Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-192

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1121 BEL AIR DRIVE LLC
258 SE 6TH AVE
Highland Beach FL, 33487

Re: 1121 BEL AIR DR HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-02-001-0100)

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.

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.

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 23 day of October 2026.

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

Certified Mail: 9589 0710 5270 2309 9122 58

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-192

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1121 Bel Air Drive LLC
258 SE 6th Ave
~~Highland Beach FL, 33487~~
Delray Beach, FL 33483

Re: 1121 Bel Air DR., Highland Beach FL 33487 (PCN: 24-43-47-04-02-001.0100)

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 _____ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on _____ 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. — 10/23/26

Code Compliance Officer/Clerk — Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 23 day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires: April 12, 2027

KATERINA JADDAOUI
MY COMMISSION # HH 386212
EXPIRES: April 12, 2027

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

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

CC 26 192

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
$ .82

Total Postage and Fees
$ 11.02

POSTAL SWEETS USPS CPU BOCA RATON FL 33431 OCT 23 2026

Postmark Here

Sent To 1121 Bel Air Drive LLC

Street and Apt. No., or PO Box No. 758 SE 6th Ave

City, State, ZIP+4® Delray Beach, FL 33483

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:

9589071052702309912258

Copy Schedule a Redelivery

Latest Update

As of 10:13 pm on October 26, 2026, your item is available for redelivery or pickup. You may Schedule a Redelivery or your item can be picked up at DELRAY BEACH, 14280 S MILITARY TRL, DELRAY BEACH, FL 334849998 M-F 0830-1700; SAT 0900-1500, by November 10, 2026.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Available for Redelivery or Pickup

DELRAY BEACH
14280 S MILITARY TRL
DELRAY BEACH FL 33484-9998
Mon-Fri 8:30 AM-5:00 PM
Sat 9:00 AM-3:00 PM
October 26, 2026 10:13 PM

Notice Left (No Authorized Recipient Available)

DELRAY BEACH, FL 33483
October 26, 2026 2:02 PM

Notice Left (No Authorized Recipient Available)

DELRAY BEACH, FL 33483
October 26, 2026 2:00 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

October 25, 2026 9:57 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 23, 2026 10:32 PM

USPS in possession of item

BOCA RATON, FL 33431
October 23, 2026 9:32 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

Schedule Redelivery

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 25, 2026

1121 BEL AIR DRIVE LLC, 1121 BEL AIR DRIVE LLC
258 SE 6TH AVE
DELRAY BEACH FL, 33483

RE: Code Compliance Case No. CC-26-192

Location: 1121 BEL AIR DR, 4
HIGHLAND BEACH, FL 33487

Violation:

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.

The property owner has failed to obtain the required permits for interior remodeling work, which may include, but is not limited to, electrical, plumbing, mechanical, and related work.

Please obtain all required permits and bring the property into compliance no later than October 23, 2026, to avoid further enforcement action. Failure to comply by this date may result in additional fines, fees, penalties, or other enforcement measures as permitted by applicable regulations.

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 80

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701731566480

Copy Add to Informed Delivery

Latest Update

Your item was returned to the sender on September 29, 2026 at 11:31 am in DELRAY BEACH, FL 33483 because of an incomplete address.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Insufficient Address

DELRAY BEACH, FL 33483
September 29, 2026 11:31 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 28, 2026 5:05 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
September 25, 2026 10:33 PM

USPS in possession of item

BOCA RATON, FL 33431
September 25, 2026 10:49 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 : 1121 BEL AIR DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-001-0100
Subdivision : BEL LIDO IN
Official Records Book/Page : 36554 / 628
Sale Date : 05/12/2026
Legal Description : BEL LIDO LT 10 BLK 1

Owner Information

Owner(s)	Mailing Address
1121 BEL AIR DRIVE LLC	258 SE 6TH AVE DELRAY BEACH FL 33483 5259

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/12/2026	$4,400,000	36554 / 00628	WARRANTY DEED	1121 BEL AIR DRIVE LLC
04/15/2021	$3,936,846	32415 / 00947	WARRANTY DEED	MANDALCO LLC
12/11/2015	$2,000,000	27983 / 00874	WARRANTY DEED	PINEY RUN PARTNERS LLC
01/31/2001	$1,125,000	12290 / 00372	WARRANTY DEED	CANNIZZARO JOSEPH R &
01/08/1999	$100	10869 / 00516	QUIT CLAIM	DEJOSEPH MARIANNE TR
11/01/1990	$100	06648 / 01476	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$2,131,622	$2,188,155	$2,188,488	$2,245,994	$1,865,455
Land Value	$1,759,170	$1,770,515	$1,587,358	$1,526,306	$1,387,551
Total Market Value	$3,890,792	$3,958,670	$3,775,846	$3,772,300	$3,253,006

