



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-003-0220)

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***, regarding Sec. 17-3 Nuisance.

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.

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 Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410061299

9589 0710 5270 1410 0612 99

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boca Raton, FL 33487

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$
Total Postage and Fees
\$5.58

CC-24-379 NOH

Sent To

GAIL PALESTRINI

Street and Apt. No., or PO Box No. 4301 TRANQUILITY DR

City, State, ZIP+4® Highland Beach FL, 33487





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Palestrini
4301 Tranquility Dr
Highland Beach FL, 33487

Re: 4301 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-003-0220)

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

1. I am a x Code Compliance Officer for the Town of Highland Beach.
2. I posted x the "Notice of Hearing/Appearance" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on October 18, 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.

Adam Osowsky
Code Compliance Officer/Clerk

 October 18, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 18th
day of October , 20 24 , by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

Personally Known ✓ OR Produced Identification
Type of Identification Produced:





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
Highland Beach FL, 33487

Re: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-003-0220)

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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 Orosky

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410061299

Thursday, October 17, 2024
10:43AM

Highland Beach, FL 33487



FOR T L D
B U E R S
561 1031
FORMATIVE.BUILD



Property Detail

Location Address : 4301 TRANQUILITY DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-003-0220
Subdivision : BEL LIDO IN
Official Records Book/Page : 34083 / 21
Sale Date : JAN-2023
Legal Description : BEL LIDO LT 22 BLK 3

Owner Information

Owner(s)	Mailing Address
PALESTRINI GAIL	4301 TRANQUILITY DR BOCA RATON FL 33487 4217

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2023	\$400,000	34083 / 00021	WARRANTY DEED	PALESTRINI GAIL
JUN-2021	\$10	32572 / 00238	WARRANTY DEED	ROY ANN
APR-2021	\$10	32414 / 00120	LIFE ESTATE	ROY ANN
NOV-2015	\$10	27960 / 01355	LIFE ESTATE	ROY ANN
JUN-1988	\$100	05781 / 01719	QUIT CLAIM	ROY ANN
FEB-1984	\$100	04161 / 01463	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3387
Acres : .26
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$78,684	\$82,030	\$70,758	\$213,065	\$173,663
Land Value	\$1,625,177	\$1,562,670	\$1,569,644	\$1,242,000	\$1,080,000
Total Market Value	\$1,703,861	\$1,644,700	\$1,640,402	\$1,455,065	\$1,253,663

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,703,861	\$590,976	\$573,763	\$557,051	\$549,360
Exemption Amount	\$0	\$80,000	\$75,500	\$75,500	\$75,500
Taxable Value	\$1,703,861	\$510,976	\$498,263	\$481,551	\$473,860

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,001	\$8,618	\$8,620	\$8,638	\$8,678
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$27,195	\$8,806	\$8,804	\$8,816	\$8,851

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.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 30, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-379

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

6-130 - Maintenance: Seawall / Bulkhead.

All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

More specifically Dock in disrepair.

Correction Repair dock by October 14, 2024.



Town of Highland Beach

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

NOTICE OF VIOLATION

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-379

TOWN OF HIGHLAND BEACH, FLORIDA

VS.
Palotini
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility .. Highland Beach FL 33487 (PCN: 244 34764020030220)

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

1. I am a ☒ Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd ☒ the "Notice of Violation" or _____ the "Notice of Hearing/Appearance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 9/30/24 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.

adamsky
Code Compliance Officer/Clerk

9/30/24
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 30th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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 30, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-379

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

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More specifically Dock in disrepair.

Correction Repair dock by October 14, 2024.



Town of Highland Beach

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

NOTICE OF VIOLATION

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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

Monday, September 30,
2024 02:09PM
Highland Beach, FL 33487

NOV

Town of Highland Beach
1915 Ocean Drive
Highland Beach, FL 33487
Phone: 351-274-0777
Fax: 351-874-0700

NOTICE OF VIOLATION

September 30, 2024

GAIL PALESTRAN
4301 TRANQUILITY DR
BOCA RATON, FL 33487

RE Code Compliance Case No. SC24-373

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

17-3 - Nuisance. Generally; declared unlawful.
It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

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All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.

