

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, April 11, 2023 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. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. March 15, 2023

8. **UNFINISHED BUSINESS**

A. **CASE NO. CC2022-09-007**

Delray Florida Properties LLC
2525 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0140
Legal Description: BYRD BEACH LOT 14

Code Sections: IPMC 507.1 Storm Drainage General

Violations: Storm drainage causing a nuisance.

B. CASE NO. CC2022-11-006

AJR Grand Highland Beach LLC

1006 Grand Ct. Lot 6

Highland Beach FL, 33487

PCN: 24-43-47-09-00-002-0090

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

Code Sections: FBC SECTION 116.1 Unsafe buildings, structures, equipment,
or service systems, 30-24 (11) BUILDING OFFICIAL

Violations: Open permit for the installation of a 40,000-pound, ten-post platform
boat lift.

9. NEW BUSINESS

A. CASE NO. CC2023-01-036

Jill Giles

4023 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-47-04-00-005-0080

Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140
A/K/A CITY LOT NO 47

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

Violations: Installing a new beach access stairs/posts without a valid permit
issued.

10. ANNOUNCEMENTS

April 13, 2023	9:30 A.M.	Planning Board Regular Meeting
April 18, 2023	1:30 P.M.	Town Commission Meeting
April 26, 2023	11:30 A.M.	Financial Advisory Board Regular Meeting
May 02, 2023	1:30 P.M.	Town Commission Meeting

11. ADJOURNMENT

Any person that decides to appeal any decision made by the Code Enforcement Board 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. March 15, 2023



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: March 15, 2023
Time: 1:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Michael Cherbini
Board Member Bryan Perilman
Board Member Robert Lasorsa
Board Member David Axelrod
Board Member James Murray
Vice Chairperson Jane Perlow
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Administrative Support Specialist Jaclyn DeHart

Additional Staff Present

Code Compliance Officer Adam Osowsky

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

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

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. February 14, 2023

Motion: Perilman/Axelrod - Moved to minutes of February 14, 2023 which passed unanimously 7 to 0.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. CASE NO. CC2022-12-010

Donal Cassidy & Kathleen Sherry-Cassidy
1013 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-23-000-0010
Legal Description: LLORET DE MAR COND UNIT 1

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

Violations: Interior demolition/remodel without required permits

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

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky checked the computer during the hearing and said that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Kathleen Sherry-Cassidy, owner, spoke about the violation in regard to water leaks and damage.

The public hearing was closed and followed by a motion.

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

B. CASE NO. CC2022-12-025

Dean Jackson
3215 S. Ocean Blvd. 1006
Highland Beach FL, 33487
PCN: 24-43-46-33-11-003-1006
Legal Description: AMBASSADORS V NORTH COND BLDG 3 APT 1006

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

Violations: Mechanical work done without permit

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

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Dean Jackson, owner, spoke about the updated permit and the work that was done.

Michael Silva, contractor, spoke on the permit and the scope of the work to be done.

The public hearing was closed and followed by a motion.

Motion: Axelrod/Lasorsa – Moved that there was no violation of the Town Code as alleged in the Notice of Violation, Based upon a roll call, Member Axelrod (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Vice Chair Person Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

C. CASE NO. CC2023-01-016

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-00-004-0140
Legal Description: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF
SR 140 A/K/A CITY LOT NO 83

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

Violations: a/c work being done without a permit.

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

Code Enforcement Office Adam Osowsky stated that there was an issue with mailing service and the property has been brought into compliance and that the case is closed.

