



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. C C - 2 5 - 4 2 1

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OUR TIME 105A LLC
179 BEACH 138TH ST
FAR ROCKAWAY NY 11694 1337

Re: 3212 S OCEAN BLVD 105-A, Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1050)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on *Wednesday, November 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (A)**, (Hot water heater changeout without a permit). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Compliance Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

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

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052702309912128

9589 0710 5270 2309 9121 28

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

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OFFICIAL USE

Certified Mail Fee

\$

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

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total

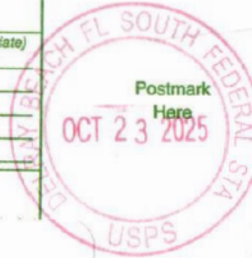
\$

Service

Street

City

CC-25-421=NOH
OUR TIME 105A LLC
179 BEACH 138TH ST
FAR ROCKAWAY NY 11694 1337



PS Form 3800, January 2010 PSN 7530-02-000-9001 See Reverse for Instructions



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-421

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Our Time 105A LLC
179 Beach 138th st
Far Rockaway NY 11694 1337

Re: 3212 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24434633080011050)

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

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

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

Adam Osowsky
Code Compliance Officer/Clerk

10/29/2025
Date

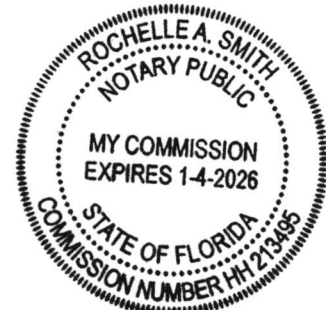
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or [] online notarization, this 29th day of October, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known OR Produced Identification X
Type of Identification Produced: ID

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





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. C C - 2 5 - 4 2 1

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OUR TIME 105A LLC
179 BEACH 138TH ST
FAR ROCKAWAY NY 11694 1337

