

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MARGARET OUMANO  
1154 Lawton Road  
Boynton Beach, FL 33437

Case No: 2023-02-014

PCN: 24-43-46-28-47-001-3030

Respondent.

LEGAL: TOWNHOUSES OF HIGHLAND  
BEACH COND BLDG NORTH UNIT 303-N

**ORDER DENYING FINE REDUCTION**

THIS MATTER having come before the Code Enforcement Board on December 12, 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 2565 South Ocean Boulevard, Unit 303-N, Highland Beach, Florida as described above.
2. On May 15, 2023, the Board entered an Order: finding Respondent in violation of Sections 30-122(B) of the Town Code of Ordinances (expired permit) and Section 304.3 of the International Property Maintenance Code (premises identification); requiring compliance on or before June 8, or imposing a fine of \$250.00 per day; and awarding the Town \$250.00 for its administrative costs.
3. Michael Oumano, on behalf of Respondent, filed a request for a reduction of the accrued fine amount of \$1,500.00.
4. Respondent's request for a fine reduction had been scheduled for both the August hearing and the October hearing and was continued at Respondent's request. Prior to the October hearing, Michael Oumano was advised that the Town would reschedule one additional time. The Town notified Respondent that the request was rescheduled to December 12<sup>th</sup>, yet Respondent failed to appear before the Board.
5. The Code Compliance Officer presented the request. Because Respondent failed to appear, the Board had no testimony or other evidence demonstrating any basis for a fine reduction.

**ORDER**

Based on the foregoing findings of fact, Respondent's request for a fine reduction is hereby DENIED.

DONE AND ORDERED this 14<sup>th</sup> day of Dec, 2023.



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Myles Schlam, Chair  
Code Enforcement Board

Copies Furnished to:

**Respondent**

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MARGARET OUMANO  
8400 72<sup>ND</sup> Drive, Suite 6  
Glendale, NY 11385-7900

Case No: 2023-02-014

PCN: 24-43-46-28-47-001-3030

Respondents.

LEGAL: TOWNHOUSES OF HIGHLAND  
BEACH COND BLDG NORTH UNIT 303-N

**ORDER FINDING VIOLATION**

THIS MATTER having come before the Code Enforcement Board on May 9, 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 property located at 2565 South Ocean Boulevard, Unit 303-N, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that she was in violation of Section 30-122(B) of the Town Code of Ordinances (expired permit) and Section 304.3 (premises identification) of the International Property Maintenance Code.
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 Section 30-122(B) of the Town Code of Ordinances and Section 304.3 of the International Property Maintenance Code as incorporated by reference in Section 6-29 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 thirty (30) days of the date of the hearing **or by June 8, 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 15 day of May, 2023.

  
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Myles Schlam, Chair  
Code Enforcement Board

Copies Furnished to:

**Respondent**