



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-11-012

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BARBARA FONTEBOA/JONATHAN NELSON
4502 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Re: 4502 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-47-04-37-000-0070)

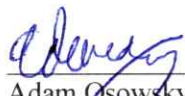
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, January 10, 2023, at 1:00 P.M.***, regarding dirty pool., (IPMC 303.1 Swimming pools). 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 29th day of December 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9964

www.highlandbeach.us

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

7021 1970 0002 3024 9964

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	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.85
<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	\$	60
Total Postage and Fees	\$	7.85

Barbara Fonteboa/Jonathan Nelson
4502 S Ocean Blvd.
Boca Raton FL, 33487
CEB: CC2022-11-012



for Instructions

Property Detail

Location Address 4502 S OCEAN BLVD
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-37-000-0070
 Subdivision CAMINO COVE
 Official Records Book 32169 Page 1491
 Sale Date JAN-2021
 Legal Description CAMINO COVE IN PB49P107 UNIT 7

Owner Information

Owners	Mailing address
FORTEBOA BARBARA C & NELSON JONATHAN L	4502 S OCEAN BLVD BOCA RATON FL 33487 4233

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2021	\$1,550,000	32169 / 01491	WARRANTY DEED	FORTEBOA BARBARA C &
JUL-1991	\$450,000	06886 / 01561	WARRANTY DEED	VONROSPEUNT KATHLEEN F
SEP-1986	\$100	05001 / 00400	QUIT CLAIM	
DEC-1984	\$393,000	04421 / 01336	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 4222
 Acres 0.0668
 Use Code 0100 - SINGLE FAMILY
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$372,134	\$316,519	\$342,502
Land Value	\$1,044,670	\$920,000	\$800,000
Total Market Value	\$1,416,804	\$1,236,519	\$1,142,502

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$1,416,804	\$469,122	\$462,645
Exemption Amount	\$0	\$50,000	\$50,000
Taxable Value	\$1,416,804	\$419,122	\$412,645

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$23,221	\$7,276	\$7,308
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$23,321	\$7,372	\$7,403



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-11-012

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BARBARA FONTEBOA/JONATHAN NELSON
4502 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

**POSTED
ON PROPERTY**

12/29/2022

DATE

Re: 4502 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-47-04-37-000-0070)

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, January 10, 2023, at 1:00 P.M.*, regarding dirty pool.. (IPMC 303.1 Swimming pools). 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.gov/codeenforcement-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 29th day of December 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9964

www.highlandbeach.us

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

12/29/2022 07:11:50
Highland Beach, FL 33487



12/29/2022 07:12:25
Highland Beach, FL 33487





Town of Highland Beach

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

November 14, 2022

BARBARA FONTEBOA/JONATHAN NELSON
4502 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-11-012

BARBARA FONTEBOA/JONATHAN NELSON,

Location : 4502 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: Dirty pool.

Correction: Must make pool conditions clean and sanitary by 11/29/2022 and continuing thereafter.

