



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2021-12-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Samson Chow  
4400 S. Ocean Blvd.  
Highland Beach, FL 33487

**POSTED**  
**ON PROPERTY**

**12/30/2021**

**DATE**

**Re:** 4400 S. Ocean Blvd., Highland Beach FL, 33487 (PCN: 24-43-47-04-02-001-0140)

**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 11, 2022, at 2:00 P.M.**, reference observed A/C changeout without 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, Domestic Mail, **SIGNED** this 30<sup>th</sup> day of December 2021.

Jason Manko  
Code Compliance Officer

Certified Mail: 7019 0700 0001 2739 4808

[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. In accordance with the State and the County's easing of the COVID-19 restrictions, effective June 01, 2021, all town departments reopened with regular operating hours.

That said, as an added layer of protection for the safety of all attending meetings in the Commission Chambers, the wearing of facial coverings or masks is required. Also, until further notice, Social distancing requirements and in-person meeting capacity limits remains in place. For those interested, Zoom Video Communications and telephone participation are offered.

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

### **PREREGISTRATION FOR IN-PERSON ATTENDANCE/PARTICIPATION AT ALL MEETINGS:**

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses **must preregister** to attend/participate in a meeting by sending an email to Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or contacting (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, etc.**) The subject matter to be discussed must be included in the preregistration request. If the meeting is a **Public Hearing Quasi-Judicial meeting**, the subject matter and application number must be included in the preregistration request.
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the Town Clerk's Office. For **Public Hearing Quasi-Judicial meetings**, precedence into the Commission Chambers will be given to applicants, their representatives and/or witnesses over all others preregistered parties. The Quasi-Judicial meeting participants will also be allowed in the Commission Chambers at the time of the hearing that is relevant to their applicant/client.
- The Zoom Video Communications is an option for those individuals who are interested in participating on the meeting online or via telephone.

### **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:

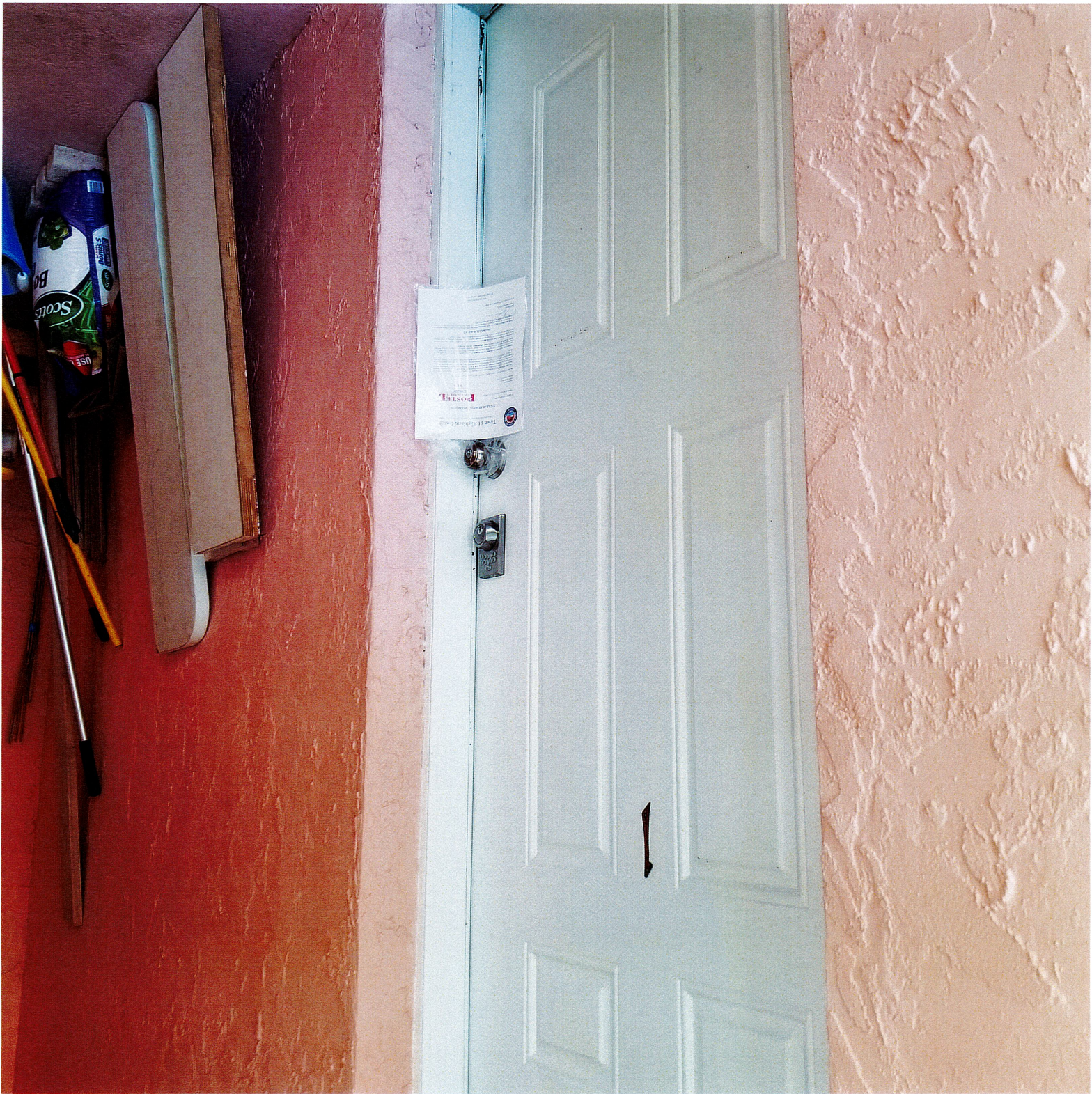
### **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- 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.

Published: 05.26.2021/Updated 08.02.2021









## Town of Highland Beach

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

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December 02, 2021

SAMSON CHOW  
4400 SO OCEAN BLVD #1  
HIGHLAND BCH, FL 33487

RE: Code Compliance Case No. CC2021-12-001

SAMSON CHOW,

**Location :** 4400 S. OCEAN BLVD  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Observed AC changeout without permit. PLEASE OBTAIN EMERGENCY PERMIT WITHIN 24 HOURS FROM BUILDING DEPARTMENT.

**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 may result in additional code enforcement actions being taken, 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,

Jason Manko  
Code Compliance Officer  
561-351-6169



Evidence Sheet	
Case Number:	CC2021-12-001
Property Address:	4400 S Ocean Blvd
Inspector:	Jason Manko



**Property Detail**

Location Address 4400 S OCEAN BLVD  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-47-04-02-001-0140  
Subdivision BEL LIDO IN  
Official Records Book 24846 Page 427  
Sale Date OCT-2011  
Legal Description BEL LIDO LT 14 BLK 1

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
CHOW CAROLYN E & CHOW SAMSON SIU-MING	4400 S OCEAN BLVD HIGHLAND BEACH FL 33487 4294

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2011	\$10	24846 / 00427	QUIT CLAIM	CHOW CAROLYN E &
SEP-2011	\$1,050,000	24783 / 00699	WARRANTY DEED	CHOW CAROLYN E
OCT-2010	\$1,601,811	24116 / 01243	WARRANTY DEED	4400 OCEAN DELRAY LLC
APR-2007	\$2,200,000	21609 / 01253	WARRANTY DEED	SACKS GEORGE &
MAY-2003	\$1,450,000	15506 / 01763	WARRANTY DEED	TIERNEY THOMAS J JR &
DEC-1995	\$525,000	09086 / 01134	WARRANTY DEED	
APR-1995	\$100	08733 / 01919	LIFE ESTATE	
JAN-1994	\$59,400	08067 / 01970	WARRANTY DEED	
JAN-1977	\$115,000	02688 / 01780		
JAN-1975	\$155,000	02435 / 00429	WARRANTY DEED	

**Exemption Information**

Applicant/Owner	Year	Detail
CHOW CAROLYN E &	2022	ADDITIONAL HOMESTEAD
CHOW CAROLYN E &	2022	HOMESTEAD

**Property Information**

Number of Units 4  
\*Total Square Feet 6800  
Acres 0.3442  
Use Code 0800 - MULTIFAMILY < 10 UNITS  
Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2021	2020	2019
Improvement Value	\$462,206	\$351,512	\$352,768
Land Value	\$1,035,000	\$900,000	\$1,035,000
Total Market Value	\$1,497,206	\$1,251,512	\$1,387,768

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

**Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$253,339	\$1,148,424	\$1,240,741
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$203,339	\$1,098,424	\$1,190,741

**Taxes**

Tax Year	2021	2020	2019
Ad Valorem	\$3,619	\$19,162	\$21,028
Non Ad Valorem	\$384	\$380	\$388
Total tax	\$4,003	\$19,542	\$21,416



7019 0700 0001 2739 4806

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**OFFICIAL USE**

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

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$0237  
☐ Adult Signature Restricted Delivery \$

Postage

\$

**Total Postage and**

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Samson Chow

4400 S. Ocean Blvd.

Highland Beach, FL 33487

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

See Reverse for Instructions

DEC 30 2021

HIGHLAND BEACH, FL 33487

DEC 30 2021

Postmark

Here

CPO #0237