

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

STEPHEN & MARLA GARCHIK
2474 S. Ocean Boulevard
Highland Beach, FL 33487

Case No: 2023-12-017

PCN: 24-43-46-28-09-000-0131

Respondents.

LEGAL: BYRD BEACH LT 13A (LESS N 10
FT) AND LT 14A


ORDER GRANTING EXTENSION

THIS MATTER having come before the Code Enforcement Board on July 9, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

1. On March 12, 2024, the Board entered an Order Finding Violation finding Respondents in violation of Section 30-122(A) of the Town Code of Ordinances for the installation of a pergola without a building permit and ordering compliance by May 11, 2024.
2. Respondents requested an extension of time for compliance.
3. Respondents were present and represented by an attorney.
4. The testimony and evidence presented at the hearing demonstrated good cause for the extension.

IT IS HEREBY ORDERED that Respondents request for extension is GRANTED and Respondents shall comply with the Town Code **by October 10, 2024.**

DONE AND ORDERED this 7th day of July, 2024.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC2023-12-017

Date: June 3, 2024

**MARLA & STEPHEN GARCHIK
2474 S OCEAN BLVD
HIGHLAND BEACH, FL 33487**

RE: 2474 S Ocean Blvd., Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to your Request, the Code Enforcement Board will be conducting a hearing on *Tuesday, July 9, 2024, at 1:00 P.M.* The hearing will be held in the town commission chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

Adam Osowsky
Code Compliance Officer
aosowsky@highlandbeach.us

Adam Osowsky

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, June 3, 2024 11:46 AM
To: Adam Osowsky
Cc: Ingrid Allen
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Hey Adam. Just following up on this. Please let me know about scheduling with the Code Enforcement Board.

Thanks,
Michael

From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Thursday, May 30, 2024 6:51 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Ingrid Allen <iallen@highlandbeach.us>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

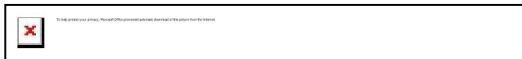
Hey Adam. Thanks again for the call this morning. As discussed, I am sending this email to you to request an extension from the Code Enforcement Board on the duration for the property to achieve compliance by obtaining a building permit for the accessory structure (gazebo).

As the email chains below and attached illustrate, the property owner submitted the code interpretation appeal in mid-March, but there were some hiccups with the Town's online portal, and so that took up a few days. Then after about a month, a month during which we were expecting a date for the Board of Adjustment and Appeals hearing to be scheduled, we received comments from Planning staff. We were not allowed to schedule the Board meeting until the comment was resolved and that took a few days because it involved edits by the surveyor.

Now that the Clerk has been attempting to schedule the Board meeting, she has not been able to establish a quorum and the June date has been ruled out already. We are hoping for July date.

We have been ready for the Board hearing for weeks now and establishing a quorum has pushed us past the initial date for compliance. As such, we respectfully request for an extension from the Code Enforcement Board so that the Board of Adjustment and Appeals hearing made be conducted.

Thank you,
Michael



MICHAEL MARSHALL PARTNER
Michael.Marshall@nelsonmullins.com
100 S.E. 3RD AVENUE | SUITE 2700
FORT LAUDERDALE, FL 33394
T 954.745.5248 F 954.761.8135

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Tuesday, May 21, 2024 10:23 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

Michael:

The Clerk is still working on establishing a quorum, she advised me that several Board members are out of Town, and some will not be available during the summer. That said, please provide your availability for a late June to mid-July meeting. Are there any dates during this timeframe that will not work for you? Kindly advise so that I can pass along to the Clerk. Note that previous Board meetings were held at 9:30am

Thank you.



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Ingrid Allen
Sent: Wednesday, May 15, 2024 12:24 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

I was advised by the Town Clerk that there is NOT a quorum for a June 10th meeting. The Clerk will be providing the Board with additional meeting dates and as soon as a quorum is met, I will advise you accordingly.



Sincerely,
Ingrid Allen
Town Planner

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From: Ingrid Allen
Sent: Tuesday, May 14, 2024 8:44 AM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>
Subject: FW: 2474 South Ocean - Project Number PZ-24-2

FYI, I was advised by the Town Clerk on 5-10-24 that she canvassed the Board of Adjustment and Appeals for a June 10th meeting. She has not yet advised me if a quorum was reached. I emailed her the morning for an update. I will advise you accordingly.



