



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-12-01**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik  
2474 S. Ocean Blvd.  
Highland Beach FL 33487

**Re:** 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

**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, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding Pergola built without an issued 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. **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 21<sup>st</sup> day of February 2024.

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

Certified Mail: 7021 1970 0002 3025 4838

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

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

7021 1970 0002 3025 4838

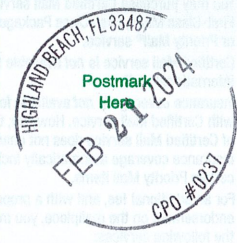
U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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

**OFFICIAL USE**

Certified Mail Fee	\$	4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.65
<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	\$	.68
<b>Total Postage and Fees</b>	\$	<b>8.73</b>



Sent	Stephen & Marla Garchik
Street	2474 S OCEAN BLVD
City	Boca Raton, FL 33487

PS Form 3800, April 2013 **CC2023-12-017**

See Reverse for Instructions

**Property Detail**

**Location Address :** 2474 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-09-000-0131  
**Subdivision :** BYRD BEACH SUB IN  
**Official Records Book/Page :** 29680 / 1581  
**Sale Date :** FEB-2018  
**Legal Description :** BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
GARCHIK STEPHEN GARCHIK MARLA &	2474 S OCEAN BLVD HIGHLAND BEACH FL 33487 1809

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2018	\$10	29680 / 01581	WARRANTY DEED	GARCHIK STEPHEN &
FEB-2018	\$8,417,500	29680 / 01579	WARRANTY DEED	GARCHIK STEPHEN &
OCT-2003	\$10	16623 / 00686	DEED OF TRUST	CHAIFETZ JILL B TRUST
OCT-2003	\$10	16623 / 00683		
AUG-2000	\$7,000,000	11965 / 01896	WARRANTY DEED	CHAIFETZ RICHARD A &
MAY-1999	\$6,500,000	11119 / 01505	WARRANTY DEED	SIMON ARNOLD & DEBRA
MAY-1996	\$625,000	09288 / 01017	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
GARCHIK MARLA &	2024	HOMESTEAD
GARCHIK MARLA &	2024	ADDITIONAL HOMESTEAD
GARCHIK STEPHEN	2024	HOMESTEAD
GARCHIK STEPHEN	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 18502  
**Acres :** 0.5520  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$6,735,824	\$5,558,451	\$5,430,233	\$5,161,802	\$5,162,048
Land Value	\$4,750,008	\$4,318,125	\$3,450,000	\$3,000,000	\$3,450,000
Total Market Value	\$11,485,832	\$9,876,576	\$8,880,233	\$8,161,802	\$8,612,048

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$8,817,730	\$8,524,349	\$8,276,067	\$8,161,802	\$8,612,048
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,767,730	\$8,474,349	\$8,226,067	\$8,111,802	\$8,562,048

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$140,350	\$139,052	\$139,611	\$140,392	\$150,092
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$140,538	\$139,236	\$139,789	\$140,565	\$150,267



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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CASE NO. CC2023-12-01

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Stephen & Marla Garchik  
2474 S. Ocean Blvd.  
Highland Beach FL 33487

**POSTED  
ON PROPERTY**

2/21/24

**DATE**

**Re:** 2474 S. Ocean Blvd. Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0131)

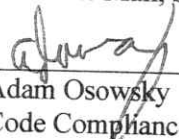
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4838

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

December 27, 2023

GARCHIK MARLA & GARCHIK STEPHEN  
2474 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-017

STEPHEN & MARLA GARCHIK,

**Location :** 2474 S OCEAN BLVD  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint/Violation=Pergola built without an issued permit.

Correction= Must obtain ALL required permits 1/10/2024.

**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 561-278-4540 option 4.

Regards,

Adam Osowsky  
CODE COMPLIANCE OFFICER  
aosowsky@highlandbeach.us  
5613516169

7021 0950 0000 8687 2049

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 \$ 4.35

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

Return Receipt (hardcopy) \$ 3.50

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 1.66

Total Postage and Fees \$ 8.52

Sent To Garchik NOV 231217

Street and Apt. No., or PO Box No. 2474 Ocean Blvd

City, State, ZIP+4® HB FL 33487

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



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
  - A unique identifier for your mailpiece.
  - Electronic verification of delivery or attempted delivery.
  - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
  - Certified Mail service is *not* available for international mail.
  - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
  - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
    - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
- IMPORTANT: Save this receipt for your records.**

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**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:  
Garchik NOV 231217  
2474 Ocean Blvd  
HB FL 33487

2. Article Number (Transfer from service label)  
7021 0950 0000 8687 2049

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  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

9590 9402 7309 2028 7526 90

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
M. Garchik

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery  
12/29/23

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

USPS TRACKING #

9590 9402 7309 2028 7526 90

United States Postal Service

RECEIVED  
 JAN 01 2024  
 Town of Highland Beach, FL  
 Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box •

**TOWN OF HIGHLAND BEACH  
 CODE COMPLIANCE  
 3616 S OCEAN BLVD  
 HIGHLAND BEACH, FL 33487**

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10