



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
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- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

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Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
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Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Wednesday, November 16, 2022 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. October 11, 2022

8. **UNFINISHED BUSINESS**

A. **CASE NO. CC2022-05-006**

Jill Gilles

4023 S. Ocean Blvd.

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: Observed earth removal east of CCCL without permit.

B. CASE NO. CC20221-08-008

45 Ocean Condo Assoc. Inc.
4505 S. Ocean Blvd Cond
Highland Beach FL, 33487

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

Violations: Tesla charger installed without permit.

9. NEW BUSINESS

A. CASE NO. CC2022-06-006

Braemar Isle Cond
4740 S Ocean Blvd.
Highland Beach, FL 33487

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

Violations: Observed damage drywall and elevated levels of moisture in Unit 116

B. CASE NO. CC2022-06-007

Albert J Brok Trust
3700 S Ocean Blvd 805
PCN: 24-43-47-04-51-001-0805
Legal Description: TOSCANA NORTH COND UNIT 805

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

Violations: Observed AC changeout without permit.

C. Case No. CC2022-08-017

Peggy I. Kaufman
3450 S Ocean Blvd. Apt. 705
Highland Beach, FL 33487
PCN: 24-43-46-33-32-000-7050
CASUARINA COND UNIT 705

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

Violations: Paperwork still needs to be submitted since the beginning of July PWH22-0705. Permit is not issued. PWH22-0084

10. ANNOUNCEMENTS

November 17, 2022 – 9:30 A.M.	Planning Board Regular Meeting
November 22, 2022 – 1:30 P.M.	Town Commission Special Meeting
December 07, 2022 - 6:00 P.M.	Public Meeting Accessory Marine Facility Regulations

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. October 11, 2022



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: October 11, 2022
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 James Murray
Board Member Robert Lasorsa
Board Member Michael Cherbini
Board Member David Axelrod
Board Member Bryan Perlman
Vice Chairperson Jane Perlow
Chairperson Myles Schlam
Town Attorney Kara Land
Administrative Support Specialist Ganelle Thompson

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.

APPROVAL OF THE AGENDA

MOTION: Perlman/Axelrod- Moved to approve the agenda as presented, which passed unanimously 7 to 0.

4. SWEARING OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

September 13, 2022

5. PUBLIC COMMENT

There were no public comments.

6. APPROVAL OF MINUTES

MOTION: Perlow/Perlman - Moved for the approval of the minutes, which passed unanimously on a 7 to 0 vote.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. CASE NO. CC2022-08-008 (STAFF IS REQUESTING THIS ITEM BE POSTPONED TO THE NEXT MEETING)

45 Ocean Condo Assoc. Inc.
4505 S. Ocean Blvd Cond
Highland Beach FL, 33487

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

Violations: Tesla charger installed without permit.

MOTION: Perlow/Axelrod - Moved to continue the case to next month, which passed unanimously 7 to 0.

B. CASE NO. CC2022-04-013

Sirota Aleksander
3700 S Ocean Blvd 907
Highland Beach, FL 33487
PCN: 24-43-47-04-51-001-0907
Legal Description: Toscana North Cond Unit 907

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

Violations: Observed fire sprinkler work in unit without permit

Chairperson Schlam read the title of Item 8.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. In addition, Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and 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.

Aleksander Sirota was present virtually and provided testimony related to the case.

The public hearing was closed followed by a motion.

MOTION: Perlman/Lasorsa - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he 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 roll call: Member Perlman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Member Axelrod (Yes), Member Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

C. CASE NO. CC2022-08-007

Janice and Richard Kaplan
3210 S Ocean Blvd 803
Highland Beach, FL 33487
PCN: 24-43-46-33-39-000-8030
Legal Description: Villa Costa Cond Unit 803

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

Violations: Interior remodel of kitchen without permit.

Chairperson Schlam read the title of Item 8.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 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. Additionally, Code Compliance Officer Osowsky mentioned that the violator is now in compliance. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator pay prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The public hearing was closed followed by a motion.

MOTION: Axelrod/Perlow - Moved that the Respondent 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 issued and assess prosecution costs in the amount of \$250.00 because the Town proved that a violation did exist. Based upon roll call: Member Axelrod (Yes), Vice Chairperson Perlow (Yes), Member Perilman (Yes), Cherbini (Yes), Lasorsa (Yes) Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

D. CASE NO. CC2022-08-008

Bruce D. Madorsky Family Trust
3114 S Ocean Blvd 401
Highland Beach, FL 33487
PCN: 24-43-46-33-09-000-4010
Legal Description: Monterey House Cond Apt 401

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

Violations: Installing hurricane-resistant impact windows and doors

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. Also, Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and 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 followed by a motion.

MOTION: Perlow/Lasorsa - Moved that Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/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 roll call Vice Chairperson Perlow (Yes), Member Lasorsa (Yes), Member Cherbini (Yes), Member Perlman (Yes), Member Murray (Yes), Member Axelrod (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

E. CASE NO. CC2022-08-009

Robert Spahr
4225 Tranquility Drive
Highland Beach, FL 33487
PCN: 24-43-47-04-02-005-0160
Legal Description: Bel Lido LT 16 BLK 5

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

Violations: Open storage of building/construction debris, no fence as required, interior and exterior work being performed.

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. In addition, Code Compliance Officer Osowsky mentioned that to date, the Violator is now in Compliance. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, but the violator is now in compliance and that there is an assessment of prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Robert Spahr, property owner provided testimony relevant to his case.

Building Official Jeff Remas explained the permit fees and the fines associated with the permit fees. He explained that the cost differs from the cost of prosecution.

The public hearing was closed followed by a motion.

MOTION: Perlow/Axelrod - Moved that the Respondent(s) 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 issued compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. because the Town proved that a violation did exist. Based upon roll call, Vice Chairperson Perlow (Yes), Member Axelrod (Yes), Member Cherbini (Yes), Member Perlman (Yes), Member Lasorsa (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

F. CASE NO. CC2022-08-016

Patrick Culleton and Julia Wanklyn
1102 Russell Drive
Highland Beach, FL 33487
PCN: 24-43-47-01-000-1071
Legal Description: Delray-by-The-Sea TH PT OF LT 107 IN OR2755P308
A/K/A UNIT 64 Boca Cove

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

Violations: Mechanical AC changeout.

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. In addition, Code Compliance Officer Osowsky mentioned that to date, a permit had been applied for and the violation was corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The public hearing was closed followed by a motion.

MOTION: Axelrod/Lasorsa - Moved that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance. The motion may exclude the assess prosecution cost of \$250.00. Based upon roll call: Member Axelrod (Yes), Member Lasorsa (Yes), Member Cherbini (Yes), Member

Perliman (Yes), Member Murray (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

9. BOARD MEMBERS REPORT

None.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

October 13, 2022 - 9:30 A.M. Planning Board Regular Meeting

October 18, 2022- 1:30 P.M. Town Commission Meeting

October 27, 2022 - 11:30 A.M. Financial Advisory Board Regular Meeting

November 09, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:37 P.M.

APPROVED November 09, 2022, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

November 09, 2022

Ganelle Thompson
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. CC2022-05-006

Jill Gilles4023 S. Ocean Blvd.PCN: 24-43-47-04-00-005-0080Legal 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: Observed earth removal east of CCCL without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

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

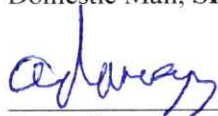
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed earth removal east of CCCL without permit. 30-122 (A) Building Permits Required. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 26th day of October 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4921

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

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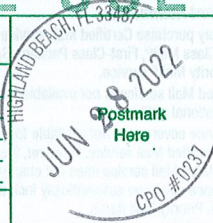
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7021 1970 0002 3024 4709

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	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.05
<input checked="" 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	\$.58
Total Postage and Fees	\$ 7.38
Sent To	Jill Gilles
Street and Apt. No., or P.O. Box	7565 Foster Ridge Rd
City, State, ZIP+4®	Memphis, TN 38138
CC2022-05-006	
PS Form 3800, April 2019	



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**

GILES JILL

Mailing address

7565 FOSTER RIDGE RD
 MEMPHIS TN 38138 7015

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
INSKEEP MATHEW J &	2022	HOMESTEAD
INSKEEP MATHEW J &	2022	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	2021	2020	2019
Improvement Value	\$1,176,117	\$1,054,988	\$1,169,552
Land Value	\$4,800,300	\$4,400,300	\$4,000,300
Total Market Value	\$5,976,417	\$5,455,288	\$5,169,852
<i>All values are as of January 1st each year</i>			

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$3,950,713	\$3,896,167	\$3,808,570
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,900,713	\$3,846,167	\$3,758,570

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$66,292	\$66,658	\$65,988
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$66,470	\$66,831	\$66,163

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. CC2022-05-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

**POSTED
ON PROPERTY**

10/26/2022

DATE

Re: 4023 S. Ocean Blvd Highland Beach Fl, 33487 (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 **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed earth removal east of CCCL without permit. 30-122 (A) Building Permits Required. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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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