Sincerely,
Ingrid Allen
Town Planner

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From: Ingrid Allen
Sent: Monday, May 6, 2024 3:01 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In your response document that was uploaded to the portal on 4-26-24, you indicate that the structure is an open-walled, roofed accessory structure. For consistency purposes, I would suggest you use the same terminology when labeling it on the survey. Please add the “x” dimension in red as provided in your snippet, it is hard to see 4 foot setback on the survey.



Sincerely,
Ingrid Allen
Town Planner

*Town of Highland Beach
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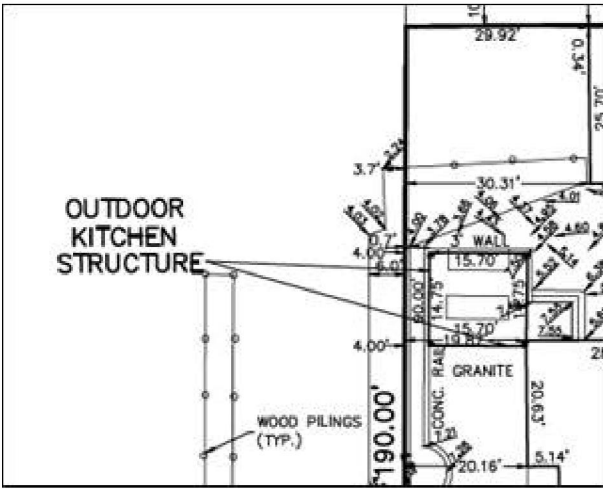
From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Monday, May 6, 2024 2:04 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Okay. Thanks, Ingrid. For Jeff’s benefit, in order to properly mimic the snippet in my email below, then he needs to add the side setback dimension (the “y” dimension in my snippet, which isn’t an issue) and call the structure “accessory structure” rather than “outdoor kitchen structure.” Is that correct?

The 4-foot rear setback is shown on the survey already.

Please let us know. Thanks.

Michael



From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Monday, May 6, 2024 1:52 PM
To: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwassoc.com>
Subject: RE: 2474 South Ocean - Project Number PZ-24-2

Michael:

In response to your email below, the snippet you provide below should work, please upload the revised survey to the portal. I see that a survey was uploaded to the portal on 5-6-24; however, it does not mimic your snippet below.

I received the labels today.



Sincerely,
Ingrid Allen
Town Planner

*Town of Highland Beach
3614 S. Ocean Boulevard
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From: Michael Marshall <Michael.Marshall@nelsonmullins.com>
Sent: Thursday, May 2, 2024 5:05 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Michael Marcus <michael.marcus@nelsonmullins.com>; Jeff Wagner <jwagner@cwiasoc.com>
Subject: 2474 South Ocean - Project Number PZ-24-2

Hey Ingrid. I just wanted to follow up on the call from yesterday. As I was explaining on the phone, we are simply trying to ensure that we are providing you with the exact information that you've requested in the review comment. As you know, we need to schedule this Board hearing to resolve the appeal or variance asap.

Your review comments are as follows:

1. Survey uploaded indicates "added screened enclosure;" however, such screen enclosure is not labeled on the survey. Please label accordingly.
2. While you submitted 31 pages of technical drawings and 2 pages from Cronin Engineering, I don't see the actual dimensions of the structure including total square footage on either document. Please provide a scaled plan that reflects the location and dimensions of the structure including required and proposed setbacks. In addition, provide a dimensioned detail sheet for the structure.
3. Drop off to the Building Department, two (2) sets of 500 foot labels, 500 ft address list and 500 ft radius map from the Palm Beach County Property Appraiser.

Regarding number 1, and as stated in our prior response to staff comments, we have asked the surveyor (Jeff Wagner, who is copied) to remove the "added screened enclosure) notation.

