



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2024-01-032

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Julia Wanklyn & Patrick Culleton
709 SE 9th St.
Delray Beach Fl, 33483

Re: 1102 Russel Dr S. Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-04-01-000-1071)

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 Permit AC22-0054 a/c change out has expired., (30-122 (B) Expiration of building permit). 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 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4821

www.highlandbeach.us

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

7021 1970 0002 3025 4821

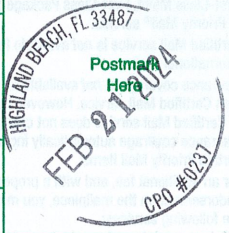
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees 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	\$ 1.68
Total Postage and Fees	\$ 8.73



Julia Wanklyn & Patrick Culleton	
709 SE 9 th St	
Delray Beach FL 33487	
CC2024-01-032	See Reverse for Instructions



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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CASE NO. CC2024-01-032

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Julia Wanklyn & Patrick Culleton
709 SE 9th St.
Delray Beach Fl, 33483

**POSTED
ON PROPERTY**

2/21/24

DATE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4821

www.highlandbeach.us

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



Property Detail

Location Address : 1102 RUSSELL DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-01-000-1071
Subdivision : DELRAY BY THE SEA IN
Official Records Book/Page : 28966 / 278
Sale Date : MAR-2017
Legal Description : DELRAY-BY-THE-SEA TH PT OF LT 107 IN OR2755P308 A/K/A UNIT 64 BOCA COVE

Owner Information

Owner(s)	Mailing Address
WANKLYN JULIA & CULLETON PATRICK	709 SE 9TH ST DELRAY BEACH FL 33483 5127

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2017	\$535,000	28966 / 00278	WARRANTY DEED	WANKLYN JULIA &
JUL-2005	\$0	19230 / 00273	QUIT CLAIM	MCDONALD KEITH
OCT-2002	\$10	14457 / 00969	QUIT CLAIM	MCDONALD KEITH &
APR-2000	\$205,000	11787 / 01685	WARRANTY DEED	MCDONALD KEITH &
APR-1983	\$120,000	03931 / 00372	WARRANTY DEED	
JAN-1977	\$71,000	02755 / 00308		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1802
Acres : 0.04
Property Use Code : 0110—TOWNHOUSE
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$710,000	\$544,500	\$425,000	\$430,000	\$430,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$710,000	\$544,500	\$425,000	\$430,000	\$430,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$514,250	\$467,500	\$425,000	\$430,000	\$430,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$514,250	\$467,500	\$425,000	\$430,000	\$430,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$9,486	\$8,164	\$7,204	\$7,433	\$7,529
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$9,589	\$8,264	\$7,300	\$7,528	\$7,626



Town of Highland Beach

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

January 30, 2024

WANKLYN JULIA & CULLETON PATRICK
709 SE 9TH ST
DELRAY BEACH, FL 33483

RE: Code Compliance Case No. CC2024-01-032

WANKLYN JULIA & CULLETON PATRICK,

Location : 1102 RUSSELL DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Permit AC22-0054 a/c change out has expired.

Correction: Must reinstate/obtain ALL required permits by 2/13/2024. Contact permitting at 561-278-4540.

30-122 (B) Expiration of building permit.

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

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

Tue, January 30, 2024 12:10 PM
Highland Beach, FL 33487



9589 0710 5270 1134 3540 04

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	\$ 4.40
Extra Services & Fees (check box, add fees 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 \$ 4.65

Total Postage and Fees \$ 9.05



CC2024-01-032 NOV

Sent To **NO**

Street and Apt. No., c
Card

City, State, ZIP+4®

WANKLYN JULIA & CULLETON PATRICK
709 SE 9TH ST
DELRAY BEACH, FL 33483



PS Form 3800, Jan

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;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

Permit #: AC22-0054  Alerts Status: EXPIRED Contact: CULLETON PATRICK WANKLYN JULIA & Site Address: 1102 RUSSELL DRIVE
Type: MECHANICAL AC CHANGEOUT Project Name: wanklyn Contractor: SUPERB AIR CONDITIONING INC HIGHLAND BEACH, FL 33487

Expand Display Compress Display


Display Order	Inspection Type	Req	Deferred	Reason	Display Date	Primary Inspector	Inspection Status	State	Results	Has Actions	Has Corrections
1	MECH FINAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>								









Total Hours: 0.00

 Current processing time is 2 days (In review 2 days)
 Application is 321 days past the expiration date.

Project Name: wanklyn

Project Description: a/c change out

Permit Number: AC22-0054  Alerts
Initial Application Number: REFERENCE-22-0016
Permit Type: MECHANICAL AC CHANGEOUT
Status:* EXPIRED
Process State: Expired
Parent Permit:
Assigned To:
Fast Track:
Applied for Online:

Applicant: SUPERB AIR CONDITIONING INC
Primary Contact: CULLETON PATRICK WANKLYN JULIA & 
Primary Contractor: SUPERB AIR CONDITIONING INC 
Last Activity: 01/30/2024 08:09
Last Inspection Date:
Submitted:* 06/14/2022  Application is 610 days old
Completed: 08/29/2022  6 of 6 submittals received, 6 of 6 submittals accepted.
Approved: 08/30/2022  2 of 2 (100%) steps approved.
Ready: 09/30/2022  \$162.13 paid (100%), \$0.00 due.
Issued: 09/30/2022
Finaled:  0 of 1 inspections completed.
Closed:  \$0.00 deferred fees due.
Expires: 03/29/2023 **Exp Override:**

Site Address: 1102 RUSSELL DRIVE

Site City: HIGHLAND BEACH **Latitude:**
State: FL **Site Zip:** 33487 **Longitude:**

Inspection Area:
Zone:
Primary Parcel: 24-43-47-04-01-000-1071 

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Feedback

Latest Update

Your item was delivered to an individual at the address at 12:30 pm on February 1, 2024 in DELRAY BEACH, FL 33483.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

DELRAY BEACH, FL 33483

February 1, 2024, 12:30 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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[Product Information](#)



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Enter tracking or barcode numbers