



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-01-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487

Re: 3515 S. Ocean Blvd., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-23-000-0010)

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, March 15, 2023, at 1:00 P.M.**, regarding a/c work being done 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.

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

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

CERTIFICATE OF SERVICE

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

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2124

www.highlandbeach.us

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

7021 1970 0002 3025 2124

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

4.15

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

☐ Return Receipt (hardcopy)

\$

3.35

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

63

Total Postage and Fees

\$

8.13

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach, FL 33487
CC2023-01-016



For Instructions

Property Detail

Location Address	3515 S OCEAN BLVD		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-33-00-004-0140		
Subdivision			
Official Records Book	33815	Page	219
Sale Date	AUG-2022		
Legal Description	33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83		

Owner Information

Owners	Mailing address
MASAREK ALAN B & MASAREK PATTI M	3515 S OCEAN BLVD BOCA RATON FL 33487 3301

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$100	33815 / 00219	WARRANTY DEED	MASAREK ALAN B &
AUG-2022	\$8,595,000	33815 / 00217	WARRANTY DEED	MASAREK ALAN B &
DEC-2019	\$100	33671 / 00056	WARRANTY DEED	ACOSTA DEBORAH L
NOV-2019	\$10	31026 / 00323	QUIT CLAIM	ACOSTA DEBORAH
AUG-2019	\$10	30973 / 01392	QUIT CLAIM	ACOSTA DEBORAH
MAR-2011	\$3,500,000	24441 / 01760	WARRANTY DEED	ACOSTA SEAN &
MAR-2002	\$3,650,000	13547 / 01457	WARRANTY DEED	CHAUVIER DANIEL &
MAY-1998	\$2,900,000	10383 / 01699	WARRANTY DEED	BRINT STEPHEN F
OCT-1994	\$735,000	08474 / 00198	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	7459
Acres	0.3003
Use Code	0100 - SINGLE FAMILY
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$3,773,609	\$2,826,396	\$2,638,973
Land Value	\$4,277,100	\$3,240,300	\$2,970,300
Total Market Value	\$8,050,709	\$6,066,696	\$5,609,273
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$4,128,960	\$4,008,699	\$3,953,352
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,078,960	\$3,958,699	\$3,903,352

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$67,015	\$67,275	\$67,647
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$67,199	\$67,453	\$67,820



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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CASE NO. CC2023-01-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

02/27/2023

DATE

Re: 3515 S. Ocean Blvd., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-23-000-0010)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2124

www.highlandbeach.us

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

02/27/2023 07:39:58
Highland Beach, FL 33487



Town of Highland Beach
Boulevard • Highland Beach, Florida 33487

CASE NO. CC2023-01-016

TOWN OF HIGHLAND BEACH, FLORIDA
VS.

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487

Re: 3515 S. Ocean Blvd., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-23-000-0010)


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HEARING / APPEARANCE
**POSTED
ON PROPERTY**

02/27/2023
DATE



Town of Highland Beach

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

January 18, 2023

MASAREK ALAN B & MASAREK PATTI M
3515 S OCEAN BLVD
BOCA RATON, FL 33487

RE: Code Compliance Case No. CC2023-01-016

MASAREK ALAN B & MASAREK PATTI M

Location : 3515 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation: a/c work being done without a permit.

Correction: Must obtain ALL required permits within 14 days of the date of this letter to prevent further actions.

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

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