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$3,890,792	$3,958,670	$3,775,846	$3,578,307	$3,253,006
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,890,792	$3,958,670	$3,775,846	$3,578,307	$3,253,006

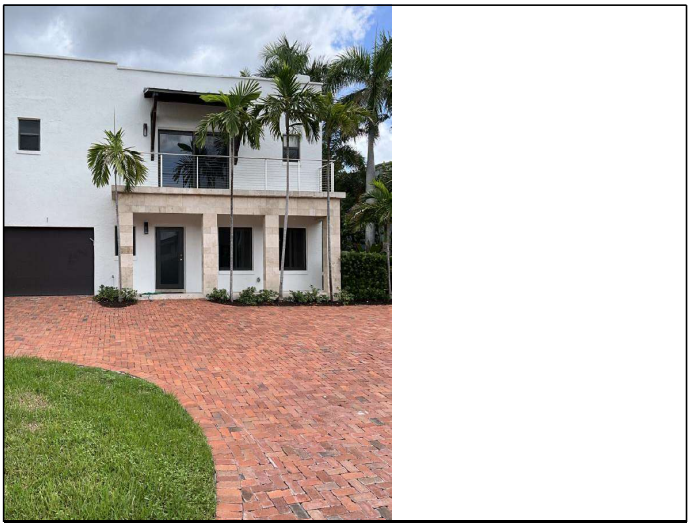
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$61,473	$62,727	$59,835	$58,467	$53,315
NON AD VALOREM	$488	$456	$428	$412	$400
TOTAL TAX	$61,961	$63,183	$60,263	$58,879	$53,715

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

Photos
CC-26-192
Code Case

Project Address:
1121 BEL AIR DR Unit/Apt/Suite 4,
HIGHLAND BEACH FL 33487
Owner:
1121 BEL AIR DRIVE LLC - 1121 BEL AIR DRIVE LLC



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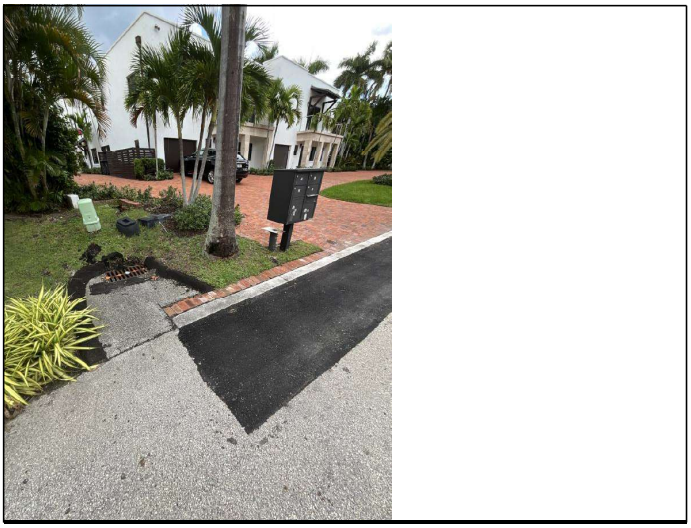
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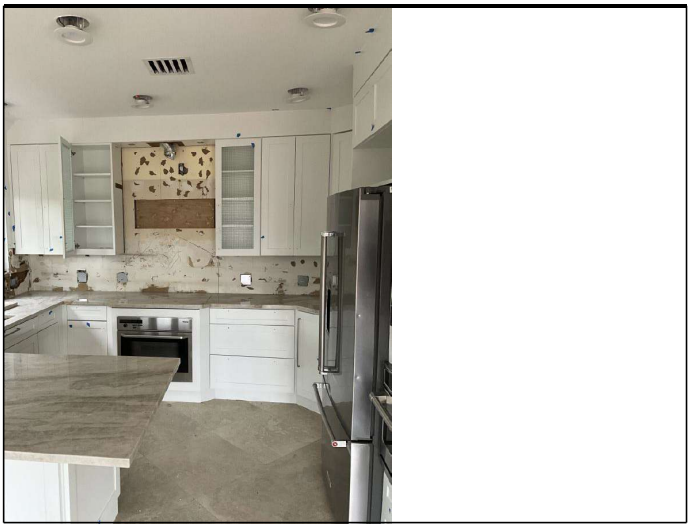
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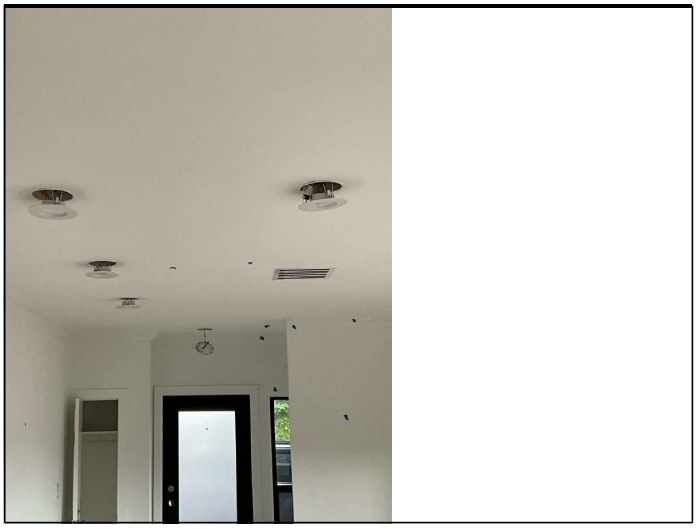


