



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-64

Date: April 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KRISHNA & SUMENTRA PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: 2395 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-28-09-000-0070)

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 May 14, 2024, at 1:00 P.M., in the *Commission Chambers at 3614 South Ocean Boulevard*, regarding

Sec. 25-1. - Obstruction of streets, sidewalks, right-of-way—prohibited.

Sec. 17-2. - Definitions.

More specifically, prohibited items in the Right of Way.

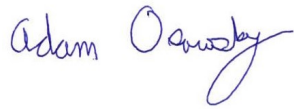
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 24 day of April 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail:
7021095000086914404/9589071052701134354202

9589 0710 5270 1134 3542 02

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Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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 \$.68

Total Postage and Fees \$ 8.73

Sent To

Street and Apt. No., or PO#

City, State, ZIP+4®

CC 24-64 NOH
PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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 - Electronic verification of delivery or attempted delivery.
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- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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 - 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.**

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

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 Number
CC-24-64 NOH
PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH, FL 33487



9590 9402 7309 2028 7485 25

2. Article Number (Transfer from service label)

9589 0710 5270 1134 3542 02

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Property Detail

Location Address : 2395 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0070
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 24575 / 928
Sale Date : JUN-2011
Legal Description : BYRD BEACH LT 7 A/K/A PT CITY LT NO 131

Owner Information

Owner(s) PERSAUD KRISHNA & PERSAUD SUMENTRA	Mailing Address 2395 S OCEAN BLVD HIGHLAND BEACH FL 33487 1834
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Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2011	\$3,900,000	24575 / 00928	WARRANTY DEED	PERSAUD KRISHNA &
JAN-2011	\$4,356,700	24321 / 00243	WARRANTY DEED	2395 OCEAN LLC
DEC-2005	\$5,750,000	19730 / 00929	WARRANTY DEED	PERSAUD KRISHNA &
JUN-2002	\$4,000,000	13871 / 00617	WARRANTY DEED	EAST ELM STREET REALTY LLC
JAN-1976	\$111,000	02609 / 01968		

Exemption Information

Applicant/Owner(s)	Year	Detail
PERSAUD KRISHNA &	2024	HOMESTEAD
PERSAUD KRISHNA &	2024	ADDITIONAL HOMESTEAD
PERSAUD SUMENTRA	2024	HOMESTEAD
PERSAUD SUMENTRA	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet** : 18506
Acres : 0.9523
Property Use Code : 0100—SINGLE FAMILY
Zoning : RE—SINGLE FAMILY ESTATE (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$12,944,287	\$11,470,567	\$7,564,783	\$7,049,579	\$7,422,607
Land Value	\$10,454,700	\$7,920,300	\$6,000,300	\$5,500,300	\$5,000,300
Total Market Value	\$23,398,987	\$19,390,867	\$13,565,083	\$12,549,879	\$12,422,907

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$13,045,479	\$12,665,514	\$12,296,616	\$12,126,840	\$11,854,194
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$12,995,479	\$12,615,514	\$12,246,616	\$12,076,840	\$11,804,194

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$207,947	\$206,924	\$207,763	\$208,929	\$206,859
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$208,135	\$207,108	\$207,941	\$209,102	\$207,034



NOTICE OF VIOLATION

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

March 4, 2024

KRISHNA & SUMENTRA PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-64

Location: 2395 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation Description:

Sec. 25-1. - Obstruction of streets, sidewalks, right-of-way—prohibited.

modified

It shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way. It shall be unlawful to erect, build, construct, deposit, or place, or to procure or cause to be erected, built, constructed, deposited, or

placed upon or in any street, or any place where the public has a right of passage, any house, cellar, stable, shed, privy, fence, enclosure, walls, foundations, newsracks, or any other structure, or any obstruction of any kind whatsoever; or

for the owner or occupant of any lots or part thereof abutting on a street to permit any obstruction to remain upon the sidewalk in front of such lot or part thereof, or for the owner or occupant of such lot or part thereof to permit any

sidewalk in front of such lot or part thereof to remain in such condition as to prevent convenient and safe use thereof by the public. The provisions of this section shall not extend to canvas or wooden awnings placed in front of stores or other

buildings, when such awnings are not less than eight (8) feet from the ground or sidewalk at the lowest point. It shall be unlawful to construct improvements or install trees in new locations within the public right-of-way including swales,

as defined in section 25-14, without first obtaining a right-of-way permit (right-of-way permit fee shall be waived) from the building department unless waived or otherwise determined as not required by the town's public works director

(with the exception of telecommunication facilities which are governed by chapter 32 of this Code). For work performed within the State Road A1A right-of-way, the permit required by this section is in addition to any permit that is required by

the Florida Department of Transportation (FDOT), and the town's issuance of a right-of-way permit shall neither



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Fax: 561-278-2606

impair FDOTs regulatory authority nor otherwise impact any conditions or requirements that may be imposed by FDOT. The following

improvements are permitted in the public right-of-way, except as provided in section 17-2(3), and do not require a right-of-way building department permit:

(1) Underground sprinkler systems with flush or pop-up heads.

(2) Mailboxes.

(3) Ground cover as defined in section 28-2.

(4) Replacement of existing landscaping including, but not limited to, trees, shrubs, or plants greater than twenty-four (24) inches in height so long as such landscaping is replaced in the same location. Existing landscaping located within a

swale shall not be replaced.

Sec. 17-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Nuisance means any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial deterioration in the value of the subject property or in the value of other

property in the neighborhood in which such premises are located. This includes, but is not limited to, the keeping, the maintaining or the depositing on, or the scattering over the premises, of any of the following:



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(1) Lumber, junk, trash or debris;

(2) Abandoned, discarded, unused or stored objects or equipment, whether operative or inoperative, such as automobiles, boats, trailers, furniture, stoves, refrigerators, freezers, cans or containers or the like.

(3) Placing of certain obstructions in State Road A-1-A right-of-way shall be deemed a nuisance. These obstructions are reflectors, concrete pyramids, concrete rounds and wood and PVC poles. The term "concrete" shall include solid material of

any kind and the term "rounds" shall include solid material of any shape and is not meant to be limited to a round shape.

This definition does not limit the meaning of nuisance in section 17-3.

Property means any real property within the town which is not a street or highway.

More specifically, prohibited items in the Right of Way.

Correction, Must remove stakes, chains, cones from the Public Right of Ways by April 4, 2024.

For any questions or concerns regarding Public Works please contact Public Works Director Pat Roman 561-637-2033

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,



NOTICE OF VIOLATION

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

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

7021 0950 0000 8691 4404

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Extra Services & Fees (check box, add if not appropriate)

Return Receipt (hardcopy) \$ 3.65

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 68

Total Postage \$ 873

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City, State, ZIP+4®

Postmark
MAR 04 2024
HIGHLAND BEACH, FL 33487
CPD #0237

CC-24-64 NOV
PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

PS Form 3800, April 2019 PSN 7530-02-000-9053

RECEIVED MAIL

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

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery 3/5/24

Delivery address different from item 1? Yes
S, enter delivery address below: No

CC-24-64 NOV
PERSAUD
2395 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

9590 9402 7309 2028 7480 20

2. Article Number (Transfer from service label)
7021 0950 0000 8691 4404

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

USPS TRACKING#
WEST PALM BCH FL 334

5 MAR 2024 PM 1 L

9590 9402 7309 2028 7480 20

United States Postal Service

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MAR 08 2024

Town of Highland Beach, FL
Town Clerk's Office

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Town of Highland Beach
Code Compliance
3616 S Ocean Blvd
Highland Beach FL 33487

First-Class Mail
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Evidence Sheet	
Case Number:	CC-24-64
Property Address:	2395 S OCEAN BLVD
Officer:	Adam Osowsky



Evidence Sheet

Case Number:	CC-24-64
Property Address:	2395 S OCEAN BLVD
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC-24-64
Property Address:	2395 S OCEAN BLVD
Officer:	Adam Osowsky