Regarding number 2, please see that the actual dimensions of the structure on shown on the signed and sealed survey that has been provided (attached). The structure is 15.70 feet x 14.75 feet. As such, the area of the structure is 231.575. We will add the area to the survey as shown in the snippet below. **Please confirm this will satisfy your comment.**

Also, the attached survey is a signed and sealed survey that is scaled at 1 inch = 20 feet. The Graphic Scale is already provided on the survey. **Please confirm this satisfies your comment.**

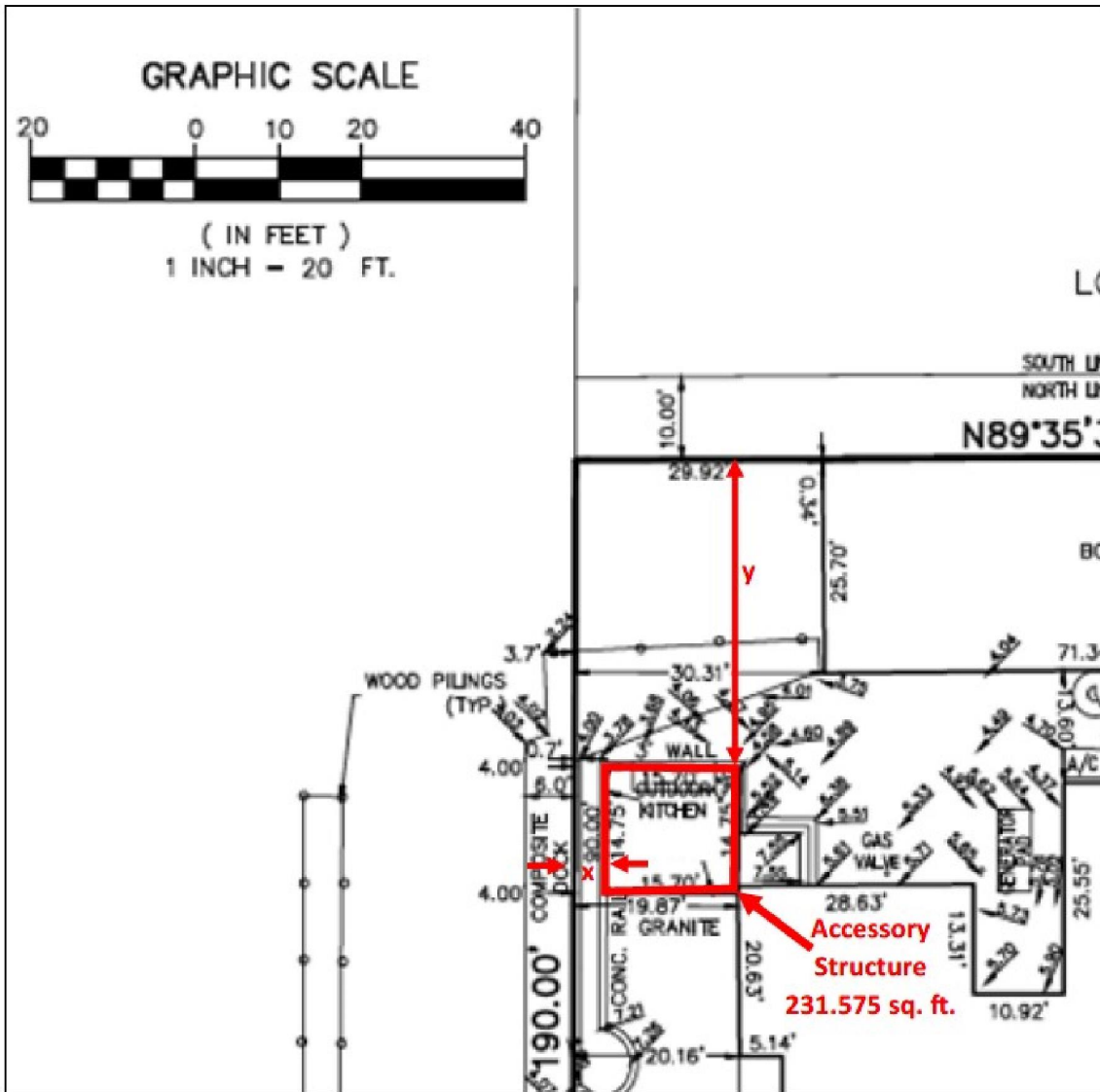
The attached survey also illustrates the location of the accessory structure, although it may have been obvious. In the snippet below, I have show the structure in red and also indicated the side and rear setback distances (the "x" and "y" dimensions). We have asked Jeff to provide us with those setback dimensions. We have also asked that Jeff label the structure as an "accessory structure." **Please confirm this will satisfy your comment.**

Regarding the required setbacks, that is the issue on appeal and at this time we do not believe a setback requirement is applicable.

