by January 26, 2025 to prevent further action.

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 Enforcement Board, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

RECEIVED

JAN 21 2025

Town of Highland Beach, FL
Town Clerk's Office

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC-24-533

33487342515393

CERTIFIED MAIL



9589 0710 5270 1410 0661 95





















































































































































































































































































































































Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING/HAND DELIVERY

CASE NO. CC-24-533

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

PETROV
3420 S OCEAN BLVD APT 3Q
Highland Beach FL, 33487

Re: 3420 S OCEAN BLVD APT 3Q, Highland Beach FL 33487 (PCN: 24-43-46-33-24-000-0317 ____)

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 HAND DELIVERED x the "Notice of Violation" at the Property address above to Karen the Building Manager & posted x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on January 14, 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

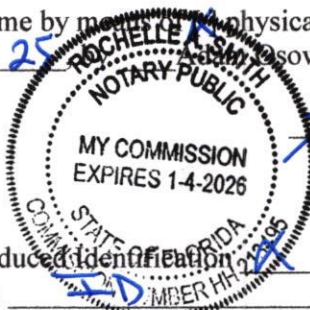
Code Compliance Officer/Clerk

January 14, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by me in physical presence or [] online notarization, this 14th day of January, 20 25.

Notary Public, State of Florida
My Commission Expires:



Personally Known X OR Produced Identification 24
Type of Identification Produced: ADAM OSOWSKY



Town of Highland Beach

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

NOTICE OF VIOLATION

January 13, 2025

DENIS & TATIANA PETROV
3420 S OCEAN BLVD APT 3Q
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-533

Location: 3420 S OCEAN BLVD 3Q
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically Kitchen Remodel including drywall and electric without a town permit.

Correction Must obtain ALL required permits by January 26, 2025 to prevent further action.

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 Enforcement Board, 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

Tuesday, January 14, 2025 09:11AM

Printed 1/13/2025

> Home

Photos for Project Number CC-24-533

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[Show Select for Batch Delete](#)

 Description

Date Taken
12/26/2024 09:23

Date Uploaded
12/26/2024 09:23

Uploaded By
Adam Osowsky

Is Photo of Record
☐



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[Show Select for Batch Delete](#)

Description

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Adam Osowsky



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Administrator

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12/26/2024 09:23

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Uploaded By

Adam Osowsky

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Description

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Adam Osowsky

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12/26/2024 09:23

Date Uploaded

12/26/2024 09:23

Uploaded By

Adam Osowsky

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Project

Plan Review

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Reports

Administrator

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> Home

Photos for Project Number CC-24-533

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Description

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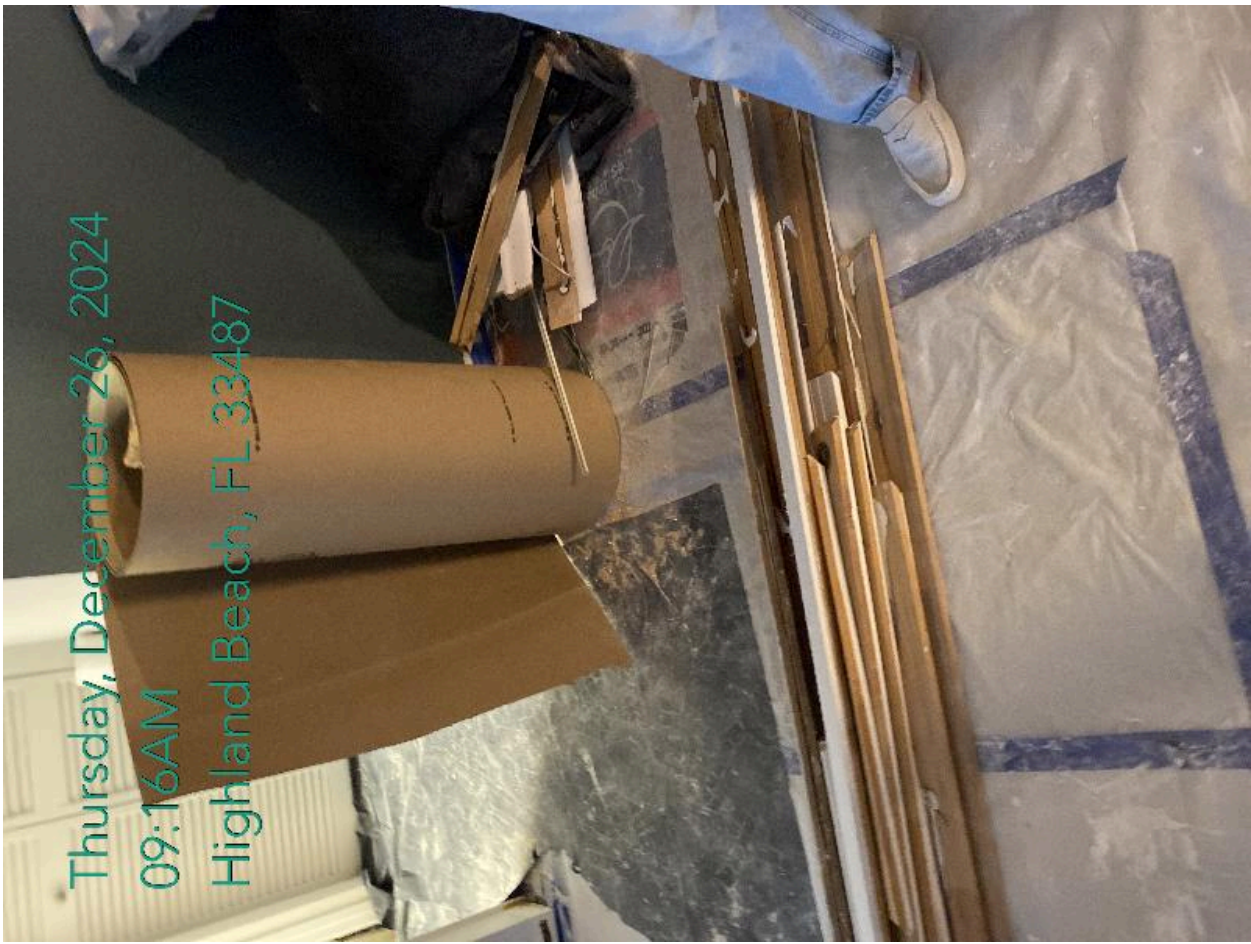
Date Uploaded