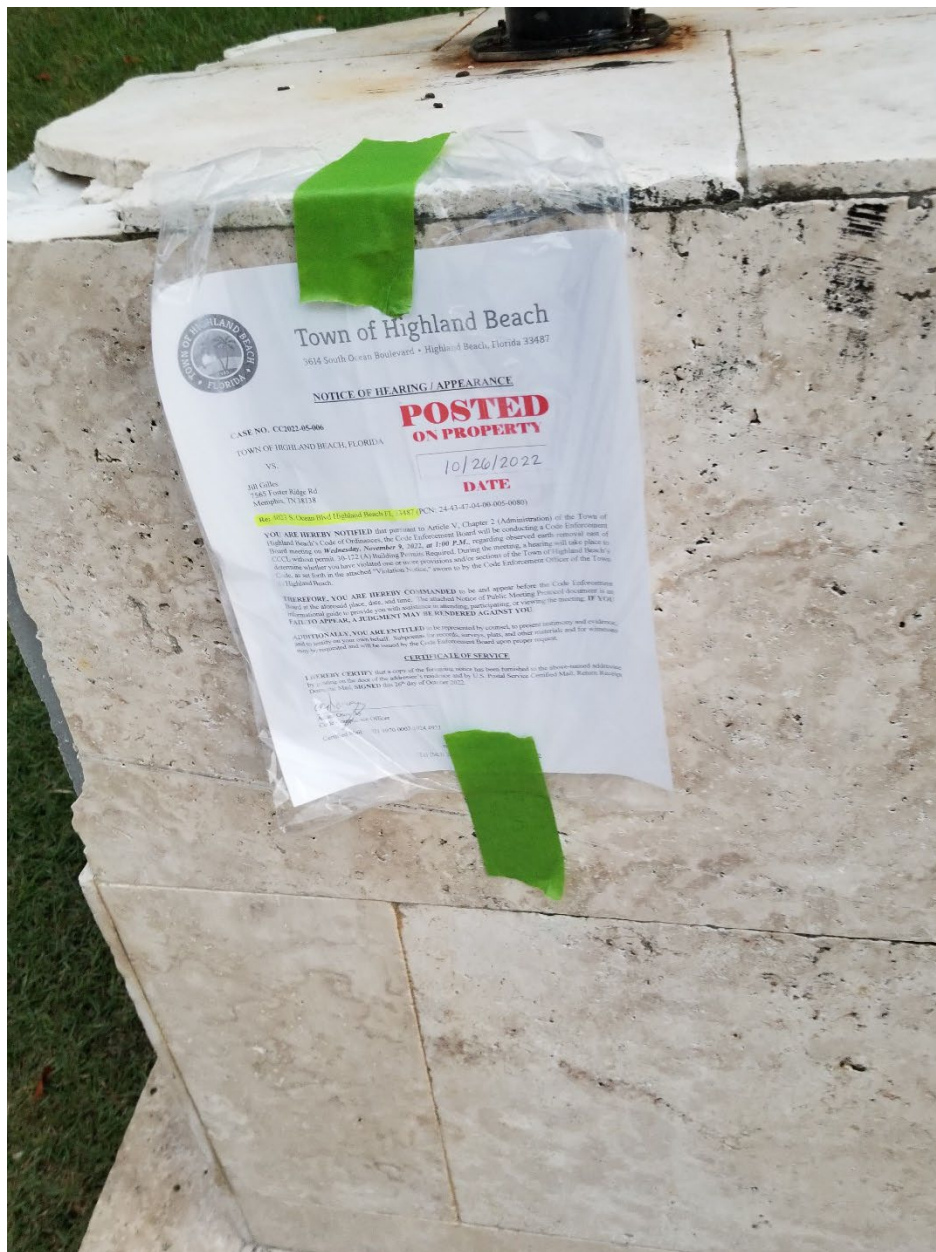
I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 26th day of October 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4921

www.highlandbeach.us

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



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

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

Respondent.

Case No: 2022-05-006

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

LEGAL: 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

ORDER CONTINUING CASE

THIS MATTER having come before the Code Enforcement Board on August 9, 2022, and having heard the testimony of the Town's Code Compliance Officer and the Respondent's representative, the Board hereby continues this case to the Code Enforcement Board regular meeting of October 11, 2022, at 1:00 p.m. Respondent is hereby commanded to appear at the October meeting, and no additional notice shall be issued by the Town.

DONE AND ORDERED this 11th day of August 2022.



