



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-11-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487-5306

Re: 1006 Grand Court Lot 6, Highland Beach FL, 33487 (PCN: 24-43-47-09-00-002-0090)

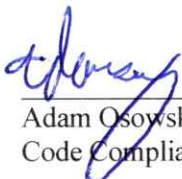
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, January 10, 2023, at 1:00 P.M.**, regarding an open permit for the installation of a 40,000 pound, ten-post platform boat lift. First notified July 2022. No Contact with Building Official since August 2022. This has been deemed an unsafe building/structure by the Building Code Official Jeff Remas, 561-278-4540, (FBC SECTION 116.1 Unsafe buildings, structures, equipment or service systems, 30-24 (11) BUILDING OFFICIAL). 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 9971

www.highlandbeach.us

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

7021 1970 0002 3024 9971

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)	\$ 3.50
<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
AJR Grand Highland Beach LLC 1006 Grand Ct. Boca Raton FL, 33487 CEB: CC2022-11-006	
or Instructions	

HIGHLAND BEACH, FL 33487

Postmark
DEC 28 2022

CPO #0237

Property Detail

Location Address 1006 GRAND CT
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-09-00-002-0090
Subdivision
Official Records Book 33604 Page 1431
Sale Date MAY-2022
Legal Description 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOV
LT 2 AS IN OR10274P1371

Owner Information

Owners	Mailing address
AJR GRAND HIGHLAND BEACH LLC	1006 GRAND CT BOCA RATON FL 33487 5306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2022	\$6,400,000	33604 / 01431	WARRANTY DEED	AJR GRAND HIGHLAND BEACH LLC
MAY-2022	\$10	33604 / 01429	QUIT CLAIM	TOUCHETTE RICHARD
MAY-2010	\$3,100,000	23864 / 00738	WARRANTY DEED	1006 GRAND COURT LLC
DEC-2007	\$4,000,000	22315 / 01438	WARRANTY DEED	VANDERSCHAAF CLAIR
JAN-2004	\$10	16483 / 00263	QUIT CLAIM	SOLLINS CHARLES D &
DEC-2003	\$2,675,000	16483 / 00260	WARRANTY DEED	SOLLINS CHARLES D &
AUG-2003	\$2,500,100	15798 / 01898	CERT OF TITLE	WACHOVIA BANK
MAR-1998	\$2,550,000	10274 / 01371	WARRANTY DEED	
MAR-1994	\$100	08166 / 01568	CERT OF TITLE	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 11614
Acres 0.4099
Use Code 0100 - SINGLE FAMILY
Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$2,136,972	\$2,698,661	\$2,669,607
Land Value	\$2,294,270	\$805,000	\$700,000
Total Market Value	\$4,431,242	\$3,503,661	\$3,369,607

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

Tax Year	2022	2021	2020
Assessed Value	\$3,854,027	\$3,503,661	\$3,369,607
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$3,854,027	\$3,503,661	\$3,369,607

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$66,928	\$59,390	\$58,245
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$67,112	\$59,568	\$58,418



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VS.

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487-5306

**POSTED
ON PROPERTY**

12/29/2022

DATE

Re: 1006 Grand Court Lot 6, Highland Beach FL, 33487 (PCN: 24-43-47-09-00-002-0090)

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 an open permit for the installation of a 40,000 pound, ten-post platform boat lift. First notified July 2022. No Contact with Building Official since August 2022. This has been deemed an unsafe building/structure by the Building Code Official Jeff Remas, 561-278-4540, (FBC SECTION 116.1 Unsafe buildings, structures, equipment or service systems, 30-24 (11) BUILDING OFFICIAL). 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.municodemetings.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

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9971

www.highlandbeach.us

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

12/28/2022 14:25:58
Highland Beach, FL 33487



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-11-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487-5306

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THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board of the aforesaid place, date, and time. The Notice of Public Meeting Protocol is available on the Town's Website.

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, plans, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

**POSTED
ON PROPERTY**

12/28/2022
DATE

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Adrian Oroszky
Adrian Oroszky
Code Compliance Officer
Certified Mail: 7021 1970 0002 3024 9971

WWW.TOWNOFHIGHLANDBEACHFLORIDA.GOV
TEL (904) 278-4540 FAX (904) 278-4541



Town of Highland Beach

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

November 03, 2022

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487-5306

RE: Code Compliance Case No. CC2022-11-006

AJR GRAND HIGHLAND BEACH LLC,

Location : 1006 GRAND COURT LOT 6
HIGHLAND BEACH FL, 33487

Complaint Description:

COMPLAINT: Open permit for the installation of a 40,000 pound, ten-post platform boat lift. First notified July 2022. No contact with Building Official since August 2022. This has been deemed an unsafe building/structure by the Building Code Official Jeff Remas 561-278-4540.

