Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-184

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

FRANK P & LAURA TROIANO
4611 S OCEAN BLVD
BOCA RATON FL, 33487

Re: 4610 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-09-00-001-0040)

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 Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will 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.

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.
(e) Pruning:
(1) General: All pruning should be accomplished according to good horticultural standards.
(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate 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 Special Magistrate 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 9 day of October 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1731 5666 02

Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-184

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Frank P & Laura Troiano
4610 S Ocean Blvd.
~~Highland Beach~~ FL, 33487
Boca Raton

Re: 4610 S Ocean Blvd., Highland Beach FL 33487 (PCN: 24-43-47-09-00-001-0040)

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/9/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/9/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 9th day of October, 2026, by Orlando Curet.

Carol Holland
Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

CC 26 184

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

9589 0710 5270 1731 5666 02

Certified Mail Fee $ 5.55

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $ 4.05
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 1.82

Total Postage and Fees $ 11.02

Postmark Here

BOCA RATON FL 33487 OCT 09 2026

Sent To: Frank & Laura Troiano

Street and Apt. No., or PO Box No.: 4611 S Ocean Blvd.

City, State, ZIP+4®: Boca Raton, 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).
- 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.

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566602

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:01 pm on October 13, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
October 13, 2026 12:01 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 10, 2026 9:40 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 9, 2026 10:43 PM

USPS in possession of item

BOCA RATON, FL 33431
October 9, 2026 12:15 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

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

NOTICE OF VIOLATION

September 18, 2026

FRANK P & LAURA TROIANO
4611 S OCEAN BLVD
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-26-184

Location: 4610 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.
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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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*****PLEASE CUT/TRIM OVERGROWN LANDSCAPE ON PROPERTY AND PLEASE CUT/TRIM OVERGROWN HEDGES OVERGROWN ONTO SIDEWALK. PLEASE COMPLY WITHIN 14 DAYS OF THIS LETTER TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate;, which may 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,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail:

9589 0710 5270 1731 5664 42

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

CC 26 184

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $	5.55
Extra Services & Fees *(check box, add fee as appropriate)*	
☑ Return Receipt (hardcopy)	$ 4.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage $	1.82
Total Postage and Fees $	12.02

Postmark Here

POSTAL SWEETS USPS CPU BOCA RATON FL 33431 SEP 18 2026

Sent To LAURA + FRANK TROIANO

Street and Apt. No., or PO Box No. 4611 S Ocean Blvd.

City, State, ZIP+4® Boca Raton, FL 33487

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

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

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566442

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:22 pm on October 16, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BOCA RATON, FL 33487
October 16, 2026 12:22 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 14, 2026 1:16 PM

Arrived at USPS Facility

GAINESVILLE FL DISTRIBUTION CENTER
October 12, 2026 4:52 PM

Unclaimed/Being Returned to Sender

BOCA RATON, FL 33481
October 7, 2026 10:35 AM

Reminder to Schedule Redelivery of your item

September 26, 2026

Available for Redelivery or Pickup

BOCA RATON, FL 33431
September 22, 2026 8:11 AM

Notice Left (No Authorized Recipient Available)

BOCA RATON, FL 33487
September 21, 2026 12:44 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 20, 2026 8:13 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 19, 2026 5:13 PM

USPS in possession of item

BOCA RATON, FL 33431
September 18, 2026 11:03 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 4610 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-001-0040
Subdivision :
Official Records Book/Page : 24308 / 585
Sale Date : 12/30/2010
Legal Description : 9-47-43, S 67.38 FT OF N 367.38 FT OF WLY 122.75 FT OF N 1/2 OF GOV LT 1

Owner Information

Owner(s)	Mailing Address
TROIANO FRANK P & TROIANO LAURA	4611 S OCEAN BLVD BOCA RATON FL 33487 5300