12/26/2024 09:23

Uploaded By

Adam Osowsky

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Administrator

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> Home

Photos for Project Number CC-24-533

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Description

Date Taken

12/26/2024 09:23

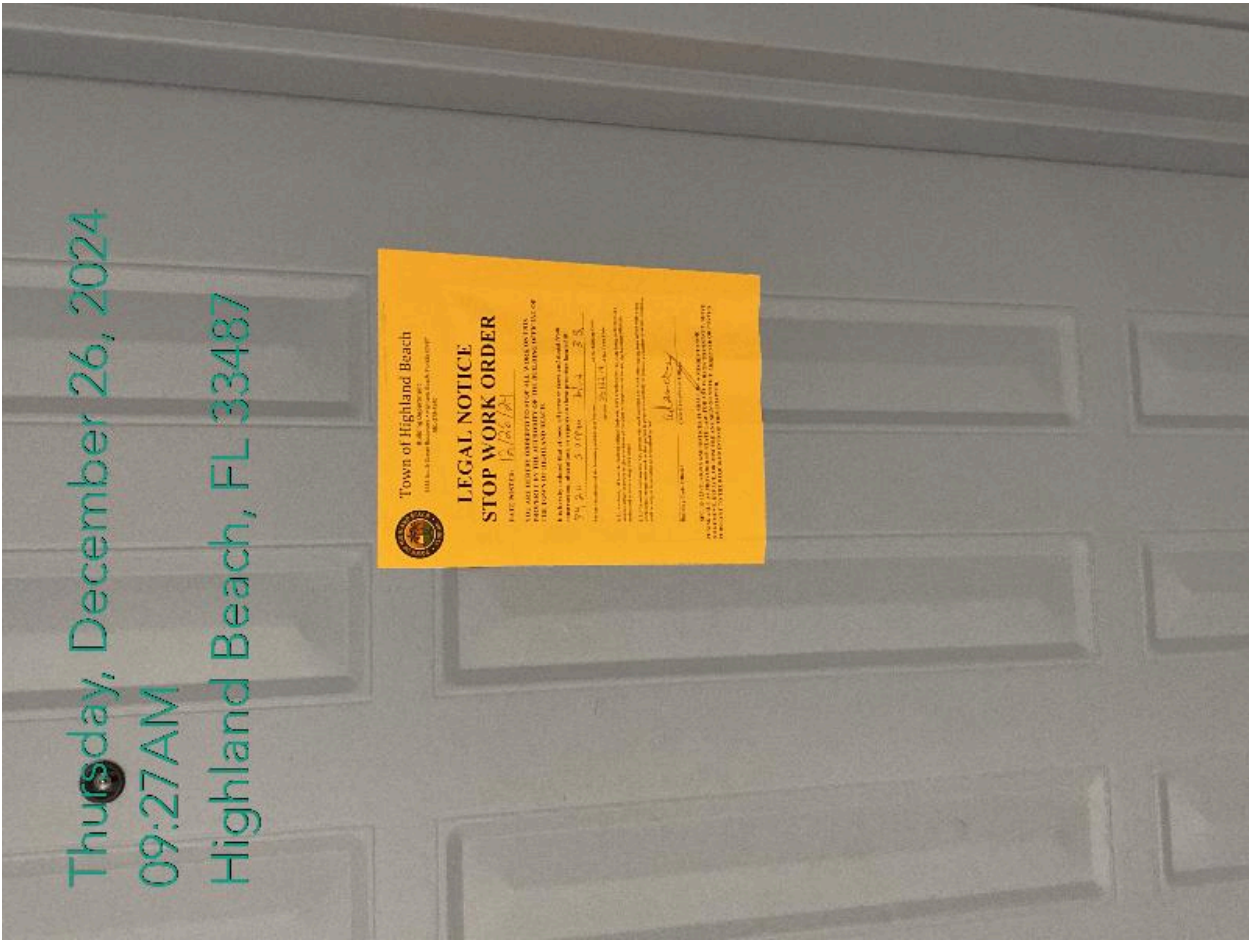
Date Uploaded

12/26/2024 09:23

Uploaded By

Adam Osowsky

Is Photo of Record

☐

Adam Osowsky

From: Adam Osowsky
Sent: Thursday, December 26, 2024 7:52 AM
To: Gabriel Leal; Jeff Remas
Cc: Kenneth Duarte
Subject: RE: 3420 S OCEAN BLVD APT 3Q

Good morning,

Thank you for your e-mail. I have opened Information Request CC-24-533. There are no current permits on file. I will investigate today.

Respectfully,



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



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

From: Gabriel Leal <gleal@highlandbeach.us>
Sent: Tuesday, December 24, 2024 2:17 PM
To: Jeff Remas <bco@highlandbeach.us>; Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Kenneth Duarte <kduarte@highlandbeach.us>
Subject: 3420 S OCEAN BLVD APT 3Q

Hi, I was asked to update you in reference to the above mentioned address. I made contact with Karen, who is the acting property manager while the current manager is on vacation. She stated that owner Denis Anatolievich Petrov at 3420 S Ocean Blvd APT 3Q has had contractors without permit by the city, or HOA on the premises doing work. They have issued him a stop work order by the HOA but would like a follow up by the city building dept. When we made contact with the owner he allowed access to the apartment, and he had taken most of the apartment down to the bare studs and in some areas already replaced the sheetrock. There were no contractor on site while we were there but it did not appear to not be in livable conditions in its current state. Cad report # 20240178093 for any other references or feel free to reach out to me. I hope this info is helpful, Merry Christmas

File Attachments for Item:

B. CASE NO. CC-24-539Michelle Orris3300 S. Ocean Blvd. Apt 923CHighland Beach
FL, 33487PCN: 24-43-46-33-08-005-9230Legal Description: SEAGATE OF HIGHLAND
COND 3 APT 923-C

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

Violations: Interior remodel without permit.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
Highland Beach FL, 33487

Re: 3300 S OCEAN BLVD 923-C HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-08-005-9230)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**, (Interior remodel without permit). 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of February 2025.