Myles B. Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

CERTIFIED MAIL NO. 7018 3090 0002 0478 4747

July 12, 2022

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

RE: NOTICE OF HEARING / APPEARANCE

Case No. CC2022-05-006
4023 S. Ocean Blvd
Highland Beach, FL 33487
PCN #24-43-47-04-00-005-0080

Dear Mrs. Gilles:

This letter is to inform you that the Highland Beach Code Enforcement Board conducted its meeting on July 12, 2022 at 1:00 P.M. At that meeting, the Board members made a motion to continue ALL code violation cases to the next Code Enforcement Board meeting. Therefore, you are hereby commanded to be and appear before the **Code Enforcement Board on August 09, 2022 at 1:00 P.M. in the Town of Highland Beach, Commission Chambers located at 3614 So. Ocean Boulevard, Highland Beach, Florida 33487.**

Attached for your reference is a copy of the Notice of Hearing / Appearance along with the Notice of Public Meeting Protocol documents, which were previously mailed to you.

Thank you.

Adam Osowsky
Code Compliance Officer

Delivered: USPS Certified Mail and Regular Mail



Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4921

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 \$ <u>4.00</u>	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.25</u>	
<input checked="" 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 \$ <u>6.00</u> <u>7.85</u>	
Jill Giles 7565 Foster Ridge Rd Memphis, TN 38138 CEB: CC2022-05-006	
for Instructions	



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Gilles
7565 Foster Ridge Rd
Memphis, TN 38138

POSTED
ON PROPERTY
6/28/22
DATE

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

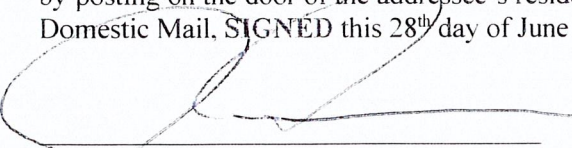
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, July 12, 2022, at 1:00 P.M.*, regarding observed earth removal east of CCCL without permit. 30-122 (A) Building Permits Required. During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 28th day of June 2022.


Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4709

www.highlandbeach.us

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

4023 S Ocean Blvd





Town of Highland Beach

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

May 13, 2022

Gilles, Jill
7565 FOSTER RIDGE RD
MEMPHIS, TN 38138

RE: Code Compliance Case No. CC2022-05-006

Jill Gilles,

Location : 4023 S. OCEAN BLVD
HIGHLAND BEACH FL, 233487

Complaint Description:

Observed earth removal east of CCCL without permit. PLEASE OBTAIN PERMIT FROM DEP 5/27/2022.

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 Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-05-006
Property Address:	4023 S Ocean Blvd
Inspector:	Jason Manko



File Attachments for Item:

B. CASE NO. CC20221-08-008

45 Ocean Condo Assoc. Inc. 4505 S. Ocean Blvd Cond Highland Beach FL, 33487

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

Violations: Tesla charger installed without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2021-08-008

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

45 OCEAN CONDOMINIUM ASSOCIATION, INC.
4511 S Ocean Blvd.
Highland Beach FL, 33487

Re: 4505 S Ocean Blvd. Cond, Highland Beach FL 33487

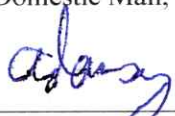
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I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 26th day of October 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4938

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

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7021 1970 0002 3024 4938

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	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	3.25
<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	\$	60 (7.85)



45 Ocean Condominium Assoc, Inc
4511 South Ocean Blvd.
Highland Beach, FL 33487
CEB: CC2021-08-008

For Instructions



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

Detail by Entity Name

Florida Not For Profit Corporation
45 OCEAN CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	730748
FEI/EIN Number	59-1594753
Date Filed	09/23/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/17/2013
Event Effective Date	NONE

Principal Address

4511 S OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 03/18/2004

Mailing Address

4511 S OCEAN BLVD.
OFFICE
HIGHLAND BEACH, FL 33487

Changed: 03/27/2009

Registered Agent Name & Address

Sperry, Steven
4511 South Ocean Boulevard
Office
Highland Beach, FL 33487

Name Changed: 04/18/2022

Address Changed: 04/18/2022

Officer/Director Detail

Name & Address

Title Director

Zacharakos, Constantine
4511 S. Ocean Blvd
Apt 506
Highland Beach, FL 33487

Title Director

Halpern, Jack
4511 South Ocean Blvd
Apt 507
Highland Beach, FL 33487

Title VP, Director

Feinblatt , David
4511 S. Ocean Blvd.
902
Highland Beach, FL 33487

Title Director

Deutsch, Amy
4511 S. Ocean Blvd
703
Highland Beach, FL 33487

Title President

Kotula, John J.
4511 South Ocean Blvd
Apt 107
Highland Beach, FL 33487

Title Secretary

Alper, Lawrence
4505 S. Ocean Blvd
1007
Highland Beach, FL 33487

Title Director

Taret, Victor
4505 South Ocean Blvd
Apt 707
Highland Beach, FL 33487

Title Director

Conti, Susan

4505 S. Ocean Blvd
401
Highland Beach, FL 33487

Title TDirector, Treasurer

Sperry, Steven
4505 S. Ocean Blvd
405
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2021	06/23/2021
2022	04/18/2022