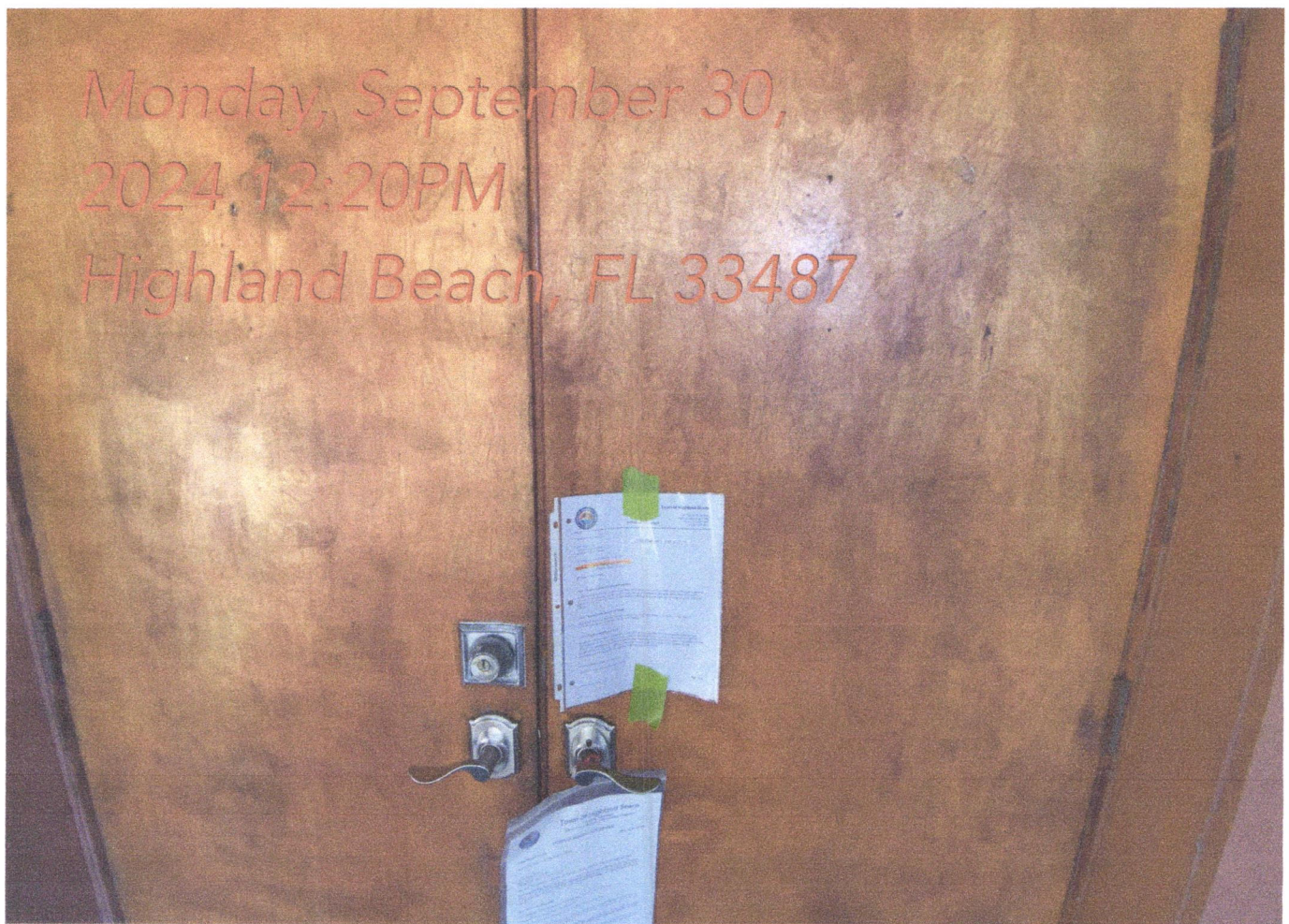
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More specifically: Dock in disrepair.
Correction Repair dock by October 14, 2024

Printed 9/30/2024

Page 1 of 2

Monday, September 30,
2024 12:20PM
Highland Beach, FL 33487



Photos for Project Number CC-24-379

[Print Photos](#) | [Refresh Thumbnails details](#)

[Show Select for Batch Delete](#)

Description

Date Taken
09/30/2024 08:56

Date Uploaded
09/30/2024 08:56

Uploaded By
Adam Osowsky

Is Photo of Record
☐



Photos for Project Number CC-24-379

[Print Photos](#) | [Refresh Thumbnails details](#)

[Show Select for Batch Delete](#)

Description

Date Taken
10/16/2024 07:51

Date Uploaded
10/16/2024 07:51

Uploaded By
Adam Osowsky

Is Photo of Record
☐



9589 0710 5270 1410 0653 58

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 \$ 4.85

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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 \$ 5.58

Sent To cc-24-nov-no card

Street and Apt. No., or PO palestrini

City, State, ZIP+4® 4301 tranquility dr
hb, fl 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BOCA RATON FL 33431
 SEP 30 2024
 POSTAL SWEETS USPS CPU

Town of Highland Beach
 Code Compliance
 3616 South Ocean Boulevard
 Highland Beach, Florida 33487

CERTIFIED MAIL

CPU

U.S. POSTAGE \$5.58

RECEIVED

OCT 14 2024

Town of Highland Beach, FL
Town Clerk's Office

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

IXIE 331 DE 1 0010/07/24

RE- Code Compliance Case No. CC-24-279

33487-3393

33487339316 *0375-04971-30-43

VAC