



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-02-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1105 Bel Air LLC
721 NE 38th St.
Boca Raton, FL 33431

Re: 1105 Bel Air Dr. C., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-00-005-0040)

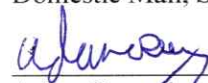
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Wednesday, March 15, 2023, at 1:00 P.M.**, regarding interior remodel, including but not limited to flooring and bathroom remodel, without permits (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 2216

www.highlandbeach.us

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

7021 1970 0002 3025 2216

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

Se 1105 Bel Air LLC
St 721 NE 38th St.
Ci Boca Raton, FL 33431
PS **CC2023-02-005** See Reverse for Instructions



Property Detail

Location Address	1105 BEL AIR DR C		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-44-000-0030		
Subdivision	BEL LIDO ESTATES COND DECL FILED 4-25		
Official Records Book	33923	Page	609
Sale Date	OCT-2022		
Legal Description	BEL LIDO ESTATES COND UNIT 3		

Owner Information

Owners	Mailing address
1105 BEL AIR LLC	721 NE 38TH ST
	BOCA RATON FL 33431 6143

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2022	\$4,200,000	33923 / 00609	WARRANTY DEED	1105 BEL AIR LLC
MAR-2015	\$10	27422 / 00908	WARRANTY DEED	RENEE LORRAINE VERRIER TRUST LLC
JUL-2011	\$173,250	24664 / 00349	WARRANTY DEED	VERRIER RENEE L
APR-2011	\$210,100	24454 / 01628	CERT OF TITLE	JPMORGAN CHASE BANK NA
DEC-2003	\$325,000	16287 / 00605	WARRANTY DEED	SATORI INVESTMENTS LLC
OCT-1999	\$46,900	11383 / 01536	QUIT CLAIM	PFRETZSCHNER CHARLES A & MARGARET C
FEB-1994	\$100	08158 / 01078	QUIT CLAIM	
SEP-1989	\$500,000	06243 / 00357	WARRANTY DEED	
JUL-1988	\$550,000	05750 / 01117	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1013
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$486,000	\$420,000	\$400,000
Land Value	\$0	\$0	\$0
Total Market Value	\$486,000	\$420,000	\$400,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$448,718	\$407,925	\$370,841
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$448,718	\$407,925	\$370,841

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$7,597	\$6,998	\$6,615
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$7,697	\$7,094	\$6,710



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VS.

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**POSTED
ON PROPERTY**

02/27/2023

DATE

Re: 1105 Bel Air Dr. C., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-00-005-0040)

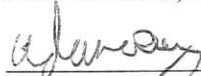
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2216

www.highlandbeach.us

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

02/27/2023 07:48:31
Highland Beach, FL 33487

C





Town of Highland Beach

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

February 06, 2023

1105 BEL AIR LLC
721 NE 38TH ST
BOCA RATON, FL 33431

RE: Code Compliance Case No. CC2023-02-005

1105 BEL AIR LLC,

Location : 1105 BEL AIR DR C
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Interior remodel , including but not limited to flooring and bathroom remodel, without permits.

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

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

Tracking Number:

Remove X

70153430000087709444

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 10:38 am on February 10, 2023 in BOCA RATON, FL 33431.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

BOCA RATON, FL 33431
February 10, 2023, 10:38 am

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Evidence Sheet	
Case Number:	CC2023-02-005
Property Address:	1105 Bel Air Dr C
Officer:	Adam Osowsky



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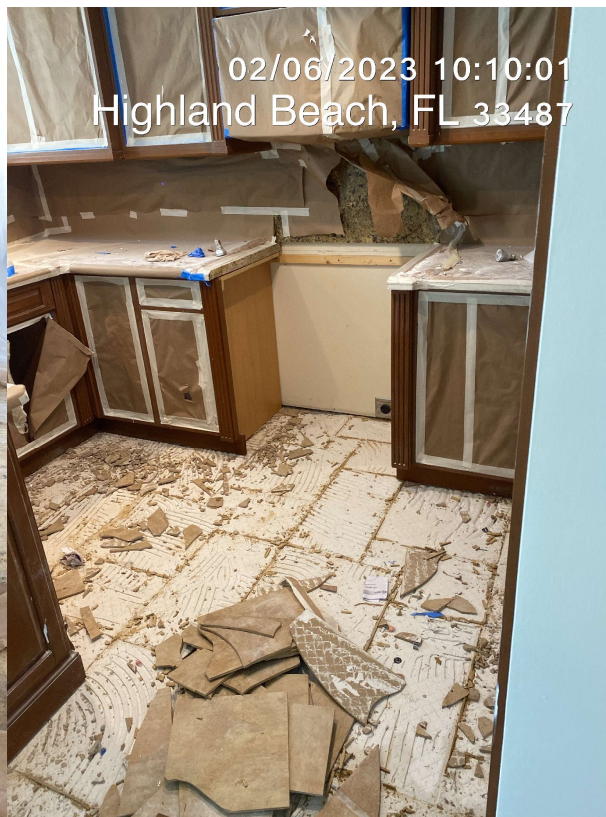
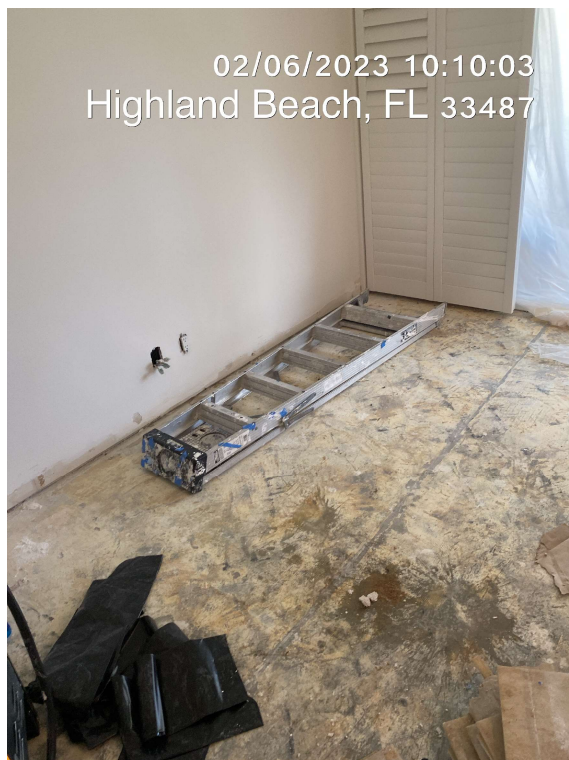
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