IPMC 303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

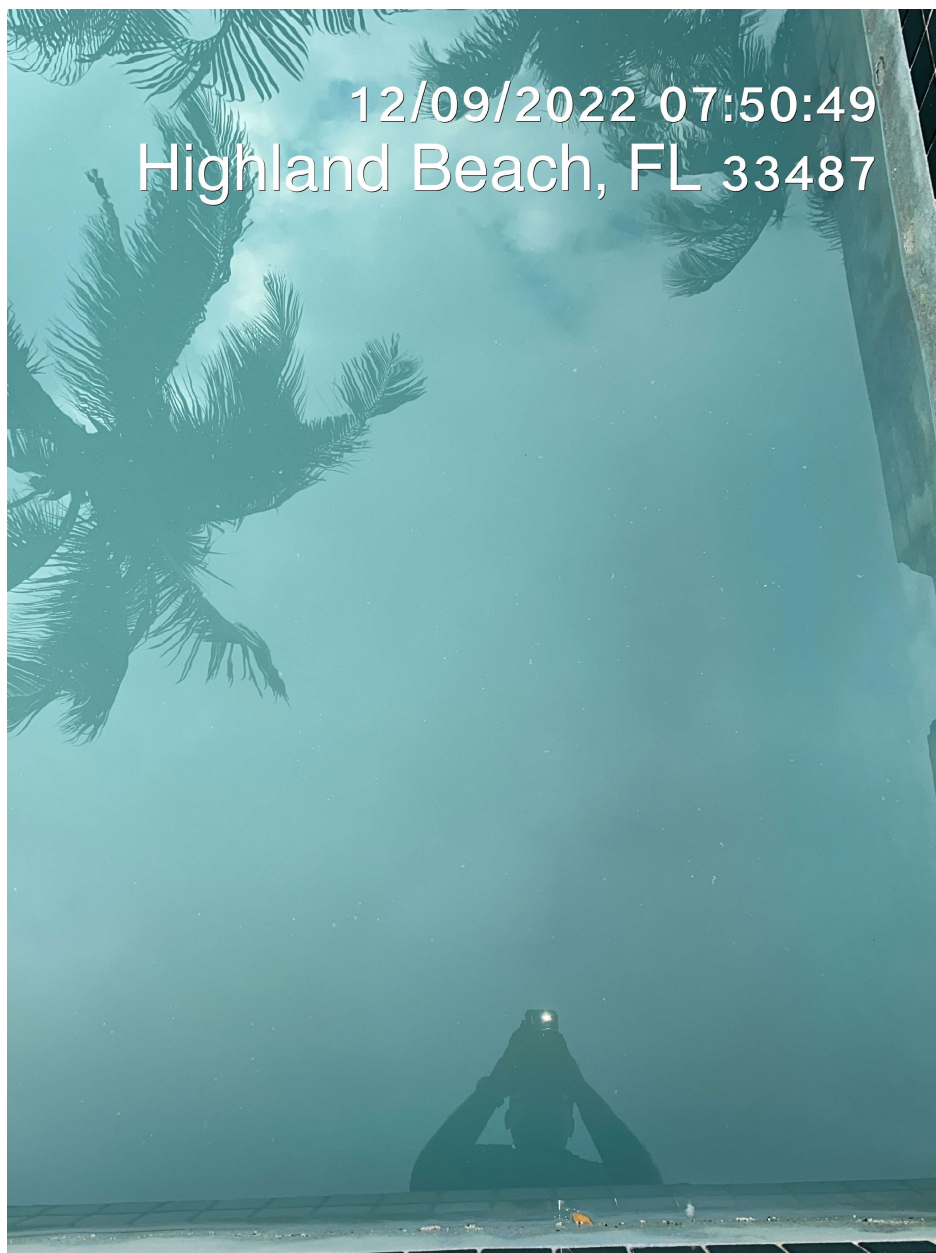
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation 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.