CORRECTION: Must REMOVE boat lift/pilings by December 3, 2022.

FBC SECTION 116.1 Unsafe buildings, structures, equipment or service systems

Buildings, structures, existing equipment, or service systems that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe buildings, structures, equipment or service systems shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe

30-24 (11) BUILDING OFFICIAL

(11) Order the removal of illegal structures or of illegal additions, alterations, or structural changes;

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.



Town of Highland Beach


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

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-11-006
Property Address:	1006 Grand Court Lot 6
Inspector:	Adam Osowsky

12/08/2022 08:43:51
Highland Beach, FL 33487



Town of Highland Beach
3614 South Ocean Boulevard • Highland Beach, Florida 33487

AJR Grand Highland, LLC
Attn: Jerome Ruggirello, Managing Member
1006 Grand Court
Highland Beach, FL 33487-5306

Re: Pilings for Platform Boat Lift (1006 Grand Court)

Dear Mr. Ruggirello:

There is currently an open permit for the installation of a 40,000 pound, ten-post platform boat lift adjacent to your property located at 1006 Grand Court ("Property"). This permit was the subject of litigation between the Town of Highland Beach and the former owner of the Property, Richard Touchette ("Touchette").

The dispute between the Town and Touchette centered upon the height of the boat lift pilings. Touchette originally constructed the pilings at a height of twelve feet, when the scaled drawings submitted with the development application showed a height of four feet. The Town subsequently issued a Stop Work Order, and the Planning Board denied Touchette's requests to install the pilings at twelve feet and at seven feet. Touchette subsequently filed an action in Circuit Court to challenge the Planning Board's denial of his requests. On May 18, 2021, the Town and Touchette entered into a Settlement Agreement that allowed Touchette to construct the pilings at a height of seven feet in accordance with the plans on file with the Town.

It is my understanding that you purchased the Property last May. The purpose of this letter is to advise you that the Settlement Agreement between the Town and Touchette did not run with the Property and does not apply to any subsequent purchaser; therefore, upon the sale of the Property, there is no current Town approval for the installation of a boat lift adjacent to the Property. Pursuant to Section 30-36 of the Town Code, accessory marine structures require approval by the Town's Planning Board. Additionally, the Town has concerns about the structural integrity of the pilings since their installation in 2019 and the impact of the partially constructed boat lift on navigation within the waterway. Consequently, as the current owner of the Property, you are required to either file a new application for the construction of a boat lift or remove the existing pilings. The Town disclosed the existence of the open permit prior to the sale of the Property.

Please contact the Town's Building Department at (561) 278-4540 with any questions or to discuss your options in more detail.

Sincerely,

Jeff Remas
Building Official

cc: Kahan & Kliger, P.A. (Registered Agent)

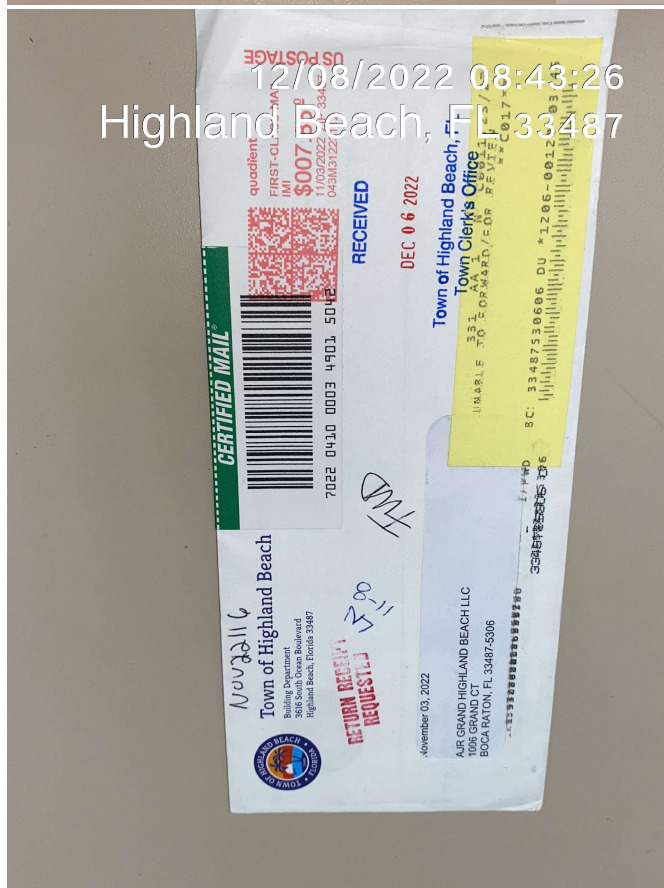
*DECLARE UNSAFE
FBC 116*

JRUGGIRELLO@AJRDEVELOPMENT.COM

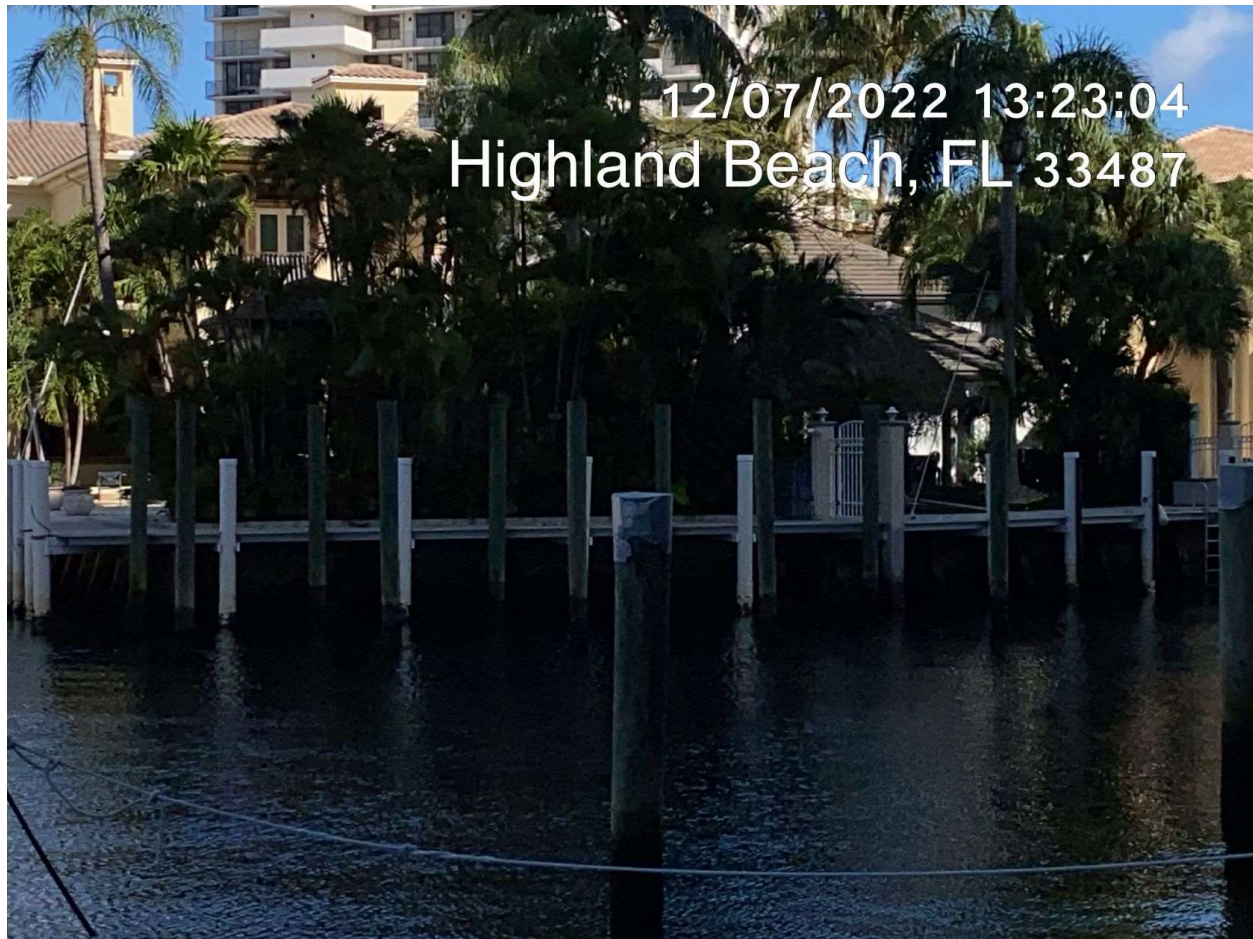
(30-29(11))

