



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Perricone  
35 Pleasant St  
Meriden CT, 06450

Re: 4211 South Ocean Blvd 2, Highland Beach FL, 33487 (PCN: 24-43-47-04-56-001-0020)

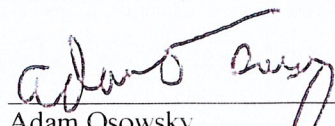
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, regarding observed 3rd floor, east balcony lights on during turtle season (4-8(C) Lighting restrictions for protection of sea turtles) and constructed work being performed inside the unit without a building 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 4792

[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 4211 S OCEAN BLVD 2  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-56-001-0020  
 Subdivision OCEAN PLACE VILLAS CONDO  
 Official Records Book 33421 Page 1957  
 Sale Date MAR-2022  
 Legal Description OCEAN PLACE VILLAS CONDO UNIT 2 BLDG A

**Owner Information****Owners**

PERRICONE NICHOLAS

**Mailing address**

35 PLEASANT ST  
 MERIDEN CT 06450 5786

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2022	\$6,800,000	33421 / 01957	WARRANTY DEED	PERRICONE NICHOLAS
APR-2014	\$4,600,000	26770 / 01300	DEED OF TRUST	ANKA MARTON
MAR-2011	\$3,733,000	24410 / 00403	WARRANTY DEED	ZACCARIA 1988 FAMILY TRUST

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 5480  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$4,800,024	\$4,032,607	\$3,984,860
Land Value	\$0	\$0	\$0
Total Market Value	\$4,800,024	\$4,032,607	\$3,984,860

**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	\$4,435,868	\$4,032,607	\$3,984,860
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$4,435,868	\$4,032,607	\$3,984,860

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$75,131	\$68,356	\$68,880
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$75,231	\$68,452	\$68,975

Dorothy Jacks, CFA, AAS **PALM BEACH COUNTY PROPERTY APPRAISER** [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)



7021 1970 0002 3024 4792

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)

- |  |    |  |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postage

\$

**Total Postage and Fees**

\$

7.85 Nicholas Perricone  
Sent To 35 Pleasant St  
Street and Apt. No., or Meriden CT, 06450  
City, State, ZIP+4® CC2022-07-001



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

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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Perricone  
35 Pleasant St  
Meriden CT, 06450

**POSTED  
ON PROPERTY**

**08/29/22  
DATE**

Re: 4211 South Ocean Blvd 2, Highland Beach FL, 33487 (PCN: 24-43-47-04-56-001-0020)

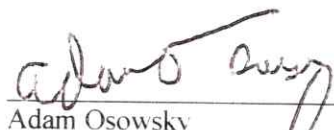
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4792

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





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*Adam Owens*  
Adam Owens  
Code Compliance Officer

Certified Mail: 7021 970 0002 30244797

3582

211-1

42

-2

-3

OUTGOING

Scroll for name,  
or enter  
apartment number  
then press CALL



1P



2P





## Town of Highland Beach

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

July 11, 2022

PERRICONE, NICHOLAS  
35 PLEASANT ST  
MERIDEN, CT 06450

RE: Code Compliance Case No. CC2022-07-001

NICHOLAS PERRICONE,

**Location :** 4211 S. OCEAN BLVD 2  
HIGHLAND BEACH FL, 33487

### **Complaint Description:**

Observed 3rd floor, east balcony lights on during turtle season in violation of Town Ordinance 4-8. Access granted by James Sadler who accompanied the Building Official to the lighting violation. While having this violation corrected, it was discovered that there was constructed work being performed inside the unit without a building permit in violation of the Town Ordinance 30-122(A). A stop work order was posted on the jobsite 07/11/2022. \*You have 14 DAYS from the date of this letter to secure a permit with the Town of Highland Beach.

### **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.

### **4-8(C) Lighting restrictions for protection of sea turtles.**

(c)Lighting restrictions along beach. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching during the period from March 1 to October 31 of each year, from dusk to dawn.

