



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-01-026

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nuha Kahok
2575 S. Ocean Blvd. 102S
Boca Raton, FL 33487

Re: 2575 S. Ocean BLVD 102S., Highland Beach FL 33487 4786 (PCN: 24-43-46-28-47-002-1020)

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 installing wiring to tankless water heater 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 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 2148

www.highlandbeach.us

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

7021 1970 0002 3025 2148

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	\$ 6.3
Total Postage and Fees	\$ 8.13
Nuha Kahok	
2575 S. Ocean Blvd. APT 102s	
Boca Raton, FL 33487	
CC2023-01-026	
or Instructions	



Property Detail

Location Address	2575 S OCEAN BLVD 102S		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-28-47-002-1020		
Subdivision	TOWNHOUSES OF HIGHLAND BEACH COND DECL FILED 2-19-81		
Official Records Book	33480	Page	1385
Sale Date	APR-2022		
Legal Description	TOWNHOUSES OF HIGHLAND BEACH COND BLDG SOUTH UNIT 102-S		

Owner Information

Owners	Mailing address
KAHOK NUHA	2575 S OCEAN BLVD APT 102S
	BOCA RATON FL 33487 1849

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2022	\$2,000,000	33480 / 01385	WARRANTY DEED	KAHOK NUHA
MAY-2019	\$950,000	30649 / 00645	WARRANTY DEED	FOTOPOULOS CHARLES P &
MAR-2001	\$500,000	12446 / 01594	WARRANTY DEED	TREDER TERRY
AUG-2000	\$370,000	11960 / 01201	WARRANTY DEED	KIRK ROBERT T
MAR-1999	\$335,000	10968 / 01627	WARRANTY DEED	LARGE LARRY D
DEC-1997	\$330,000	10134 / 01555	WARRANTY DEED	
APR-1987	\$100	05269 / 01721	QUIT CLAIM	
MAR-1985	\$190,000	04845 / 00388	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
KAHOK NUHA	2023	HOMESTEAD
KAHOK NUHA	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	2307
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RMM - Multi-Family Medium-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,221,000	\$825,000	\$810,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,221,000	\$825,000	\$810,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$907,500	\$825,000	\$810,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$907,500	\$825,000	\$810,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$16,917	\$13,985	\$14,001
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$17,017	\$14,081	\$14,096



Town of Highland Beach

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NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-01-026

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nuha Kahok
2575 S. Ocean Blvd. 102S
Boca Raton, FL 33487

**POSTED
ON PROPERTY**

02/27/2023

DATE

Re: 2575 S. Ocean BLVD 102S., Highland Beach FL 33487 4786 (PCN: 24-43-46-28-47-002-1020)

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 installing wiring to tankless water heater 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.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 2148

www.highlandbeach.us

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

02/27/2023 07:14:49
Highland Beach, FL 33487



OFFICE

 **Town of Highland Beach**
3614 South Ocean Blvd., Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC202401426
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
Nylia Kahok
[REDACTED]
[REDACTED]
[REDACTED]

Re: 2575 S. Ocean Blvd 102S, Highland Beach FL 33487 476 (PCN 24-43-0028-4-0000000000)

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 public hearing on the Board meeting on **Wednesday, March 15, 2023, at 1:00 P.M.**, regarding installing window air conditioning units on the rear of the property without permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will be held 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.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the address place, date, and time. The Notice of Public Meeting Protocol is available on the Town's Website: <https://www.hi-beach.com/2023/02/27/notice-of-public-meeting-protocol/>.

MAY BE RENDERED AGAINST YOU IF YOU FAIL TO APPEAR AT JUDGMENT.

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, plans, 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 O'Leary
Code Enforcement Officer
Certified Mail: 7021 1978 0002 3025 2148

www.hi-beach.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

January 24, 2023

KAHOK NUHA
2575 S OCEAN BLVD APT 102S
BOCA RATON, FL 33487

RE: Code Compliance Case No. CC2023-01-026

KAHOK NUHA,

Location : 2575 S OCEAN BLVD 102S
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: ADAM, CAN YOU PLEASE CHECK ON THIS PERMIT. IT WAS NOT ISSUED . IT IS WIRING FOR A TANKLESS WATER HEATER. NO SUBMITTALS SINCE THE MIDDLE OF DECEMBER AP#22-0736= ELECTRICAL
- Install wiring to tankless water heater .

Correction: Must obtain ALL required permits by February 12, 2023.

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

Evidence Sheet	
Case Number:	CC2023-01-026
Property Address:	2575 S Ocean Blvd 102S
Officer:	Adam Osowsky