D. CASE NO. CC2023-01-026

Nuha Kahok
2575 S. Ocean Blvd. 102S
Highland Beach FL, 33487
PCN: 24-43-46-28-47-002-1020
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG
SOUTH UNIT 102-S

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

Violations: installing wiring to tankless water heater without permit

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

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

E. CASE NO. CC2023-01-034

Laura & Robin Sax
4011 S. Ocean Blvd
Highland Beach FL, 33487
PCN: 24-43-47-04-00-005-0040
Legal Description: 4-47-43, S 100 FT OF N 700 FT OF GOV LT 5 E OF A-1-A
A/K/A CITY LOT NO 50

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

Violations: Built/Installed/Erected new rear stairs/posts in/above sand dune for beach access without required town

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

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

F. CASE NO. CC2023-01-020

David & Linda Goldberg
3401 S. Ocean Blvd. 2
Highland Beach FL, 33487
PCN: 24-43-46-33-43-000-0020

Legal Description: RIDGE CONDO UNIT 2

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

Violations: Electric- As- Built without required permit

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

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

and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The public hearing was closed and followed by a motion.

Motion: Perlow/Cherbini - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 14 days or be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed 7 to 0.

G. CASE NO. CC2023-02-005

1105 Bel Air LLC
1105 Bel Air Dr. C
Highland Beach FL, 33487
PCN: 24-43-47-04-44-000-0030
Legal Description: BEL LIDO ESTATES COND UNIT 3

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

Violations: Interior remodel, including but not limited to flooring and bathroom remodel, without permits

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

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Berno Mariniti, contractor, provided comments on the violation.

The public hearing was closed and followed by a motion.

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

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

March 21, 2023	1:30 P.M.	Town Commission Special Meeting
April 4, 2023	1:30 P.M.	Town Commission Meeting
April 11, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
April 13, 2023	9:30 A.M.	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:32 P.M.

APPROVED April 11, 2023, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

April 11, 2023

Jaclyn DeHart
Administrative Support Specialist

Date

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

File Attachments for Item:

A. CASE NO. CC2022-09-007

Delray Florida Properties LLC2525 S Ocean Blvd. Highland Beach FL, 33487PCN: 24-43-46-28-09-000-0140Legal Description: BYRD BEACH LOT 14

Code Sections: IPMC 507.1 Storm Drainage General

Violations: Storm drainage causing a nuisance.


DELRAY FLORIDA PROPERTIES LLC
200 CAMPBELL DRIVE, SUITE 200
WILLINGBORO, NJ 08046

Town of Highland Beach
3616 South Ocean Blvd.
Highland Beach, FL 33487
561-278-4540

Case No.:	CC2022-09-007	Parcel No.:	24-43-46-28-09-000-0140
Case Type:	CODE VIOLATION	Subdivision:	BYRD BEACH
Site Address:	2525 S Ocean Blvd, Highland Beach		

Code Enforcement Board:

Please accept this written request for a hearing to challenge Code Violation Case Number CC2022-09-007, dated 2/15/2022.



Thomas E. Juliano
Manager, Delray Florida Properties LLC



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC2022-09-007

Date: March 3, 2023

**Delray Florida Properties LLC
200 Campbell Drive, Suite 200
Willingboro, NJ 08046**

RE: 2525 S Ocean Blvd, Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to your request , the Code Enforcement Board will be conducting a hearing on *Tuesday, April 11, 2023, at 1:00 P.M..*

Adam Osowsky
Code Compliance Officer

03/06/2023 07:11:14



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

DELRAY FLORIDA PROPERTIES LLC
200 Campbell Drive, Suite 200
Willingboro, NJ 08046

Case No: 2022-09-007

PCN: 24-43-46-28-09-000-0140

Respondent.

LEGAL: BYRD BEACH LT 14

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on February 14, 2023, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of the property located at 2525 South Ocean Boulevard, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 507.1 of the International Property Maintenance Code (incorporated by reference into the Town Code of Ordinances) due to storm drainage causing a nuisance.
3. Respondent's contractor was in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

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

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by April 1, 2023.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

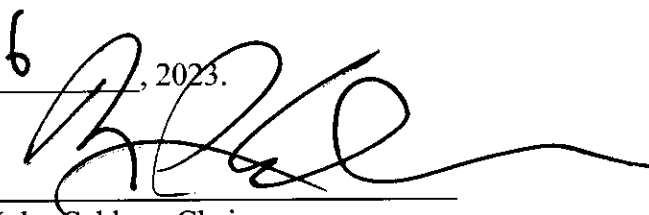
c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