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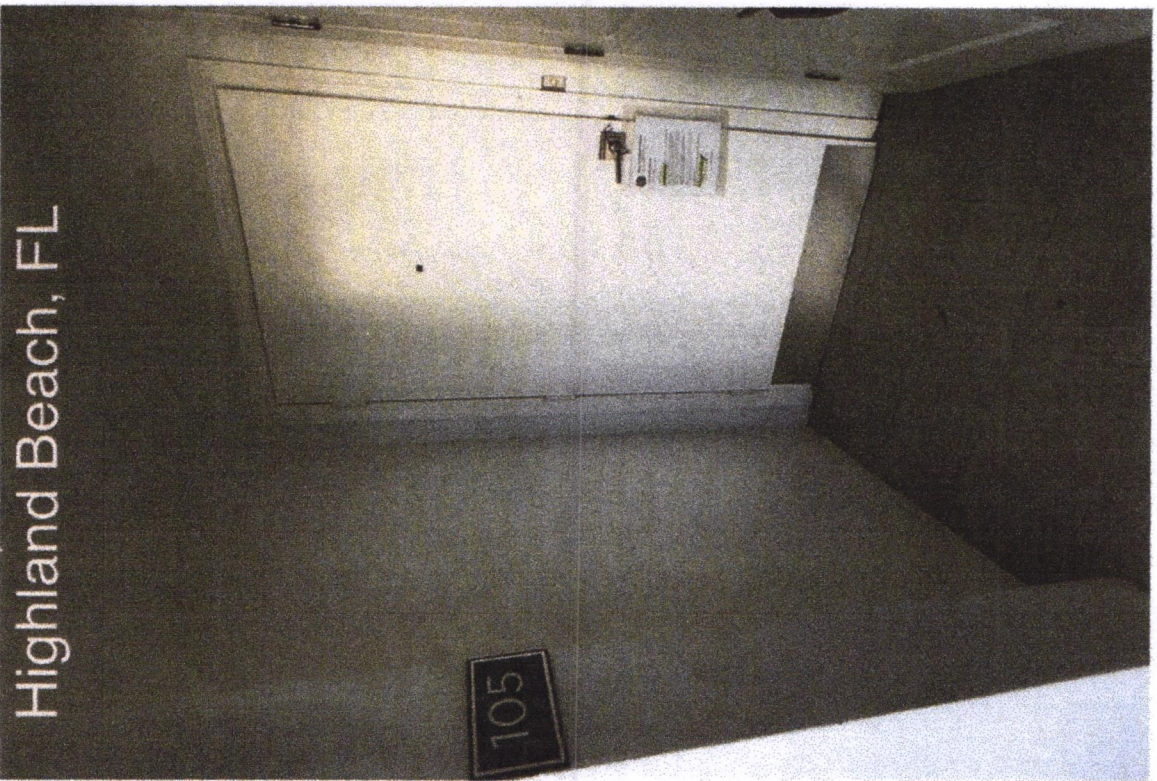
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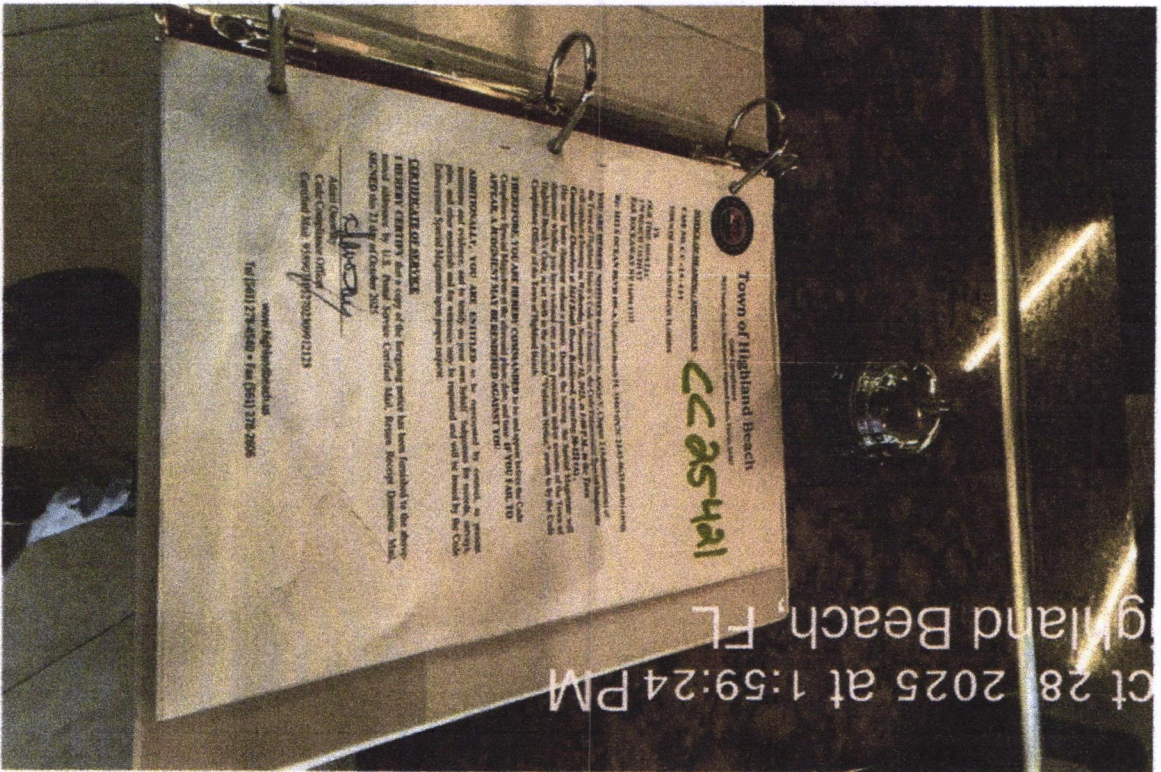
Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052702309912128

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606



Highland Beach, FL



Oct 28 2025 at 1:59:24 PM
Highland Beach, FL

Property Detail

Location Address : 3212 S OCEAN BLVD 105-A
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-001-1050
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 33658 / 1454
Sale Date : 06/21/2022
Legal Description : SEAGATE OF HIGHLAND COND ONE APT 105-A

Owner Information

Owner(s)

OUR TIME 105A LLC

Mailing Address

179 BEACH 138TH ST
FAR ROCKAWAY NY 11694 1337

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/21/2022	\$445,000	33658 / 01454	WARRANTY DEED	OUR TIME 105A LLC
04/01/2016	\$240,000	28214 / 00643	WARRANTY DEED	TRIPODI DOMENICA &
01/01/1976	\$41,000	02531 / 00061	WARRANTY DEED	ANDERSON ANDREW D &

Exemption Information

No Exemption Information Available.

