



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC2022-12-010**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Donal Cassidy & Kathleen Sherry-Cassidy  
19 Wildwood Dr.  
Pearl River, NY 10965

**Re:** 1013 Bel Air Dr., 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 interior demolition/remodel without required 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 2155

[www.highlandbeach.us](http://www.highlandbeach.us)

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

7021 1970 0002 3025 2155

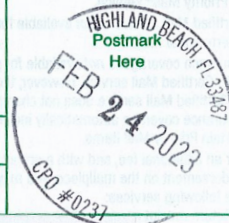
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**OFFICIAL USE**

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



Donal Cassidy & Kathleen Sherry-Cassidy  
19 Wildwood Dr.  
Pearl River BY 10965  
**CC2022-12-010**

For Instructions

**Property Detail**

Location Address 1013 BEL AIR DR  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-47-04-23-000-0010  
Subdivision LLORET DE MAR COND  
Official Records Book 33452 Page 236  
Sale Date MAR-2022  
Legal Description LLORET DE MAR COND UNIT 1

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
CASSIDY DONAL P	19 WILDWOOD DR
SHERRY CASSIDY KATHLEEN P &	PEARL RIVER NY 10965 2725

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2022	\$1,600,000	33452 / 00236	WARRANTY DEED	SHERRY CASSIDY KATHLEEN P &
FEB-2014	\$692,500	26621 / 01924	DEED OF TRUST	COLLETT JAMES B JR
NOV-2005	\$10	19619 / 01369	WARRANTY DEED	JACQUES BARBARA
MAR-1998	\$388,800	10281 / 01039	WARRANTY DEED	JACQUES BARBARA E
APR-1994	\$260,000	08220 / 01216	WARRANTY DEED	
MAR-1985	\$297,000	04488 / 00280	WARRANTY DEED	
OCT-1980	\$245,000	03396 / 01552	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
\*Total Square Feet 2300  
Acres  
Use Code 0400 - CONDOMINIUM  
Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$962,941	\$822,761	\$768,069
Land Value	\$0	\$0	\$0
Total Market Value	\$962,941	\$822,761	\$768,069

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$905,037	\$822,761	\$768,069
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$905,037	\$822,761	\$768,069

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$15,210	\$13,947	\$13,276
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$15,310	\$14,043	\$13,371

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)





# Town of Highland Beach

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CASE NO. CC2022-12-010

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Donal Cassidy & Kathleen Sherry-Cassidy  
19 Wildwood Dr.  
Pearl River, NY 10965

**POSTED  
ON PROPERTY**

02/27/2023

**DATE**

**Re:** 1013 Bel Air Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-23-000-0010)

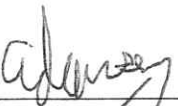
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2155

[www.highlandbeach.us](http://www.highlandbeach.us)

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



02/27/2023 07:50:55  
Highland Beach, FL 33487





## Town of Highland Beach

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

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December 20, 2022

CASSIDY DONAL P SHERRY CASSIDY KATHLEEN P &  
19 WILDWOOD DR  
PEARL RIVER, NY 10965

RE: Code Compliance Case No. CC2022-12-010

CASSIDY DONAL P SHERRY CASSIDY KATHLEEN P &

**Location :** 1013 BEL AIR DRIVE  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint: Building Official observed workers working without a permit and was able to verify interior demolition and debris removal.

Correction: Must obtain ALL required permits by January 3, 2023.

—

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:	CC2022-12-010
Property Address:	1013 Bel Air Dr
Inspector:	Adam Osowsky

7020 0090 0001 1159 6733

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee \$ 4.60

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

☐ Return Receipt (hardcopy) \$ \_\_\_\_\_

☐ Return Receipt (electronic) \$ \_\_\_\_\_

☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_

☐ Adult Signature Required \$ \_\_\_\_\_

☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ .60

Total Postage and Fees \$ 4.60

Stamp and for No. 10 Box 66

Cassidy Novak (no circ)

19 Wildwood Dr

Bel Air, MD 21034

City, State, ZIP+4<sup>®</sup>

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DEC 29 2022  
 HIGHLAND BEACH, FL 33482  
 (90 #0031)

7022 0410 0003 4901 5424

U.S. Postal Service<sup>™</sup>  
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Bel Air, MD 21034

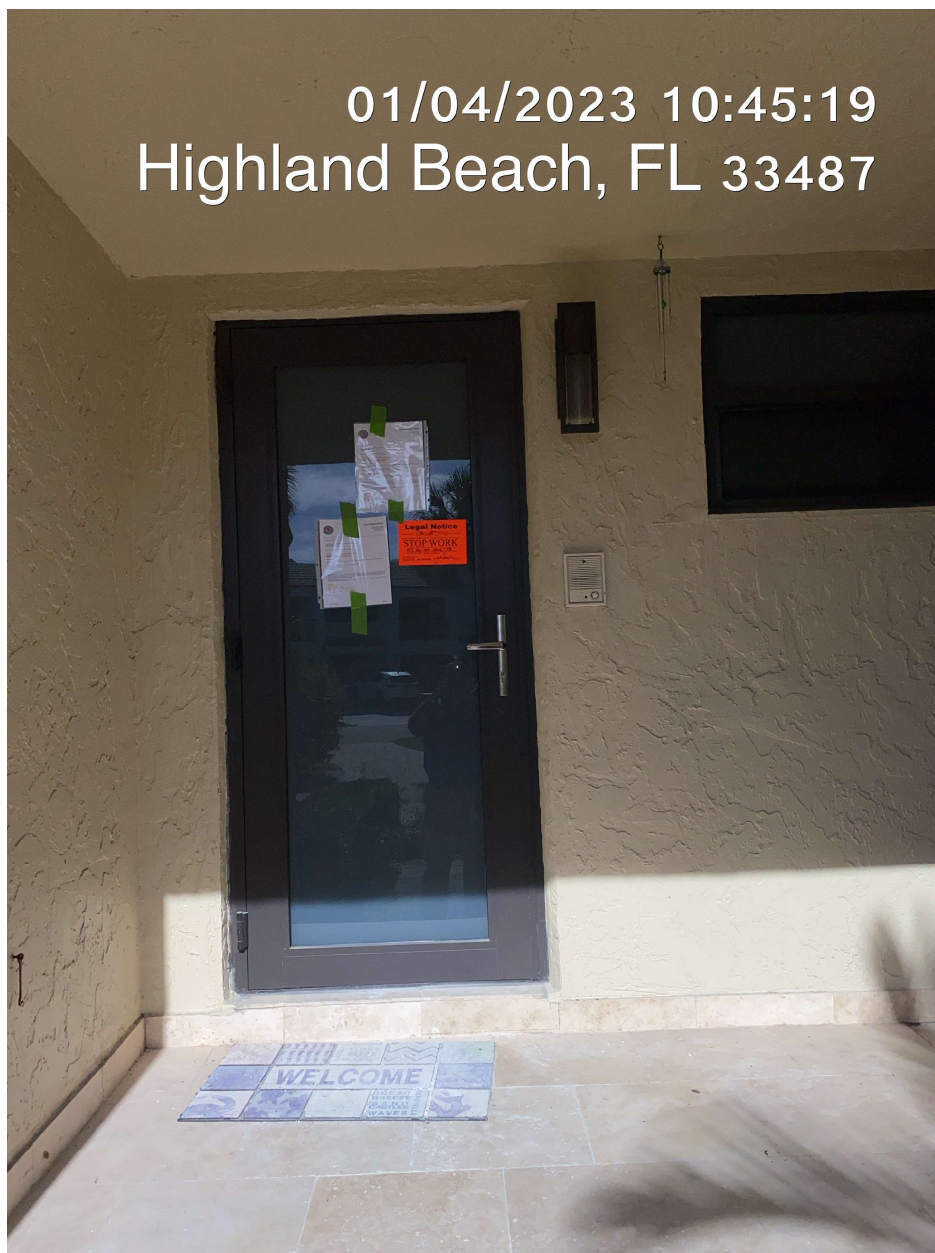
City, State, ZIP+4<sup>®</sup>

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JAN 04 2023  
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 (90 #0031)



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