



# 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.

**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 26<sup>th</sup> day of October 2022.

  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4914

[www.highlandbeach.us](http://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](mailto: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](mailto: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 4914

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

For delivery information, visit our website at [www.usps.com](http://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   | \$ 7.85 |



Bahram & Tabandeh N  
 Pourmand/Farahbaksh  
 3700 South Ocean Blvd. 805  
 Highland Beach, FL 33487  
**CEB: CC2011-06-007**

or 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 <b>P</b> | 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 <b>P</b> | 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 <b>P</b> | 2021     | 2020     |
|----------------|---------------|----------|----------|
| Ad Valorem     | \$18,944      | \$18,053 | \$17,824 |
| Non Ad Valorem | \$100         | \$96     | \$95     |
| Total tax      | \$19,044      | \$18,149 | \$17,919 |



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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)

**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](http://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.

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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              |

