



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-10-023**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COMPRES LISA A HYNES & LUIS J TRUST  
3114 S OCEAN BLVD APT 101  
HIGHLAND BEACH, FL 33487

**Re:** 3114 S. OCEAN BLVD 101, HIGHLAND BEACH FL, 33487 (PCN: 24-43-46-33-09-000-1010)

**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 Interior work to closet without a 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. 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 29<sup>th</sup> day of December 2022.

Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9995

[www.highlandbeach.us](http://www.highlandbeach.us)

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

7021 1770 0002 3024 9995

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ <u>4.00</u>	<div>HIGHLAND BEACH, FL 33487</div> <div>DEC 20 2022</div> <div>Postmark Here</div> <div>CPO #0231</div>
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.25</u>	
<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 \$ <u>.60</u>	
Total Postage and Fees \$ <u>7.85</u>	
COMPRES LISA A HYNES & LUIS J TR. 3114 S Ocean Blvd. Apt 101 Boca Raton, FL 33487 <b>CEB: CC2022-10-023</b>	
or Instructions	

**Property Detail**

Location Address 3114 S OCEAN BLVD 101  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-46-33-09-000-1010  
Subdivision MONTEREY HOUSE COND DECL IN  
Official Records Book 32643 Page 434  
Sale Date JUN-2021  
Legal Description MONTEREY HOUSE COND APT 101

**Owner Information****Owners**

COMPRES LISA A HYNES TRUST  
COMPRES LUIS J TRUST &  
COMPRES LISA A HYNES TR  
COMPRES LUIS J TR

**Mailing address**

3114 S OCEAN BLVD APT 101  
BOCA RATON FL 33487 2530

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$385,000	32643 / 00434	WARRANTY DEED	COMPRES LUIS J TRUST & TAVEL MICHAEL
FEB-2020	\$322,500	31247 / 01035	WARRANTY DEED	
APR-1999	\$100	11132 / 01959	WARRANTY DEED	
APR-1999	\$115,000	11089 / 01526	WARRANTY DEED	
JUN-1985	\$95,000	04583 / 00553	WARRANTY DEED	
OCT-1980	\$96,500	03400 / 01610	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
\*Total Square Feet 1102  
Acres  
Use Code 0400 - CONDOMINIUM  
Zoning RMH - Multi-Family High-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$350,300	\$255,000	\$250,000
Land Value	\$0	\$0	\$0
Total Market Value	\$350,300	\$255,000	\$250,000

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$350,300	\$255,000	\$250,000
Exemption Amount	\$0	\$50,000	\$0
Taxable Value	\$350,300	\$205,000	\$250,000

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$5,741	\$3,647	\$4,321
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$5,841	\$3,743	\$4,416



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COMPRES LISA A HYNES & LUIS J TRUST  
3114 S OCEAN BLVD APT 101  
HIGHLAND BEACH, FL 33487

**POSTED  
ON PROPERTY**

12/29/2022

**DATE**

Re: 3114 S. OCEAN BLVD 101, HIGHLAND BEACH FL, 33487 (PCN: 24-43-46-33-09-000-1010)

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 Interior work to closet without a 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.

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9995

[www.highlandbeach.us](http://www.highlandbeach.us)

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

12/28/2022 13:41:01  
Highland Beach, FL 33487



12/28/2022 13:41:12  
Highland Beach, FL 33487





## Town of Highland Beach

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

October 25, 2022

COMPRES LISA A HYNES & LUIS J TRUST  
3114 S OCEAN BLVD APT 101  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-10-023

COMPRES LISA A HYNES & LUIS J TRUST,

**Location :** 3114 S. OCEAN BLVD 101  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint: Interior work to closet without a permit.

Correction: Must obtain all required permits within 14 days.

**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.

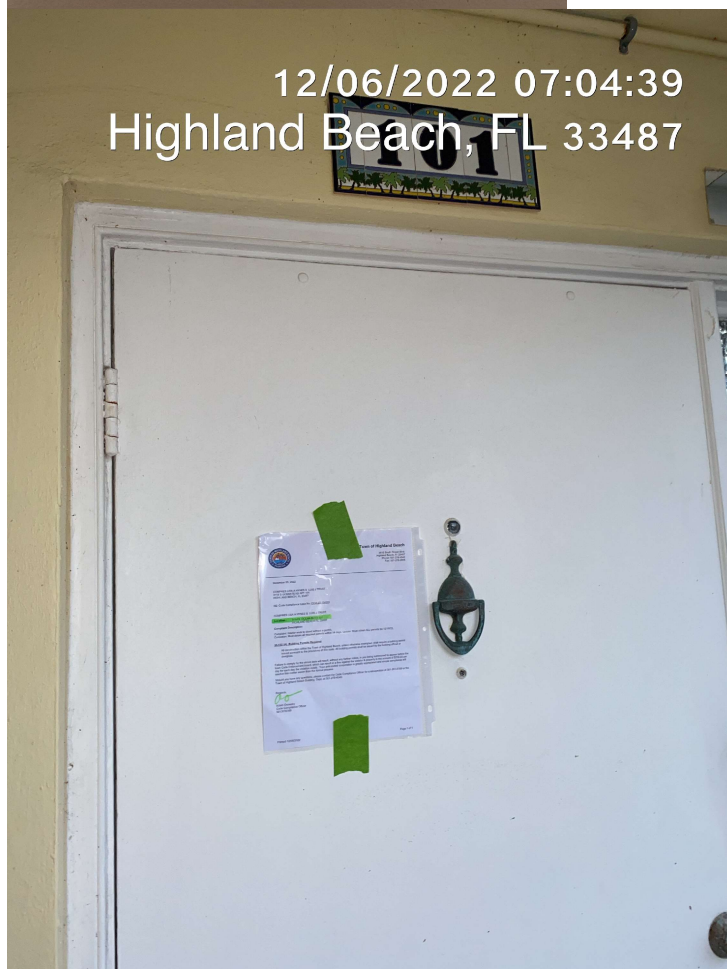
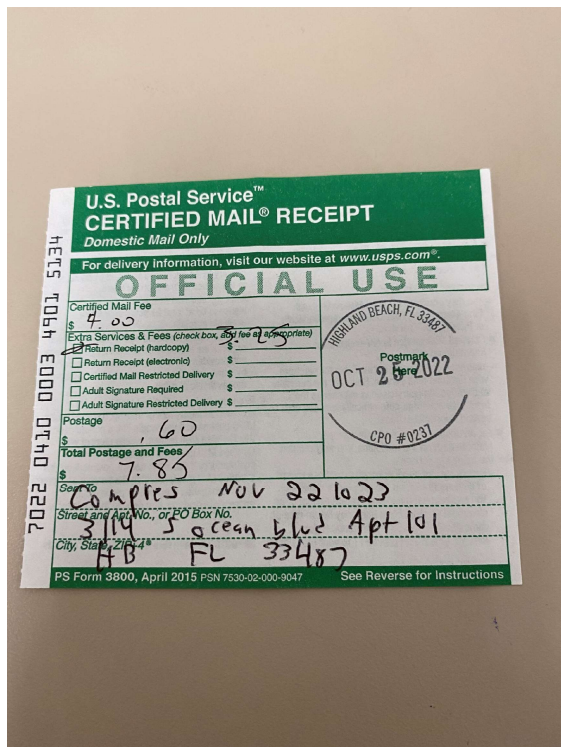
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation 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 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169

Evidence Sheet	
Case Number:	CC2022-10-023
Property Address:	3114 S Ocean Blvd 101
Inspector:	Adam Osowsky



Evidence Sheet	
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