



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-388

TOWN OF HIGHLAND BEACH, FLORIDA VS.

GUSTAVO R & ELSA M SUAREZ

1104 COUNTRY CLUB PRADO

MIAMI FL 33134 2119

**Re:** 2701 S OCEAN BLVD 18., Highland Beach FL 33487 (PCN: 24-43-46-28-33-000-0180)

**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 Special Magistrate will conduct a hearing on ***Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **30-122 (A)**, **(Building Permits Required)**. During the hearing, the Special Magistrate will 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 Special Magistrate 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 Special Magistrate 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 10 day of December 2024.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410062401

9589 0710 5270 0710 0624 01

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\$

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**SUAREZ**

**1104 COUNTRY CLUB PRADO**  
**MIAMI FL 33134 2119**



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

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- 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.

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



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.



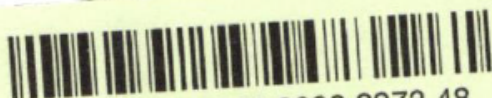
CC-24-388

NOH

SUAREZ

1104 COUNTRY CLUB PRADO

MIAMI FL 33134 2119



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2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-12-24

every address different from item 1? ☐ Yes  
enter delivery address below: ☐ No

3. Service Type

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Domestic Return Receipt

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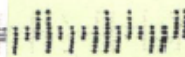
DEC 16 2024

Town of Highland Beach, FL

Town Clerk's Office

TOWN OF HIGHLAND BEACH  
CODE COMPLIANCE  
3616 S OCEAN BLVD

HIGHLAND BEACH, FL 33487



Postage & Fees Paid  
USPS  
Permit No. G-10

RECEIVED

## Property Detail

**Location Address :** 2701 S OCEAN BLVD 18  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-33-000-0180  
**Subdivision :** CARLTON HOUSE COND  
**Official Records Book/Page :** 35101 / 580  
**Sale Date :** JUN-2024  
**Legal Description :** CARLTON HOUSE COND UNIT 18

## Owner Information

### Owner(s)

SUAREZ ELSA M  
SUAREZ GUSTAVO R &

### Mailing Address

1104 COUNTRY CLUB PRADO  
MIAMI FL 33134 2119

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2024	\$885,000	35101 / 00580	WARRANTY DEED	SUAREZ GUSTAVO R &
JUN-2023	\$697,000	34416 / 00504	WARRANTY DEED	STANGLE FREDRIC &
JUN-2023	\$10	34416 / 00502	WARRANTY DEED	GATEHOUSE JANET &
JUN-2023	\$0	34393 / 01052	SUMMARY ORDER	FISH LAWRENCE &
JAN-2023	\$10	34072 / 00561	QUIT CLAIM	FISH ROCHELLE &
MAY-2021	\$10	32590 / 00635	WARRANTY DEED	FISH RICHARD J &
FEB-2021	\$10	32213 / 01859	WARRANTY DEED	FISH RICHARD J &
MAY-2011	\$284,500	24534 / 01555	WARRANTY DEED	FISH RICHARD J &
DEC-1993	\$100	08049 / 01737	WARRANTY DEED	GRAHAM MARY E EST
DEC-1993	\$100	08049 / 00450	WARRANTY DEED	
NOV-1989	\$100	06307 / 00983	WARRANTY DEED	
JUL-1989	\$190,000	06230 / 01742	WARRANTY DEED	
JUL-1989	\$190,000	06123 / 00378	WARRANTY DEED	
DEC-1984	\$150,000	04422 / 01165	WARRANTY DEED	
SEP-1983	\$132,600	04033 / 00319	DEED DEFAULT	

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1504  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

## Building Details

### Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	CARLTON HOUSE CONDO	
Area	1504	
Year Built	1964	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	

Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1



#### Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

### Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

### Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

### Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$546,000	\$671,000	\$610,200	\$460,000	\$425,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$546,000	\$671,000	\$610,200	\$460,000	\$425,000

### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$546,000	\$556,600	\$506,000	\$460,000	\$425,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$546,000	\$556,600	\$506,000	\$460,000	\$425,000

### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$8,652	\$9,638	\$8,972	\$7,797	\$7,346
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$8,759	\$9,741	\$9,072	\$7,893	\$7,441



# 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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October 9, 2024

GUSTAVO R & ELSA M SUAREZ  
1104 COUNTRY CLUB PRADO  
MIAMI FL, 33134

RE: Code Compliance Case No. CC-24-388

**Location:** 2701 S OCEAN BLVD, 18  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically complete interior remodel without valid permits.

Correction Must obtain ALL required permits by 11/9/2024 to prevent further actions.