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

DONE AND ORDERED this 15th day of Feb, 2023.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent

File Attachments for Item:

B. CASE NO. CC2022-11-006

AJR Grand Highland Beach LLC 1006 Grand Ct. Lot 6 Highland Beach FL, 33487 PCN: 24-43-47-09-00-002-0090 Legal Description: 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOVLT 2 AS IN OR10274P1371

Code Sections: FBC SECTION 116.1 Unsafe buildings, structures, equipment, or service systems, 30-24 (11) BUILDING OFFICIAL

Violations: Open permit for the installation of a 40,000-pound, ten-post platform boat lift. First notified July 2022. No contact with Building Official since August 2022. This has been deemed an unsafe building/structure by the Building Code Official Jeff Remas.

Adam Osowsky

From: Adam Osowsky
Sent: Friday, March 3, 2023 9:27 AM
To: JERRY RUGGIRELLO
Subject: RE: 1006 Grand Ct code violation

Good morning,

As requested, I have scheduled you for the April 11, 2023, hearing at 1pm. The hearing will be located once at in the council chambers in Town Hall.

This email will act as your official Notice of Hearing.

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.

-----Original Message-----

From: JERRY RUGGIRELLO <jerry1031@aol.com>
Sent: Thursday, March 2, 2023 3:14 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Jeff Remas <bco@highlandbeach.us>
Subject: 1006 Grand Ct code violation

Mr. Osowsky,

It was a pleasure meeting with you and Mr. Remas this morning.
I found you both to be very informative and helpful.

I am requesting to be placed on the agenda for a Fine Reduction Hearing at the next opportunity.
You mentioned that it may be too late for the March Meeting and it may need to occur on April 11. In any event, if you or someone from your staff could inform me of which date, I will gladly be there with supporting documentation to plead my request.
I thank you in advance.

Sincerely,
Jerome Ruggirello
1006 Grand Ct Homeowner

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

AJR GRAND HIGHLAND BEACH LLC
1006 Grand Court
Highland Beach, FL 33487

Case No: 2022-11-006

PCN: 24-43-47-09-00-002-0090

Respondent.

LEGAL: 9-47-43 LT 6 & SELY 35.68 FT OF
LT 7 UNREC GRAND CAY ESTS IN N ½ OF
GOV LT 2 AS IN OR 1027 PG 1371

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on January 10, 2023, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of the property located at 1006 Grand Court, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 116.1 of the Florida Building Code (as adopted by Section 6-26 of the Town Code) for an unsafe, unpermitted structure (ten-post platform boat lift) as determined by the Building Official pursuant to Section 30-24 of the Town Code of Ordinances.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

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

2. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code within fourteen (14) days of the date of the hearing **or by January 24, 2023.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

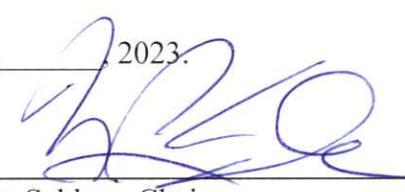
c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

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

DONE AND ORDERED this 11th day of Jan, 2023.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent

File Attachments for Item:

A. CASE NO. CC2023-01-036

Jill Giles 4023 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-47-04-00-005-0080
Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140
A/K/A CITY LOT NO 47

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

Violations: Install new beach access stairs/posts without a valid permit issued.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-01-036

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles
4023 S. Ocean Blvd.
Highland Beach FL, 33487

Re: 4023 S. Ocean Blvd. Highland Beach FL 33487 3306 (PCN: 24-43-47-04-00-005-0080)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, April 11, 2023, at 1:00 P.M.*, regarding the installation of new beach access stairs/posts without a valid permit issued, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.com/?>. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

CERTIFICATE OF SERVICE

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

Adam Osofsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2223

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2223

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
\$ 4.15
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ 3.35
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ 6.3
Total Postage and Fees
\$ 8.13



