



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-07-002**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Inna Mikhaylova  
3301 S. Ocean Blvd 608  
Highland Beach FL, 33487

**Re:** 3301 S. Ocean Blvd 608, Highland Beach FL, 33487 (PCN: 24-43-46-33-12-000-0608)

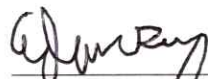
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances; the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, September 13, 2022, at 1:00 P.M.***, regarding demolition of gypsum board reportedly containing asbestos in the kitchen and a wall on the other side. Work performed in a threshold building without the required permits under the Florida Building Code (FBC). (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 3301 S OCEAN BLVD 608  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-46-33-12-000-0608  
 Subdivision AMBASSADORS V SOUTH COND  
 Official Records Book 29553 Page 1897  
 Sale Date DEC-2017  
 Legal Description AMBASSADORS V SOUTH COND APT 608

**Owner Information**

**Owners**  
 MIKHAYLOVA INNA V

**Mailing address**  
 3301 S OCEAN BLVD APT 608  
 BOCA RATON FL 33487 2529

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$10	29553 / 01897	WARRANTY DEED	MIKHAYLOVA INNA V
JUL-2011	\$240,000	24660 / 01986	WARRANTY DEED	MIKHAYLOVA INNA V
DEC-2004	\$390,000	17893 / 01711	WARRANTY DEED	REEVES ROBERT &
AUG-2004	\$320,000	17527 / 00305	WARRANTY DEED	BISMAN FRANK &
JAN-2000	\$136,000	11558 / 00217	WARRANTY DEED	RENO LENA ANN

**Exemption Information**

Applicant/Owner	Year	Detail
MIKHAYLOVA INNA V	2022	HOMESTEAD
MIKHAYLOVA INNA V	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 1050  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RMH - Multi-Family High-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022 <b>P</b>	2021	2020
Improvement Value	\$355,950	\$290,000	\$275,000
Land Value	\$0	\$0	\$0
Total Market Value	\$355,950	\$290,000	\$275,000

**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	\$243,785	\$236,684	\$233,416
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$193,785	\$186,684	\$183,416

**Taxes**

Tax Year	2022 <b>P</b>	2021	2020
Ad Valorem	\$3,341	\$3,336	\$3,346
Non Ad Valorem	\$1,031	\$1,021	\$1,026
Total tax	\$4,372	\$4,357	\$4,372



7021 1970 0002 3024 4785

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**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

\$ 7.85

Sent To

Street and Apt.

City, State, ZIP

Inna Mikhaylova

3301 S. Ocean Blvd 608

Highland Beach FL, 33487

CC2022-07-002

AUG 30 2022

Postmark  
Here

CPO #0231



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-07-002

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Inna Mikhaylova  
3301 S. Ocean Blvd 608  
Highland Beach FL, 33487

**POSTED  
ON PROPERTY**

**08/29/22**  
**DATE**

Re: 3301 S. Ocean Blvd 608, Highland Beach FL, 33487 (PCN: 24-43-46-33-12-000-0608)

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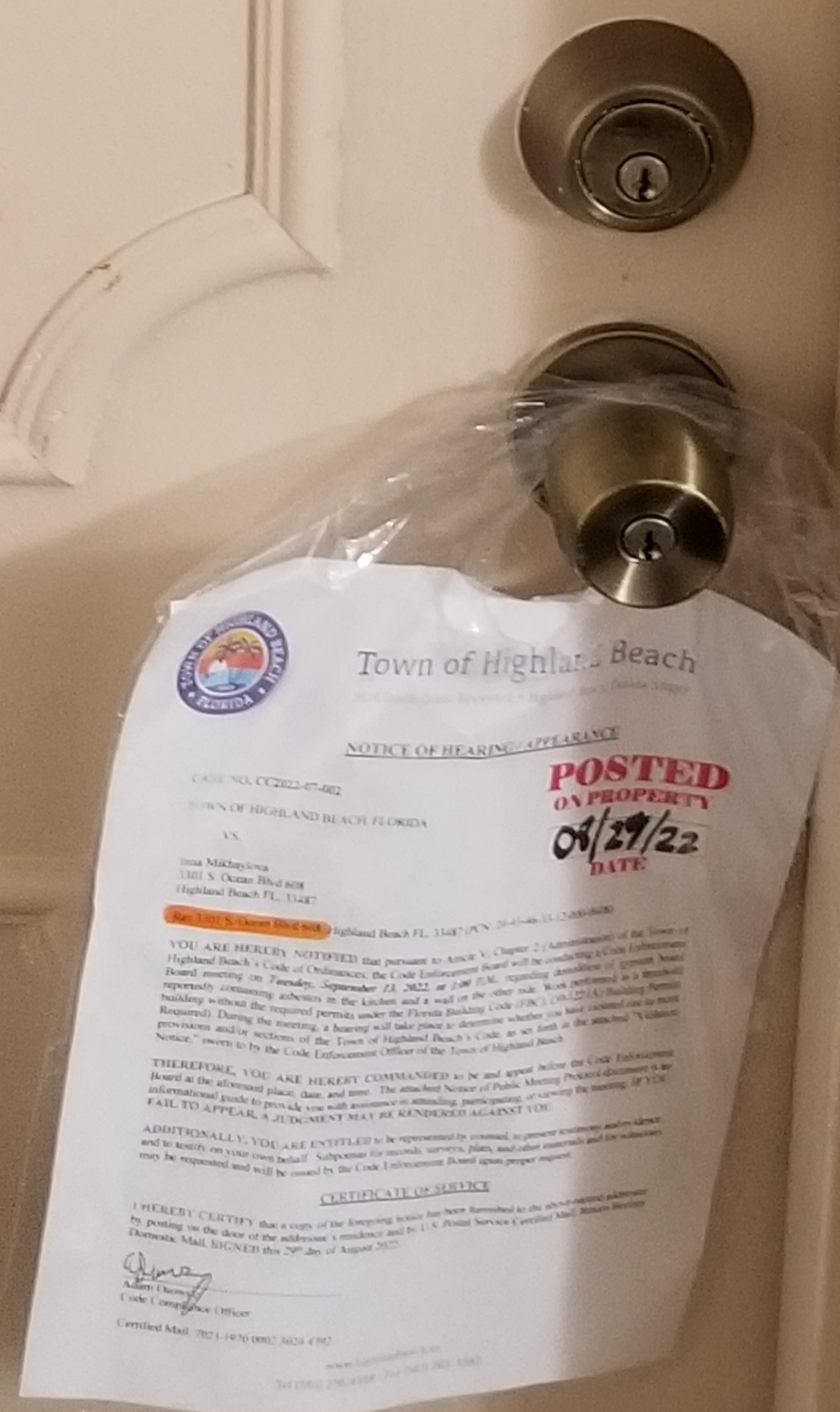
Adam Osowsky  
Code Compliance Officer

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

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

July 21, 2022

MIKHAYLOVA, INNA  
3301 S. OCEAN BLVD. UNIT 608  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-07-002

INNA MIKHAYLOVA

**Location :** 3301 S. OCEAN BLVD 608  
HIGHLAND BEACH FL, 33487

### **Complaint Description:**

A resident of 3301 S Ocean Blvd stopped in the BD office to report work without a permit. Jeff Remas, CBO investigated due to CC Officer Osowsky being away at training. Upon arrival management staff provided access to the building. When I arrived at the 6th floor there was a worker present in the hallway. I identified myself and asked permission for access which I was granted. Inside the supervisor/co-owner of the company provided details as to the scope of the work which included demolition of gypsum board reportedly containing asbestos. The area of work was the kitchen and a wall on the other side. The area was quarantined off for health concerns due to the nature of the work so there are no photos of the job. The supervisor of the company doing the work, Environmental Control Industries, Inc. stated that they were subcontracted by Restoration Xperts of Deerfield Beach with Steve Thomas 561-613-1000 being the contact. I notified the supervisor of Environmental Control Industries, Inc. that the job was being performed in a threshold building without the required permits under the FBC. Due to the nature of the work and health risk, I did not shut down the job at that visit and allowed them to finish as they stated it was a 1 day job. Must Obtain permit by 8/7/22.

### **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.





## Town of Highland Beach

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

Regards,

Adam Osowski  
Code Compliance Officer  
5613516169



Evidence Sheet	
Case Number:	CC-2022-07-002
Property Address:	3301 S Ocean 608
Inspector:	Adam Osowsky

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Certified Mail Fee \$4.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ 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 Here  
 JUL 20 2022  
 CPO #0737

Sent To: I n n q v M i k h a y l o v a  
 Street and Apt. No., Box No., PO Box No., or Military Address: 3301 S Ocean Blvd Apt 608  
 City, State, ZIP+4®: H P, FL 33487 CC2022 07002

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

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**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:  
 I n n q v M i k h a y l o v a  
 3301 S Ocean Blvd Apt  
 Highland Beach FL 33487608  
 Nov CC2022 07 002

2. Article Number (Transfer from service label)  
 7018 0680 0001 8431 0313

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Agent  
☒ Addressee

B. Received by (Printed Name)  
 I n n q v M i k h a y l o v a

C. Date of Delivery  
 8/1/22

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

Town of Highland Beach, FL  
 Town Clerk's Office

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Mail Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt