



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC-24-195**

**Date: July 29, 2024**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach, FL 33487

**RE: 2425 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-28-09-000-0080)**

**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, August 13, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding

### **14-32(E)(1) - Water clarity in swimming pools.**

Water clarity shall be maintained so that the water is clear and free from algae.

### **16-52 - Exterior storage of non-operating vehicles.**

No person in charge of or in control of any premises, whether as owner, lessee, tenant, occupant or otherwise, shall allow any partially dismantled, wrecked, junked, discarded or otherwise nonoperating motor vehicle to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the town for a longer time than forty-eight (48) hours; except that this section shall not apply with regard to any vehicle in an enclosed building.

### **IPMC 302.1 - Sanitation.**

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

### **IPMC 303.1 - Swimming pools.**

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

### **IPMC 304.1 - Exterior Structure- General**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

### **IPMC 308.1 - Rubbish and Garbage.**

Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

### **IPMC 304.7 Roofs and drainage**

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

More specifically- multiple unregistered/ inoperable vehicles improperly parked on property, open storage of trash/debris/vegetation waste, exterior gate walls in disrepair with exposed electrical wiring for lights, dirty/unmaintained pool, broken roof tiles/ roof in disrepair, hurricane panels covering windows.

Correction - Remove unregistered/inoperable vehicles from property. Remove any and all open storage including but not limited to vegetation waste, lawn care equipment, trash/debris/garbage and maintain. Cut/trim/mow and maintain all landscaping. Repair all exterior lighting on walls. Clean and maintain pool. Repair/replace all broken roof tiles. Remove hurricane panels from windows.

Correct by: June 21, 2024 to prevent further code compliance actions. Updated compliance date July 2, 2024.

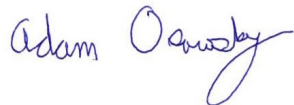
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. **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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.



Adam Osowsky  
Code Compliance Officer

Certified Mail:  
9589071052701410063941+9589071052701410065761

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

JUL 29 2024

Postmark  
Here

BOCA RATON FL 33431

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 1410 0657 61



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-195

TOWN OF HIGHLAND BEACH, FLORIDA

vs.  
Jyllann & Karen Marcy  
2425 S Ocean Blvd

Highland Beach FL, 33487

Re: 2425 S Ocean Blvd, Highland Beach FL 33487 (PCN: 24434628090000080)

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

1. I am a X Code Compliance Officer or \_\_\_\_\_ Clerk for the Town of Highland Beach.
2. I postedd \_\_\_\_\_ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 7/29/24 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.

Adam Osowsky

Code Compliance Officer/Clerk

8/1/24

Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 1<sup>st</sup> day of Aug, 2024, by Adam Osowsky.

Notary Public, State of Florida  
My Commission Expires:

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_







# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC-24-195**

**Date: July 29, 2024**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach, FL 33487

**RE: 2425 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-28-09-000-0080)**

**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, August 13, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding

### **14-32(E)(1) - Water clarity in swimming pools.**

Water clarity shall be maintained so that the water is clear and free from algae.

### **16-52 - Exterior storage of non-operating vehicles.**

No person in charge of or in control of any premises, whether as owner, lessee, tenant, occupant or otherwise, shall allow any partially dismantled, wrecked, junked, discarded or otherwise nonoperating motor vehicle to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the town for a longer time than forty-eight (48) hours; except that this section shall not apply with regard to any vehicle in an enclosed building.

### **IPMC 302.1 - Sanitation.**

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

### **IPMC 303.1 - Swimming pools.**

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

### **IPMC 304.1 - Exterior Structure- General**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

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

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### **IPMC 304.7 Roofs and drainage**

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More specifically- multiple unregistered/ inoperable vehicles improperly parked on property, open storage of trash/debris/vegetation waste, exterior gate walls in disrepair with exposed electrical wiring for lights, dirty/unmaintained pool, broken roof tiles/ roof in disrepair, hurricane panels covering windows.

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Correct by: June 21, 2024 to prevent further code compliance actions. Updated compliance date July 2, 2024.

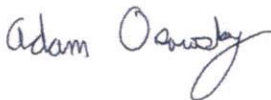
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**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued 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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.



Adam Osowsky  
Code Compliance Officer

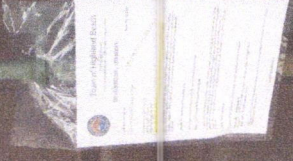
Certified Mail:  
9589071052701410063941+9589071052701410065761



Monday, July 29, 2024

01:26PM

Highland Beach, FL 33487



**Notice of Hearing/Appeal**  
Town of Highland Beach  
Building Department  
3015 South Ocean Boulevard, Highland Beach, Florida 33487

Case No. **CC24195**  
Case No. 24-195  
Town of Highland Beach, Florida

JULIAN KAREN MARCY  
2425 S. OCEAN BLVD.  
Highland Beach, FL 33487

RE: **14-3110** (14-3110) Water clarity in swimming pools.  
YOU ARE HEREBY NOTIFIED this pursuant to Article V, Chapter 2 (Amended 2013) of the Town of Highland Beach's Code of Ordinances, which provides that any person who is the subject of a Code Enforcement Board meeting on Tuesday, August 11, 2024, at 1:00 P.M., in the Town Commission Chambers at 3015 South Ocean Boulevard, regarding

**14-3110** Water clarity in swimming pools.

Water clarity shall be maintained so that the water is clear and free from algae.

**16-52 - Exterior storage of non-operating vehicles.**

No person in charge of or in control of any premises, whether as owner, lessee, tenant, occupant or otherwise, shall allow any partially dismantled, wrecked, junked, discarded or otherwise nonoperating motor vehicle to remain on such property longer than four (4) hours; and no person shall leave any such vehicle on any property within the town for a longer time than forty-eight (48) hours; except that this section shall not apply with regard to any vehicle in an enclosed building.

**IPMC 302.1 Signage.**

Exterior properties and premises shall be maintained in a clean, safe and sanitary condition.

**IPMC 302.1 - Swimming pools.**

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

**IPMC 304.1 - Exterior Structure - General**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

Monday, July 29, 2024

02:01PM

Highland Beach, FL 33487



**Property Detail**

**Location Address :** 2425 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-09-000-0080  
**Subdivision :** BYRD BEACH SUB IN  
**Official Records Book/Page :** 26875 / 1502  
**Sale Date :** DEC-2012  
**Legal Description :** BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
MARCY JULIANN & MARCY KAREN	2425 S OCEAN BLVD BOCA RATON FL 33487 1833

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2012	\$10	26875 / 01502	WARRANTY DEED	MARCY JULIANN &
APR-1991	\$100	06798 / 01202	QUIT CLAIM	MARCY JULIANN
JAN-1977	\$100	02830 / 01377		
JAN-1974	\$100	02378 / 00827	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
MARCY JULIANN	2024	HOMESTEAD PARTIAL
MARCY JULIANN	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 2  
**\*Total Square Feet :** 7986  
**Acres :** 1.3278  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RE—SINGLE FAMILY ESTATE (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$1,356,866	\$1,100,845	\$1,311,164	\$1,009,631	\$1,101,484
Land Value	\$13,242,540	\$10,032,300	\$7,920,300	\$7,260,300	\$6,632,300
Total Market Value	\$14,599,406	\$11,133,145	\$9,231,464	\$8,269,931	\$7,733,784

**Assessed and Taxable Values**

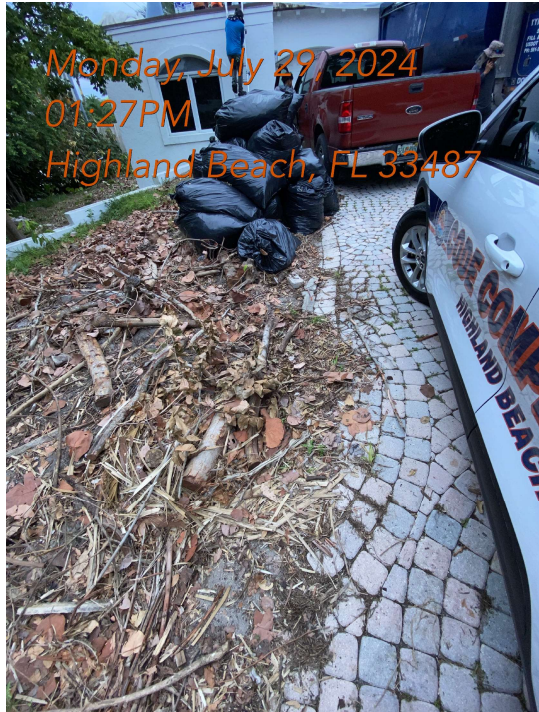
Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$6,579,469	\$6,115,809	\$5,690,384	\$5,331,261	\$5,071,314
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$6,529,469	\$6,065,809	\$5,640,384	\$5,281,261	\$5,021,314

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$113,839	\$102,515	\$96,151	\$91,464	\$88,097
NON AD VALOREM	\$376	\$368	\$356	\$346	\$350
TOTAL TAX	\$114,215	\$102,883	\$96,507	\$91,810	\$88,447



Evidence Sheet	
Case Number:	CC-24-195
Property Address:	2425 S OCEAN BLVD
Officer:	Adam Osowsky





Evidence Sheet	
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Evidence Sheet	
Case Number:	CC-24-195
Property Address:	2425 S OCEAN BLVD
Officer:	Adam Osowsky







## NOTICE OF VIOLATION

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

05/31/2024

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-195

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

### **Violation Description:**

#### **13-1 - Unlawful accumulations—Declared nuisance/Trash.**

The allowing of debris, rubbish, trash, cans, papers or stagnant water to accumulate or to develop on any lot, tract or parcel of land within the town to such an extent that it constitutes a menace or may reasonably become a menace to life, property, the public health, the public welfare or creates a fire hazard shall be unlawful and is hereby prohibited and declared to be a public nuisance.

#### **13-2 - Unlawful accumulations—Declared nuisance. Overgrowth.**

Any owner, lessee or occupant of any lot, tract or parcel of land in the town who permits debris, rubbish, trash, cans, papers or stagnant water to accumulate or a dense growth of trees, vines, underbrush, weeds, wild growth or grass in excess of twelve (12) inches from the ground to develop thereon to such an extent that it constitutes or may reasonably become a menace to life, property, the public health, the public welfare or a fire hazard shall, upon conviction thereof, be punished as provided in Chapter 1 of this Code.

#### **14-32(E)(1) - Water clarity in swimming pools.**

Water clarity shall be maintained so that the water is clear and free from algae.

#### **16-52 - Exterior storage of non-operating vehicles.**

No person in charge of or in control of any premises, whether as owner, lessee, tenant, occupant or otherwise, shall allow any partially dismantled, wrecked, junked, discarded or otherwise nonoperating motor vehicle to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the town for a longer time than forty-eight (48) hours; except that this section shall not apply with regard to any vehicle in an enclosed building.

#### **17-3 - Nuisance. Generally; declared unlawful.**



## NOTICE OF VIOLATION

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

### **24-8 - Landscape gardeners or architects—Prohibited from placing refuse in public streets.**

All landscape gardeners or architects or other persons engaged in landscape gardening and landscape architecture on a fee or contractual basis within the town are hereby prohibited from piling trash, fronds, or other refuse on any public street or thoroughfare within the town.

### **28-10 (G) - Maintenance standards for cultivated landscape areas: Edging.**

Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas. Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

### **28-10 - Failure to Maintain Landscaping. (Part 1)** Maintenance standards for cultivated landscape areas.

(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.

(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.

(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.

(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:

(1) General: All pruning should be accomplished according to good horticultural standards.

(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.

(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.



## NOTICE OF VIOLATION

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### 28-10 - Failure to Maintain Landscaping. (Part 2)

(h) Watering:

(1) General: All watering of planted areas shall be managed so as to:

- a. Maintain healthy flora.
- b. Make plant material more drought tolerant.
- c. Avoid excessive turf growth.
- d. Minimize fungus growth.
- e. Stimulate deep root growth.
- f. Minimize leaching of fertilizer.
- g. Minimize cold damage.

(2) Watering of St. Augustine grass lawns: All watering of St. Augustine grass lawn areas shall be accomplished on an as needed basis as indicated by turf wilt. The amount of water applied in each application shall be as indicated in section 28-8(e), so as to promote deep root growth.

(3) Watering of Bahia grass lawns: All watering of Bahia grass lawn areas shall be accomplished on an as needed basis. Bahia grass may not require watering even when wilting. Nothing in this chapter shall be construed so as to preclude the withholding of water from grass beyond the stage of turf wilt.

(4) Promoting deep root growth of trees and shrubs: Watering of plants and trees should always be in a sufficient amount to thoroughly soak the root ball of the plant and the surrounding area, thereby promoting deep root growth and drought tolerance.

(5) Operation of automatic irrigation systems: Whenever possible, automatic irrigation systems should be operated between the hours of midnight and 6:00 a.m., or as designated by the Town of Highland Beach. Irrigating during these hours reduces fungus growth and loss of water due to evaporation.

(6) Maintenance of irrigation systems: Irrigation systems shall be constantly maintained to eliminate waste of water due to loss of heads, broken pipes or misadjusted nozzles.

### IPMC 302.1 - Sanitation.

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

### IPMC 303.1 - Swimming pools.

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

### IPMC 304.1 - Exterior Structure- General

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Correction - Remove unregistered/inoperable vehicles from property. Remove any and all open storage including but not limited to vegetation waste, lawn care equipment, trash/debris/garbage and maintain. Cut/trim/mow and maintain all landscaping. Repair all exterior lighting on walls. Clean and maintain pool. Repair/replace all broken roof tiles. Remove hurricane panels from windows.

Correct by: June 21, 2024 to prevent further code compliance actions. Updated compliance date July 2, 2024.

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,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-195

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach, FL 33487

Re: 2425 S OCEAN BLVD, Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

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

1. I am a   X   Code Compliance Officer or        Clerk for the Town of Highland Beach.
2. I posted   X   the "Notice of Violation" or        the "Notice of Hearing/Appealance"  
       at the Property address above or   X   at Town Hall 3618 S. Ocean Boulevard,  
Highland Beach, FL 33487.
3. The posting at the location marked above began on July 1, 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

7/1/2024

Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st  
day of July, 2024, by Rochelle Smith.

Notary Public, State of Florida  
My Commission Expires:

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced:       



www.hi-beach.us

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



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

July 1, 2024

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-195

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**13-1 - Unlawful accumulations—Declared nuisance/Trash.**

The allowing of debris, rubbish, trash, cans, papers or stagnant water to accumulate or to develop on any lot, tract or parcel of land within the town to such an extent that it constitutes a menace or may reasonably become a menace to life, property, the public health, the public welfare or creates a fire hazard shall be unlawful and is hereby prohibited and declared to be a public nuisance.

**13-2 - Unlawful accumulations—Declared nuisance. Overgrowth.**

Any owner, lessee or occupant of any lot, tract or parcel of land in the town who permits debris, rubbish, trash, cans, papers or stagnant water to accumulate or a dense growth of trees, vines, underbrush, weeds, wild growth or grass in excess of twelve (12) inches from the ground to develop thereon to such an extent that it constitutes or may reasonably become a menace to life, property, the public health, the public welfare or a fire hazard shall, upon conviction thereof, be punished as provided in Chapter 1 of this Code.

**14-32(E)(1) - Water clarity in swimming pools.**

Water clarity shall be maintained so that the water is clear and free from algae.