Jill Giles
4023 South Ocean Blvd.
Highland Beach, FL 33487
CC2023-01-036

or Instructions

Property Detail

Location Address	4023 S OCEAN BLVD		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-00-005-0080		
Subdivision			
Official Records Book	33347	Page	458
Sale Date	FEB-2022		
Legal Description	4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47		

Owner Information

Owners	Mailing address
GILES JILL	4023 S OCEAN BLVD HIGHLAND BEACH FL 33487 3306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$14,250,000	33347 / 00458	WARRANTY DEED	GILES JILL
DEC-2013	\$3,795,000	26489 / 00702	WARRANTY DEED	INSKEEP MATHEW J &
JAN-2009	\$100	23038 / 00548	CERT OF TITLE	RAP KNIFORE LLC
FEB-2000	\$2,200,000	11653 / 01793	WARRANTY DEED	KNIGHT WILLIAM L
JAN-1978	\$115,000	02799 / 00066		
JAN-1974	\$85,000	02371 / 01016	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
GILES JILL	2023	HOMESTEAD
GILES JILL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	7032
Acres	0.6457
Use Code	0100 - SINGLE FAMILY
Zoning	RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,400,594	\$1,176,117	\$1,054,988
Land Value	\$6,336,300	\$4,800,300	\$4,400,300
Total Market Value	\$7,736,894	\$5,976,417	\$5,455,288
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$4,069,234	\$3,950,713	\$3,896,167
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,019,234	\$3,900,713	\$3,846,167

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$66,036	\$66,292	\$66,658
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$66,220	\$66,470	\$66,831

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-01-036

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles
4023 S. Ocean Blvd.
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

03/27/23

DATE

Re: 4023 S. Ocean Blvd. Highland Beach FL 33487 3306 (PCN: 24-43-47-04-00-005-0080)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, April 11, 2023, at 1:00 P.M.***, regarding the installation of new beach access stairs/posts without a valid permit issued, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/>. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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

CERTIFICATE OF SERVICE

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

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2223

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

03/28/2023 07:01:25

Highland Beach, FL 33487





Town of Highland Beach

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

January 31, 2023

GILES JILL
4023 S OCEAN BLVD
Highland Beach, FL 33487-3306

RE: Code Compliance Case No. CC2023-01-036

JILL GILES,

Location : 4023 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Install new beach access stairs/posts without a valid permit issued.

Correction: Must obtain ALL required permits by 2/14/23.

30-122 (A) Building Permits Required

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

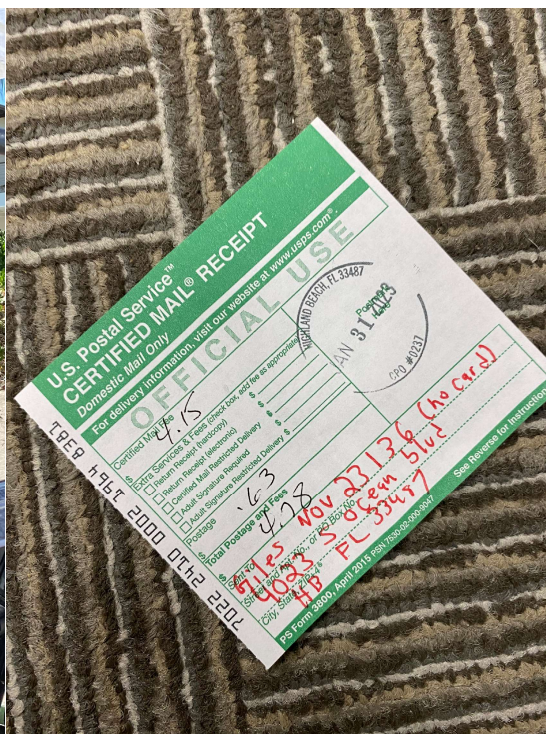
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation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

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-01-036
Property Address:	4023 S Ocean Blvd
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-01-036
Property Address:	4023 S Ocean Blvd
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