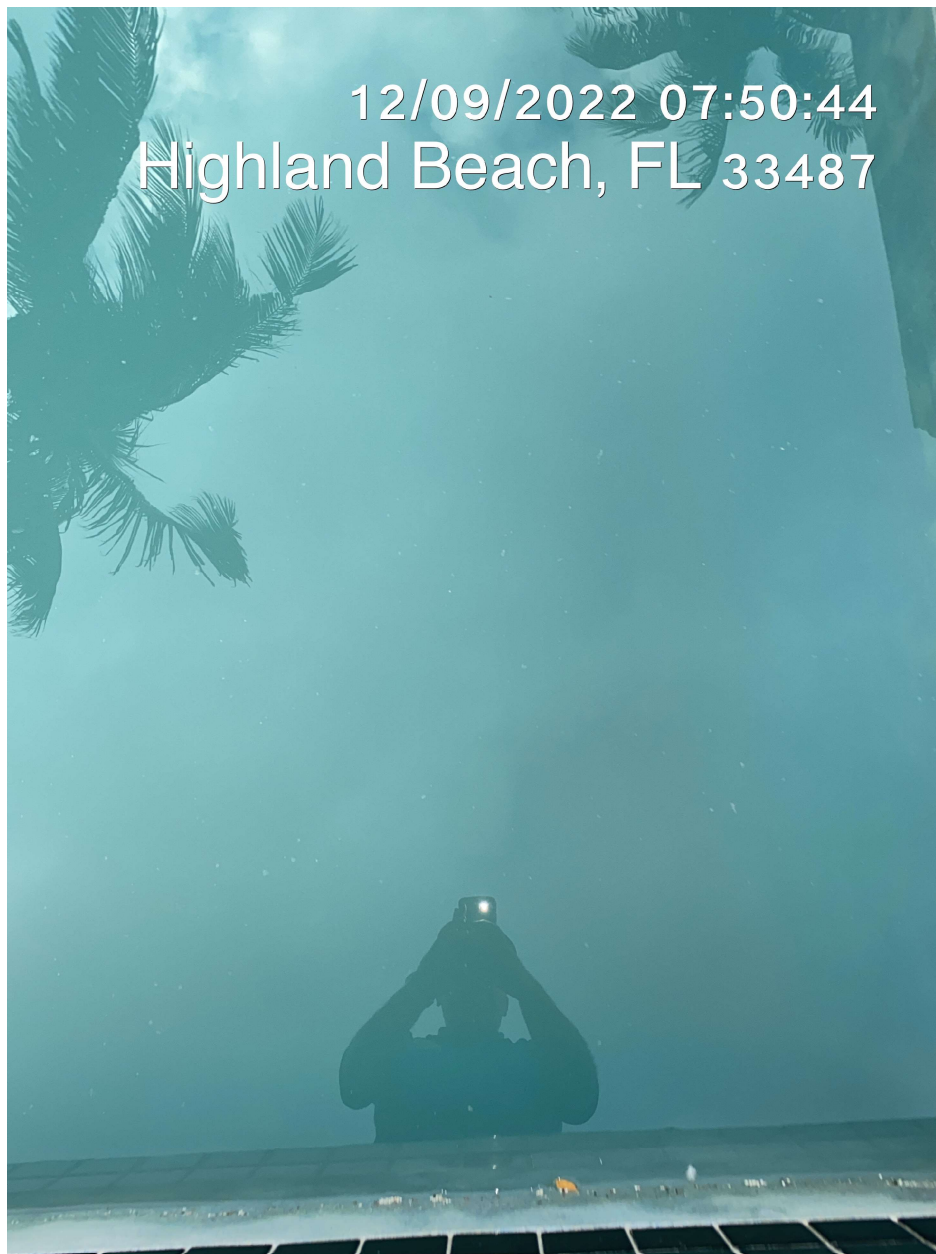
Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



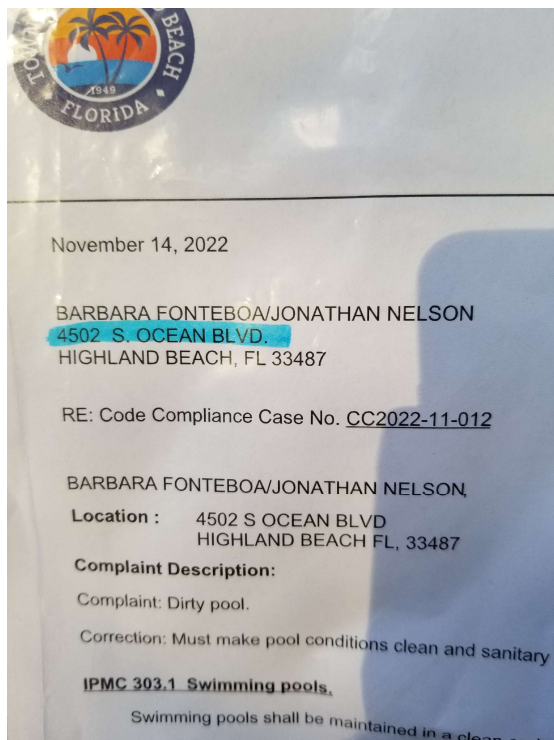
Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-11-012
Property Address:	4502 S Ocean Blvd
Inspector:	Adam Osowsky

12/09/2022 08:33:53
Highland Beach, FL 33487