Property Information

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

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

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

No Image Found

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$347,000	\$440,000	\$420,000	\$339,000	\$260,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$347,000	\$440,000	\$420,000	\$339,000	\$260,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$347,000	\$440,000	\$420,000	\$286,000	\$260,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$347,000	\$440,000	\$420,000	\$286,000	\$260,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,499	\$6,973	\$6,715	\$5,033	\$4,407
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$5,615	\$7,080	\$6,818	\$5,133	\$4,503



Town of Highland Beach

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

NOTICE OF VIOLATION

September 24, 2025

OUR TIME 105A LLC
179 BEACH 138TH ST
FAR ROCKAWAY NY, 11694

RE: Code Compliance Case No. CC-25-421

Location: 3212 S OCEAN BLVD, 105-A
HIGHLAND BEACH, FL 33487

Violation:

HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT.

INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

CORRECTION:

Must obtain ALL required permits by September 30, 2025 to prevent further action! UPDATED 10/14/2025!

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.

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

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

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 2309 9121 04

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Certified Mail Fee

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

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., c

City, State, ZIP+4®

CC-25-421-NOV
OUR TIME 105A LLC
179 BEACH 138TH ST
FAR ROCKAWAY NY, 11694

PS Form 3800, Janu

See back for instructions

MAILED

Postmark
Here

SEP 16 2025



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Description

Date Taken
09/15/2025 14:13

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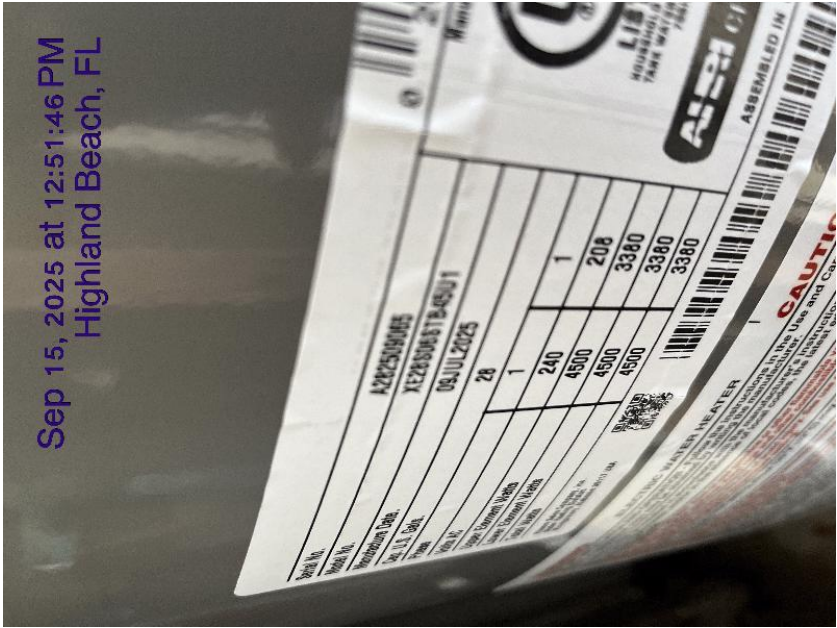
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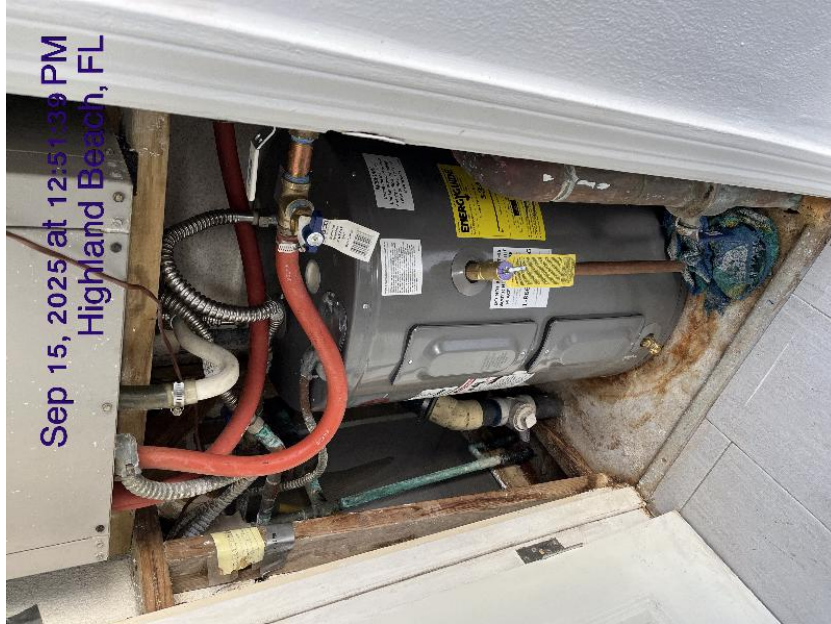
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