Document Images

04/18/2022 -- ANNUAL REPORT	View image in PDF format
07/06/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/23/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
04/15/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
11/12/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/27/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
03/01/2007 -- ANNUAL REPORT	View image in PDF format
07/03/2006 -- ANNUAL REPORT	View image in PDF format
05/18/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format

03/18/1996 -- ANNUAL REPORT	View image in PDF format
04/17/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2021-08-008

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

45 OCEAN CONDOMINIUM ASSOCIATION, INC.
4511 S Ocean Blvd.
Highland Beach FL, 33487

Re: 4505 S Ocean Blvd. Cond, Highland Beach FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

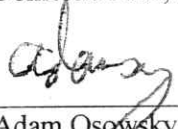
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding a Tesla charger installed without a permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4938

www.highlandbeach.us

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



Town of Highland Beach

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

August 04, 2022

45 OCEAN CONDO ASSOC INC
4511 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2021-08-008

45 OCEAN CONDO ASSOC INC,

Location : 4505 S. OCEAN BLVD COND
HIGHLAND BEACH FL, 33487

Complaint Description:

Tesla charger installed without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT. UPDATE: 08/03/2022 Compliance was not obtained by the deadline as per the first violation letter. The owner has 10 days to remove the electrical equipment installed without a permit. Failure to comply with result in a Code Board Hearing and penalty fees of \$250 per day retroactive and cost of prosecution.

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



Town of Highland Beach

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

February 17, 2022

45 OCEAN CONDO ASSOC INC
4511 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2021-08-008

45 OCEAN CONDO ASSOC INC,

Location : 4505 S. OCEAN BLVD COND
HIGHLAND BEACH FL, 33487

Complaint Description:

Installation of a Tesla car charger in the upper parking deck without a permit. Parking space 74 used by unit 307.
PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 3/4/22.

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 may result in additional code enforcement actions being taken, 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 Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky

8/15/22, 8:44 AM
Highland Beach

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
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ 60

Total Postage and Fees
\$ 7.85

Postmark Here
HIGHLAND BEACH, FL 33487
AUG 04 2022
CPO #0237

Sent to
45 Ocean condo NOV 21 38 008
 Street and Apt. No., or PO Box No.
4511 S Ocean Blvd
 City, State, ZIP+4®
HB, FL 33487

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

7021 1970 0002 3024 4846

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
\$ 4.00 325
Extra Services & Fees (check box, fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 69
Total Postage and Fees
\$ 7.85

Sent To
Street and Apt. No., or P.O.
City, State, ZIP+4®

45 Ocean Condominium Assoc, Inc.
4511 S Ocean Blvd.
Highland Beach FL, 33487
CEB: CC2021-08-008



PS Form 3800, April 2015

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
45 Ocean Condominium Assoc, Inc
4511 South Ocean Blvd.
Highland Beach, FL 33487
CEB: CC2021-08-008




9590 9402 5751 0003 2503 65

2. Article Number (Transfer from service label)

7021 1970 0002 3024 4938

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
X ☐ Addressee

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

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

OCT 28 2022

Town of Highland Beach, FL
Town Clerk's Office

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

File Attachments for Item:

A. CASE NO. CC2022-06-006

Braemar Isle Cond4740 S Ocean Blvd.Highland Beach, FL 33487

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

Violations: Observed damage drywall and elevated levels of moisture in Unit 116



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-06-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Braemar Isle Cond
4740 S. Ocean Blvd.
Highland Beach, FL 33487

Re: 4740 S. Ocean Blvd, Highland Beach FL 33487

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 **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed damage drywall and elevated levels of moisture in unit 116 without a permit, (6-29 Property Maintenance Code). 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 attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 26th day of October 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4860

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

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- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

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- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

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7021 1970 0002 3024 4860

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	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<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	\$ 1.60
Total Postage and Fees	\$ 7.85



Braemar Isle Condo
4740 South Ocean Blvd.
Highland Beach, FL 33487
CEB: CC2022-06-006

for Instructions

Property Detail

Location Address 4740 S OCEAN BLVD 116
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-09-08-000-0116
 Subdivision BRAEMAR ISLE COND DECL FILED 2-18-81
 Official Records Book 30718 Page 129
 Sale Date JUN-2019
 Legal Description BRAEMAR ISLE COND UNIT 116