02092 REMOVAL

Evidence Sheet	
Case Number:	CC2022-11-006
Property Address:	1006 Grand Court Lot 6
Inspector:	Adam Osowsky



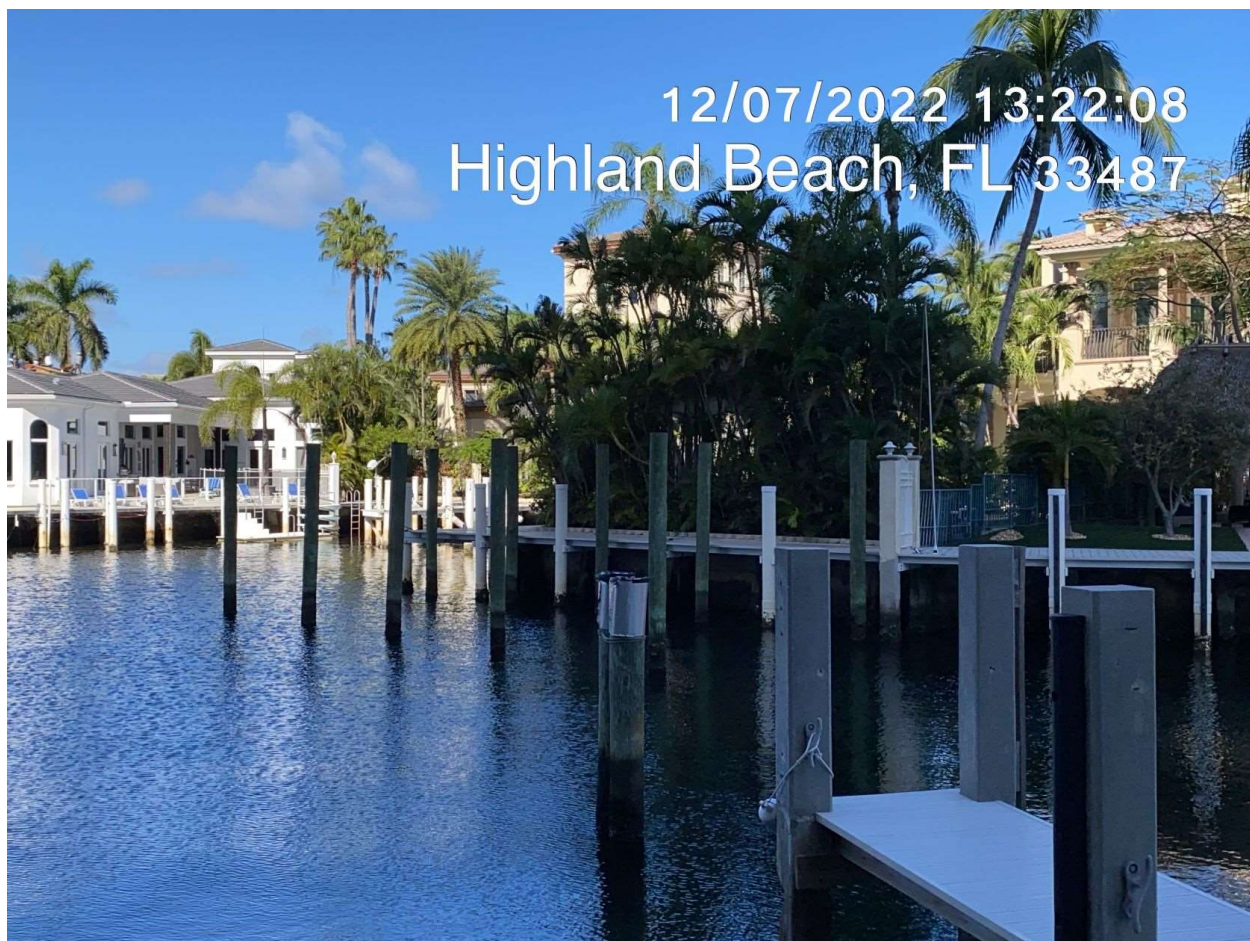
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Property Address:	1006 Grand Court Lot 6
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Case Number:	CC2022-11-006
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