Finally, regarding number 3, we have received the mailing labels, address list, and 500 foot radius map from the Property Appraiser. The materials are being shipped to the Building Department via FedEx this evening.

Thanks again and please let me know that the revisions the survey (as shown below) adequately address your comment so that we can provide proper direction to Jeff.

Michael



Michael Marshall



O: 954-745-5248 C: 954-296-2862
michael.marshall@nelsonmullins.com

Confidentiality Notice

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone (800-237-2000) or reply to this e-mail and delete all copies of this message.

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

STEPHEN & MARLA GARCHIK
2474 S. Ocean Boulevard
Highland Beach, FL 33487

Case No: 2023-12-017

PCN: 24-43-46-28-09-000-0131

Respondents.

LEGAL: BYRD BEACH LT 13A (LESS N 10
FT) AND LT 14A

_____ /

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on March 12, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondents are the owners of the property located at 2474 South Ocean Boulevard, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondents that they were in violation of Section 30-122(A) of the Town Code of Ordinances for the installation of a pergola without a building permit.
3. Respondents' attorney and property manager were in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondents are in violation of Section 30-122(A) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondents remain in violation of the Code sections cited above.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondents shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

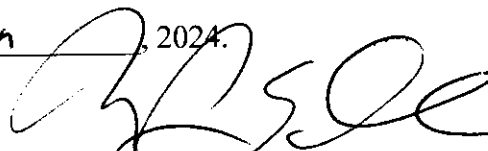
- a. Respondents shall comply with the Town Code within sixty (60) days of the date of the hearing **or by May 11, 2024.**
- b. Should Respondents fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondents for each day the Property remains in violation past the date set for compliance.
- c. No further action shall be required for the entry of such fine.

2. Respondents are further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondents violate the same code section cited herein, such reoccurrence may subject the Respondents to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondents may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondents do so within sixty (60) days from the date this Order was executed. If Respondents fail to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondents. If such a hearing is requested, the Town shall notify Respondents of the hearing date by regular and certified mail. Respondents are not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondents shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 12 day of March, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik
2474 S. Ocean Blvd.
Highland Beach FL 33487

Re: 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

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 *Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding Pergola built without an issued 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. **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 21st day of February 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

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

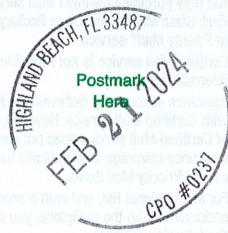
7021 1970 0002 3025 4838

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	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	\$.68
Total Postage and Fees	\$ 8.73



Sent	Stephen & Marla Garchik
Street	2474 S OCEAN BLVD
City	Boca Raton, FL 33487
PS Form	CC2023-12-017

See Reverse for Instructions

Property Detail

Location Address : 2474 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0131
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 29680 / 1581
Sale Date : FEB-2018
Legal Description : BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

Owner Information

Owner(s)	Mailing Address
GARCHIK STEPHEN GARCHIK MARLA &	2474 S OCEAN BLVD HIGHLAND BEACH FL 33487 1809

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2018	\$10	29680 / 01581	WARRANTY DEED	GARCHIK STEPHEN &
FEB-2018	\$8,417,500	29680 / 01579	WARRANTY DEED	GARCHIK STEPHEN &
OCT-2003	\$10	16623 / 00686	DEED OF TRUST	CHAIFETZ JILL B TRUST
OCT-2003	\$10	16623 / 00683		
AUG-2000	\$7,000,000	11965 / 01896	WARRANTY DEED	CHAIFETZ RICHARD A &
MAY-1999	\$6,500,000	11119 / 01505	WARRANTY DEED	SIMON ARNOLD & DEBRA
MAY-1996	\$625,000	09288 / 01017	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
GARCHIK MARLA &	2024	HOMESTEAD
GARCHIK MARLA &	2024	ADDITIONAL HOMESTEAD
GARCHIK STEPHEN	2024	HOMESTEAD
GARCHIK STEPHEN	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 18502
Acres : 0.5520
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$6,735,824	\$5,558,451	\$5,430,233	\$5,161,802	\$5,162,048
Land Value	\$4,750,008	\$4,318,125	\$3,450,000	\$3,000,000	\$3,450,000
Total Market Value	\$11,485,832	\$9,876,576	\$8,880,233	\$8,161,802	\$8,612,048

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$8,817,730	\$8,524,349	\$8,276,067	\$8,161,802	\$8,612,048
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,767,730	\$8,474,349	\$8,226,067	\$8,111,802	\$8,562,048

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$140,350	\$139,052	\$139,611	\$140,392	\$150,092
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$140,538	\$139,236	\$139,789	\$140,565	\$150,267



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik
2474 S. Ocean Blvd.
Highland Beach FL 33487

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

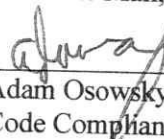
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding Pergola built without an issued 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. **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 21st day of February 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

www.highlandbeach.us

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



Town of Highland Beach

3000 South Ocean Boulevard • Highland Beach, FL 33462

NOTICE OF HEARING/APPEARANCE

CASE NO. 2018-00126

OFFICE OF PUBLIC WORKS FLORIDA

Case # 2018-00126

Notice # 2018-00126

Highland Beach, FL 33462

POSTED ON PROPERTY

DATE

07/27/18

FOR YOUR INFORMATION: 2018-00126 (Case # 2018-00126)

NOTICE: YOU ARE HEREBY NOTIFIED that pursuant to Article 8, Chapter 118 of the Statutes of the State of Florida, the Town of Highland Beach, Florida, is conducting a Public Hearing on the proposed Ordinance 2018-00126, which is attached to this notice. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below.

REGARDING: THE ORDINANCE IS SUBJECT TO THE PUBLIC HEARING AND A HEARING SHALL BE HELD AT THE TOWN OF HIGHLAND BEACH, 3000 SOUTH OCEAN BOULEVARD, HIGHLAND BEACH, FLORIDA 33462, ON THE DATE LISTED BELOW.

ADDITIONALLY, YOU ARE ADVISED that the Ordinance is subject to public hearing and a hearing shall be held at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below.

DATE OF HEARING

HEARING: 07/27/18 at 10:00 a.m. at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462. The hearing shall be held at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below.

For more information, please contact the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below. The Ordinance is available for review at the Town of Highland Beach, 3000 South Ocean Boulevard, Highland Beach, Florida 33462, during the hours of 9:00 a.m. to 5:00 p.m. on the dates listed below.

www.townofhighlandbeach.com
3000 South Ocean Boulevard, Highland Beach, FL 33462





Town of Highland Beach

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

December 27, 2023

GARCHIK MARLA & GARCHIK STEPHEN
2474 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-017

STEPHEN & MARLA GARCHIK,

Location : 2474 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation=Pergola built without an issued permit.

Correction= Must obtain ALL required permits 1/10/2024.

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 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

7021 0950 0000 8687 2049

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 Adult Signature Restricted Delivery \$ _____

Postage \$ 1.66

Total Postage and Fees \$ 8.56

Sent To
Garchik NOV 231217
 Street and Apt. No., or PO Box No.
2474 Ocean Blvd
 City, State, ZIP+4®
HB FL 33487

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

HIGHLAND BEACH, FL 33487
 DEC 27 2023
 CPD #0237

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 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is not available for international mail.
 - Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- IMPORTANT: Save this receipt for your records.**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to: <u>Garchik NOV 231217</u> <u>2474 Ocean Blvd</u> <u>HB FL 33487</u></p> <p>2. Article Number (Transfer from service label) <u>7021 0950 0000 8687 2049</u></p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>12/29/23</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

9590 9402 7309 2028 7526 90

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

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United States Postal Service

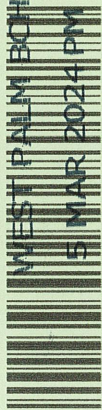
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 Town of Highland Beach, FL
 Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box •

**TOWN OF HIGHLAND BEACH
 CODE COMPLIANCE
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FL 33487**

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MAR 08 2024

• Sender: Please print your name, address, and ZIP+4® in this box•

Town of Highland Beach
Attn: Clerk's Office
3614 S. Ocean Boulevard
Highland Beach, FL 33487

Town of Highland Beach, FL
Town Clerk's Office



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stephen & Maria Garchik
2474 S OCEAN BLVD
Boca Raton, FL 33487
CC2023-12-017



9590 9402 5751 0003 2511 02

2. Article Number (Transfer from service label)

7021 1970 0002 3025 4838

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A. Signature

 Agent
 Addressee

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C. Date of Delivery
3/5/04

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If YES, enter delivery address below:

3. Service Type
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 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery