



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-15

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

WILLIAM S WEPRIN  
1018 GRAND CT  
Highland Beach FL, 33487

Re: 1018 GRAND CT., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0150)

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

CC-24-15, (30-122 (A) - Building Permits Required. Per BCO The boat lift was installed without a 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 26 day of March 2024.

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 70110470000068222819

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

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CC-24-15 NOH  
WEPRIN  
1018 GRAND CT  
Highland Beach FL, 33487

PS Form 3800, August 2006

**Certified Mail Provides:**

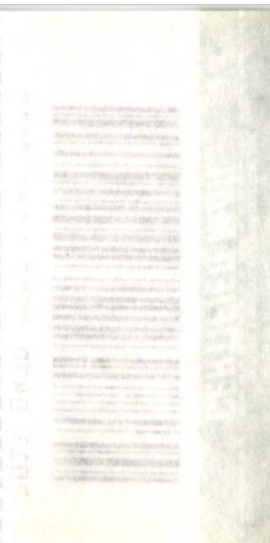
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- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047



**Property Detail**

**Location Address :** 1018 GRAND CT  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-09-00-002-0150  
**Subdivision :**  
**Official Records Book/Page :** 11265 / 1676  
**Sale Date :** JUL-1999  
**Legal Description :** 9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 18 OF UNREC GRAND CAY ESTS

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
WEPRIN BARBARA B WEPRIN WILLIAM S	1018 GRAND CT BOCA RATON FL 33487 5306

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-1999	\$100	11265 / 01676	QUIT CLAIM	WEPRIN WILLIAM S
JUN-1999	\$1,015,000	11190 / 00703	WARRANTY DEED	
DEC-1997	\$650,000	10181 / 00859	WARRANTY DEED	GORDON HOMES INC

**Exemption Information**

Applicant/Owner(s)	Year	Detail
WEPRIN WILLIAM S	2024	HOMESTEAD
WEPRIN WILLIAM S	2024	ADDITIONAL HOMESTEAD
WEPRIN BARBARA B	2024	HOMESTEAD
WEPRIN BARBARA B	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 5980  
**Acres :** 0.3422  
**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	\$1,342,130	\$1,100,642	\$1,137,639	\$1,047,358	\$1,062,046
Land Value	\$2,505,910	\$2,278,100	\$439,706	\$540,000	\$540,000
Total Market Value	\$3,848,040	\$3,378,742	\$1,577,345	\$1,587,358	\$1,602,046

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$1,282,270	\$1,244,922	\$1,208,662	\$1,191,974	\$1,165,175
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,232,270	\$1,194,922	\$1,158,662	\$1,141,974	\$1,115,175

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$19,864	\$19,747	\$19,812	\$19,915	\$19,705
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$20,052	\$19,931	\$19,990	\$20,088	\$19,880



# Town of Highland Beach

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

## NOTICE OF VIOLATION

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February 27, 2024

WILLIAM S WEPRIN  
1018 GRAND CT  
BOCA RATON FL, 334875306

RE: Code Compliance Case No. CC-24-15

**Location:** 1018 GRAND CT  
HIGHLAND BEACH, FL 33487

**Violation Description:**

Violation: The boatlift was installed without a permit.

Correction: Must obtain ALL required permits by 2/26/2024.

**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.

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,

A handwritten signature in blue ink that reads "Adam Orosky".



# Town of Highland Beach

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

## NOTICE OF VIOLATION

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Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



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



CC-24-15 nov  
 Werpin  
 1018 Grand Court  
 Highland Beach FL 33487

**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 Addressed to  
 CC-24-15 nov  
 Werpin  
 1018 Grand Court  
 Highland Beach FL 33487

2. Article Number (Transfer from service label)  
 9589 0710 5270 1134 3574 41

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

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

3. Service Type  
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 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Town of Highland Beach, FL  
 Town Clerk's Office

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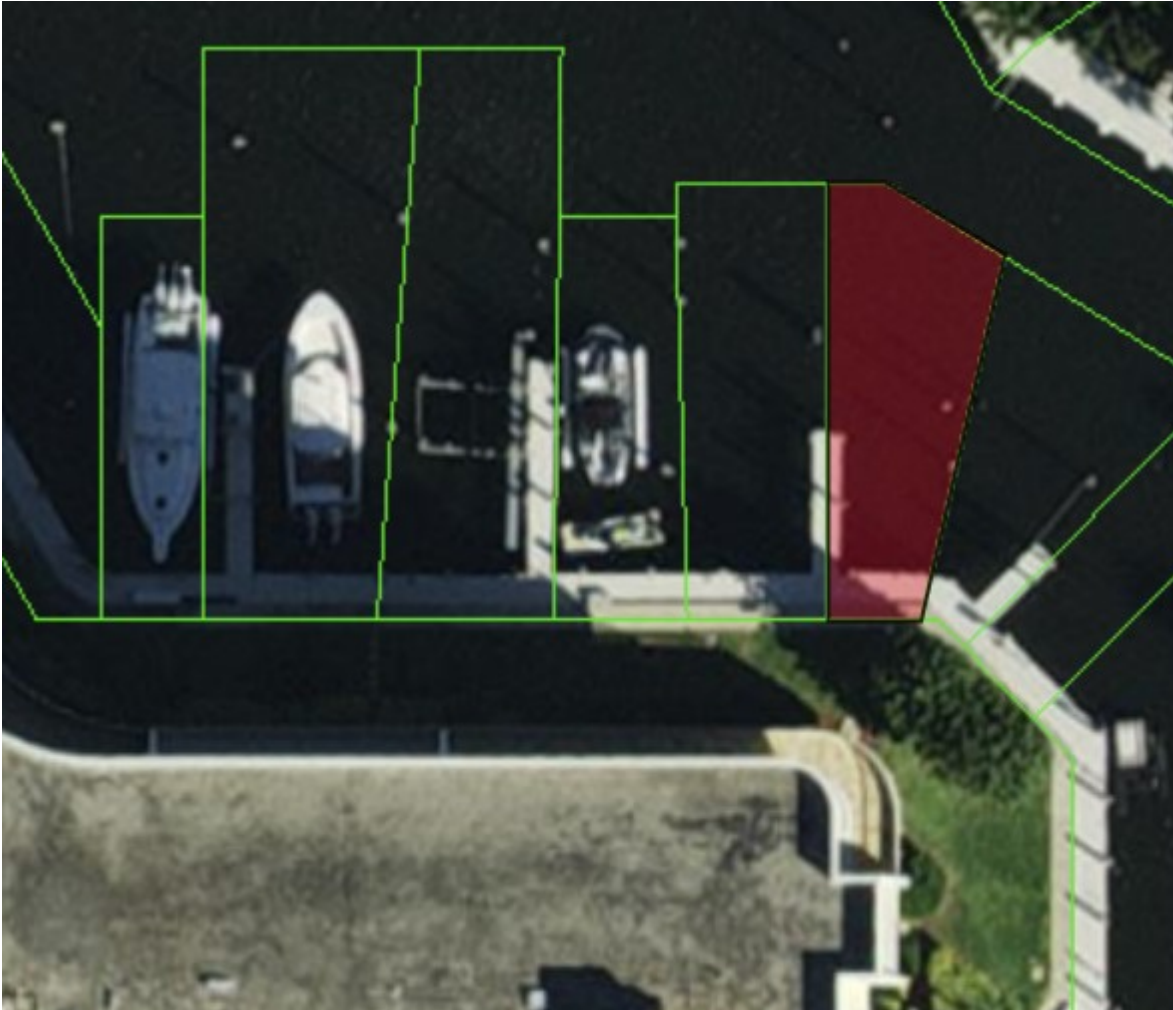
## Adam Osowsky

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**From:** Jeff Remas  
**Sent:** Monday, February 12, 2024 12:18 PM  
**To:** B & M MARINE CONSTRUCTION, INC. \*  
**Cc:** Adam Osowsky  
**Subject:** RE: Permit issues at Boca Highlands

David,

The boat lift in question is not the one you referred to. It is a different one. It is the one to the left of the red shaded area that I believe is the same owner. As you can see, there is no boat lift shown but there is one there now.





Respectfully,  
**Jeff Remas, CBO**  
Building Code Official

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)

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**From:** david nutter <nutt3839@bellsouth.net>  
**Sent:** Monday, February 12, 2024 10:58 AM  
**To:** Jeff Remas <bco@highlandbeach.us>  
**Subject:** Permit issues at Boca Highlands

Jeff,  
Kande from Boca Highlands called me this morning about two issues up there.

The first was a boat lift replacement for Peter Weiner in slip 19. We replaced that lift under permit #DSB22-0002. Unless the owner did something after that, then that one should be fine.

The second one for the dock pile repairs, will obviously be a bit more complicated. I will need to do the plans and the applications, but I will have to determine what folio to do that under. I did not see a common area folio on Property Appraiser and I don't believe it is the same as the marina we are currently working on and going through the permit process.

David Nutter  
B & M Marine Construction  
[nutt3839@bellsouth.net](mailto:nutt3839@bellsouth.net)



## Adam Osowsky

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**From:** Jeff Remas  
**Sent:** Monday, February 12, 2024 11:38 AM  
**To:** Adam Osowsky  
**Subject:** FW: Boat lift

Adam,

This was reported by Marc N Siegel who I believe lives in Braemer Isle. The boat was installed without a permit as far as we can tell from our research which included dated aerial imagery in PAPA. Although the manager Candie told us there has always been a boatlift there, the imagery tells a different story. It appears as though the owner just bought it in 2023. Please start a code case.



Respectfully,  
**Jeff Remas, CBO**  
Building Code Official

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)

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**From:** Marshall Labadie <mlabadie@highlandbeach.us>  
**Sent:** Friday, February 9, 2024 5:50 AM  
**To:** Jeff Remas <bco@highlandbeach.us>; Ingrid Allen <iallen@highlandbeach.us>  
**Subject:** FW: Boat lift

Please review. Thanks!



**Marshall Labadie, ICMA-CM**  
Town Manager

Town of Highland Beach  
3614 South Ocean Boulevard  
Highland Beach, FL 33487  
(T) 561.278.4548  
(F) 561.265.3582

[Working to protect our 3 Miles of Paradise](#)

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**From:** Marc N Siegel <[mnsiegel@gmail.com](mailto:mnsiegel@gmail.com)>  
**Sent:** Thursday, February 8, 2024 4:54 PM  
**To:** Marshall Labadie <[mlabadie@highlandbeach.us](mailto:mlabadie@highlandbeach.us)>  
**Subject:** Boat lift

Marshall

A boat lift was installed today behind Braemar Isle in the North Marina. The height of the boat on the lift seems pretty high as noted. The boat seems to be as high as the second floor balconies. Please pass this along to the necessary departments for review. Much thanks and stay well.









Marc N. Siegel