



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-469

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BUENDIA LOUIS JR & JUNE

8 LEARY DR

TEWKSBURY MA 01876 3724

Re: 3212 S OCEAN BLVD 106-A., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1060)

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 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired). 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 13 day of December 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062302

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

9589 0710 5270 1410 0623 02

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 if appropriate)

☒ Return Receipt (hardcopy)

\$

4.10

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

1.23

Total Postage and Fees

\$

CC24469NOH*

Sent To

BUENDIA LOUIS JR & JUNE

Street and Apt.

8 LEARY DR

City, State, ZIP

TEWKSBURY MA 01876 3724

PS Form 3800

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;

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.

- 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.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-469

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Buendia luis jr + June
8 Leary Dr
Tenksbury ma 01876 3724

Re: 3212 s ocean blvd 106 a ., Highland Beach FL 33487 (PCN: 24434633080011060)

I, **Adam Osowsky**, being duly sworn, depose 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/Appeal" 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 19, 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 19, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 19th day of December, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known X OR Produced Identification X

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606



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-24-469

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BUENDIA LOUIS JR & JUNE

8 LEARY DR

TEWKSBURY MA 01876 3724

Re: 3212 S OCEAN BLVD 106-A., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-1060)

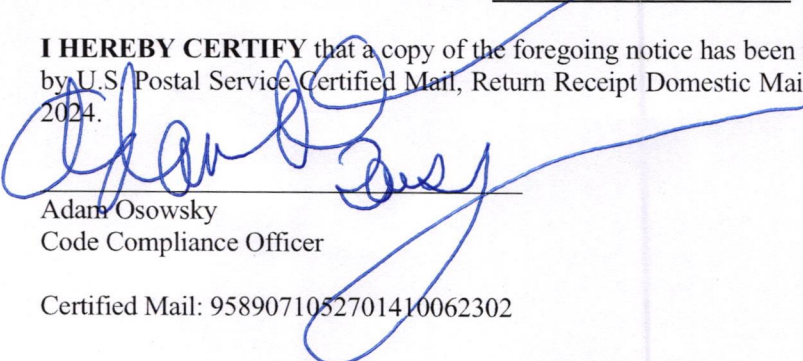
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Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410062302

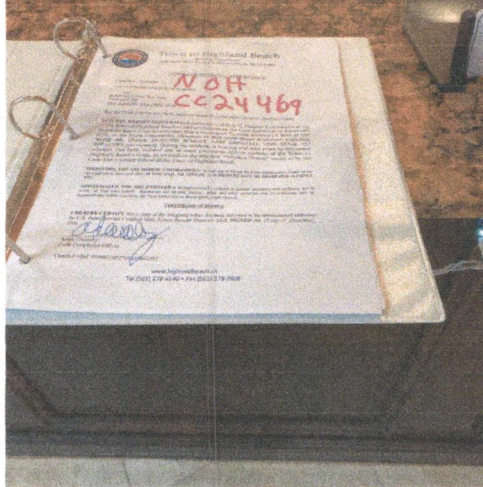
www.highlandbeach.us

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

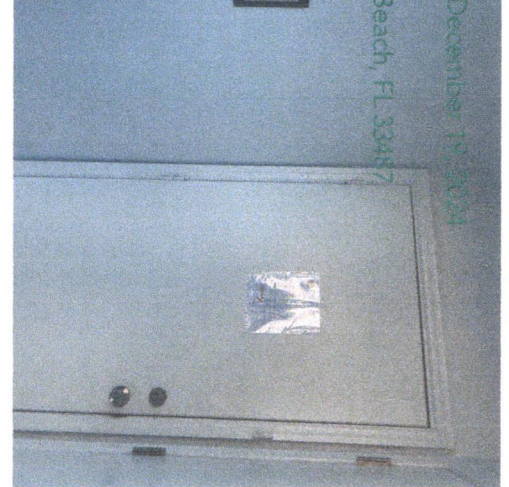
Thursday, December 19, 2024
11:07AM
Highland Beach, FL 33487



Thursday, December 19, 2024
12:36PM
Highland Beach, FL 33487



Thursday, December 19, 2024
11:07AM
Highland Beach, FL 33487



Property Detail

Location Address : 3212 S OCEAN BLVD 106-A
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-001-1060
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 34855 / 150
Sale Date : FEB-2024
Legal Description : SEAGATE OF HIGHLAND COND ONE APT 106-A

Owner Information

Owner(s)	Mailing Address
BUENDIA JUNE BUENDIA LOUIS JR &	8 LEARY DR TEWKSBURY MA 01876 3724

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2024	\$148,000	34855 / 00150	QUIT CLAIM	BUENDIA LOUIS JR &
DEC-2010	\$10	24261 / 01445	LIFE ESTATE	BUENDIA AURORA
OCT-2003	\$195,000	16055 / 01031	WARRANTY DEED	BUENDIA AURORA
JAN-1979	\$80,000	03147 / 00699	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
Finished Encl. Porch	1980	182

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$443,205	\$423,252	\$342,252	\$263,300	\$256,348
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$443,205	\$423,252	\$342,252	\$263,300	\$256,348

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$414,125	\$376,477	\$342,252	\$149,287	\$147,226
Exemption Amount	\$0	\$0	\$0	\$50,500	\$50,500
Taxable Value	\$414,125	\$376,477	\$342,252	\$98,787	\$96,726

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,746	\$6,322	\$5,609	\$1,846	\$1,847
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,853	\$6,425	\$5,709	\$1,942	\$1,942



Town of Highland Beach

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

NOTICE OF VIOLATION

November 19, 2024

LOUIS JR & JUNE BUENDIA
8 LEARY DR
TEWKSBURY MA, 01876

RE: Code Compliance Case No. CC-24-469

Location: 3212 S OCEAN BLVD 106-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 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.

Correction Contact permitting at 561 637 2022 to reinstate/obtain all required permits by December 3, 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

