Town of Highland Beach

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

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-159

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ANTHONY & PAOLA PATRICIA VISONE
2639 S OCEAN BLVD
Highland Beach FL, 33487

Re: 2639 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-09-000-0203)

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.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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 29 day of October. 2026.

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

Certified Mail: 9589 0710 5270 1218 5524 70

Town of Highland Beach

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

AFFIDAVIT OF POSTING

CASE NO. CC-26-159

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Anthony + Paola Patricia Visone.
2639 S Ocean Blvd.
Highland Beach FL, 33487

Re: 2639 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24.43.46.28.09.000.0203)

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 10/29/26 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

10/29/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 29th day of October, 2026, by Orlando Curet

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

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

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



9589 0710 5270 1218 5524 70

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

CC 26 159

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

OFFICIAL USE

Certified Mail Fee	$ 5.55
Extra Services & Fees (check box, add fees 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

Postmark Here

POSTAL SWEETS USPS CPU BOCA RATON FL 33431 OCT 29 2026

Sent To: Anthony & Paola Patricia Visone.
Street and Apt. No., or PO Box No.: 2639 S Ocean Blvd.
City, State, ZIP+4®: 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).
- 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:

9589071052701218552470

Copy Add to Informed Delivery

Expected Delivery by

SATURDAY

31 October 2026 ⓘ by **9:00pm** ⓘ

Your item arrived at our USPS facility in WEST PALM BEACH FL DISTRIBUTION CENTER on October 30, 2026 at 5:25 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

On the Way

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 30, 2026 5:25 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 29, 2026 8:57 PM

USPS in possession of item

BOCA RATON, FL 33431
October 29, 2026 1:45 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 3, 2026

ANTHONY & PAOLA PATRICIA VISONE
2639 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-26-159

Location: 2639 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

6-29. - Property Maintenance Code

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*****PLEASE REMOVE CHIPPING/PEELING PAINT FROM FASCIA AND REPAINT AS NEEDED, PLEASE REMOVE DIRT/MILDEW FROM STRUCTURE, PLEASE REPAIR/REPLACE DAMAGED/MISSING SOFFIT SCREENS, PLEASE REPAIR DAMAGED/BROKEN SOFFIT, PLEASE REMOVE WASP NEST ON SOFFIT, PLEASE REPAIR/REPLACE DAMAGED/BROKEN DECORATIVE FOAM ON STRUCTURE*****

*****PLEASE COMPLY WITHIN 30 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

Town of Highland Beach

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

NOTICE OF VIOLATION

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 1410 0658 53



9589 0710 5270 1410 0658 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

CC 26159

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$ 5.35

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 $

Postage
$ 8.70

Total Postage and Fees
$ 14.05

Postmark Here

POSTAL SWEETS USPS CPU BOCA RATON FL SEP 03 2026

Sent To Anthony & Paola Visone

Street and Apt. No., or PO Box No. 7639 S Ocean Blvd.

City, State, ZIP+4® Highland Beach, 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:

9589071052701410065853

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 5:04 pm on September 5, 2026 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
September 5, 2026 5:04 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 4, 2026 4:16 AM

USPS in possession of item

BOCA RATON, FL 33431
September 3, 2026 10:06 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 : 2639 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0203
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 13048 / 216
Sale Date : 10/10/2001
Legal Description : BYRD BEACH PT OF S 50 FT OF LT 20 & LT 21 K/A UNIT 7 OF BYRD BEACH ESTATES IN OR9276P1601 BEACH ESTS UNREC

Owner Information

Owner(s)	Mailing Address
VISONE ANTHONY & VISONE PAOLA PATRICIA	2639 S OCEAN BLVD HIGHLAND BEACH FL 33487 1831

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/10/2001	$10	13048 / 00216	QUIT CLAIM	VISONE ANTHONY &
08/03/2000	$300,000	11987 / 01023	QUIT CLAIM	VISONE ANTHONY
05/08/2000	$1,350,000	11769 / 01162	WARRANTY DEED	VISONE JOHN
07/01/1997	$450,000	09916 / 01199	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
VISONE ANTHONY &	2026	ADDITIONAL HOMESTEAD
VISONE ANTHONY &	2026	HOMESTEAD

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$1,146,264	$1,219,409	$1,291,828	$1,340,025	$1,070,152
Land Value	$1,178,000	$1,177,800	$987,540	$906,000	$686,400
Total Market Value	$2,324,264	$2,397,209	$2,279,368	$2,246,025	$1,756,552

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$1,472,565	$1,433,851	$1,393,441	$1,352,855	$1,313,451
Exemption Amount	$51,411	$50,722	$50,000	$50,000	$50,000
Taxable Value	$1,421,154	$1,383,129	$1,343,441	$1,302,855	$1,263,451

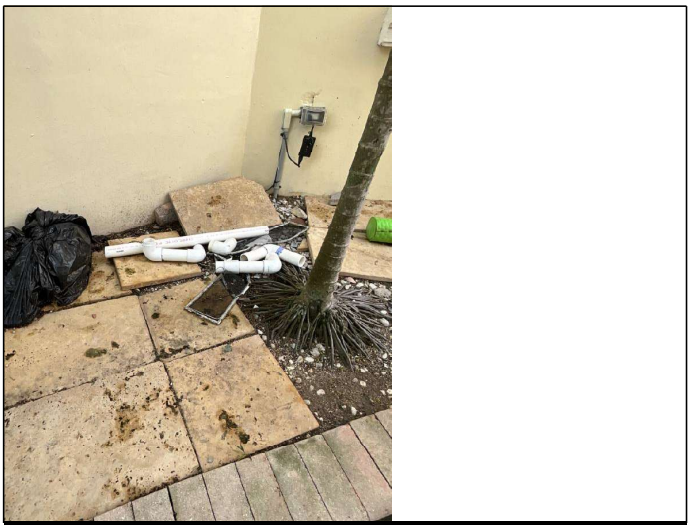
Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$22,620	$22,079	$21,447	$20,993	$20,870
NON AD VALOREM	$217	$205	$194	$188	$184
TOTAL TAX	$22,837	$22,284	$21,641	$21,181	$21,054

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

Photos
CC-26-159
Code Case

Project Address:
2639 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
ANTHONY & PAOLA PATRICIA VISONE



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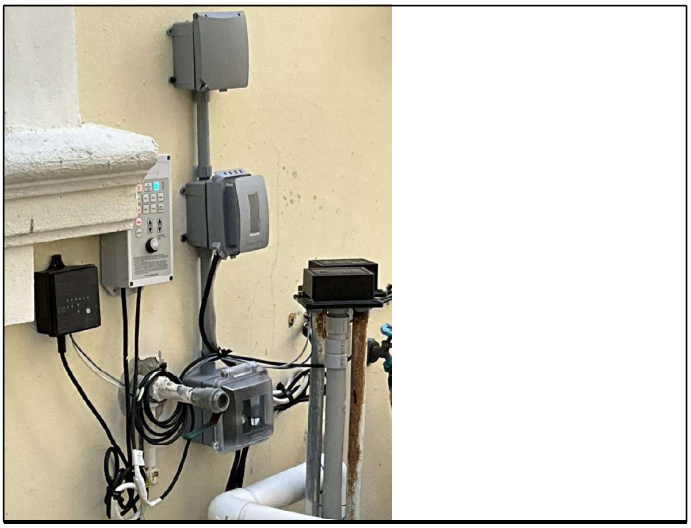
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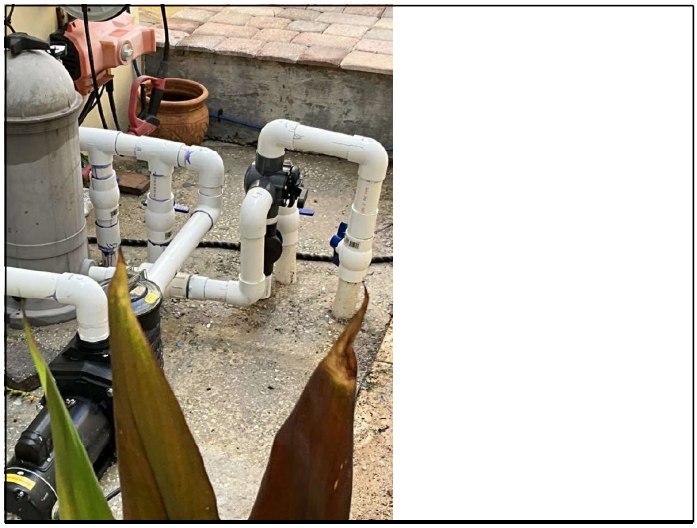
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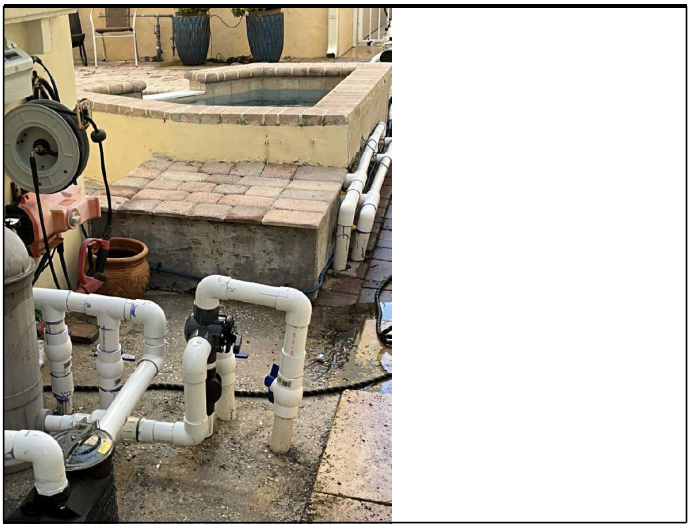
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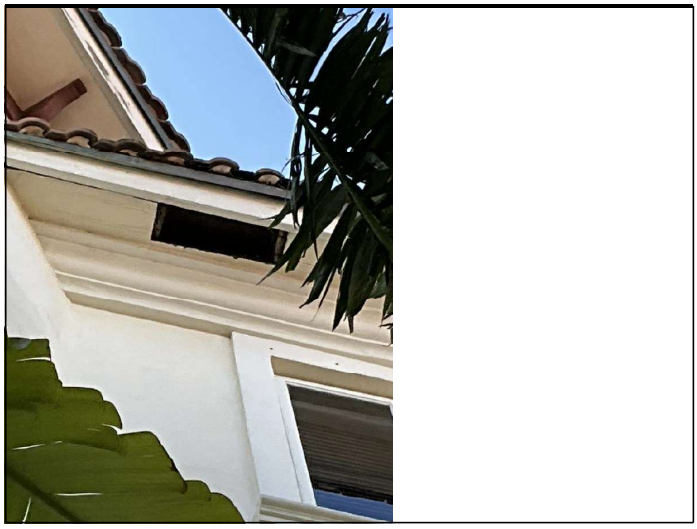


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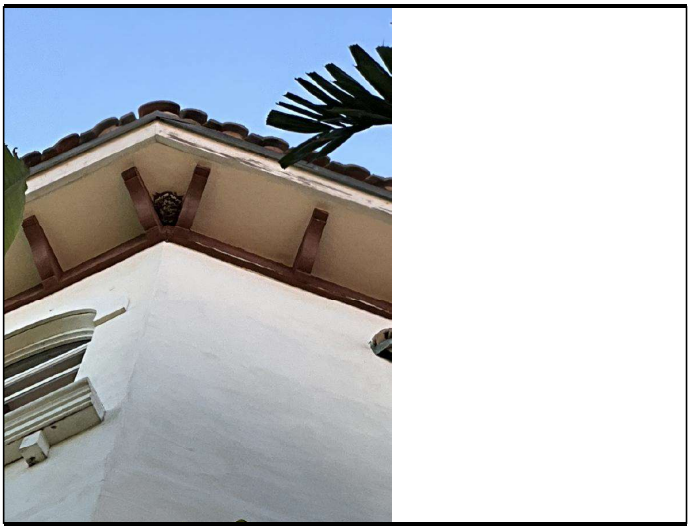