Owner Information**Owners**

BRAMI RHONDA

Mailing address

4740 S OCEAN BLVD APT 116
 HIGHLAND BEACH FL 33487 5345

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2019	\$415,000	30718 / 00129	WARRANTY DEED	BRAMI RHONDA
MAY-2015	\$1	27559 / 01453	QUIT CLAIM	FEINGLASS GERRY I
JUN-2002	\$292,000	13861 / 00963	WARRANTY DEED	FEINGLASS GERRY I
FEB-2000	\$10	11646 / 01314	DEED OF TRUST	MELTZER ALBERT E TR
JAN-1994	\$100	08084 / 01026	QUIT CLAIM	
OCT-1988	\$100	05938 / 00146	WARRANTY DEED	
APR-1986	\$180,000	04876 / 00393	WARRANTY DEED	
DEC-1983	\$175,000	04129 / 01643	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
BRAMI RHONDA	2022	HOMESTEAD
BRAMI RHONDA	2022	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 2070
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$499,500	\$410,000	\$360,000
Land Value	\$0	\$0	\$0
Total Market Value	\$499,500	\$410,000	\$360,000

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 P	2021	2020
Assessed Value	\$318,447	\$309,172	\$304,903
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$268,447	\$259,172	\$254,903

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$4,566	\$4,565	\$4,581
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$4,666	\$4,661	\$4,676

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. CC2022-06-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Braemar Isle Cond
4740 S. Ocean Blvd.
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

Re: 4740 S. Ocean Blvd, Highland Beach FL 33487

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 **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed damage drywall and elevated levels of moisture in unit 116 without a permit, (6-29 Property Maintenance Code). 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 attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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

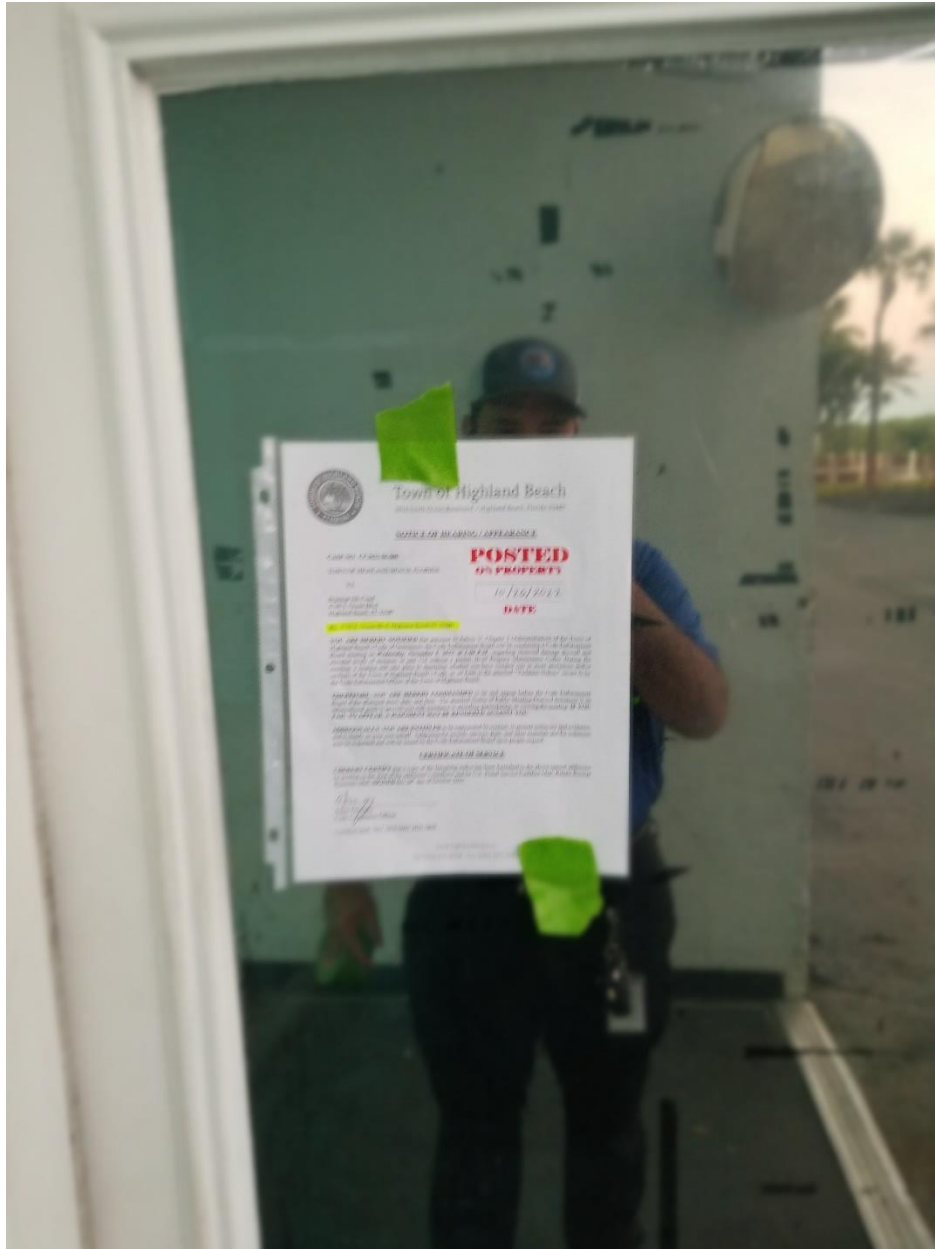
I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 26th day of October 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4860

www.highlandbeach.us

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





Town of Highland Beach

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

June 20, 2022

BRAEMAR ISLE COND
4740 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-006

BRAEMAR ISLE COND,

Location : 4740 S. OCEAN BLVD COND
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed damage drywall and elevated levels of moisture in unit 116. PLEASE DETERMINE CAUSE OF LEAK AND REPAIR BY 7/18/22.

6-29 Property Maintenance Code

(a) The International Property Maintenance Code, 2012 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

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 Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-06-006
Property Address:	4740 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



File Attachments for Item:

B. CASE NO. CC2022-06-007

Albert J Brok Trust 3700 S Ocean Blvd 805 PCN: 24-43-47-04-51-001-0805 Legal
Description: TOSCANA NORTH COND UNIT 805

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

Violations: Observed AC changeout without permit.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-06-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Bahram & Tabandeh N Pourmand/Farahbaksh
3700 South Ocean Blvd 805
Highland Beach, FL 33487

Re: 3700 South Ocean Blvd 805, Highland Beach FL, 33487 (PCN:24-43-47-04-51-001-0805)

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 **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed AC changeout without permit., (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4914

www.highlandbeach.us

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



Town of Highland Beach Notice of Public Meeting Protocol

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7021 1970 0002 3024 4914

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Certified Mail Fee \$ 4.00	
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.25	
<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 \$ 7.85	
Bahram & Tabandeh N Pourmand/Farahbaksh 3700 South Ocean Blvd. 805 Highland Beach, FL 33487 CEB: CC2011-06-007	
For Instructions	

Property Detail

Location Address 3700 S OCEAN BLVD UNIT 805
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-51-001-0805
 Subdivision TOSCANA NORTH CONDO
 Official Records Book 33756 Page 304
 Sale Date JUL-2022
 Legal Description TOSCANA NORTH COND UNIT 805

Owner Information

Owners	Mailing address
BROK ALBERT J TRUST	3700 S OCEAN BLVD APT 805
BROK ALBERT J TR	BOCA RATON FL 33487 3368

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2022	\$1,875,000	33756 / 00304	WARRANTY DEED	BROK ALBERT J TRUST
MAR-2004	\$745,000	16718 / 00586	WARRANTY DEED	POURMAND BAHRAM &
MAR-2000	\$654,000	11687 / 00527	WARRANTY DEED	PEARL BRUCE &

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 2339
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$1,155,000	\$1,065,000	\$1,035,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,155,000	\$1,065,000	\$1,035,000

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 P	2021	2020
Assessed Value	\$1,155,000	\$1,065,000	\$1,028,500
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,155,000	\$1,065,000	\$1,028,500

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$18,944	\$18,053	\$17,824
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$19,044	\$18,149	\$17,919

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. CC2022-06-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Bahram & Tabandeh N Pourmand/Farahbaksh
3700 South Ocean Blvd 805
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

Re: 3700 South Ocean Blvd 805, Highland Beach FL, 33487 (PCN:24-43-47-04-51-001-0805)

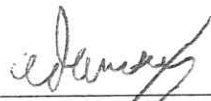
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4914

www.highlandbeach.us

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



Town of Highland Beach

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

August 25, 2022

BROK TRUST, ALBERT J
3700 S OCEAN BLVD APT 805
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-007

ALBERT BROK TRUST,

Location : 3700 SOUTH OCEAN BLVD 805
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed AC changeout without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 9/11/22.

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



Town of Highland Beach

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

July 27, 2022

POURMAND/FARAHBAKSH, BAHRAM & TABANDEH N
3700 S OCEAN BLVD UNIT 805
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-007

BAHRAM & TABANDEH N POURMAND/FARAHBAKSH,

Location : 3700 SOUTH OCEAN BLVD 805
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed AC changeout without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 8/10/22.

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.

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Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-06-007
Property Address:	3700 SOUTH OCEAN BLVD 805
Inspector:	Adam Osowsky

7018 0680 0001 8431 0375

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

Postage
 \$.60

Total Postage and Fees
 \$ 7.85

Postmark
 JUL 27 2022
 CPD #0231

Paraghtksh / Pourmand Nov
 10500w 15hile Apt 75w 202206007
 LA, CA 90029

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

7018 0680 0001 8431 0412

U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.60

Total Postage and Fees
 \$ 7.85

Postmark
 JUL 27 2022
 CPD #0231

Pourmand / Paraghtksh Nov 22-6-7
 3700 South Ocean Blvd
 HB FL 33407

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

File Attachments for Item:

C. Case No. CC2022-08-017

Peggy I. Kaufman 3450 S Ocean Blvd. Apt. 705 Highland Beach, FL 33487 PCN: 24-43-46-33-32-000-7050 CASUARINA COND UNIT 705

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

Violations: Paperwork still needs to be submitted since the beginning of July PWH22-0705. Permit is not issued. PWH22-0084



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-08-017

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Peggy I Kaufman
3450 S OCEAN BLVD APT 705
HIGHLAND BEACH, FL 33487

Re: 3450 South Ocean Blvd 705, Highland Beach FL, 33487 (PCN: 24-43-46-33-32-000-7050)

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 *Wednesday, November 9, 2022, at 1:00 P.M.*, Paperwork still needs to be submitted since the beginning of July PWH22-0705. Permit is not issued. PWH22-0084. (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 attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 26th day of October 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4945

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4945

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	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<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	\$ 6.00 7.85
Total Postage and Fees	

Peggy Kaufman
3450 South Ocean Blvd.
Apt 705
Highland Beach, FL 33487
CEB: CC2022-08-017

HIGHLAND BEACH, FL 33487

OCT 24 2022

Postmark Here

CPO #0231

or Instructions

Location Address 3450 S OCEAN BLVD 705**Municipality** HIGHLAND BEACH**Parcel Control Number** 24-43-46-33-32-000-7050**Subdivision** CASUARINA COND DECL FILED 3-26-86 IN OR4828P1402**Official Records Book** 24608**Page** 1970**Sale Date** MAR-2011**Legal Description** CASUARINA COND UNIT 705**Owners**

KAUFMAN PEGGY I

Mailing address

3450 S OCEAN BLVD APT 705

BOCA RATON FL 33487 4730

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2011	\$1	24608 / 01970	QUIT CLAIM	KAUFMAN PEGGY I
OCT-2010	\$10	24236 / 01028	QUIT CLAIM	KAUFMAN ROBERT
JUN-2007	\$480,000	21842 / 01078	WARRANTY DEED	KAUFMAN ROBERT &
OCT-2001	\$10	13339 / 01287	LIFE ESTATE	GIUSTO LOUIS R TR
NOV-1993	\$250,000	07979 / 01298	WARRANTY DEED	

1 2

No Exemption Information Available.

Number of Units	*Total Square Feet	Acres
1	1852	
Use Code	Zoning	
0400 - CONDOMINIUM	RMM - Multi-Family Medium-Density (24-HIGHLAND BEACH)	

Tax Year	2022 P	2021	2020
Improvement Value	\$638,250	\$470,000	\$460,000
Land Value	\$0	\$0	\$0
Total Market Value	\$638,250	\$470,000	\$460,000

P =
Preliminary

All values are as of January 1st each year

Tax Year	2022 P	2021	2020
Assessed Value	\$517,000	\$470,000	\$453,750
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$517,000	\$470,000	\$453,750

Tax Year	2022 P	2021	2020
Ad Valorem	\$9,270	\$7,967	\$7,887
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$9,370	\$8,063	\$7,982



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-08-017

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Peggy I Kaufman
3450 S OCEAN BLVD APT 705
HIGHLAND BEACH, FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

Re: 3450 South Ocean Blvd 705, Highland Beach FL, 33487 (PCN: 24-43-46-33-32-000-7050)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4945

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



Town of Highland Beach

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

August 17, 2022

KAUFMAN PEGGY I
3450 S OCEAN BLVD APT 705
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-08-017

KAUFMAN PEGGY I,

Location : 3450 S. OCEAN BLVD 705
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: WORK STILL NEEDS TO HAVE PAPERWORK SUBMITTED SINCE THE BEGINNING OF JULY PWH22-0705. PERMIT IS NOT ISSUED. Permit Number: PWH22-0084. Permit Type: PLUMBING WH CHANGEOUT. Correction: Must obtain and complete all required town permits by 8/31/22.

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:	CC2022-08-017
Property Address:	3450 S. OCEAN BLVD 705
Inspector:	Adam Osowsky

