



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST
1252 LONG HILL RD
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD 405-A, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

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 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 Compliance 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of December 2024.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062333

9589 0710 5270 1417 0255 0120 6956

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 \$ 4.85

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 \$ 73 5.58

Total Postage and Fees \$ _____

Sent To CC-24-480 non posted
KANTOR DIANA TRUST

Street and Apt. No. 1252 LONG HILL RD

City, State, ZIP+4® STIRLING NJ 07980



PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

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).
- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- 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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST
1252 LONG HILL RD
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD. 405-A, Highland Beach FL 33487 (PCN: 24434633080014050)

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

1. I am a X Code Compliance Officer FOR the Town of Highland Beach.
2. I posted X the "Notice of Hearing/Appearance" X at the Property address above & X at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on December 17, 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

December 17, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 17th day of December, 2024, by ADAM OSOWSKY

Notary Public, State of Florida
My Commission Expires:

Personally Known OR Produced Identification
Type of Identification Produced: _____

Carol Holland





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST
1252 LONG HILL RD
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD 405-A., Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

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 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 Compliance 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.

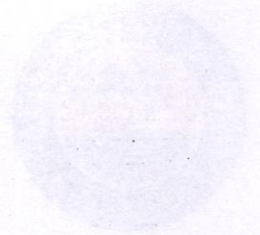
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of December 2024.

Adam Owsby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062333



COUNTY OF BREVARD, FLORIDA

CASE NO. 2018-0001

TOWNSHIP HIGHWAY DISTRICT NO. 1

VS

KARL-EDWARD FROST

ESSEX COUNTY, MA

VS

NOTICE OF APPEAL

YOU ARE HEREBY NOTICED that the Board of Appeals of the County of Brevard, Florida, has scheduled a public hearing on the appeal of the final order of the Board of Appeals of the County of Brevard, Florida, dated and captioned as above, for the purpose of receiving testimony and evidence in support of the appeal. The hearing will be held on the date, time, and place specified herein. The Board of Appeals of the County of Brevard, Florida, will consider all evidence and testimony presented at the hearing and will render a final order on the appeal. The Board of Appeals of the County of Brevard, Florida, will also consider any evidence and testimony presented in support of the appeal at any time prior to the hearing. The Board of Appeals of the County of Brevard, Florida, will also consider any evidence and testimony presented in support of the appeal at any time prior to the hearing.

Tuesday, December 17, 2024
11:08AM
Highland Beach, FL 33487

Town of Highland Beach
Code Enforcement
3975 South Ocean Boulevard • Highland Beach, Florida 33487

NOH
2244480



SOURCE OF ISSUING JURISDICTION
CASE NO. CE24-040
TOWN OF HIGHLAND BEACH, FLORIDA
VS.
KAYTOR DIANA TRUST
122 LONN HILL RD
STIRLING NJ 07980

YOU ARE HEREBY NOTICED that pursuant to Article V, Chapter 2 (Administrative Code of Ordinances, the Code of the Town of Highland Beach) and the Code of the Town of Highland Beach, the Special Magistrate conducted a hearing on Tuesday, December 10, 2024, at 10:28 P.M. in the Town Commission Chambers at 3614 South Ocean Boulevard regarding 30-122 (B). The following permits related to this address are expired: BE23-0201, REV23-0724, P23-0191 and E23-0197. 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 Compliance 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.

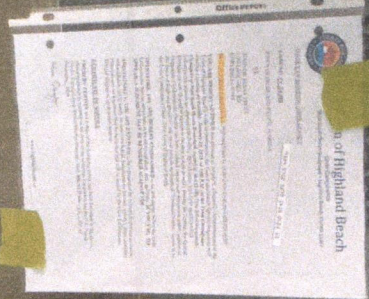
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence on and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 17 day of December, 2024.

Alan O'Leary

www.highlandbeach.us

Tuesday, December 17, 2024
10:28AM
Highland Beach, FL 33487



PACKAGE DELIVERY
DELIVERED TO THE
RESIDENTIAL APARTMENT

Property Detail

Location Address : 3212 S OCEAN BLVD 405-A
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-001-4050
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 27658 / 733
Sale Date : JUN-2015
Legal Description : SEAGATE OF HIGHLAND COND ONE APT 405-A

Owner Information

Owner(s)	Mailing Address
KANTOR DIANA TRUST	1252 LONG HILL RD STIRLING NJ 07980 1010

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2015	\$10	27658 / 00733	WARRANTY DEED	KANTOR DIANA TRUST
MAY-1996	\$120,000	09271 / 00115	WARRANTY DEED	
MAR-1993	\$100	07673 / 00016	QUIT CLAIM	
DEC-1984	\$100,000	04435 / 01206	WARRANTY DEED	
JAN-1973	\$34,000	02111 / 00570	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1201
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Name	SEAGATE OF HIGHLAND 1-4 CONDO	
Area	1201	
Year Built	1970	
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	
Roof Structure	STEEL FRAME OR TRUSS	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
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

