



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-005**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jamaica Manor Inc. Lessee  
2711 S Ocean Blvd  
Highland Beach, FL 33487

**Re:** 2711 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-46-28-63-000-0000)

**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, September 13, 2022, at 1:00 P.M.***, regarding observed several plumbing vehicles and employees and was told they were repairing/replacing the lines. No permit on file: Need to obtain a permit, (30-122 (A) Building Permits Required). 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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<sup>th</sup> day of August 2022.

  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4822

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

Tel (561) 278-4548 • Fax (561) 265-3582



# Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

## **ZOOM PARTICIPATION:**

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

## **PROVIDING PUBLIC COMMENT:**

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

## **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

**Property Detail**

Location Address 2711 S OCEAN BLVD  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-46-28-63-000-0000  
 Subdivision JAMAICA MANOR INC LESSEE 2711 S OCEAN BLVD HIGHLAND BEACH FL  
 Official Records Book Page  
 Sale Date  
 Legal Description JAMAICA MANOR INC LESSEE COMMON AREA A/K/A BYRD BEACH S 10 FT OF LT 23, LTS 24 & 24-A A/K/A CITY LT NO 118

**Owner Information**

**Owners**  
 JAMAICA MANOR INC LESSEE

**Mailing address**  
 2711 S OCEAN BLVD  
 BOCA RATON FL 33487 1813

**Sales Information**

No Sales Information Available.

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 0  
 Acres  
 Use Code 0900 - RESIDENTIAL COMMON AREA/ELEMENT  
 Zoning RMM - Multi-Family Medium-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

**P = Preliminary**

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022 <b>P</b>	2021	2020
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0



7021 1970 0002 3024 4822

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

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

**OFFICIAL USE**

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

\$7.85

Sent To

Street and Apt

City, State, Zip

Jamaica Manor Inc. Lessee

2711 S Ocean Blvd

Highland Beach, FL 33487

CC2022-07-005

HIGHLAND BEACH, FL 33487

Aug 9 2022  
Postmark  
Here

CPG #0231

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jamaica Manor Inc. Lessee  
2711 S Ocean Blvd  
Highland Beach, FL 33487

**POSTED**  
**ON PROPERTY**  
**08/29/22**  
**DATE**

Re: 2711 S Ocean Blvd, Highland Beach FL, 33487 (PCN: 24-43-46-28-63-000-0000)

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, September 13, 2022, at 1:00 P.M.*, regarding observed several plumbing vehicles and employees and was told they were repairing/replacing the lines. No permit on file: Need to obtain a permit, (30-122 (A) Building Permits Required). 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. 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<sup>th</sup> day of August 2022.

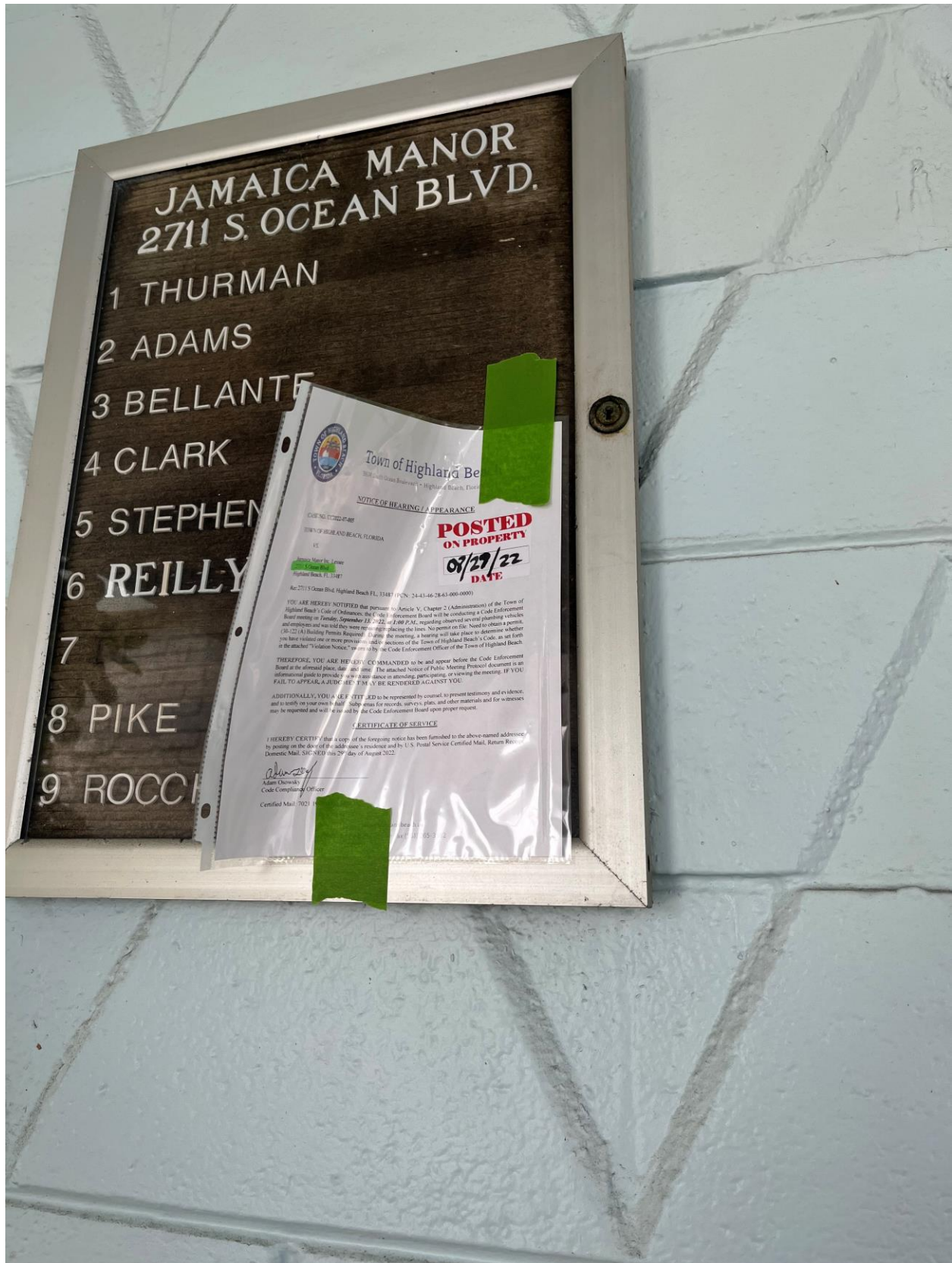
  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4822

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

Tel (561) 278-4548 • Fax (561) 265-3582





JAMAICA MANOR  
2711 S. OCEAN BLVD.

1 THURMAN

2 ADAMS

3 BELLANTE

4 CLARK

5 STEPHEN

6 REILLY

7

8 PIKE

9 ROCCI



Town of Highland Beach  
2711 S. Ocean Blvd., Highland Beach, FL 33487

**NOTICE OF HEARING / APPEARANCE**

CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Address: 2711 S. Ocean Blvd., Highland Beach, FL 33487

Re: 2711 S. Ocean Blvd., Highland Beach FL, 33487 (P.N. 24-43-46-2843-000-0000)

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, September 13, 2022 at 10:00 P.M.** regarding observed no-virt parking vehicles and a hearing to determine if the violator is a repeat offender. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with information regarding the meeting. You are hereby notified that 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," on 08/29/22 by one 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with information regarding the meeting. You are hereby notified that 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," on 08/29/22 by one Code Enforcement Officer of the Town of Highland Beach.

ADDITIONALLY, YOU ARE HEREBY NOTIFIED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, survey's plans, 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, No. 7021 on 08/29/22 day of August 2022.

*Adam Oswalt*


Adam Oswalt

Code Compliance Officer

Certified Mail 7021

**POSTED  
ON PROPERTY**  
**08/29/22  
DATE**

Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky

 **Town of Highland Beach**  
3616 South O  
Highland Beach  
Phone: 561-351-5616  
Fax: 561-351-5617

July 22, 2022

JAMAICA MANOR  
2711 S. OCEAN BLVD COND  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-005

JAMAICA MANOR,

**Location :** 2711 S OCEAN BLVD  
Boca Raton FL, 33487

**Complaint Description:**

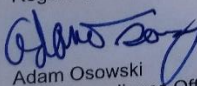
After receiving this complaint from Jeff Remas I inspected the subject property. I observed several plumbing and employees. I spoke to Ace 561 444 2828 and was told they were repairing/replacing the lines. I explained there was no permit on file and they need to obtain a permit. Must obtain permit within 14 days of this date.

**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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$100 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, please contact the Code Compliance Officer for a reinspection at 561-351-5617.  
Town of Highland Beach Building Dept. at 561-278-4540.

Regards,  
  
Adam Osowski  
Code Compliance Officer  
5613516169





## Town of Highland Beach

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

July 22, 2022

JAMAICA MANOR  
2711 S. OCEAN BLVD COND  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-005

JAMAICA MANOR,

**Location :** 2711 S OCEAN BLVD  
Boca Raton FL, 33487

**Complaint Description:**

After receiving this complaint from Jeff Remas I inspected the subject property. I observed several plumbing vehicles and employees. I spoke to Ace 561 444 2828 and was told they were repairing/replacing the lines. I explained there was no permit on file and they need to obtain a permit.  
Must obtain permit within 14 days of this date.

**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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can 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, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowski  
Code Compliance Officer  
5613516169

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

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

**OFFICIAL USE**

Certified Mail Fee \$ 7.80

Return Receipt (hardcopy) \$ 3.25

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.00

Total Postage and Fees \$ 7.85

Postmark  
 JUL 22 2022  
 HIGHLAND BEACH, FL 33487

Sample  
 Jamaica Manor NOV  
 2711 Ocean Blvd CC 2022 07 005  
 Highland Beach FL 33487

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:            Jamaica Manor            2711 Ocean Blvd            Highland Beach FL 33487            CC 2022 07 005 NOV</p> <p>2. Article Number (Transfer from service label)            7018 0680 0001 8431 0832</p>		<p>A. Signature            X <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <u>TODD THURMAN</u></p> <p>C. Date of Delivery  <u>7/26/22</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p> <p>AUG 01 2022</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express<sup>®</sup></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<sup>™</sup></p> <p><input checked="" type="checkbox"/> Certified Mail<sup>®</sup> <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation<sup>™</sup></p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p>4. Service Type</p> <p><input type="checkbox"/> Priority Mail Express<sup>®</sup></p> <p><input type="checkbox"/> Registered Mail<sup>™</sup></p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation<sup>™</sup></p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

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

Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky





Evidence Sheet	
Case Number:	CR-22-0XXX
Property Address:	2711 S OCEAN
Inspector:	Adam Osowsky

