



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-363

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JANET MARTIN
6597 OMPHALIUS RD
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0202)

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 Special Magistrate will conduct a hearing on ***Tuesday, November 12, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, During the hearing, the Special Magistrate will 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.

30-122 (B) - Expiration of building permit.

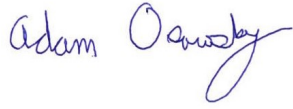
Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically Permit AC24-0018 AC CHANGE OUT permit expired. Correction Must contact permitting 561 278 4540 by 10/3/2024 to reinstate/obtain required permit.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate 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 Special Magistrate 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 _____ day of _____ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062036

9589 0710 5270 1410 0602 78

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$	4.85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	4.10
<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 \$ 73

Total Postage and Fees \$ 2.68 CC-24-363 NQH*

Sent To MARTIN

Street and Apt. No., or PO Box No. 6597 OMPHALIUS RD

City, State, ZIP+4[®] COLDEN, NY 14033



Property Detail

Location Address : 3015 S OCEAN BLVD 202
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-23-000-0202
Subdivision : OCEAN DUNES COND DECL FILED 3-5-82
Official Records Book/Page : 32256 / 1574
Sale Date : FEB-2021
Legal Description : OCEAN DUNES COND UNIT 202

Owner Information

Owner(s)	Mailing Address
MARTIN JANET	6597 OMPHALIUS RD COLDEN NY 14033 9763

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$1,080,000	32256 / 01574	WARRANTY DEED	MARTIN JANET
AUG-2001	\$375,000	12818 / 01241	WARRANTY DEED	BERKLICH ANTHONY J &
DEC-1996	\$100	09582 / 00025	WARRANTY DEED	
APR-1985	\$176,400	04548 / 00680	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 2210
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,020,000	\$1,020,000	\$930,900	\$680,000	\$680,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$16,164	\$16,309	\$15,257	\$11,527	\$11,754
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$16,271	\$16,412	\$15,357	\$11,623	\$11,849

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



Town of Highland Beach

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

NOTICE OF VIOLATION

September 17, 2024

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

RE: Code Compliance Case No. CC-24-363

Location: 3015 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (B) - Expiration of building permit.

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically Permit AC24-0018 AC CHANGE OUT permit expired. Correction Must contact permitting 561 278 4540 by 10/3/2024 to reinstate/obtain required permit.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Enforcement Board, which may 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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-363

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

Re: 3015 S Ocean Blvd 202 ., Highland Beach FL 33487 (PCN: 24-43-46-33-23-000-0202)

I, Adam Osowsky being duly sworn, deposed and say that:

1. I am a x Code Compliance Officer for the Town of Highland Beach.
2. I hand delivered x the "Notice of Violation" to the Building Manager at the Property address above and x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on September 24, 2024 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

[Signature]
Code Compliance Officer/Clerk

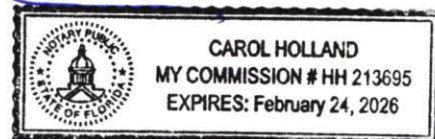
9/24/2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____





Town of Highland Beach

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

NOTICE OF VIOLATION

September 24, 2024

JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

RE: Code Compliance Case No. CC-24-363

Location: 3015 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

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Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Photos

CC-24-363

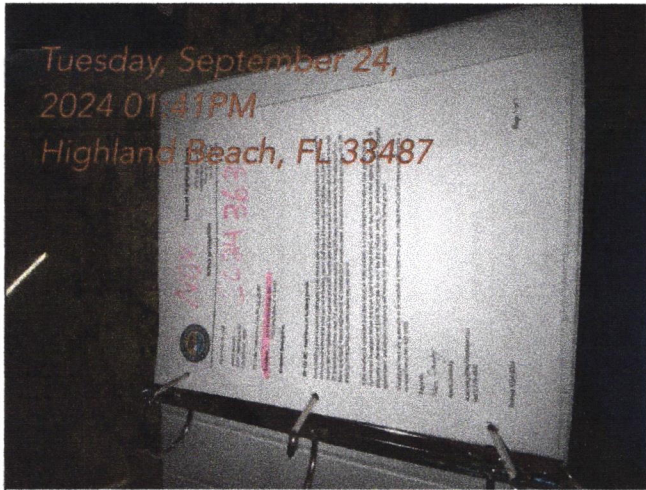
Code Case

Project Address:

3015 S OCEAN BLVD Unit/Apt/Suite 202,
HIGHLAND BEACH FL 33487

Owner:

JANET MARTIN



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 09/24/2024

File Type: jpg

Notes: posting town hall

Photo of Record: ☒

9589 0710 5270 1410 0620 36

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Colden, NY 14033

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Certified Mail Fee	\$11.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$10.75
Total Postage and Fees	\$19.00

Sent To	
Street and Apt.	
City, State, ZIP+4	

cc-24-363 nov
JANET MARTIN
6597 OMPHALIUS RD
COLDEN NY, 14033

WOODLAND
BOCA RATON, FL
Postmark Here

SEP 17 2021