



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-349

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4801 S OCEAN BLVD
Highland Beach FL, 33487

Re: 4801 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-09-00-001-0100)

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.

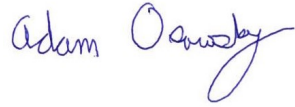
Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work 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 E22-0105 Electrical subpermit for docks expired. Correction Must contact permitting at 561 278 4540 to re instate/obtain ALL required permits by October 1, 2024.

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 17 day of October 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410061701

9589 0710 5270 1410 0654 40

U.S. Postal Service™
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Certified Mail Fee

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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

\$

Total Postage and Fees

\$

cc-24-349 noh*

Sent To

BOCA HIGHLAND BEACH CLUB AND MARINA, INC.

Street and Apt. No., or P.O. box No.

Kaye Bender Rembaum, P.L.

City, State, ZIP+4®

**1200 Park Central Blvd South
Pompano Beach, FL 33064**



Postmark
Here

Property Detail

Location Address : 4801 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-001-0100
Subdivision :
Official Records Book/Page : 03861 / 0457
Sale Date : JAN-1983
Legal Description : 9-47-43, PT OF N 1/2 OF GOV LTS 1 & 2 & PT BET F/K/A LAGOON IN TRS DEEDS 20336, 20325 & 20534 AS IN OR3861P457 (LESS OR3763PGS1106 & 1108) K/A ENTRANCEWAY, SOUTH MARINA, BEACH CLUB PAR & RDWYS 1, 2 & 4 & MARINA PARKING IN OR6669 P867

Owner Information

Owner(s)	Mailing Address
BOCA HIGHLAND CENTER INC	4801 S OCEAN BLVD HIGHLAND BEACH FL 33487 5305

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1983	\$100	03861 / 00457	QUIT CLAIM	BOCA HIGHLAND CENTER INC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet** : 0
Acres : 6.57
Property Use Code : 0900—RESIDENTIAL COMMON AREA/ELEMENT
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$0	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0



Town of Highland Beach

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

NOTICE OF VIOLATION

September 10, 2024

BOCA HIGHLAND CENTER INC
4801 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-349

Location: 4801 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation Description:

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

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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,

A handwritten signature in blue ink that reads 'Adam Osowsky'.

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0617 01

CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

Certified Mail Fee

\$

4.85

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

- Return Receipt (hardcopy) \$ 4.85
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark Here

Postage

\$

.73 9.68

Total Postage

\$

Sent To

CC-24-349 NOV
BOCA HIGHLAND BEACH CLUB
& MARINA, INC.

Street and Apt. No.

R/A Kaye Bender Rembaum, P.L.

City, State, ZIP+4®

1200 Park Central Blvd South
Pompano Beach, FL 33064

PS Form 3800, January 2010

Instructions