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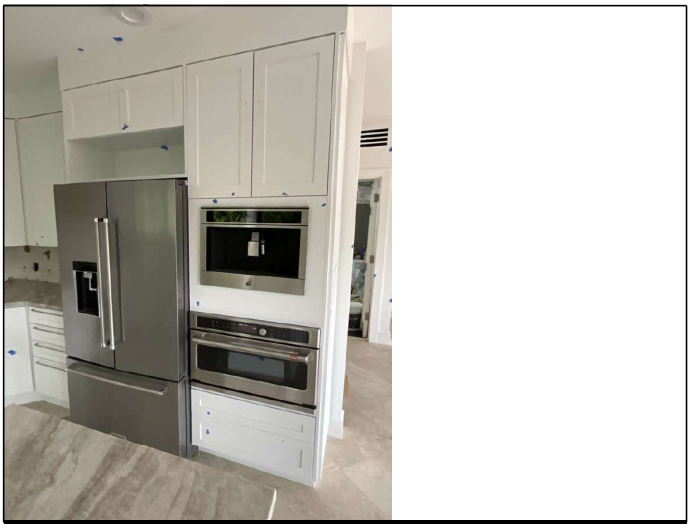
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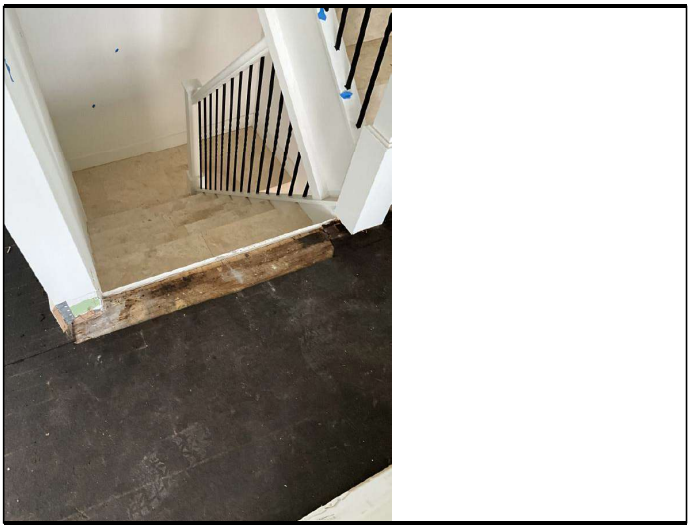
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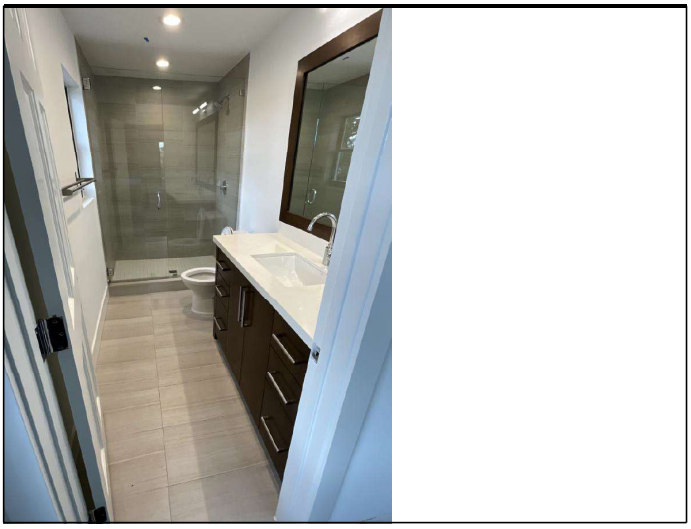
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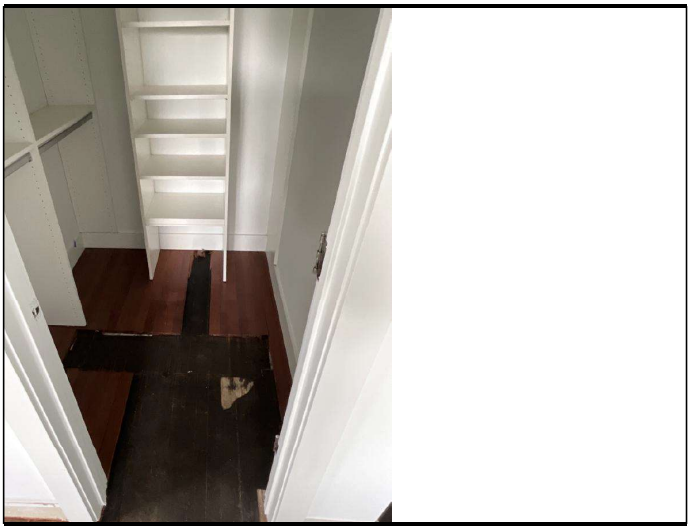
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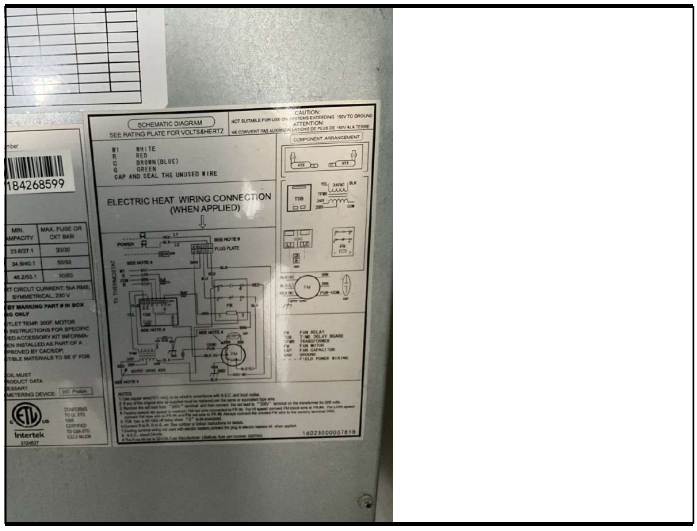
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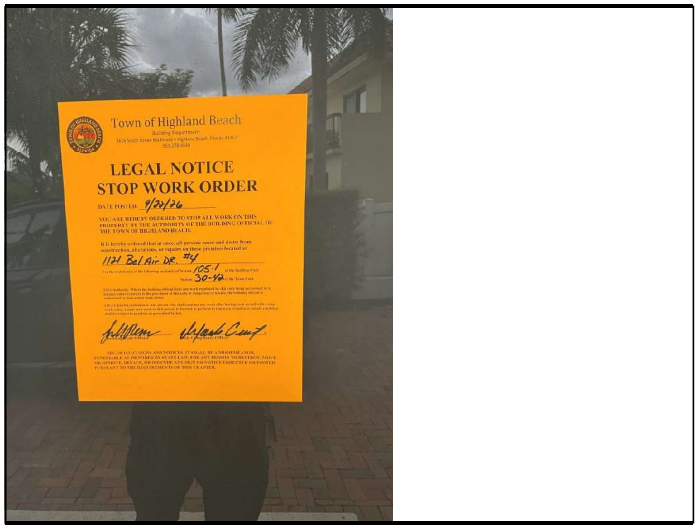