## 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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#### **16-52 - Exterior storage of non-operating vehicles.**

No person in charge of or in control of any premises, whether as owner, lessee, tenant, occupant or otherwise, shall allow any partially dismantled, wrecked, junked, discarded or otherwise nonoperating motor vehicle to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the town for a longer time than forty-eight (48) hours; except that this section shall not apply with regard to any vehicle in an enclosed building.

#### **28-10 - Failure to Maintain Landscaping. (Part 1)** Maintenance standards for cultivated landscape areas.

(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.

(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.

(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.

(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:

(1) General: All pruning should be accomplished according to good horticultural standards.

(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.

(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.





## Town of Highland Beach

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### NOTICE OF VIOLATION

#### **28-10 - Failure to Maintain Landscaping. (Part 2)**

(h) Watering:

(1) General: All watering of planted areas shall be managed so as to:

- a. Maintain healthy flora.
- b. Make plant material more drought tolerant.
- c. Avoid excessive turf growth.
- d. Minimize fungus growth.
- e. Stimulate deep root growth.
- f. Minimize leaching of fertilizer.
- g. Minimize cold damage.

(2) Watering of St. Augustine grass lawns: All watering of St. Augustine grass lawn areas shall be accomplished on an as needed basis as indicated by turf wilt. The amount of water applied in each application shall be as indicated in section 28-8(e), so as to promote deep root growth.

(3) Watering of Bahia grass lawns: All watering of Bahia grass lawn areas shall be accomplished on an as needed basis. Bahia grass may not require watering even when wilting. Nothing in this chapter shall be construed so as to preclude the withholding of water from grass beyond the stage of turf wilt.

(4) Promoting deep root growth of trees and shrubs: Watering of plants and trees should always be in a sufficient amount to thoroughly soak the root ball of the plant and the surrounding area, thereby promoting deep root growth and drought tolerance.

(5) Operation of automatic irrigation systems: Whenever possible, automatic irrigation systems should be operated between the hours of midnight and 6:00 a.m., or as designated by the Town of Highland Beach. Irrigating during these hours reduces fungus growth and loss of water due to evaporation.

(6) Maintenance of irrigation systems: Irrigation systems shall be constantly maintained to eliminate waste of water due to loss of heads, broken pipes or misadjusted nozzles.

#### **IPMC 302.1 - Sanitation.**

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

#### **IPMC 303.1 - Swimming pools.**

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

#### **IPMC 304.1 - Exterior Structure- General**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

#### **IPMC 308.1 - Rubbish and Garbage.**

Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.





## Town of Highland Beach

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### NOTICE OF VIOLATION

#### IPMC 304.7 Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

More specifically- multiple unregistered/ inoperable vehicles improperly parked on property, open storage of trash/debris/vegetation waste, exterior gate walls in disrepair with exposed electrical wiring for lights, dirty/unmaintained pool, broken roof tiles/ roof in disrepair, hurricane panels covering windows.

Correction - Remove unregistered/inoperable vehicles from property. Remove any and all open storage including but not limited to vegetation waste, lawn care equipment, trash/debris/garbage and maintain. Cut/trim/mow and maintain all landscaping. Repair all exterior lighting on walls. Clean and maintain pool. Repair/replace all broken roof tiles. Remove hurricane panels from windows.

Correct by: June 21, 2024 to prevent further code compliance actions. Updated compliance date July 2, 2024.

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,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



Photos for Project Number CC-24-195

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Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
07/01/2024 07:12	07/01/2024 07:12	Adam Osowsky	<input type="checkbox"/>





Highland Beach, FL 33487

June 28, 2004

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD.  
Highland Beach, FL 33487

RE: Code Compliance Case No. CC-24-135

Location: 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

Violation Description:

NOV CC 24195

**13-1 - Unlawful accumulations—Declared nuisance/Trash.**

The allowing of debris, rubbish, trash, cans, papers or stagnant water to accumulate or to develop on any lot, tract or parcel of land within the town to such an extent that it constitutes a menace or may reasonably become a menace to property, the public health, the public welfare or creates a fire hazard shall be unlawful and is hereby prohibited declared to be a public nuisance.

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\*\*\*Photos\*\*\*

CC-24-195

Code Case

**Project Address:**

2425 S OCEAN BLVD, HIGHLAND BEACH  
FL 33487

**Owner:**

JULIANN & KAREN MARCY



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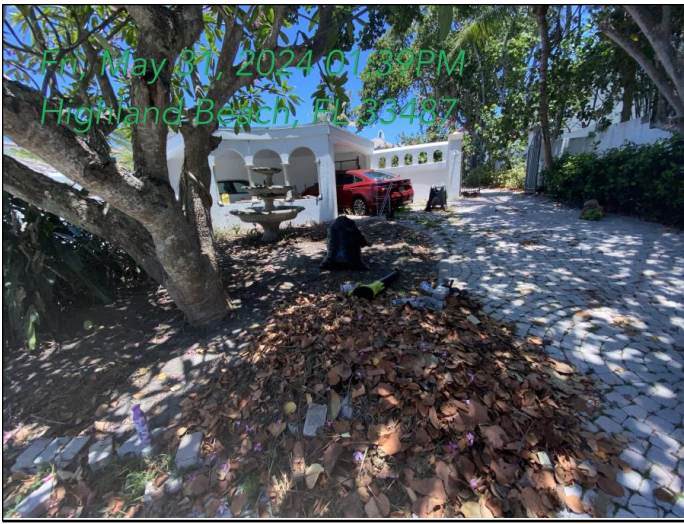
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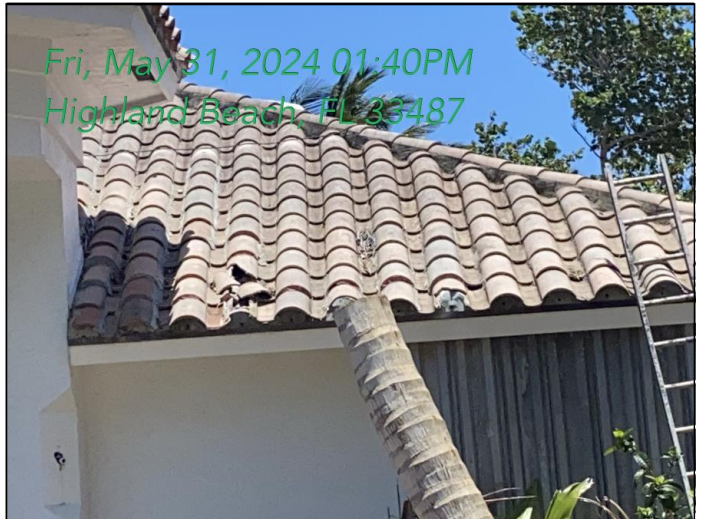
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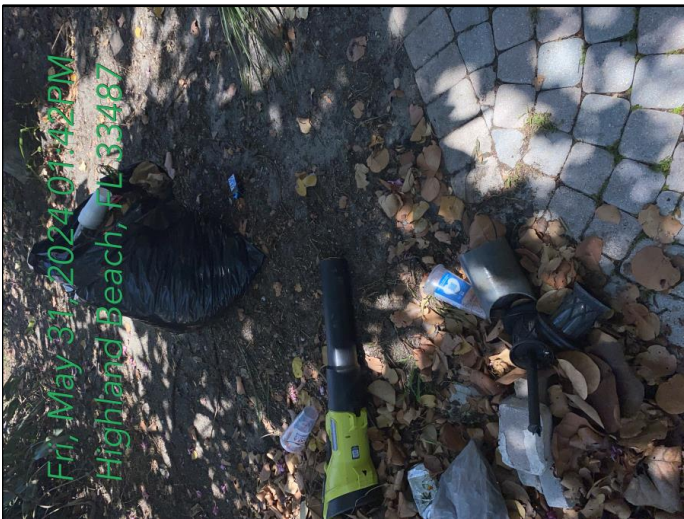
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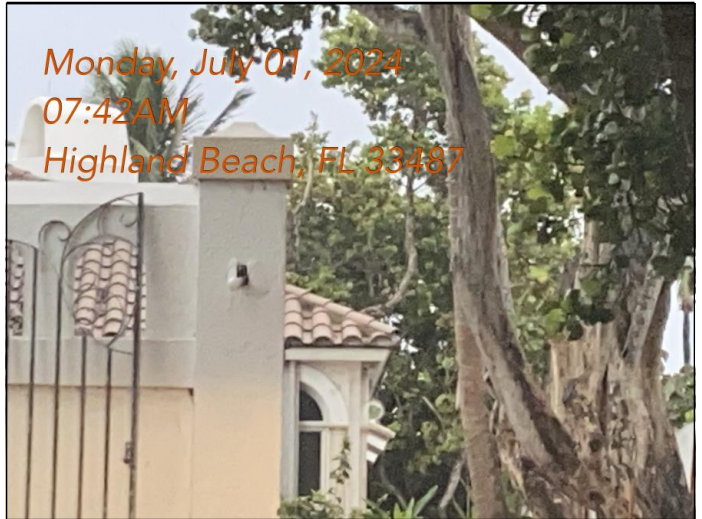