Adam Oswy

Certified Mail: 70210950000086912721

7021 0950 0000 8691 2721

OFFICIAL USE

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

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

2

Total Postage and

3

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CC-24-539-NOH

MICHELLE ORRIS

3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL 33487

MAILED
Postmark
Here
FEB 12 2025

- 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.

- 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.

40



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923 C
HIGHLAND BEACH, FL 33487

Re: 3300 S OCEAN BLVD APT 923 C., Highland Beach FL 33487 (PCN:24-43-46-33-08-005-9230)

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" at the Property address above & at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on February 12, 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

February 12, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 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-24-539

TOWN OF HIGHLAND BEACH, FLORIDA
VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
Highland Beach FL, 33487

Re: 3300 S OCEAN BLVD 923-C HIGHLAND BEACH, FL 33487 .. Highland Beach FL 33487
(PCN:24-43-46-33-08-005-9230)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding 30-122 (A), (Interior remodel without permit). 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of February 2025.

Adam Orosky

NOV

CC24539

Property Detail

Location Address : 3300 S OCEAN BLVD 923-C
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-005-9230
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 35228 / 1
Sale Date : 08/01/2024
Legal Description : SEAGATE OF HIGHLAND COND 3 APT 923-C

Owner Information

Owner(s)	Mailing Address
ORRIS MICHELLE	3300 S OCEAN BLVD APT 923C BOCA RATON FL 33487 4787

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/01/2024	\$450,000	35228 / 00001	WARRANTY DEED	ORRIS MICHELLE
08/25/2015	\$285,000	27915 / 00453	WARRANTY DEED	DUBIN JAY K &
09/25/2000	\$100	12194 / 01769	WARRANTY DEED	KEIL JOAN O
05/01/1997	\$120,000	09780 / 01746	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1201
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	SEAGATE OF HIGHLAND 1-4 CONDO	
Area	1201	
Year Built	1970	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	STEEL FRAME OR TRUSS	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1	
Code Description	square Footage

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1979	182

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$458,157	\$447,805	\$370,502	\$296,252	\$291,300
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$458,157	\$447,805	\$370,502	\$296,252	\$291,300

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$458,157	\$358,465	\$325,877	\$296,252	\$291,300
Exemption Amount	\$55,000	\$0	\$0	\$0	\$0
Taxable Value	\$403,157	\$358,465	\$325,877	\$296,252	\$291,300

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,547	\$6,308	\$5,632	\$5,022	\$5,035
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,654	\$6,411	\$5,732	\$5,118	\$5,130

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



NOTICE OF VIOLATION

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

December 30, 2024

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-539

Location: 3300 S OCEAN BLVD 923-C
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically Interior Remodel including Electrical, Plumbing and Mechanical without permit.

Correction Must obtain ALL required permits by January 20, 2025.

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 Enforcement Board, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach

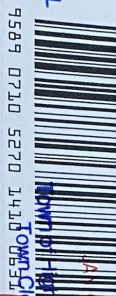
Code Compliance
3610 S Ocean Blvd, Apt 923C
Highland Beach, Florida 33487

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Town of Highland Beach, FL
Town Clerk's Office



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MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC-24-539

33487-478730

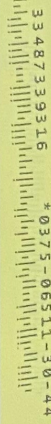
33487-478730

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DEC 30 2024

CC+24-539+NOV

ORRIS MICHELLE

3300 S OCEAN BLVD APT 923C

HB, FL 33487 4787

PS Form 3849, October 2019 Edition



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michelle Orris
3300 S Ocean Blvd Apt 923C
Highland Beach FL, 33487

Re: 3300 S Ocean Blvd Apt 923C, Highland Beach FL 33487 (PCN: 24-43-46-33-08-005-9230)

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 Violation" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on January 7, 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

January 7, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of January, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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



Tuesday, January 07, 2025 08:46AM
Highland Beach, FL 33487

Tuesday, January 07, 2025 08:35AM
Highland Beach, FL 33487



Town of Highland Beach

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

NOTICE OF VIOLATION

January 7, 2025

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-539

Location: 3300 S OCEAN BLVD 923-C
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (A) - Building Permits Required.

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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



Photos

CC-24-539

Code Case

Project Address:

3300 S OCEAN BLVD 923-C, HIGHLAND
BEACH FL 33487

Owner:

MICHELLE ORRIS



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024



Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒

File Type: jpg

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Photo of Record: ☒



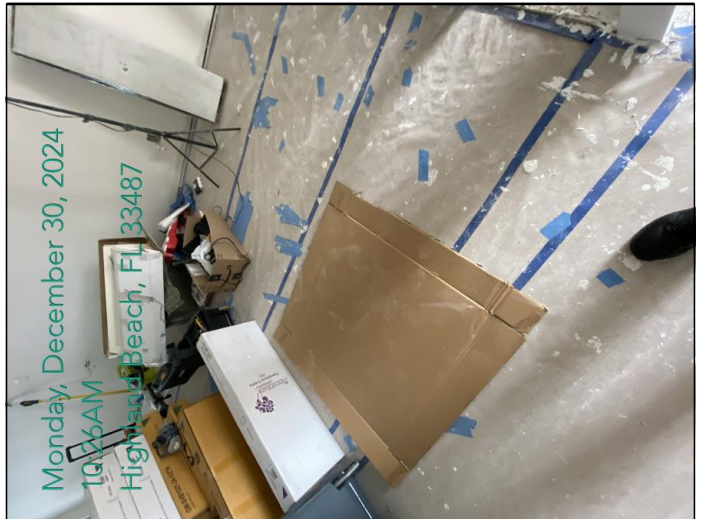
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Upload Date: 12/30/2024