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/30/2010	$10	24308 / 00585	QUIT CLAIM	TROIANO FRANK P &
12/30/2010	$10	24308 / 00583	QUIT CLAIM	TROIANO FRANK P TRUST &
09/13/2005	$10	19279 / 00322	QUIT CLAIM	TROIANO MANAGEMENT CORP
06/13/2005	$10	18993 / 01602	QUIT CLAIM	FT & MT HOLDING CORP
06/09/2005	$10	18917 / 01542	QUIT CLAIM	TROIANO MARK J
12/01/1992	$100	07574 / 01509	QUIT CLAIM	
06/01/1988	$100	05716 / 00838	QUIT CLAIM	
04/01/1987	$400,000	05264 / 00843	WARRANTY DEED	
07/01/1982	$100	03769 / 01817	REP DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$0	$0	$0	$120,363	$111,315
Land Value	$838,850	$839,257	$703,684	$7,399,470	$5,605,680
Total Market Value	$838,850	$839,257	$703,684	$7,519,833	$5,716,995

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$838,850	$774,052	$703,684	$5,072,603	$4,611,457
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$838,850	$774,052	$703,684	$5,072,603	$4,611,457

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$13,253	$12,677	$11,151	$96,908	$82,786
NON AD VALOREM	$0	$0	$194	$188	$184
TOTAL TAX	$13,253	$12,677	$11,345	$97,096	$82,970

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Photos
CC-26-184
Code Case

Project Address:
4610 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
FRANK P & LAURA TROIANO



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us
Upload Date: 09/10/2026
File Type: jpg
Notes:
Photo of Record: ☐



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Upload Date: 09/10/2026
File Type: jpg
Notes:
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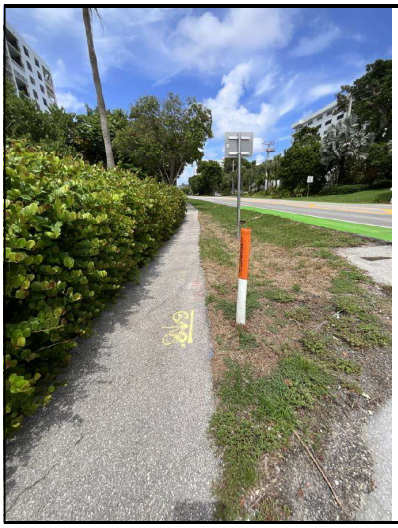
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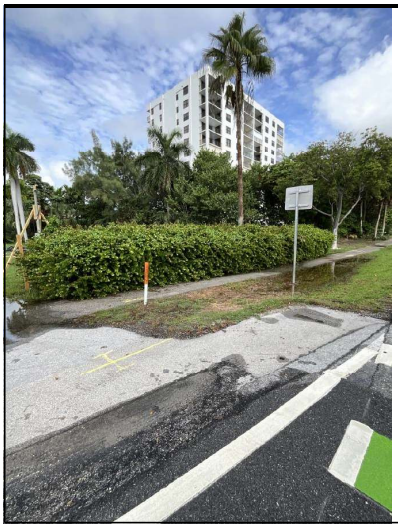


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File Type: jpg

Notes:

Photo of Record: ☐



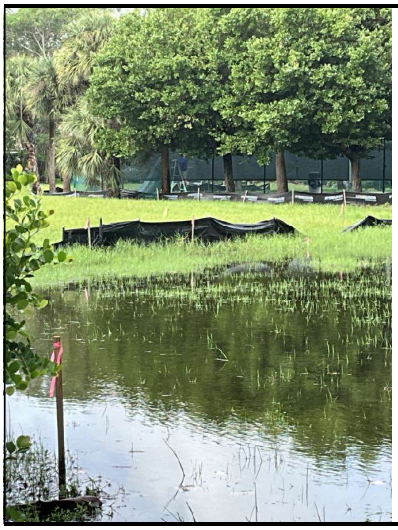
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Upload Date: 10/02/2026

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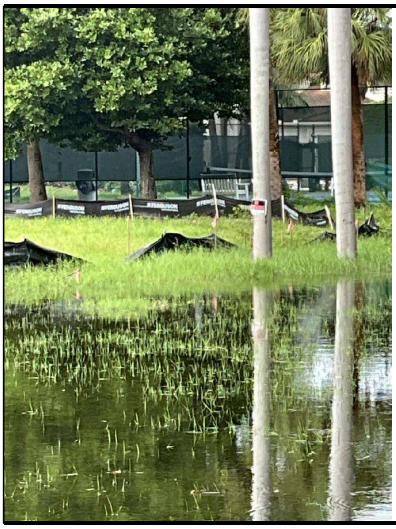
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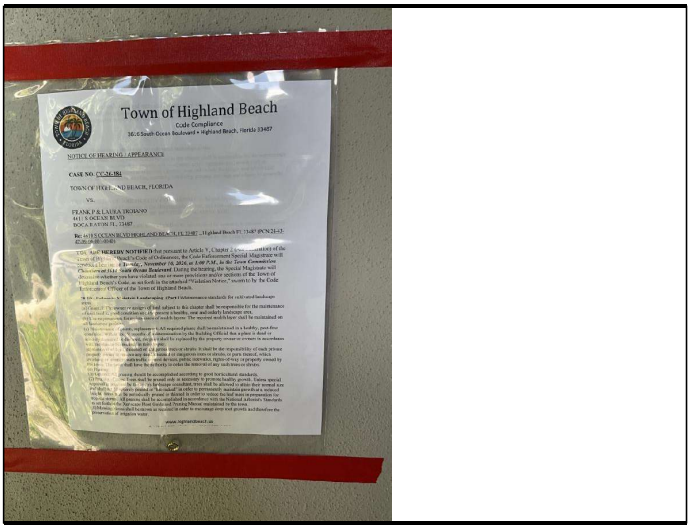
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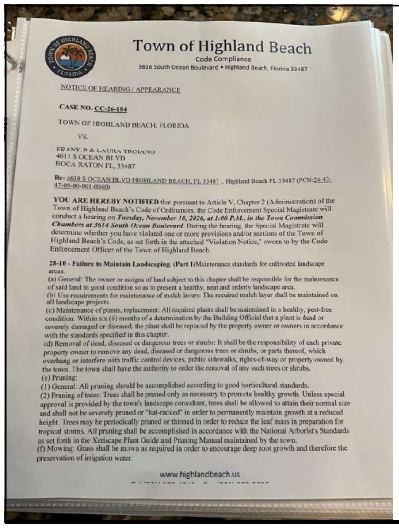
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Photo of Record: ☐



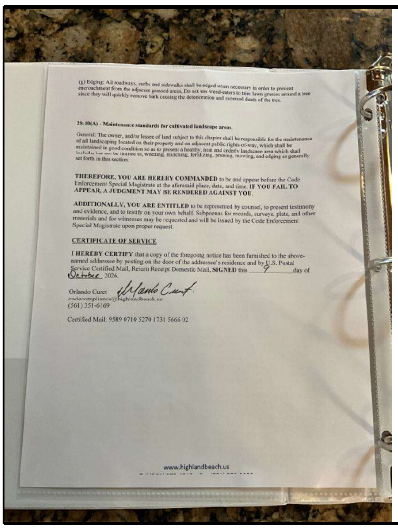
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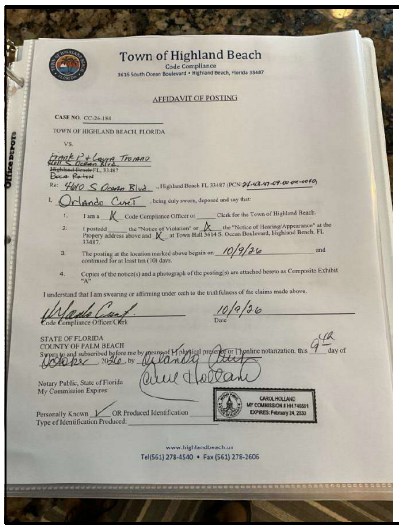
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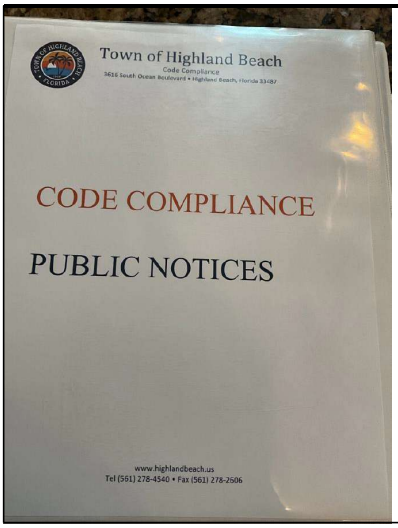
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