



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC-24-172**

**Date: July 29, 2024**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

**3420 S OCEAN BLVD APT 8Y**

Highland Beach, FL 33487

**RE:** 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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

### **30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions. Updated compliance June 16, 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.

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

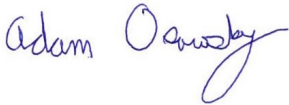
Tel (561) 278-4540 • Fax (561) 278-2606

**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 \_\_\_29\_\_\_ day of \_\_\_July\_\_\_\_\_ 2024.



Adam Osowsky  
Code Compliance Officer

Certified Mail:  
9589071052701410060858/9589071052701410065754

9589 0710 5270 1410 0657 54

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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**OFFICIAL RECEIPT**

Certified Mail Fee \$ 4.85

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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 \$ 1.30

Total Postage and Fees \$ 5.50

Sent To Quintivan

Street and Apt. No., or P.O. Box No. 3420 Ocean

City, State, ZIP+4® HB FL 33487

Postmark Here JUL 29 2024

BOCA RATON FL 33431

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Quinnivan  
3420 Ocean 8Y

Highland Beach FL, 33487

Re: 3420 Ocean Blvd 8Y, Highland Beach FL 33487 (PCN: 24234633240000825)

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 7/29/2024 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

8/1/2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [X] 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:

Carol Holland

Personally Known ✓ 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-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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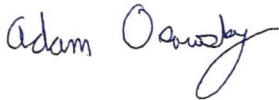
Tel (561) 278-4540 • Fax (561) 278-2606

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Adam Osowsky  
Code Compliance Officer

Certified Mail:  
9589071052701410060858/9589071052701410065754

Monday, July 29, 2024

01:19PM

Highland Beach, FL 33487





**NOH**

# Town of Highland Beach

Building Department  
3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN  
3420 S OCEAN BLVD APT 8Y  
Highland Beach, FL 33487

**CC 24 172**

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-082)

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

Monday, July 29, 2024  
02:01PM  
Highland Beach, FL 33487

**Property Detail**

**Location Address :** 3420 S OCEAN BLVD 8Y  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-24-000-0825  
**Subdivision :** CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN  
**Official Records Book/Page :** 31884 / 560  
**Sale Date :** OCT-2020  
**Legal Description :** CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
QUINLIVAN MICHAEL	3420 S OCEAN BLVD APT 8Y HIGHLAND BEACH FL 33487 2553

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2020	\$645,000	31884 / 00560	WARRANTY DEED	QUINLIVAN MICHAEL
FEB-2007	\$528,000	21406 / 00069	WARRANTY DEED	3420 SOUTH OCEAN LLC
JUL-1993	\$222,000	07820 / 00630	WARRANTY DEED	
NOV-1984	\$191,000	04406 / 01943	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
QUINLIVAN MICHAEL	2024	HOMESTEAD
QUINLIVAN MICHAEL	2024	QUALIFIED EXEMPTION

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1452  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$530,450	\$515,000	\$500,000	\$470,000	\$470,000
Exemption Amount	\$530,450	\$515,000	\$500,000	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$470,000	\$470,000

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$8,124	\$8,229
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$103	\$100	\$96	\$8,219	\$8,326



# 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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May 14, 2024

MICHAEL QUINLIVAN  
3420 S OCEAN BLVD APT 8Y  
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-172

**Location:** 3420 S OCEAN BLVD 8Y  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**30-122 (B) - Expiration of building permit.**

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## Town of Highland Beach

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Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

### NOTICE OF VIOLATION

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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,

A handwritten signature in blue ink that reads "Adam Osowsky". The signature is fluid and cursive, with the first name "Adam" and last name "Osowsky" clearly distinguishable.

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



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

CC-24-172

Code Case

**Project Address:**

3420 S OCEAN BLVD 8Y, HIGHLAND  
BEACH FL 33487

**Owner:**

MICHAEL QUINLIVAN



Uploaded By: [Adam Osowsky - aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)

Upload Date: 05/31/2024

File Type: jpg

Notes: nov posted

Photo of Record: ☐

Tracking Number:

Remove X

9589071052701410060858

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Feedback



Latest Update

Your item was delivered to an individual at the address at 12:09 pm on June 17, 2024 in BOCA RATON, FL 33487.

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USPS Tracking Plus®

**Delivered**  
**Delivered, Left with Individual**  
BOCA RATON, FL 33487  
June 17, 2024, 12:09 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates	▼
USPS Tracking Plus®	▼
Product Information	▼

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Enter tracking or barcode numbers

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14 2024

3420-12 NOV 2024

MICHAEL GUINLIVAN  
3420 S OCEAN BLVD APT 8Y  
Highland Beach FL, 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PS 8090 0147 0225 0120 6856

#### Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
  - A unique identifier for your mailpiece.
  - Electronic verification of delivery or attempted delivery.
  - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
  - Certified Mail service is *not* available for international mail.
  - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
  - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
    - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
    - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
    - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
    - 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.**

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