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



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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Total Postage and

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Street and Apt. No.

City, State, ZIP+4

PS Form 3800, January 2020

CC-24-388 NOV  
GUSTAVO R & ELSA M SUAREZ  
1104 COUNTRY CLUB PRADO  
MIAMI FL, 33134

See instructions



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

CC-24-388

Code Case

**Project Address:**

2701 S OCEAN BLVD Unit/Apt/Suite 18,  
HIGHLAND BEACH FL 33487

**Owner:**

GUSTAVO R & ELSA M SUAREZ



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Photo of Record: ☐



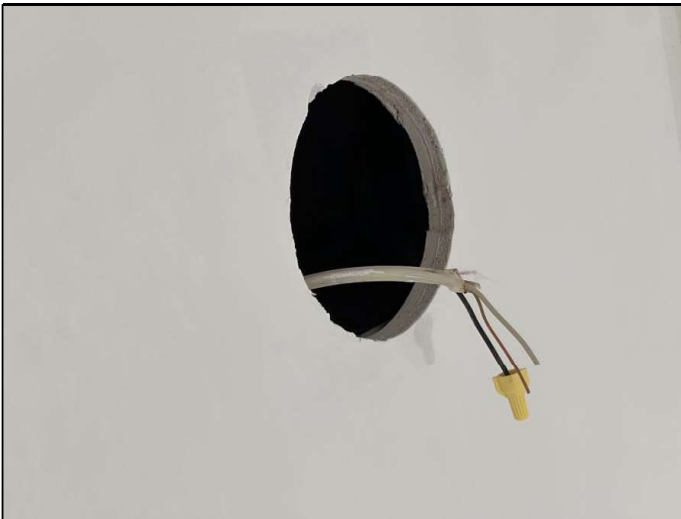
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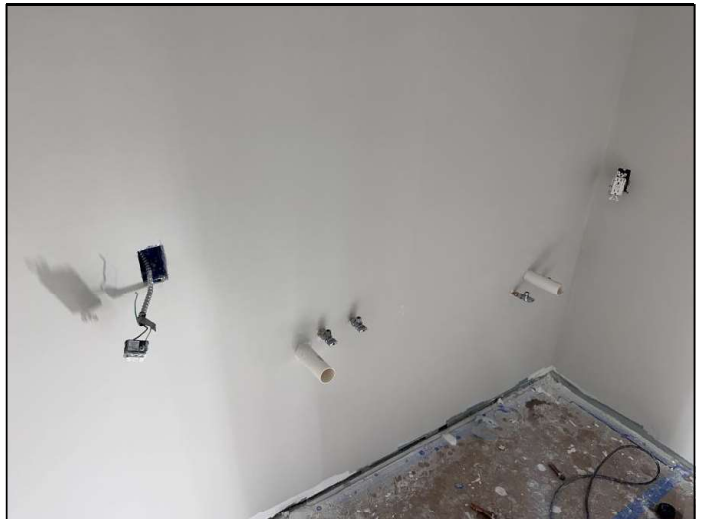
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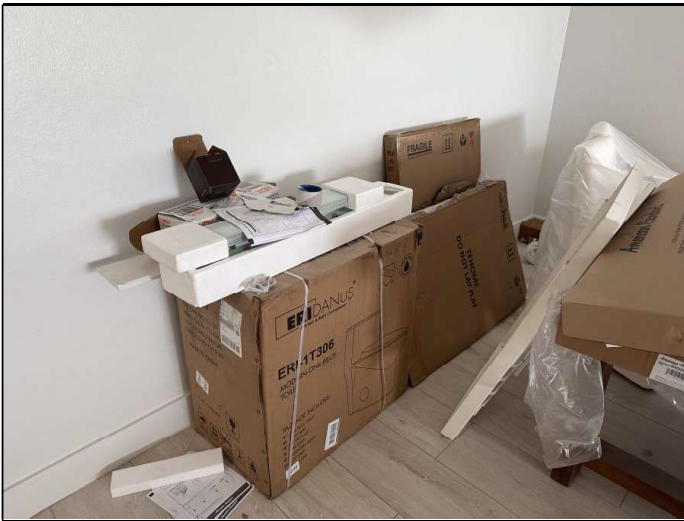
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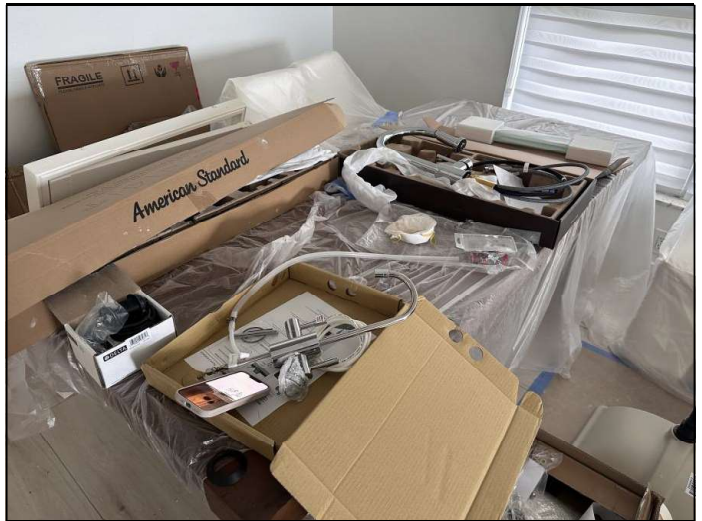
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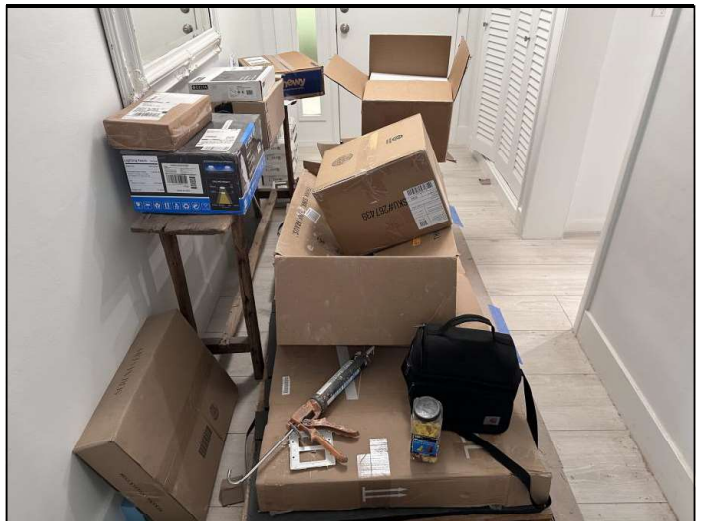
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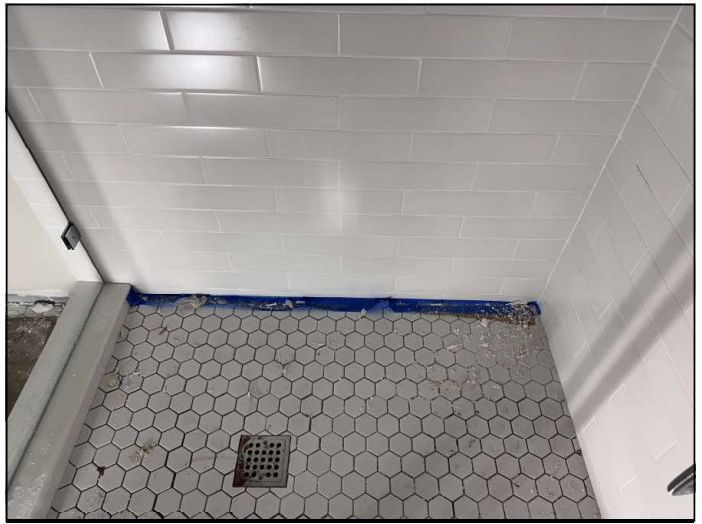
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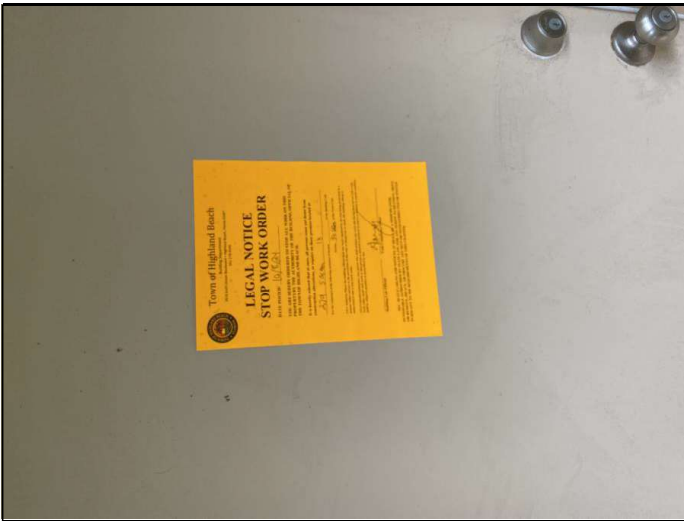
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