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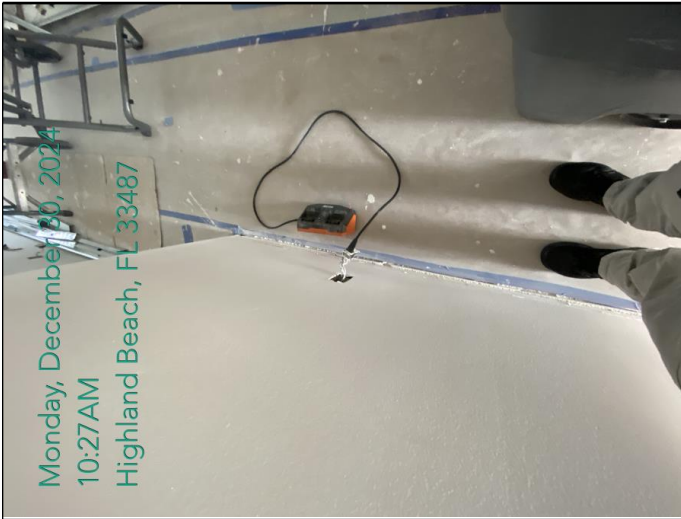
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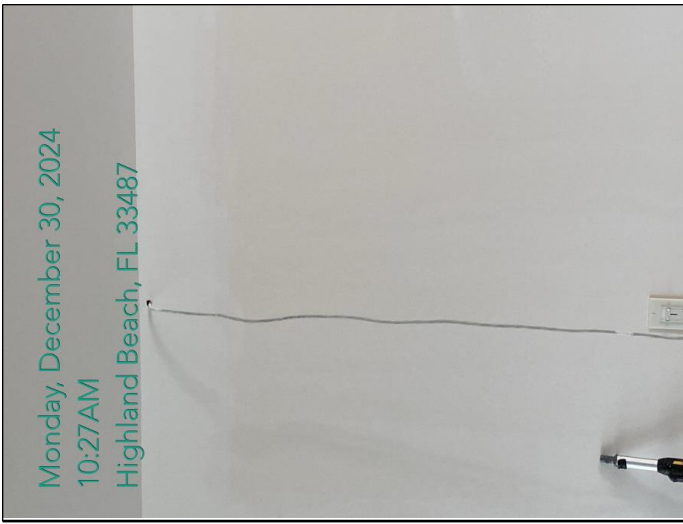
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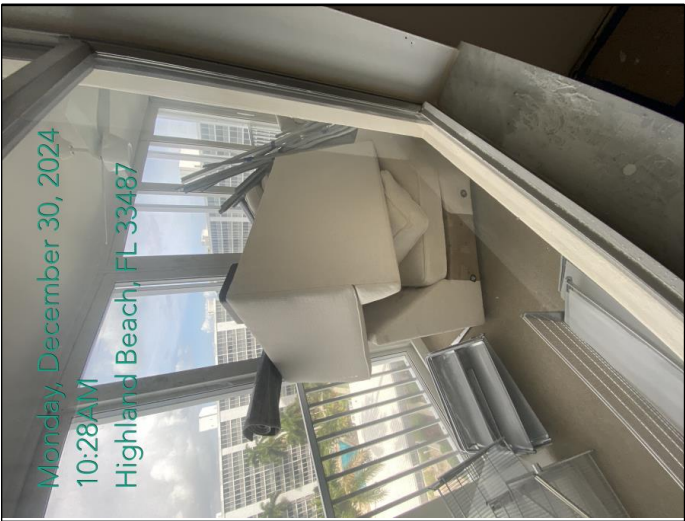
Monday, December 30, 2024
10:28AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:28AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
10:28AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
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Notes:
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Monday, December 30, 2024
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Highland Beach, FL 33487

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Notes:
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Monday, December 30, 2024
10:28AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024



Monday, December 30, 2024
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Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024

File Type: jpg

Notes:

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File Type: jpg

Notes:

Photo of Record: ☒

File Attachments for Item:

C. BCASE NO. CC-25-19Michael W. Hazel, Lucille Freddo Tr., Marc D.Hazel Tr., 3912
S. Ocean Blvd. 702Highland Beach FL, 33487PCN: 24-43-47-04-13-001-0702Legal
Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

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

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

UPDATED NOTICE OF HEARING / APPEARANCE-DATE CHANGE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL

3912 S OCEAN BLVD APT 702

Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding **30-122 (B), (Expiration of building permit)**. 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of March 2025.

Adam Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879406

7021 0950 0000 8687 9406

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)

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

Postage \$ 1.73

Total Postage and Fees \$ 5.58

Sent To cc-25-19-NOH *post*

Street and / MICHAEL W MARC D TR HAZEL

City, State, Zip 3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

PS Form 3800, April 2012

POSTAL SWEET'S U.S.P.
MAR 03 2012
BOCA RATON FL



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael W. Marc D TR Hazel
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD APT 702., Highland Beach FL 33487 (PCN: 24-43-47-04-13-001-0702)

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 & x at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on March 3, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

