



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joshua & Megan Davison
1015 Russell Drive D
Highland Beach FL, 33487

Re: 1015 Russell Drive D, Highland Beach FL, 33487 (PCN: 24-43-47-04-22-001-0040)

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 *Life Safety Pool Barrier*, observed an open and exposed pool with a fence in disrepair, (IPMC 303.2 Swimming pool enclosures.). 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 29th day of August 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4815

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 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.
- 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 1015 RUSSELL DR D
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-22-001-0040
 Subdivision SHAMROCK I COND DECL FILED 4-10-80
 Official Records Book 30094 Page 1
 Sale Date AUG-2018
 Legal Description SHAMROCK I COND UNIT D

Owner Information

Owners	Mailing address
DAVISON JOSHUA A & DAVISON MEGAN M	1015 RUSSELL DR # D BOCA RATON FL 33487 4231

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2018	\$594,000	30094 / 00001	WARRANTY DEED	DAVISON JOSHUA A &
MAR-2005	\$10	18325 / 00101	DEED OF TRUST	HYLAND JONATHAN J
FEB-2005	\$10	18325 / 00097	DEED OF TRUST	HYLAND MAXINE TRUST
JAN-1997	\$100	09626 / 00704	WARRANTY DEED	HYLAND MAXINE
JUL-1983	\$100	06064 / 00157	WARRANTY DEED	
JUL-1980	\$100	03343 / 00409	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DAVISON JOSHUA A &	2022	HOMESTEAD
DAVISON JOSHUA A &	2022	ADDITIONAL HOMESTEAD
DAVISON MEGAN M	2022	HOMESTEAD
DAVISON MEGAN M	2022	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 1445
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$621,384	\$530,493	\$515,678
Land Value	\$0	\$0	\$0
Total Market Value	\$621,384	\$530,493	\$515,678

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 P	2021	2020
Assessed Value	\$404,232	\$392,458	\$387,039
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$354,232	\$342,458	\$337,039

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$5,973	\$5,977	\$6,001
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$6,073	\$6,073	\$6,096

7021 1970 0002 3024 4815

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

\$ 4.00

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

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage 7.85

\$ _____

Total Postage and _____

\$ _____

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Joshua & Megan Davison

1015 Russell Drive D

Highland Beach FL, 33487

CC2022-07-007





Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joshua & Megan Davison
1015 Russell Drive D
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

**08/27/22
DATE**

Re: 1015 Russell Drive D, Highland Beach FL, 33487 (PCN: 24-43-47-04-22-001-0040)

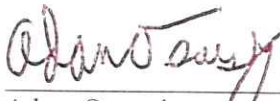
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances: the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, September 13, 2022, at 1:00 P.M.*, regarding *Life Safety Pool Barrier*, observed an open and exposed pool with a fence in disrepair, (IPMC 303.2 Swimming pool enclosures.). 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 29th day of August 2022.


