



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-032

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MANDALCO LLC
MANOJ R ANDALKAR C/O
456 POND VIEW RD
PETERSBURG, NY 12138

Re: 1121 BEL AIR DR, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-03-001-0100)

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 Board will be conducting a Code Enforcement Board meeting on ***Tuesday, January 10, 2023, at 1:00 P.M.***, Exterior work to balcony/railing without 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.municodemeetings.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 9957

www.highlandbeach.us

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

7021 1970 0002 3024 9957

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 fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<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
Mandalco LLC Manoj R Andalkar C/O. 456 Pond View Rd. Petersburg, Ny 12138 CEB: CC2022-10-032	
for instructions	

HIGHLAND BEACH, FL 33487
Postmark
Here
DEC 28 2022
CPO #0231

Property Detail

Location Address 1121 BEL AIR DR
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-001-0100
 Subdivision BEL LIDO IN
 Official Records Book 32415 Page 947
 Sale Date APR-2021
 Legal Description BEL LIDO LT 10 BLK 1

Owner Information

Owners
 MANDALCO LLC

Mailing address

MANOJ R ANDALKAR C/O 456 POND VIEW RD
 PETERSBURG NY 12138 5727

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2021	\$3,936,846	32415 / 00947	WARRANTY DEED	MANDALCO LLC
DEC-2015	\$2,000,000	27983 / 00874	WARRANTY DEED	PINEY RUN PARTNERS LLC
JAN-2001	\$1,125,000	12290 / 00372	WARRANTY DEED	CANNIZZARO JOSEPH R &
JAN-1999	\$100	10869 / 00516	QUIT CLAIM	DEJOSEPH MARIANNE TR
NOV-1990	\$100	06648 / 01476	QUIT CLAIM	

Exemption Information

No Exemption information available

Property Information

Number of Units 4
 *Total Square Feet 9311
 Acres 0.3395
 Use Code 0800 - MULTIFAMILY < 5 UNITS
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,865,455	\$696,683	\$531,503
Land Value	\$1,387,551	\$1,150,000	\$1,000,000
Total Market Value	\$3,253,006	\$1,846,683	\$1,531,503

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$3,253,006	\$1,684,653	\$1,531,503
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$3,253,006	\$1,684,653	\$1,531,503

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$53,315	\$29,670	\$26,473
Non Ad Valorem	\$400	\$384	\$380
Total tax	\$53,715	\$30,054	\$26,853



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MANDALCO LLC
MANOJ R ANDALKAR C/O
456 POND VIEW RD
PETERSBURG, NY 12138

**POSTED
ON PROPERTY**

12/29/2022

DATE

Re: 1121 BEL AIR DR. Highland Beach FL 33487 4786 (PCN: 24-43-47-04-03-001-0100)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9957

www.highlandbeach.us

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

12/29/2022 07:08:42
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 31, 2022

MANDALCO LLC
MANOJ R ANDALKAR C/O 456 POND VIEW RD
PETERSBURG, NY 12138

RE: Code Compliance Case No. CC2022-10-032

MANDALCO LLC,

Location : 1121 BEL AIR DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Exterior work to balcony/railing without permit.
Must obtain all required town permits by 11/15/2022 to prevent further action.

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.

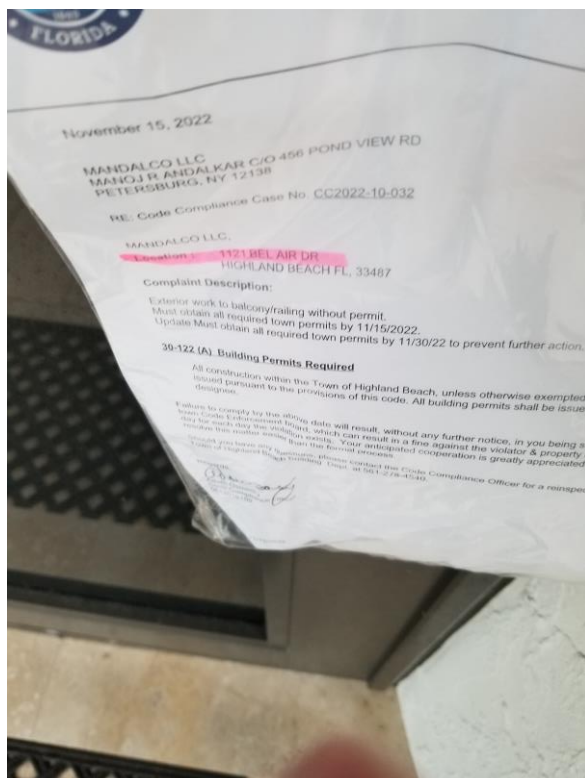
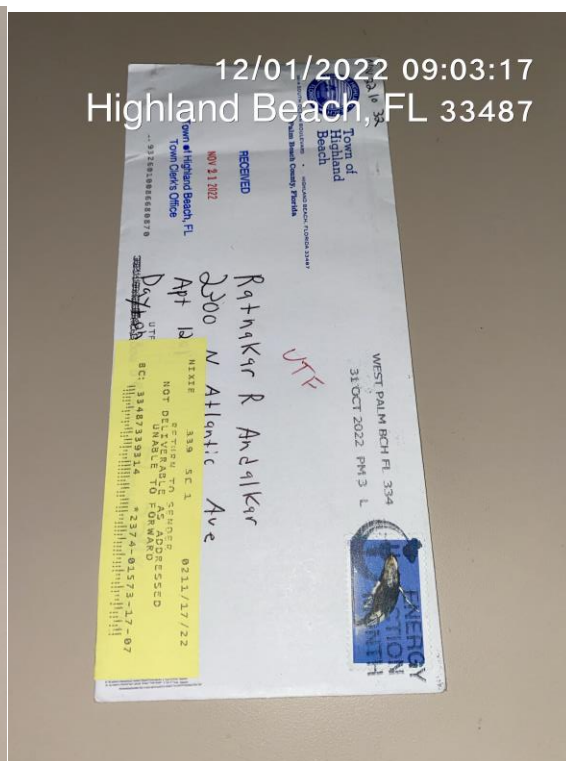
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation 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:	CC2022-10-032
Property Address:	1121 BEL AIR DR
Inspector:	Adam Osowsky



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