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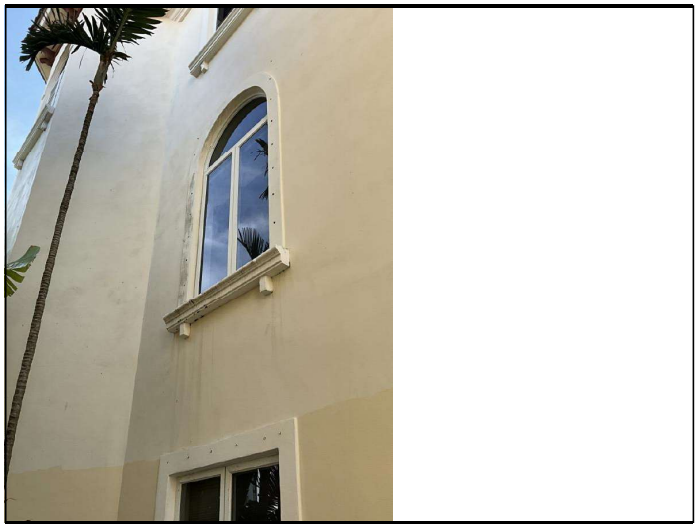
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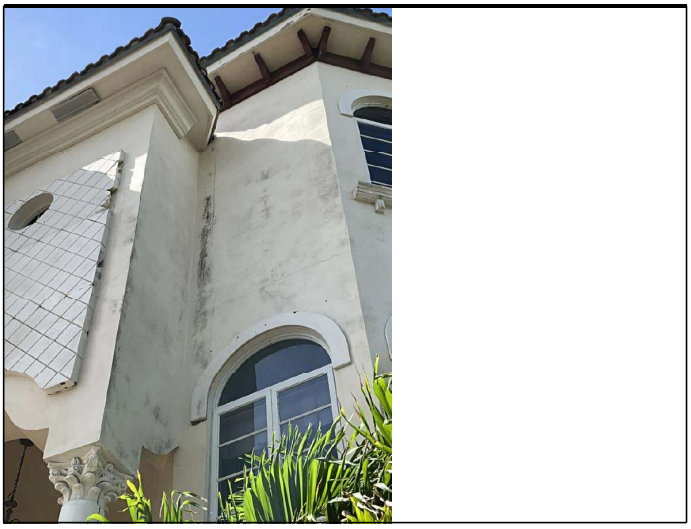
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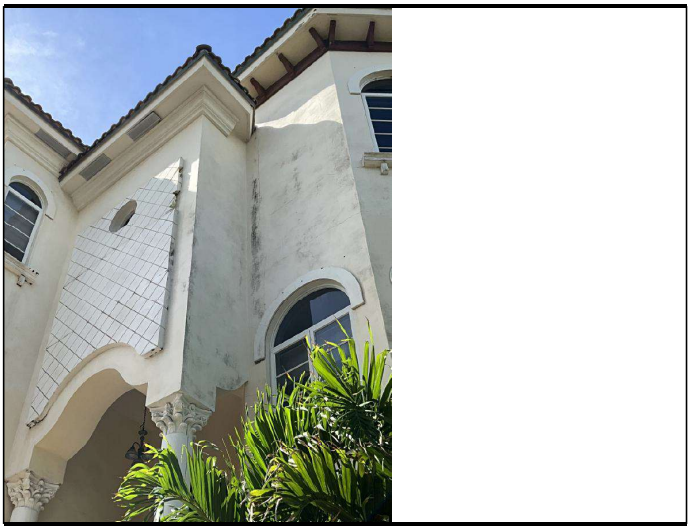
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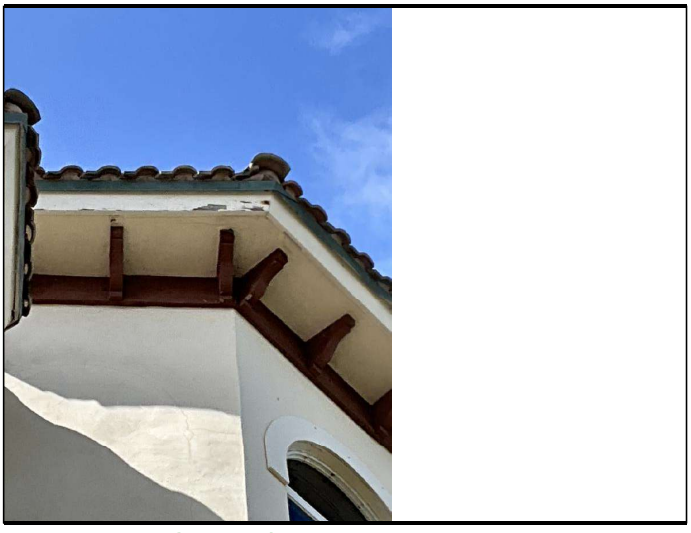
