



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC2023-02-014**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano  
8400 72<sup>nd</sup> Drive STE 6  
Glendale NY 11385

**Re:** 2565 S. Ocean Blvd. 303N, Highland Beach FL 33487 4786 (PCN: 24-43-46-28-47-001-3030)

**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, May 09, 2023, at 1:00 P.M.**, regarding an expired permit, missing address numbers, and open store of trash/debris/construction material, ( 30-122 (B) Expiration of building permit., IPMC 14-35(A) PMC- Rubbish and Garbage, IMPC 304.3 Premises identification – Address numbers). 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/?> . **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 20th day of April 2023.

Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2247

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

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

7021 1970 0002 3025 2247

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

\$

4.15

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

☐ Return Receipt (hardcopy)

\$ 3.55

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

63

Total Postage and Fees

\$

8.13

Margaret Oumano  
8400 72<sup>nd</sup> Drive STE 6  
Glendale, NY 11385  
**CC2023-02-014**



See Reverse for Instructions

Property Detail

Location Address	2565 S OCEAN BLVD 303N		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-28-47-001-3030		
Subdivision	TOWNHOUSES OF HIGHLAND BEACH COND DECL FILED 2-19-81		
Official Records Book	10318	Page	1890
Sale Date	MAR-1998		
Legal Description	TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N		

Owner Information

Owners	Mailing address
OUMANO MARGARET	8400 72ND DR STE 6 GLENDALE NY 11385 7900

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1998	\$329,000	10318 / 01890	WARRANTY DEED	OUMANO MARGARET
SEP-1997	\$100	09981 / 00993	QUIT CLAIM	
SEP-1997	\$295,000	09981 / 00991	WARRANTY DEED	
JUL-1992	\$100	07404 / 00920	WARRANTY DEED	
OCT-1984	\$199,000	04417 / 00684	WARRANTY DEED	
OCT-1982	\$300,100	03811 / 00036	WARRANTY DEED	

Exemption Information

No Exemption information available
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Property Information

Number of Units	1
*Total Square Feet	2107
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RMM - Multi-Family Medium-Density ( 24-HIGHLAND BEACH )

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$599,400	\$470,000	\$470,000
Land Value	\$0	\$0	\$0
Total Market Value	\$599,400	\$470,000	\$470,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$517,000	\$470,000	\$470,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$517,000	\$470,000	\$470,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$9,010	\$7,967	\$8,124
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$9,110	\$8,063	\$8,219





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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano  
8400 72<sup>nd</sup> Drive STE 6  
Glendale NY 11385