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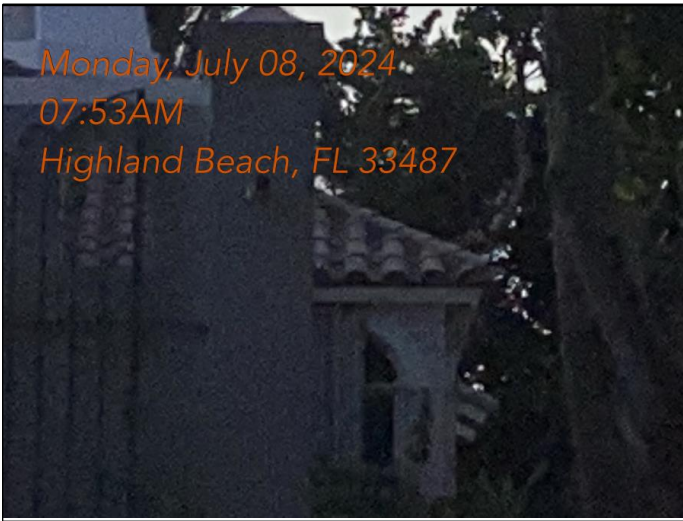
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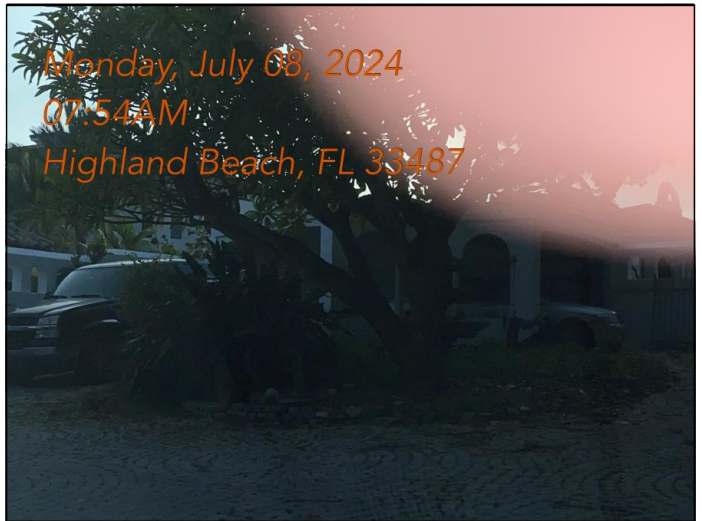
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JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047

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- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
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- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal-proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**