



# Town of Highland Beach

Building Department  
3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-150

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ELIZABETH VALELLA  
3301 S OCEAN BLVD APT 401  
Highland Beach, FL 33487

RE: 3301 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-12-000-0401)

**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 **July 9, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding

### **30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

More specifically, PERMIT FS22-0061 Add fire sprinkler head has expired.

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 \_\_\_\_24\_\_ day of \_\_\_\_June\_\_\_\_ 2024.

Adam Osowsky

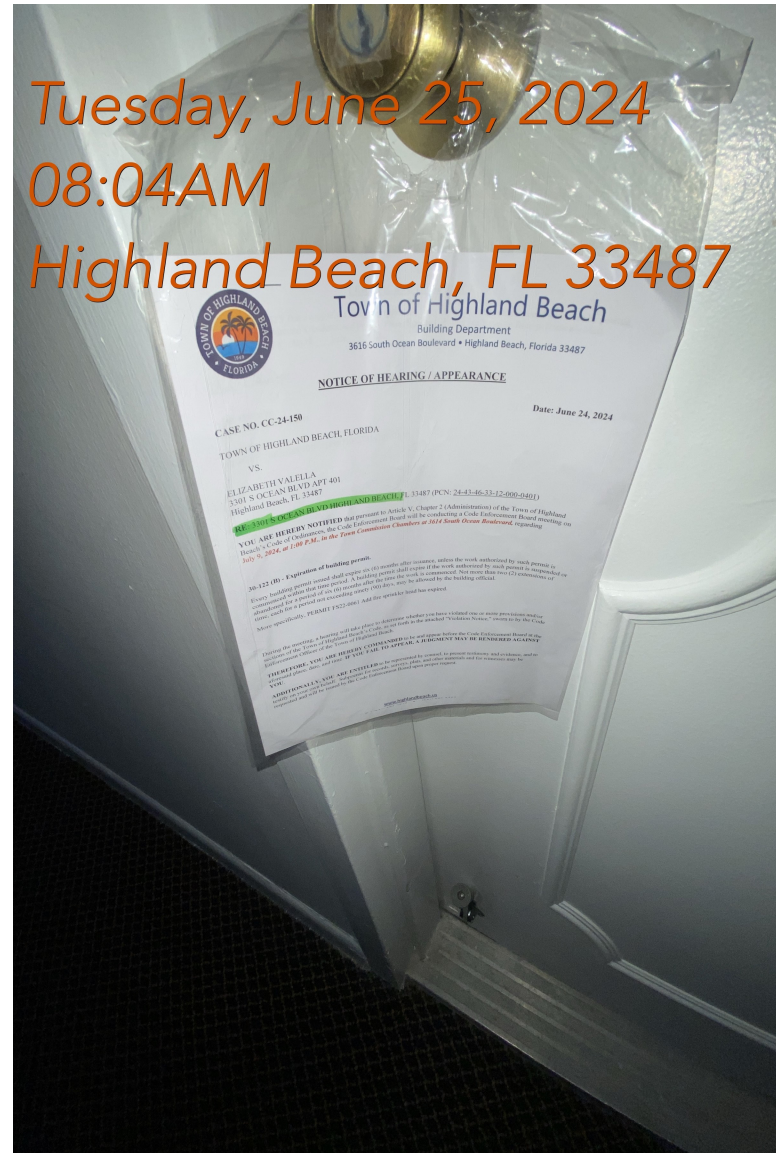
Adam Osowsky  
Code Compliance Officer

Certified Mail:  
9589071052701410060018/9589071052701410062838

Tuesday, June 25, 2024  
08:04AM  
Highland Beach, FL 33487



Tuesday, June 25, 2024  
08:04AM  
Highland Beach, FL 33487





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CC-24-150 NOH

VALELLA

3301 S OCEAN BLVD APT 10

HB, FL 33409

PS Form 3800, January 2023 PSN 7530-01-000-9000

**Property Detail**

**Location Address :** 3301 S OCEAN BLVD 401  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-12-000-0401  
**Subdivision :** AMBASSADORS V SOUTH COND  
**Official Records Book/Page :** 33202 / 1660  
**Sale Date :** DEC-2021  
**Legal Description :** AMBASSADORS V SOUTH COND APT 401

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
VALELLA ELIZABETH	3301 S OCEAN BLVD APT 401 BOCA RATON FL 33487 2570

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2021	\$0	33202 / 01660	SUMMARY ORDER	VALELLA ELIZABETH
APR-1993	\$126,000	07693 / 00678	WARRANTY DEED	BRIGUGLIO FRANK P &
JAN-1976	\$46,700	02522 / 01789	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1050  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$483,100	\$395,500	\$285,000	\$270,000	\$275,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$483,100	\$395,500	\$285,000	\$270,000	\$275,000

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$435,050	\$395,500	\$285,000	\$270,000	\$275,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$435,050	\$395,500	\$285,000	\$270,000	\$275,000

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$7,266	\$6,482	\$4,831	\$4,667	\$4,815
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$7,369	\$6,582	\$4,927	\$4,762	\$4,912



## NOTICE OF VIOLATION

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

April 27, 2024

ELIZABETH VALELLA  
3301 S OCEAN BLVD APT 401  
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-150

**Location:** 3301 S OCEAN BLVD, 401  
HIGHLAND BEACH, FL 33487

### Violation Description:

#### **30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

More specifically, PERMIT FS22-0061 Add fire sprinkler head has expired.

Correction: Contact permitting 561 278 4540 to re-instate/obtain required permit by May 12, 2024. Updated compliance date May 19, 2024.

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 Enforcement Board, 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,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



\*\*\*Photos\*\*\*

CC-24-150

Code Case

**Project Address:**

3301 S OCEAN BLVD Unit/Apt/Suite 401,  
HIGHLAND BEACH FL 33487

**Owner:**

ELIZABETH VALELLA



**Uploaded By:** Adam Osowsky - [aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)

**Upload Date:** 05/13/2024

**File Type:** jpg

**Notes:** NOV Posted

**Photo of Record:** ☐

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 1.68

**Total Postage and Fees \$ 8.73**

Sent To **CC-24-150 NOV**  
**ELIZABETH VALELLA**

Street and Apt./ **3301 S OCEAN BLVD APT 401**

City, State, Zip **Highland Beach FL, 33487**

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

APR 27 2024  
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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.**