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

Adam Osowsky
Code Compliance Officer/Clerk

March 3, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

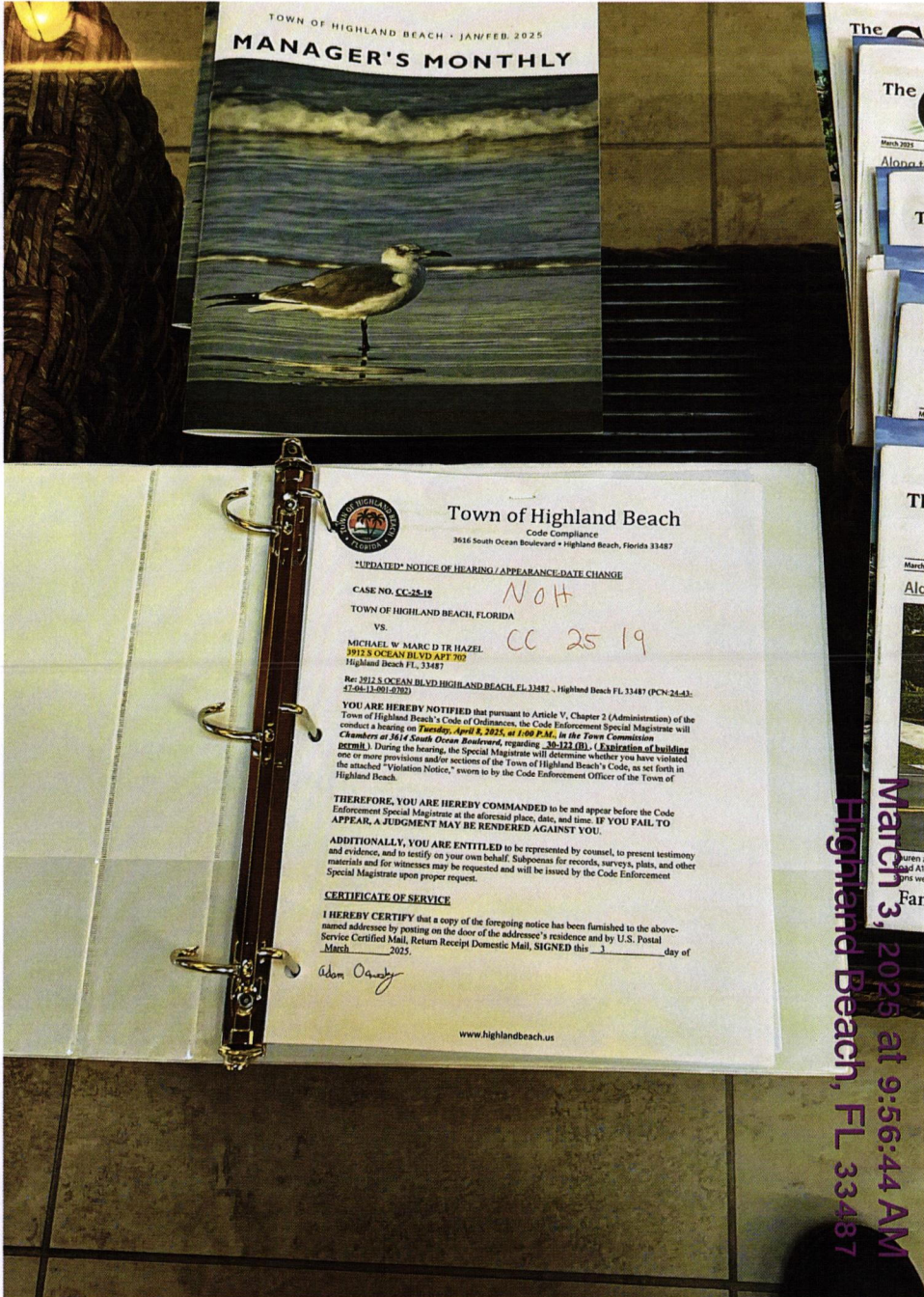
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2025, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

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



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





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

UPDATED NOTICE OF HEARING / APPEARANCE-DATE CHANGE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding **30-122 (B)**, (**Expiration of building permit**). 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.

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of March 2025.

Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879406



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal has expired. Courtesy e-mail sent December 23, 2024 with NO RESPONSE). 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.

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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 19 day of February 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912271

7021 0950 0000 8691 2271

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

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

Boon, Robert FL 33487

OFFICIAL USE

Certified Mail Fee	\$4.85	0233
Postage	\$0.73	23
Total Postage and Fee	\$5.58	

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

Postmark Here

cc-25-19- noh

Sent To
 Street and Apt. No., or
 City, State, ZIP+4®
 PS Form 3800, Apr

MICHAEL W MARC D TR HAZEL
 3912 S OCEAN BLVD APT 702
 Highland Beach FL, 33487



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD 702., Highland Beach FL 33487 (PCN: 24434704130010702)

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/Appeal" X at the Property address above or X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on February 24, 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

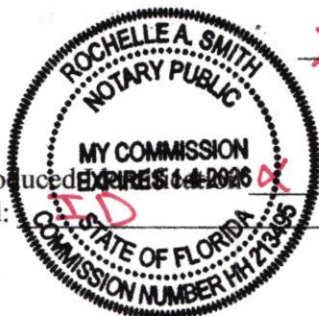
February 24, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

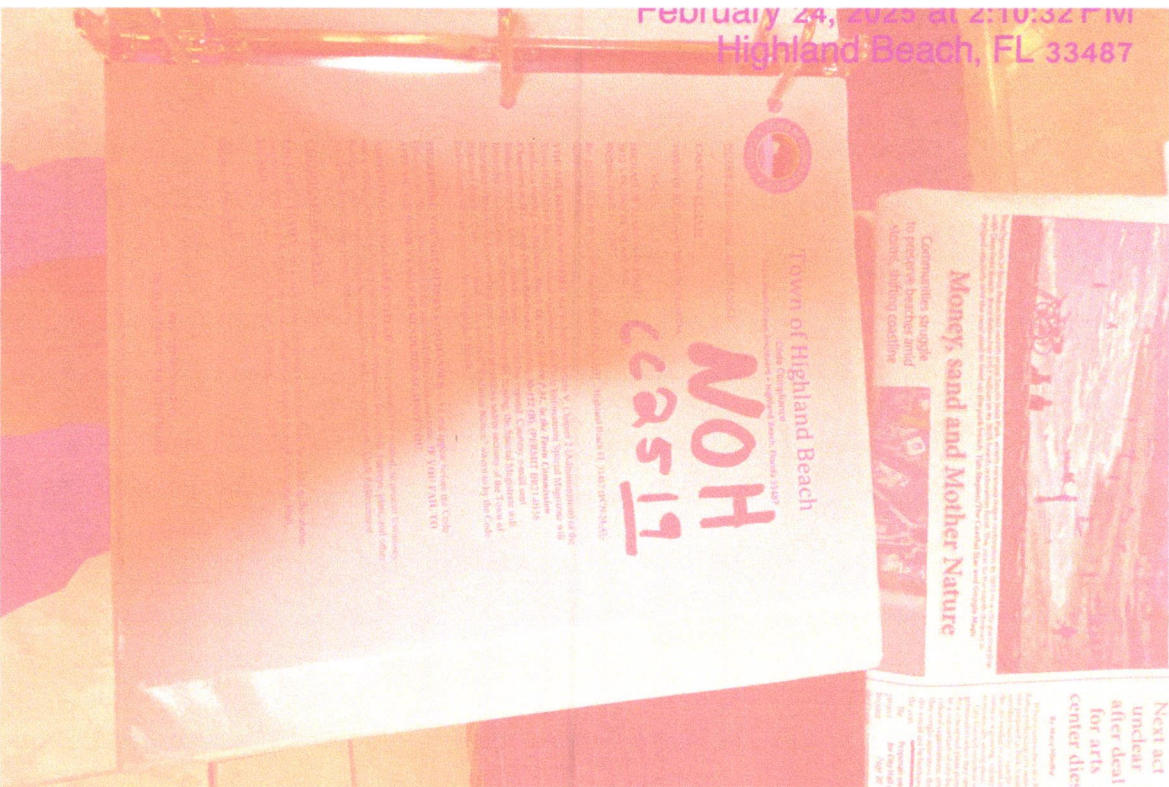
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced ☒
Type of Identification Produced:



Rochelle Smith





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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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 19 day of February 2025.

Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912271

Property Detail

Location Address : 3912 S OCEAN BLVD 702
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-0702
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 34322 / 32
Sale Date : 04/20/2023
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Owner Information

Owner(s)

HAZEL MICHAEL W
FREDDO LUCILLE TR
HAZEL MARC D TR
MARC D. HAZEL TR TITL HLDRS

Mailing Address

3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/20/2023	\$10	34322 / 00032	WARRANTY DEED	HAZEL MICHAEL W
11/24/2020	\$460,000	31968 / 00829	WARRANTY DEED	HAZEL MICHAEL
11/03/2003	\$259,000	16188 / 01710	WARRANTY DEED	POOLE ALBERT C &
01/01/1980	\$135,000	03282 / 00733	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
HAZEL MICHAEL W	2025	HOMESTEAD
HAZEL MICHAEL W	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1355
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Building Details

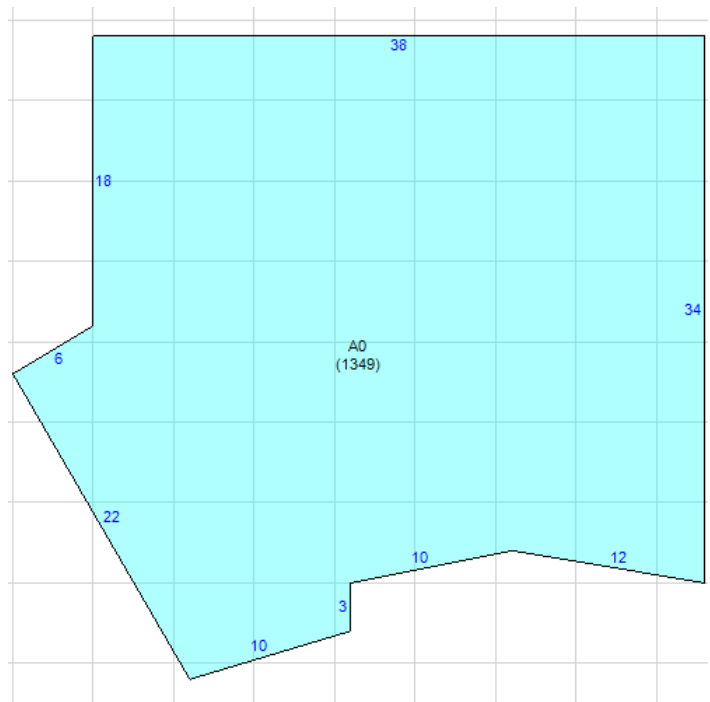
Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	REGENCY HIGHLAND CLUB CONDO	
Area	1355	
Year Built	1976	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1349
Total Square Footage	1349
Area Under Air	1349



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$591,000	\$574,000	\$494,500	\$390,000	\$370,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$591,000	\$574,000	\$494,500	\$390,000	\$370,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$591,000	\$471,900	\$429,000	\$390,000	\$255,930
Exemption Amount	\$50,000	\$0	\$0	\$0	\$50,000
Taxable Value	\$541,000	\$471,900	\$429,000	\$390,000	\$205,930

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$8,731	\$8,205	\$7,458	\$6,611	\$3,735
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$8,838	\$8,308	\$7,558	\$6,707	\$3,830

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



Town of Highland Beach

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

NOTICE OF VIOLATION

January 8, 2025

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-19

Location: 3912 S OCEAN BLVD, 702
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal has expired. Courtesy e-mail sent December 23, 2024 with NO RESPONSE. Correction contact permitting 561 278 4540 to complete this project by January 22, 2025.

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 Enforcement Board, 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

7021 0950 0000 8687 9239

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)

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

Postage

\$

5.58

Total Postage and Fees

\$

cc*25*19*nov

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487



for Instructions

Tracking Number:

Remove X

70210950000086879239

Copy

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

Latest Update

Your item was delivered to an individual at the address at 8:05 pm on January 10, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

January 10, 2025, 8:05 pm

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Hazel
3912 S Ocean Blvd 702

Highland Beach FL, 33487

Re: 3912 S Ocean Blvd 702 Highland Beach FL 33487 (PCN: 24434704130060702)

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

1. I am a ☒ Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted ☒ the "Notice of Violation" or _____ the "Notice of Hearing/Appeal" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 1/8/2025 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

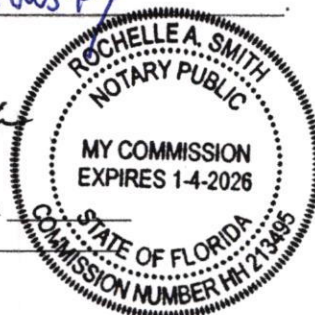
1/8/2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or [] online notarization, this 8th day of January, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires: June 2026

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





Town of Highland Beach

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

NOTICE OF VIOLATION

January 8, 2025

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-19

Location: 3912 S OCEAN BLVD, 702
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal has expired. Courtesy e-mail sent December 23, 2024 with NO RESPONSE. Correction contact permitting 561 278 4540 to complete this project by January 22, 2025.

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 Enforcement Board, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Printed 1/8/2025

Page 1 of 1



Photos

CC-25-19

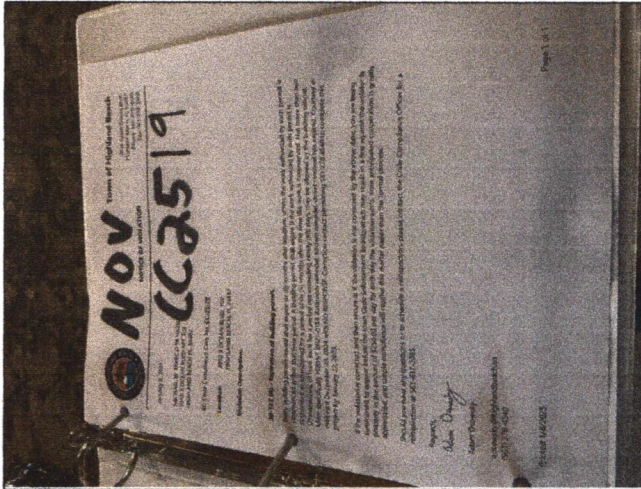
Code Case

Project Address:

3912 S OCEAN BLVD Unit/Apt/Suite 702,
HIGHLAND BEACH FL 33487

Owner:

MICHAEL W MARC D TR HAZEL



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 01/08/2025

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 01/08/2025

File Type: jpg

Notes:

Photo of Record: ☐

File Attachments for Item:

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.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-41

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLAND BEACH

2575 S OCEAN BLVD CONDO

Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-002-0000)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **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.** 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of March 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879413

7021 0950 0000 8687 9413

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) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 4.10 <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	Postmark Here <div style="border: 2px solid red; border-radius: 50%; padding: 10px; text-align: center; color: red; font-weight: bold;"> MAR 03 2013 BOCA RATON FL </div>
Postage 1.73 9.68 Total Postage and Fees	

cc-25-41-NOH

TOWNHOUSES OF HB COND ASSO, INC.

President BRECHER MARC G

2565 S OCEAN BLVD BLDG 202N

HIGHLAND BEACH FL 33487 1847

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;
 - 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).

IMPORTANT: Save this receipt for your records.

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

Tracking Number:

Remove X

70210950000086879413

Copy

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

Latest Update

Your item was delivered to an individual at the address at 5:12 pm on March 5, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

March 5, 2025, 5:12 pm

See All Tracking History

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

Text & Email Updates

USPS Tracking Plus[®]

Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-41

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLAND BEACH
2575 S OCEAN BLVD CONDO
Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-002-0000)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **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**, (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 CR permit is required). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

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

Adam Osowsky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914923/70210950000086914947

7021 0950 0000 8691 4947

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

MAILED
 Postmark Here
FEB 21 2025

cc-25-41-noh
 TOWNHOUSES OF HB COND ASS, INC.
 President Marc BRECHER
 2565 S OCEAN BLVD BLDG 202N
 HIGHLAND BEACH, FL 33487

PS Form 3800, April 2015 (Reverse) 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

ORDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *2/24/25*

Is the delivery address different from item 1? ☐ Yes ☐ No
If different, print delivery address below:

3. Service type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

cc-25-41-noh
TOWNHOUSES OF HB COND ASS, INC.
 President Marc BRECHER
 2565 S OCEAN BLVD BLDG 202N
 HIGHLAND BEACH, FL 33487

9590 9402 5086 9092 0358 63

2. Article Number (Transfer from service label)
 7021 0950 0000 8691 4947

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

USPS TRACKING#

9590 9402 5086 9092 0358 63

First-Class Mail
Postage & Fees F
USPS
Permit No. G-1

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

RECEIVED
FEB 25 2025

• 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

Tracking Number:

70210950000086914947

Copy

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

Remove X

Latest Update

Your item was delivered to an individual at the address at 5:53 pm on February 24, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

February 24, 2025, 5:53 pm

See All Tracking History

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

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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

Detail by Entity Name

Florida Not For Profit Corporation

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 744598
FEI/EIN Number 59-2063719
Date Filed 10/14/1978
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/11/1988

Principal Address

2575 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 02/11/1988

Mailing Address

Townhouses of Highland Beach
 2575 S Ocean Blvd
 Highland Beach, FL 33487

Changed: 07/09/2019

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES LLC
 6111 BROKEN SOUND PARKWAY NW
 SUITE 200
 BOCA RATON, FL 33487

Name Changed: 07/16/2021

Address Changed: 07/16/2021

Officer/Director Detail

Name & Address

Title President

bRECHER, Marc
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title VP

Stano, Marc
2575 S. OCEAN BLVD.
Office
HIGHLAND BEACH, FL 33487

Title Director

Guarini, Robert
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title Director

Richards, Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Title Director

Zuckerman, Karen Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	07/22/2022
2023	04/07/2023
2024	04/10/2024

Document Images

04/10/2024 -- ANNUAL REPORT	View image in PDF format
04/07/2023 -- ANNUAL REPORT	View image in PDF format
07/22/2022 -- ANNUAL REPORT	View image in PDF format
07/16/2021 -- Reg. Agent Change	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
07/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/13/2019 -- Reg. Agent Change	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

January 14, 2025

TOWNHOUSES OF HIGHLAND BEACH
2575 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-41

Location: 2575 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

6-27. - Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

"RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications. In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town's code enforcement process or any other legal or equitable remedy provided by law."

Compliant/Violation: 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.

