



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-32**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MARIE E CARADONNA  
3400 S OCEAN BLVD APT 3H  
Highland Beach FL, 33487

Re: 3400 S OCEAN BLVD 3H., Highland Beach FL 33487 (PCN: 24-43-46-33-24-000-0308)

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 ELECTRICAL permit E23-0019 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 27 day of MARCH 2024.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 70210950000086914145

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

**CERTIFIED MAIL®**



7021 0950 0000 8691 4145  
7021 0950 0000 8691 4145

**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 \$ \_\_\_\_\_  
 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 \$ \_\_\_\_\_

Postmark Here

Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street or \_\_\_\_\_

City, Sta \_\_\_\_\_

PS Form \_\_\_\_\_ See reverse for instructions

CC-24-32 NOH  
MARIE E CARADONNA  
3400 S OCEAN BLVD APT 3H  
Highland Beach FL, 33487

**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;

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.**

**Property Detail**

**Location Address :** 3400 S OCEAN BLVD 3H  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-24-000-0308  
**Subdivision :** CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN  
**Official Records Book/Page :** 33168 / 1820  
**Sale Date :** NOV-2021  
**Legal Description :** CORONADO AT HIGHLAND BEACH COND UNIT 3-H

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
CARADONNA MARIE E	3400 S OCEAN BLVD APT 3H BOCA RATON FL 33487 2545

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2021	\$445,000	33168 / 01820	WARRANTY DEED	CARADONNA MARIE E
FEB-2017	\$310,000	28904 / 01625	WARRANTY DEED	STASI LUISA
DEC-1998	\$100	10809 / 01336	QUIT CLAIM	CAMPBELL FRANCES R
OCT-1998	\$100	10769 / 00783	QUIT CLAIM	CAMPBELL FRANCES R
NOV-1995	\$100	09115 / 01563	WARRANTY DEED	
SEP-1987	\$144,000	05430 / 01693	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
CARADONNA MARIE E	2024	HOMESTEAD
CARADONNA MARIE E	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1449  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$509,000	\$406,800	\$300,000	\$290,000	\$290,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$509,000	\$406,800	\$300,000	\$290,000	\$290,000

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$419,004	\$406,800	\$300,000	\$290,000	\$290,000
Exemption Amount	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$369,004	\$356,800	\$300,000	\$290,000	\$290,000

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$6,061	\$6,011	\$5,085	\$5,013	\$5,078
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$6,164	\$6,111	\$5,181	\$5,108	\$5,175

Wed, March 27, 2024

09:57AM

Highland Beach, FL 33487





## NOTICE OF VIOLATION

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

February 16, 2024

MARIE E CARADONNA  
3400 S OCEAN BLVD APT 3H  
BOCA RATON FL, 334872545

RE: Code Compliance Case No. CC-24-32

**Location:** 3400 S OCEAN BLVD 3H  
HIGHLAND BEACH, FL 33487

### **Violation Description:**

#### **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.

More specifically, permit E23-0019-ELECTRICAL has expired due to missing inspections. Correction: Must contact permitting at 5612784540 to reinstate/obtain all required permits by 3/4/2024. Updated compliance date 3/14/2024.

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

- Main
- Parcels
- Notes
- Submittals
- Valuations
- Fees
- Contractors
- Contacts
- Other Requirements
- Details
- Cycles/Reviews
- Inspections
- Workflow

- ⓘ Current processing time is 10 days (In review 10 days)
- ⓘ Application is 206 days past the expiration date.

**Project Name:** Caradonna Residence

**Project Description:** Kitchen drywall and flooring installation .

**Permit Number:** E23-0019      **Applicant:** EAGLE ELECTRICAL INC

**Initial Application Number:** APP23-0287      **Primary Contact:** CARADONNA MARIE E ⓘ

**Permit Type:** ELECTRICAL      **Primary Contractor:** EAGLE ELECTRICAL INC ⓘ

**Status:\*** EXPIRED      **Last Activity:** 03/15/2024 07:15

**Process State:** Expired      **Last Inspection Date:** 04/04/2023      🕒 347 days since last inspection

**Parent Permit:** BR23-0029 ⓘ      **Submitted:\*** 02/09/2023      🕒 Application is 401 days old

**Assigned To:**      **Completed:** 02/14/2023      ✅ 7 of 7 submittals received, 7 of 7 submittals accepted.

**Fast Track:**       **Approved:** 02/23/2023      ✅ 2 of 2 (100%) steps approved.

**Applied for Online:**       **Ready:** 02/23/2023      ✅ \$94.00 paid (100%), \$0.00 due.

**Issued:** 02/23/2023

**Finalized:** 🚧 1 of 2 inspections completed.

**Closed:** ✅ \$0.00 deferred fees due.

**Expires:** 08/22/2023      **Exp Override:**

**Site Address**

**Site Address:** 3400 S OCEAN BLVD 3H

**Site City:** HIGHLAND BEACH      **Latitude:**

**State:** FL      **Site Zip:** 33487      **Longitude:**

**Inspection Area:**

**Zone:**

**Primary Parcel:** 24-43-46-33-24-000-0308 ⓘ

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ <b>4.40</b>	
Extra Services & Fees (check box, add fees as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <b>3.65</b> <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 \$ <b>.68</b>	
Total Postage at \$ <b>8.73</b>	
Sent To Street and Apt. No. City, State, ZIP+4	
CC-24-32 NOV CARADONNA MARIE E 3400 S OCEAN BLVD APT 3H BOCA RATON FL 33487 2545	
PS Form 3800,	

**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).

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.

■ 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, April 2015 (Reverse) PSN 7530-02-000-9047

Fri, March 15, 2024

07:14AM

Highland Beach, FL 33487

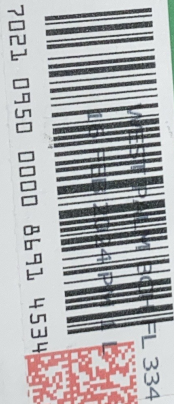


Town of Highland Beach  
Code Compliance  
3616 South Ocean Boulevard  
Highland Beach, Florida 33487

RETURN RECEIPT  
REQUESTED

MAIRNE E CARADONNA  
3600 S OCEAN BLVD APT 3H  
BEACH RATON FL, 334872545  
Case No. CC-24-32

33487254532



quodient  
FIRST-CLASS MAIL  
\$008.73 9  
0216/2024 ZIP 33487  
043M31223112  
RECEIVED

MAR 13 2024

Town of Highland Beach, FL  
Town Clerks Office

NIXIE 331 DE 1 0003/09/24  
RETURN TO SENDER  
UNCLATMED  
UNABLE TO FORWARD  
\*0275-04512-16-40

BC: 33487339316

UN  
2/20



Fri, March 15, 2024

07:14AM

Highland Beach, FL 33487

**PSN MAIL**

PLACE STICKER AT TOP OF ENVELOPE OR THE RIGHT SIDE OF THE RETURN ADDRESS, FOR MAIL TO THE RIGHT

**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 Address  
CC-24-32 NOV  
CARADONNA MARIE E  
3400 S OCEAN BLVD APT 3H  
BOCA RATON FL 33487 2545

2. Article Number (Transfer from service label)  
9590 9402 7309 2028 7490 34  
702J 0950 0000 869J 4534

PS Form 3811, July 2020 PSN 7630-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery

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

3. Service Type  Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail™ Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (over \$500) Restricted Delivery

Registered Mail Restricted Delivery  
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt