



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ALAN B & PATTI M MASAREK
3515 S OCEAN BLVD
Highland Beach FL, 33487 3301

Re: 3515 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-33-00-004-0140)

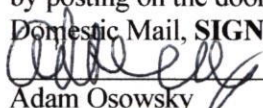
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, April 9, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding EXPIRED PLUMBING PERMIT P23-0162, (**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 27 day of March 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914961

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606

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CC-24-4 NOH
ALAN B + PATTI M MASAREK
3515 S OCEAN BLVD
Highland Beach FL, 33487 3301

Property Detail

Location Address : 3515 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-00-004-0140
Subdivision :
Official Records Book/Page : 33815 / 219
Sale Date : AUG-2022
Legal Description : 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83

Owner Information

Owner(s)	Mailing Address
MASAREK ALAN B & MASAREK PATTI M	3515 S OCEAN BLVD BOCA RATON FL 33487 3301

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$100	33815 / 00219	WARRANTY DEED	MASAREK ALAN B &
AUG-2022	\$8,595,000	33815 / 00217	WARRANTY DEED	MASAREK ALAN B &
DEC-2019	\$100	33671 / 00056	WARRANTY DEED	ACOSTA DEBORAH L
NOV-2019	\$10	31026 / 00323	QUIT CLAIM	ACOSTA DEBORAH
AUG-2019	\$10	30973 / 01392	QUIT CLAIM	ACOSTA DEBORAH
MAR-2011	\$3,500,000	24441 / 01760	WARRANTY DEED	ACOSTA SEAN &
MAR-2002	\$3,650,000	13547 / 01457	WARRANTY DEED	CHAUVIER DANIEL &
MAY-1998	\$2,900,000	10383 / 01699	WARRANTY DEED	BRINT STEPHEN F
OCT-1994	\$735,000	08474 / 00198	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 7459
Acres : 0.3003
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,154,823	\$3,773,609	\$2,826,396	\$2,638,973	\$2,779,751
Land Value	\$5,645,700	\$4,277,100	\$3,240,300	\$2,970,300	\$2,700,300
Total Market Value	\$7,800,523	\$8,050,709	\$6,066,696	\$5,609,273	\$5,480,051

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$7,800,523	\$4,128,960	\$4,008,699	\$3,953,352	\$3,864,469
Exemption Amount	\$0	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$7,800,523	\$4,078,960	\$3,958,699	\$3,903,352	\$3,814,469

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$124,723	\$67,015	\$67,275	\$67,647	\$66,967
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$124,911	\$67,199	\$67,453	\$67,820	\$67,142



Town of Highland Beach

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

NOTICE OF VIOLATION

February 22, 2024

ALAN B & MASAREK
3515 S OCEAN BLVD
BOCA RATON FL, 334873301

RE: Code Compliance Case No. CC-24-4

Location: 3515 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation Description:

Violation: Permit P23-0162-back flow installation has expired due to inactivity. Missing Final Inspection.

Correction: Must contact permitting at 5612784540 to re instate/obtain ALL required permits by 2/21/2024.

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.

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.



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Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

NOTICE OF VIOLATION

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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1134 3540 73

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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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\$ 8.73

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CC-24-4 NOV
ALAN B & MASAREK
3515 S OCEAN BLVD
HIGHLAND BEACH FL, 33487-3301



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 - 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;

- for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
- 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.

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Alan B Masarek</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>ALAN B MASAREK</i> <i>2-9-24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>CC-24-4 NOV ALAN B & MASAREK 3515 S OCEAN BLVD HIGHLAND BEACH FL, 33487-3301</p>	<p>J. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1134 3540 73</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

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

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Town of Highland Beach, FL
Town Clerks Office

TOWN OF HIGHLAND BEACH
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3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487