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: February 4, 2025 to prevent further
code compliance actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0658 46

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

MAILED

Postmark
JAN 14 2025

cc-25-41-nov
TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
r/a ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487

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

9589 0710 5270 1410 0666 76

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

MAILED

Postmark
JAN 14 2025

cc-25-41-nov
TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
President Marc BRECHER
2565 S OCEAN BLVD BLDG 202N
HIGHLAND BEACH FL 33487 1847

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

your name, 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.

cc-25-41-nov
 TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
 r/a ASSOCIATED CORPORATE SERVICES LLC
 6111 BROKEN SOUND PARKWAY NW
 SUITE 200
 BOCA RATON, FL 33487

9590 9402 5086 9092 0363 65

2. Article Number (Transfer from service label)
 9589 0710 5270 1410 0658 46

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Karissa Huigins*

B. Received by (Printed Name)
 Karissa Huigins

C. Date of Delivery
 1/16/25

□ Agent
 □ Addressee

Address different from item 1? □ Yes
 If delivery address below: □ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail
☐ 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

WEST PALM BEACH, FL 33411

16 JAN 2025 PM 1 L

9590 9402 5086 9092 0363 65

United States Postal Service

RECEIVED

JAN 21 2025

Town of Highland Beach, FL
 Town Clerk's Office

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

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

File Attachments for Item:

E. CASE NO. CC-25-49Town Houses of Highland Beach Condo Association 2575 S. Ocean Blvd.Highland Beach FL, 33487PCN: 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.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

*UPDATED*NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-49

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.
2575 S Ocean Blvd
Highland Beach FL, 33487

Re: 2565 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-000-0000)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

"RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications. In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town's code enforcement process or any other legal or equitable remedy provided by law."

6-27. - Administrative amendments to Florida Building Code.

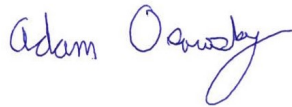
The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

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 4 day of MARCH 2025.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410066348

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6/25

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

CC-25-49-NOH
TOWNHOUSES OF HB COND ASS, INC
Director ZUCKERMAN
2575 S OCEAN BLVD APT 103S
BOCA RATON FL 33487 1849



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

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Town of Highland Beach, FL
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TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

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

Postage

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Total Postage and Fee CC-25-49-NOH

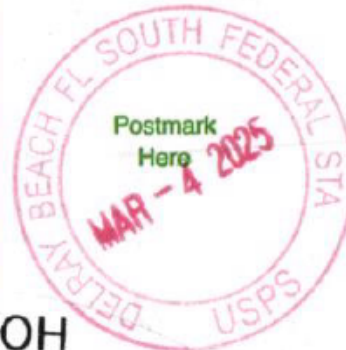
\$ TOWNHOUSES OF HB COND ASS, INC.

Director ZUCKERMAN

2575 S OCEAN BLVD APT 103S

BOCA RATON FL 33487 1849

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



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- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the 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.



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Florida Not For Profit Corporation

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 744598
FEI/EIN Number 59-2063719
Date Filed 10/14/1978
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/11/1988

Principal Address

2575 S. OCEAN BLVD.
 HIGHLAND BEACH, FL 33487

Changed: 02/11/1988

Mailing Address

Townhouses of Highland Beach
 2575 S Ocean Blvd
 Highland Beach, FL 33487

Changed: 07/09/2019

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES LLC
 6111 BROKEN SOUND PARKWAY NW
 SUITE 200
 BOCA RATON, FL 33487

Name Changed: 07/16/2021

Address Changed: 07/16/2021

Officer/Director Detail

Name & Address

Title President

bRECHER, Marc
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title VP

Stano, Marc
2575 S. OCEAN BLVD.
Office
HIGHLAND BEACH, FL 33487

Title Director

Guarini, Robert
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title Director

Richards, Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Title Director

Zuckerman, Karen Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	07/22/2022
2023	04/07/2023
2024	04/10/2024

Document Images

04/10/2024 -- ANNUAL REPORT	View image in PDF format
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07/22/2022 -- ANNUAL REPORT	View image in PDF format
07/16/2021 -- Reg. Agent Change	View image in PDF format
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07/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/13/2019 -- Reg. Agent Change	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

January 16, 2025

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.
2575 S Ocean Blvd
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-49

Location: 2565 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

"RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications. In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town's code enforcement process or any other legal or equitable remedy provided by law."

6-27. - Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

Compliant/Violation: 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. *CR permit is required.*

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: February 5, 2025 to prevent further code compliance actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

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

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

Regards,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1134 3543 32

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Postage \$ <u>1.73</u> <u>9.68</u> Total Postage and Fees \$ _____	

CC-25-49=nov

Ser TOWNHOUSES HIGHLANDS BEACH CON ASS, INC.
 R/A ASSOCIATED CORPORATE SERVICES LLC
 6111 BROKEN SOUND PARKWAY NW
 SUITE 200
 BOCA RATON, FL 33487

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

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Postage \$ <u>1.73</u> <u>9.68</u> Total Postage and Fees \$ _____	

CC-25-49=nov

TOWNHOUSES HIGHLANDS BEACH CON ASS, INC.
 President MARC G BRECHER
 2565 S OCEAN BLVD BLDG 202N
 HIGHLAND BEACH FL 33487 1847

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. 	A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>1/21/24</u> Address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No delivery address below: _____
CC-25-49=nov TOWNHOUSES HIGHLANDS BEACH CON ASS, INC. President MARC G BRECHER 2565 S OCEAN BLVD BLDG 202N HIGHLAND BEACH FL 33487 1847	
 9590 9402 5086 9092 0368 46	3. Service Type <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"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail Delivery <input type="checkbox"/> Return Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1134 3543 56	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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Town of Highland Beach, FL
Town Clerk's Office

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CODE COMPLAINE
3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

1-339316

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COMPLETE THIS SECTION ON DELIVERY

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

A. Signature
X *[Signature]*

B. Received by (Printed Name)
Nellie Allen

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

CC-25-49=NOV
TOWNHOUSES HIGHLANDS BEACH CON ASS, INC
R/A ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487

3. Service Type
☐ Adult Signature
☐ Adult Signature Restr
☐ Certified Mail®
☐ Certified Mail Restr
☐ Collect on Delivery
☐ Collect on Delivery
☐ Insured Mail
☐ Registered Mail Res
(over \$500)

☐ Priority Mail Express®
☐ Registered Mail™

2. Article Number (Transfer from service label)
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Town of Highland Beach, FL
Town Clerk's Office

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