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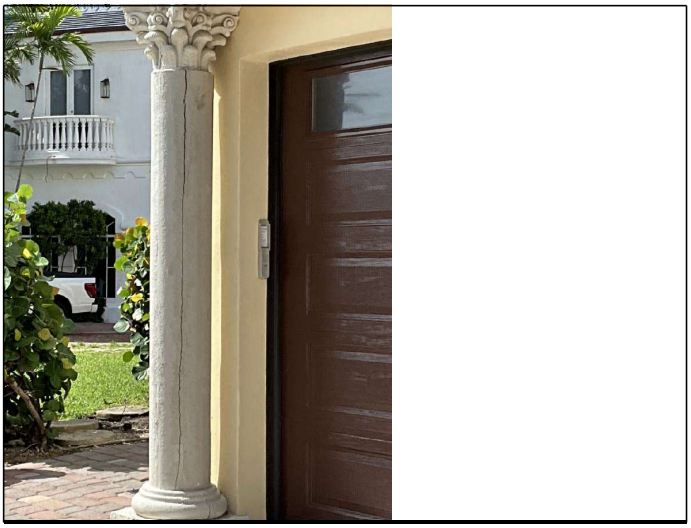
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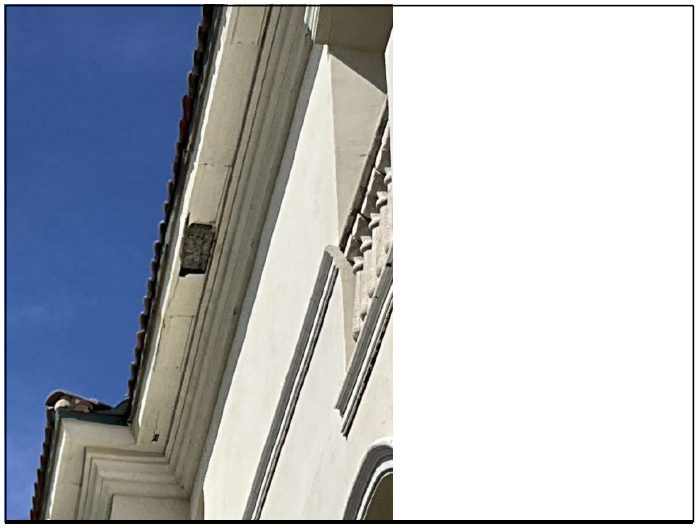
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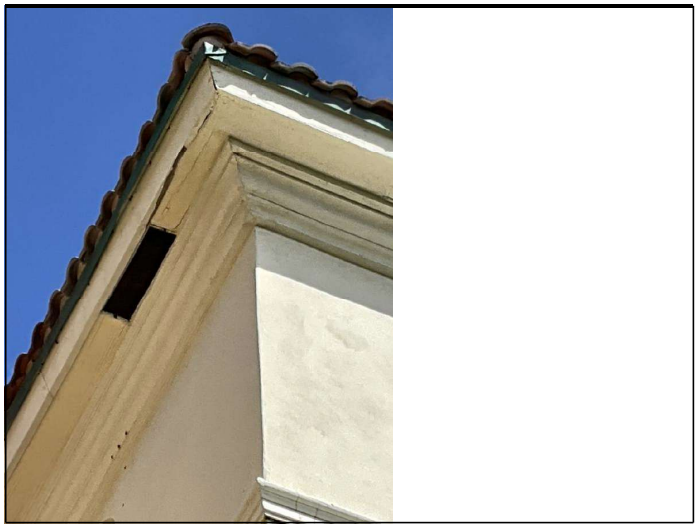


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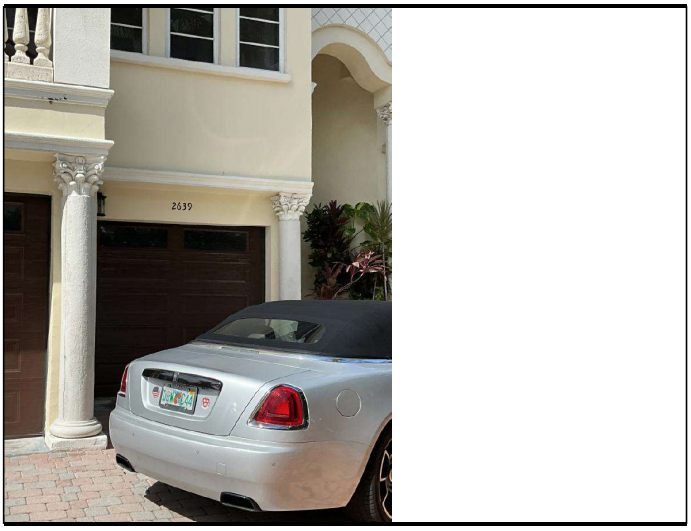
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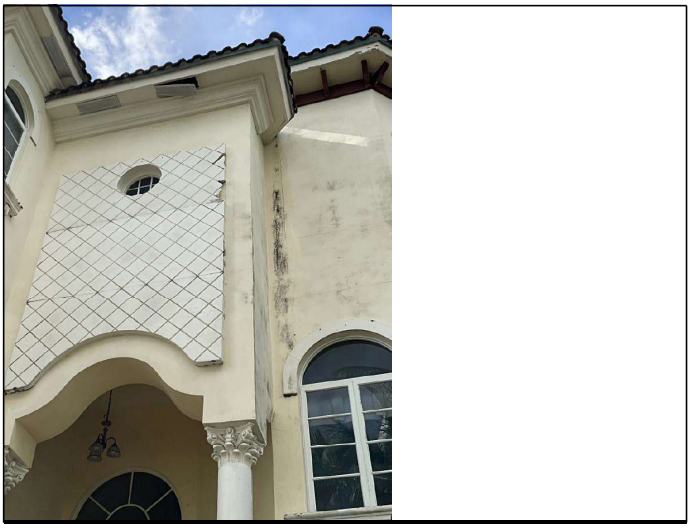
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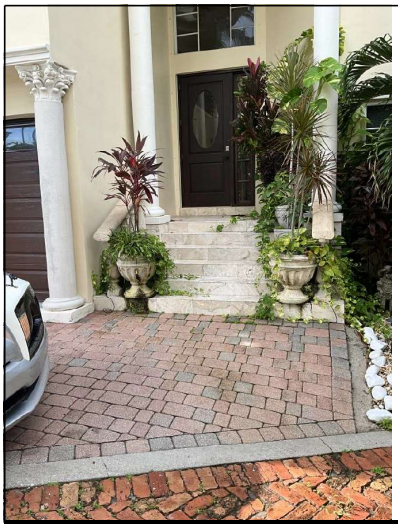
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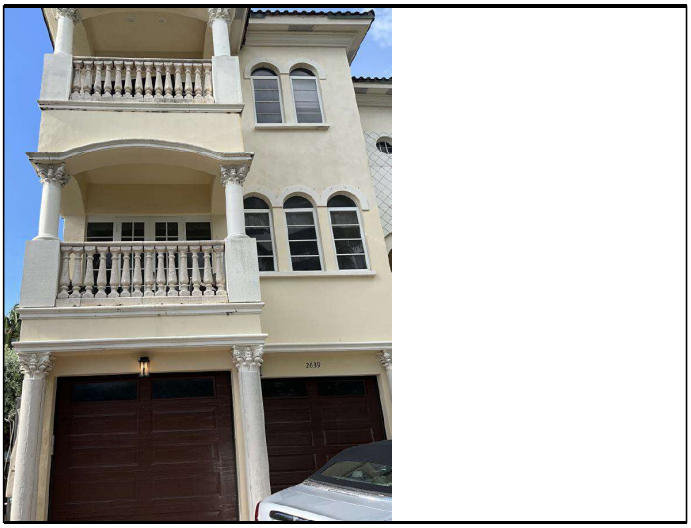
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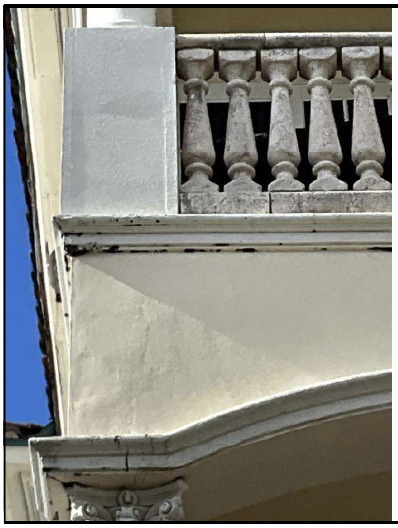
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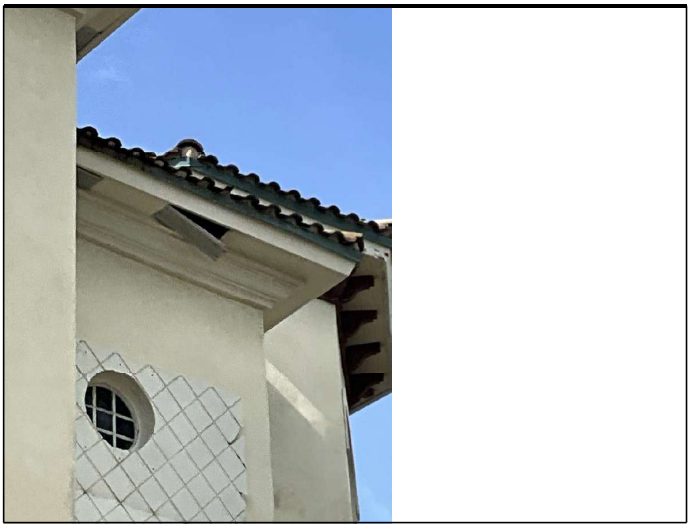
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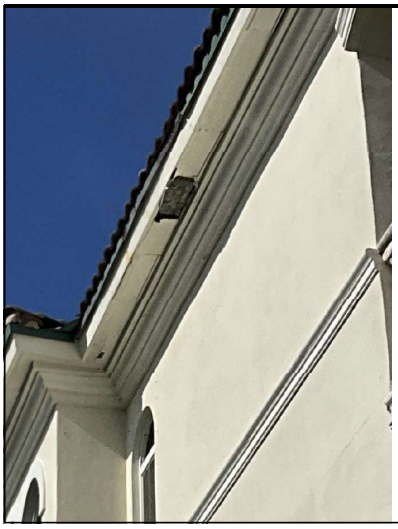
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