Adam Osowsky
Code Compliance Officer

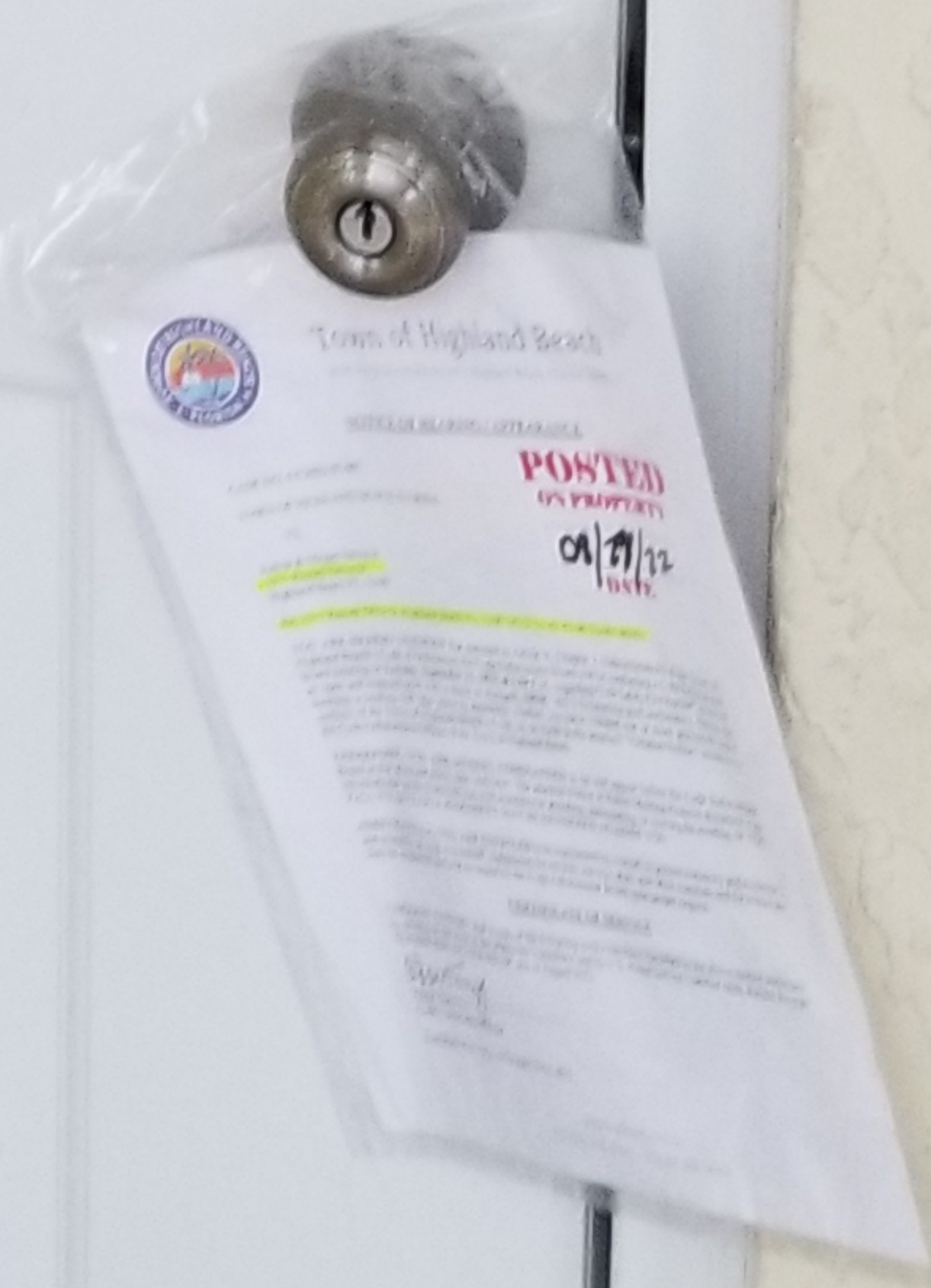
Certified Mail: 7021 1970 0002 3024 4815

www.highlandbeach.us

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



D





Town of Highland Beach

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

July 26, 2022

DAVISON, JOSHUA & MEGAN
1015 RUSSELL DR D
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-007

JOSHUA & MEGAN DAVISON,

Location : 1015 RUSSELL DRIVE
HIGHLAND BEACH FL, 33487

Complaint Description:

Life Safety Pool Barrier On July 22, 2022 I inspected the subject property. I observed an open and exposed pool with a fence in disrepair. Pool must meet compliance by August 5, 2022.

IPMC 303.2 Swimming pool enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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 Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. 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. 	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>8/5/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>AUG 09 2022</p> <p>Town of Highland Beach, FL</p>
<p>1. Article Addressed to:</p> <p><i>Shamrock 1 Condo A5N</i> <i>1015 Russell DR</i> <i>HB, FL 33487</i> <i>MOV CC 202207007</i></p> <p>9590 9402 4076 8092 0731 47</p> <p>2. Article Number (Transfer from service label)</p> <p><i>7018 0680 0001 8431 0337</i></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <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™</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>

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. 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. 	<p>A. Signature X <i>RECEIVED</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>JUL 28 2022</i> C. Date of Delivery <i>JUL 28 2022</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>AUG 02 2022</p> <p>Town of Highland Beach, FL</p>
<p>1. Article Addressed to:</p> <p><i>CT Corp. System MOV</i> <i>1200 S Pine Island Rd</i> <i>Plantation FL 33324</i> <i>CC 2022 07007</i></p> <p>9590 9402 4076 8092 0731 30</p> <p>2. Article Number (Transfer from service label)</p> <p><i>7018 0680 0001 8431 0290</i></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <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™</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>

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

Evidence Sheet	
Case Number:	CC2022-07-007
Property Address:	1015 RUSSELL DRIVE
Inspector:	Adam Osowsky

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
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.60

Total Postage and Fees
\$ 7.85

Postmark Here
JUL 26 2022
CPD #0231

Sent to
Shenrock Condo 455 N
1015 Russell Dr Nov
Hollywood FL 33482 07007
City, State, ZIP+4®

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

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
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.60

Total Postage and Fees
\$ 7.85

Postmark Here
JUL 26 2022
CPD #0231

Sent to
Schoonman Nov 07007
1015 Russell Dr Apt B
Hollywood FL 33487
City, State, ZIP+4®

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

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
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.60

Total Postage and Fees
\$ 7.85

Postmark Here
JUL 26 2022
CPD #0231

Sent to
CT Corp Sys. Nov 07007
1200 S Pine Trl
Plantation FL 33324
City, State, ZIP+4®

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