No Image 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	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,400	\$6,029	\$5,339	\$4,712	\$4,684
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,507	\$6,132	\$5,439	\$4,808	\$4,779



Town of Highland Beach

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

NOTICE OF VIOLATION

November 20, 2024

KANTOR DIANA TRUST
1252 LONG HILL RD
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

Location: 3212 S OCEAN BLVD 405-A
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 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,



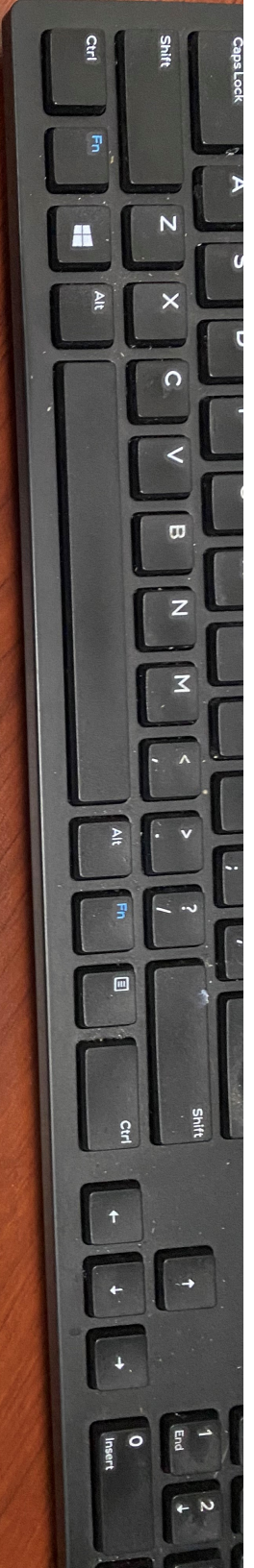
Town of Highland Beach

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

NOTICE OF VIOLATION

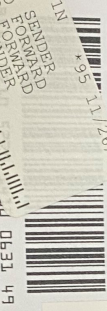
Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

PLACE HERE FOR POSTAGE IDENTIFICATION
CERTIFIED MAIL



07980-RES-1N
RETURN TO SENDER
UNDELIVERABLE TO ADDRESSEE
RECEIVED
WEST PA
DEC 06 2024

CPU



U.S. POSTAGE IN
\$2324D500911
1 FCM - \$9.68
016 - \$4.99
11/21/24
2000052412 0

Code Compliance Case No. CC-24-480
3348733393
07980-101052

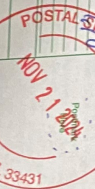
U.S. POSTAGE
976 3 E 1
RETURN TO SENDER
UNDELIVERABLE TO ADDRESSEE
07475-07766-21-45
334873339316

Town of Highland Beach, FL
Post Office 730724

9589 0710 5270 1410 0631 49

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

OFFICIAL USE



For delivery information, visit our website at www.usps.com.
Certified Mail fee
X Return Receipt (hardcopy)
X Return Receipt (electronic)
 Insured Mail (declared value)
 Adult Signature Required
 Adult Signature Restricted Delivery & Postage
Postage
Rate \$9.68
Start to \$4.99
Sent to KANOR
CC BY KEBOKKAY
City, State, ZIP+4® 07980
STATION NJ 07980

PS Form 3800, January 2023. First-class only. Visit www.usps.com for restrictions. First-class postage paid.

UTF



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DIANA KANTOR TRUST
1252 LONG HILL RD
STIRLING NJ 07980

Re: 3212 s ocean blvd ., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-4050)

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

1. I am a x Code Compliance Officer for the Town of Highland Beach.
2. I posted x the "Notice of Violation" or the "Notice of Hearing/Appearance" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on November 21, 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

November 21, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of physical presence or online notarization, this 21st day of November, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known OR Produced Identification
Type of Identification Produced: _____





Town of Highland Beach

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

NOTICE OF VIOLATION

November 20, 2024

KANTOR DIANA TRUST
1252 LONG HILL RD
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

Location: 3212 S OCEAN BLVD 405-A
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 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 Orosky



Town of Highland Beach

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

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Thursday, November 21, 2024

07:38AM

Highland Beach, FL 33487

405



Thursday, November 21, 2024
07:47AM
Highland Beach, FL 33487

Printed 11/20/2024

Regards,
Adam O'Leary

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

If the violation is corrected and then occurs 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.

Correction: contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 2024.

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within the time period commencing within the time period of six (6) months after the time the work is commencing by the building official. (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically permit # REV3-0224 Add Shower Pan tile removal and replacement 2; BR23-0201 Kitchen Remodeling kitchen 3; 923-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Vendor have expired.

Violation Description:
Location: 3212 Ocean Blvd #992A
Highland Beach, FL 33480
Permit Compliance Case No. CC24-480

NOV
NOTICE OF VIOLATION
CC24480