**POSTED  
ON PROPERTY**

04/20/23

**DATE**

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2247

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

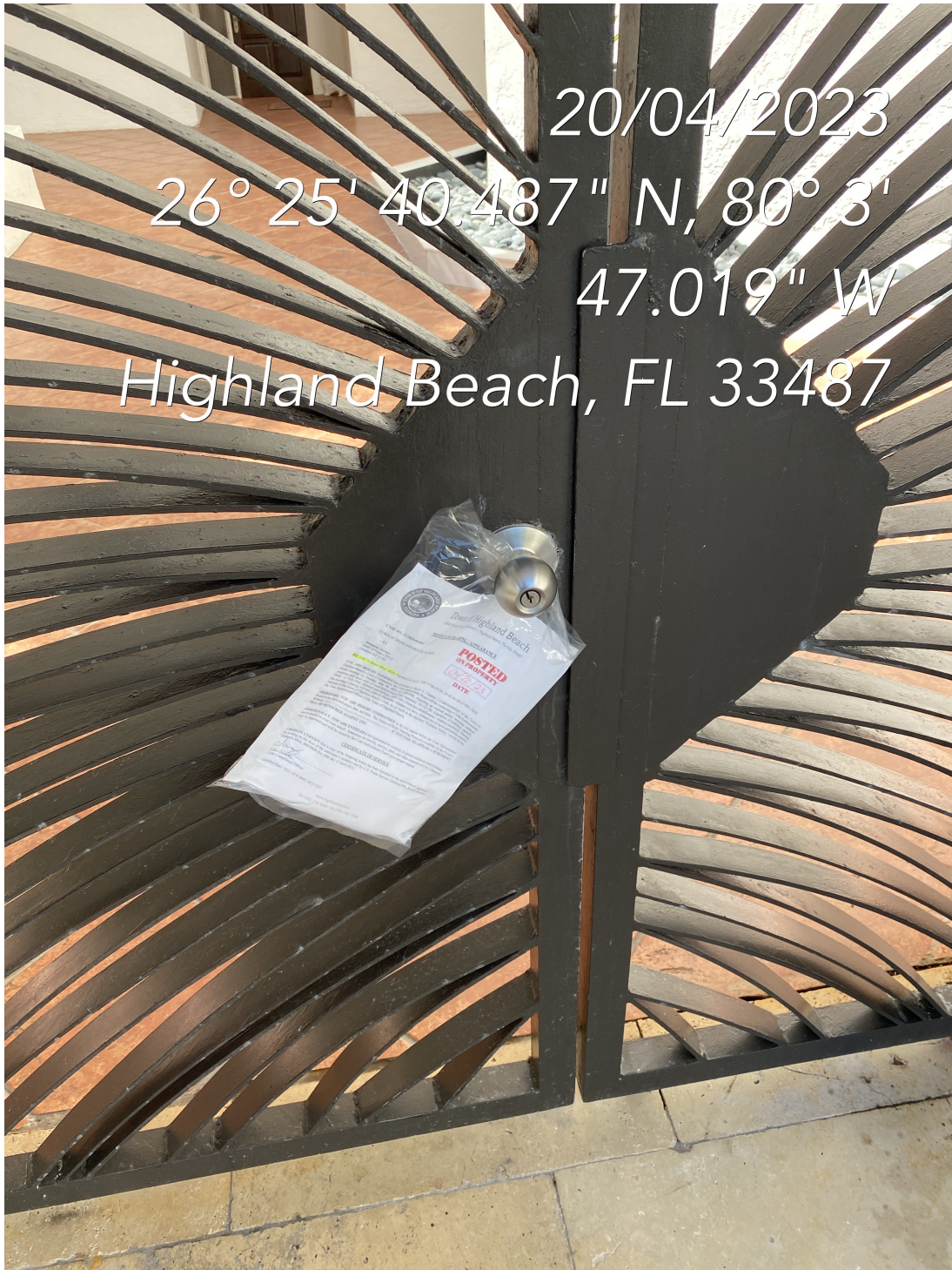


20/04/2023

26° 25' 40.487" N, 80° 3'

47.019" W

Highland Beach, FL 33487





## Town of Highland Beach

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

February 17, 2023

OUMANO MARGARET  
8400 72ND DR STE 6  
GLENDALE, NY 11385

RE: Code Compliance Case No. CC2023-02-014

OUMANO MARGARET,

**Location :** 2565 S OCEAN BLVD 303N  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint/Violation: 1) Expired permit. 2) Missing address numbers. 3) Open store of trash/debris/construction material.

Correction: 1) Contact permitting (561-278-4540) to reinstate/complete Permit: BP-25407- Building. 2) Add required property address numbers as per code. 3) Remove ALL open storage of ALL trash/ debris/ building/ construction material.

All violations are to be complied by 3/14/23 to prevent further actions.

**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.

**IPMC 14-35(A) PMC - Rubbish and Garbage**

Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.

**IPMC 304.3 Premises identification- Address numbers**

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numerals or alphabet letters. Numbers shall not be less than 4 inches in height with a minimum stroke width of .5 inch/



## Town of Highland Beach

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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.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169



## Adam Osowsky

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**From:** Plan Review  
**Sent:** Friday, February 17, 2023 7:22 AM  
**To:** Adam Osowsky  
**Cc:** Jeff Remas  
**Subject:** Fw: 2565 Townhouses# 303  
**Attachments:** Screenshot 2023-02-17 071817303.jpg

There are no active or pending permits for unit 303 but there is an existing violation and an expired permit. I think the unit is 303- they are duplexes and there were no numbers on the door (also a code violation) but I am sure the HOA will know which unit this is. It is visible from the 4<sup>th</sup> floor catwalk. There is an open permit and apparently that material has been there for years and no one has done anything about it.

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**From:** M K <mkeen21@yahoo.com>  
**Sent:** Thursday, February 16, 2023 2:27 PM  
**To:** Plan Review <planreview@highlandbeach.us>  
**Subject:** 2565 303







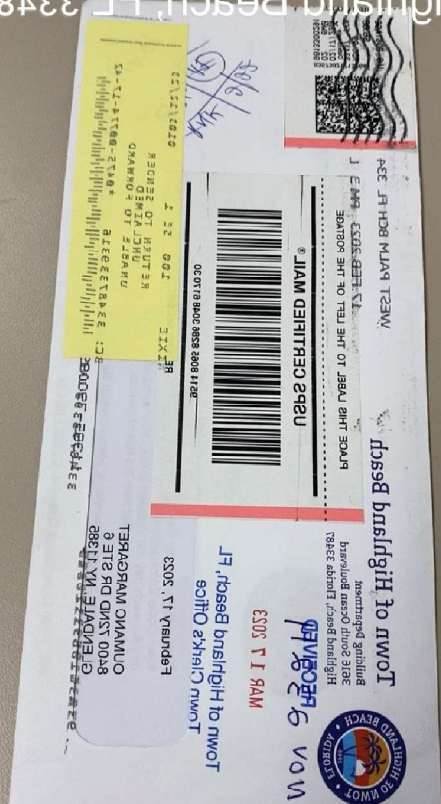


Sent from my iPhone

Evidence Sheet	
Case Number:	CC2023-02-014
Property Address:	2565 S Ocean Blvd 303N
Officer:	Adam Osowsky

40:04:80 2023/02/04  
Highland Beach, FL 33487

04/03/2023 08:39:55  
Highland Beach, FL 33487



**UNITED STATES POSTAL SERVICE**  
JOG ROAD  
6400 BONNITON BEACH BLVD  
BONNITON BEACH, FL 33437-9958  
(800)275-8777

12/17/2023 01:27 PM

Product	Qty	Unit Price	Price
First-Class Mail®	1		\$0.63
Registered Mail™	1		\$4.15
Certified Mail®	1		\$2.10
e-Return Receipt	1		\$6.88
<b>Grand Total:</b>			<b>\$6.88</b>

Card Name: VISA  
Account #: XXXXXXXXXX5394  
Approval #: 006226  
Transaction #: 318  
Receipt #: 000318  
AID: A0000000031010  
AL: VISA CREDIT  
PIN: Not Required


Use Label # for Inquiry on Return Receipt (Electronic).  
For Return Receipt (by email), visit [usps.com](https://usps.com), click on Track & Manage and enter Tracking number; click on drop-down arrow under Return Receipt Electronic; enter name and email address and click on Request Email.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](https://www.usps.com) USPS Tracking or call 1-800-222-1811.

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1-800-222-1811