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 Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowski, Code Compliance  
Code Compliance Officer





# Town of Highland Beach

Building Department  
3616 South Ocean Boulevard  
Highland Beach, Florida 33487

RETURN RECEIPT  
REQUESTED

UAF

July 26, 2022

PERRICONE, NICHOLAS  
35 PLEASANT ST  
MERIDEN, CT 06450

06450-7333

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  
\$ 4.00

Extra Services & Fees (check box, fee in parentheses)  
☒ Return Receipt (hardcopy) \$ 2.85  
☐ 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 26 2022

CFR #9237

Send To  
Nicholas Perricone NOV  
35 Pleasant St 06450  
Meriden CT 06450

PS Form 3800, April 2019 PSN 7530-02-000-9001 See Reverse for Instructions

**CERTIFIED MAIL<sup>®</sup>**



7018 0680 0001 8431 0481

Blc  
7120 R

quadrant  
FIRST-CLASS MAIL  
IMI  
\$007.85<sup>9</sup>  
07/26/2022 ZIP 33487  
043M31223112

US POSTAGE

Name

NIXIE 061 FE 1 0008/02/22  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 33487339316 \*0575-02719-26-43

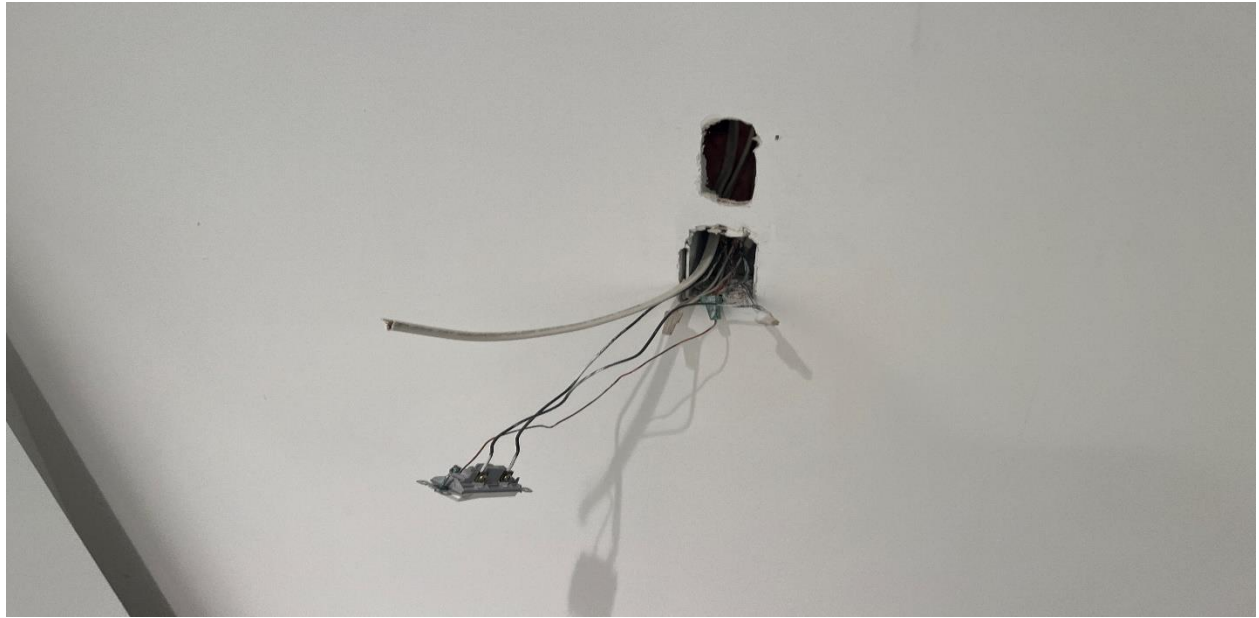


Evidence Sheet	
Case Number:	CC2022--07-001
Property Address:	4211 S. OCEAN BLVD 2
Inspector:	Adam Osowsky





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