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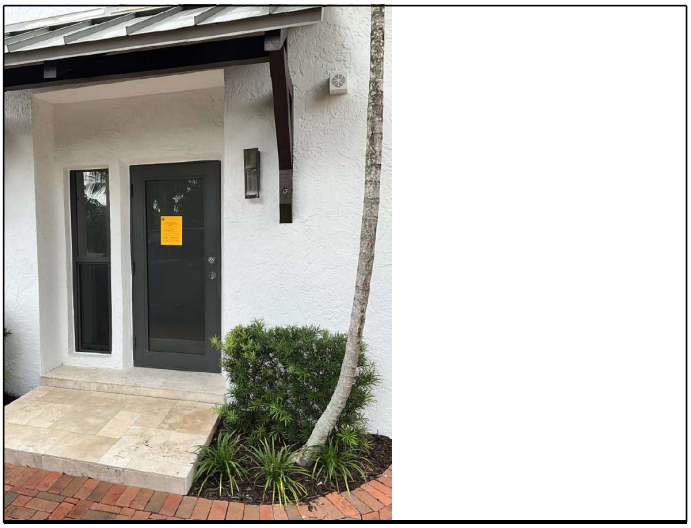
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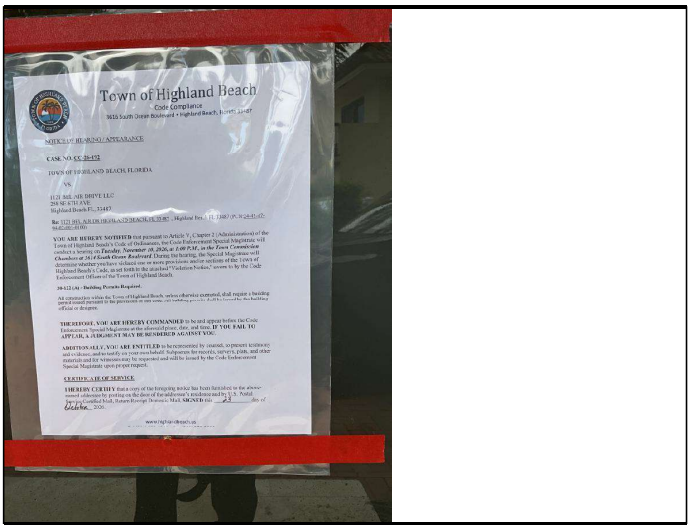
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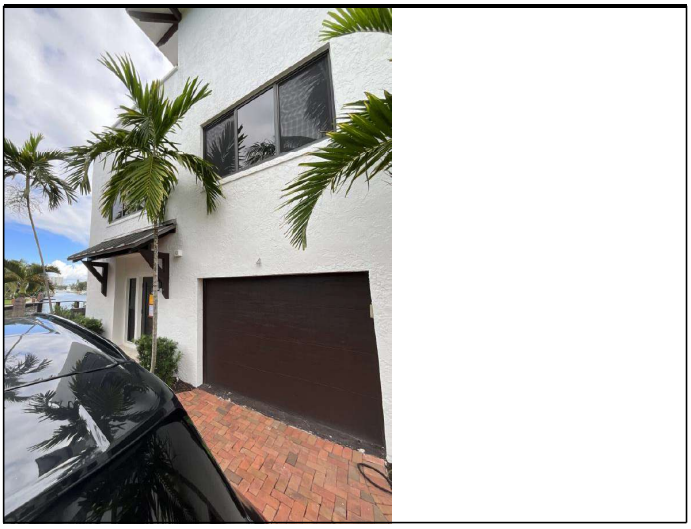
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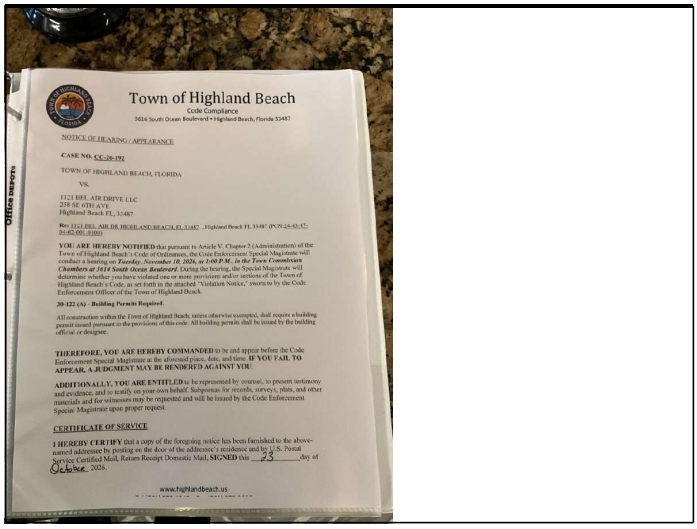
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Town of Highland Beach
Code Compliance
1616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-192

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1121 BEL AIR DRIVE LLC
258 SE 6TH AVE
Highland Beach FL, 33487

Re: 1121 BEL AIR DR HIGHLAND BEACH, FL 33487 - Highland Beach FL 33487 (PCN:24-43-47-36-02-001-1080)

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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 23 day of October 2026.

www.highlandbeach.us

Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/23/2026

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Photo of Record: ☐

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