



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. CC2023-03-007**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan  
4229 Tranquility Dr.  
Highland Beach FL, 33487

**Re:** 4229 Tranquility Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0170)

**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 construction/building material not screened to code, (12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, and IPMC 14-35(A) PMC - Rubbish and Garbage). 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.municodemeeetings.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 March 2023.

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

Certified Mail: 7021 1970 0002 3025 2254

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

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

7021 1970 0002 3025 2254

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**OFFICIAL USE**

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

Michael Duggan

4229 Tranquility Dr.

Highland Beach FL, 33487

CC2023-03-007

Postmark  
Here

CPO #0231

Reverse for Instructions



Property Detail

Location Address	4229 TRANQUILITY DR		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-02-005-0170		
Subdivision	BEL LIDO IN		
Official Records Book	32779	Page	1627
Sale Date	JUL-2021		
Legal Description	BEL LIDO LT 17 BLK 5		

Owner Information

Owners	Mailing address
DUGGAN MICHAEL	4229 TRANQUILITY DR HIGHLAND BEACH FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	\$3,200,000	32779 / 01627	WARRANTY DEED	DUGGAN MICHAEL
MAY-2020	\$2,100,000	31448 / 01095	WARRANTY DEED	BOWSKY BRANDON A
JUL-2018	\$1,400,000	29994 / 00582	WARRANTY DEED	BSD PROPERTIS LLC
MAR-2018	\$10	29706 / 00706	WARRANTY DEED	ZUCKER DAVID EST
MAY-2015	\$700,000	27522 / 00840	WARRANTY DEED	FENSTER JASON &
SEP-2003	\$1,600,000	15933 / 00955	WARRANTY DEED	ZUCKER DAVID
AUG-1994	\$100	08394 / 01812	DEED OF TRUST	HARBIN ANNA J &
AUG-1990	\$100	06539 / 00641	QUIT CLAIM	
JAN-1980	\$191,300	03391 / 00059		
JAN-1977	\$97,000	02705 / 01760		
JAN-1975	\$105,000	02482 / 01900	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUGGAN MICHAEL	2023	HOMESTEAD
DUGGAN MICHAEL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	4106
Acres	0.2609
Use Code	0100 - SINGLE FAMILY
Zoning	RS - Residential Single Family ( 24-HIGHLAND BEACH )

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,365,669	\$903,005	\$885,698
Land Value	\$1,569,716	\$1,242,000	\$1,080,000
Total Market Value	\$2,935,385	\$2,145,005	\$1,965,698
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$2,897,069	\$2,145,005	\$1,965,698
Exemption Amount	\$50,000	\$0	\$0
Taxable Value	\$2,847,069	\$2,145,005	\$1,965,698

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$46,825	\$36,360	\$33,978
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$47,009	\$36,538	\$34,151



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan  
4229 Tranquility Dr.  
Highland Beach FL, 33487

**POSTED  
ON PROPERTY**

04/20/23  
**DATE**

**Re:** 4229 Tranquility Dr., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0170)

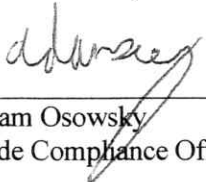
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2254

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

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





20/04/2023

26° 23' 58.699" N, 80° 4'

1.149" 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

March 10, 2023

DUGGAN MICHAEL  
4229 TRANQUILITY DR  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-03-007

DUGGAN MICHAEL,

**Location :** 4229 TRANQUILITY DR  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Violation: Construction/Building material not screened to code. Verbal warning issued on March 6, 2023.

Correction: Open storage of construction/building material need to be screened or removed by March 20, 2023.

**12-2(B) Construction Site Cleanliness/Construction Site Safety**

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

**12-4 Temporary construction fences.**

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

**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.





## Town of Highland Beach

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

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

Evidence Sheet	
Case Number:	CC2023-03-007
Property Address:	4229 Tranquility Dr.
Officer:	Adam Osowsky

7022 0430 0003 4901 5581

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Certified Mail Fee  
 \$ 4.15

Extra Services & Fees (check box, indicate fee amount)

☒ Return Receipt (hardcopy) \$ 2.55

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage  
 \$ 1.63

Total Postage and Fees  
 \$ 8.13

Date NOV 23 37

Signature of Addressee, or Person in Charge  
4229 Tranquility Dr  
HB FL 33487

City, State, ZIP+4®

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





Evidence Sheet	
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