



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-06-002

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Economos
3646 S Ocean Blvd #13
Highland Beach, FL 33487

Re: 3646 S Ocean Blvd #13 Highland Beach, FL 33487 (PCN: 24-43-47-04-50-000-0130)

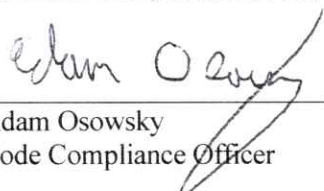
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, August 09, 2022, at 1:00 P.M.***, regarding Complied 5/10/2022 Observed roof in disrepair causing nuisance/hazard. (17-3 NUISANCES Nuisance); (30-122 (A) Building Permits Required, 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 27th day of July 2022.


Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4662

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4662

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

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

OFFICIAL USE

Certified Mail Fee
\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ 60

Total Postage and
\$ 785

Sent To
Nicholas Economos
3646 S Ocean Blvd #13
Street and Apt. No., Highland Beach, FL 33487
City, State, ZIP+4® CC2022-06-002

JUL 27 2022

Postmark

CPO #0237

Property Detail

Location Address 3646 S OCEAN BLVD 13
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-50-000-0130
Subdivision OCEAN GRANDE PLACE
Official Records Book 25921 Page 598
Sale Date APR-2013
Legal Description OCEAN GRANDE PLACE LT 13 A/K/A S 88 FT OF N 200 FT OF W 55.10 FT OF ELY
315.70 FT OF GOV LT 1 LYG W OF & ADJ TO SR A-1-A R/W

Owner Information**Owners**

ECONOMOS CONSTANCE
ECONOMOS NICHOLAS &
FRIEDBERG HOWARD L TR
FRIEDBERG HOWARD L TR TITL HLDR

Mailing address

3646 S OCEAN BLVD
BOCA RATON FL 33487 3393

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2013	\$1,100,000	25921 / 00598	WARRANTY DEED	FRIEDBERG HOWARD L TR
SEP-2001	\$793,550	13057 / 00814	WARRANTY DEED	RYMER MARCIA
FEB-2001	\$876,130	12333 / 00824	WARRANTY DEED	GARELLI BRIAN T TR

Exemption Information

Applicant/Owner	Year	Detail
ECONOMOS NICHOLAS &	2022	HOMESTEAD
ECONOMOS NICHOLAS &	2022	ADDITIONAL HOMESTEAD
ECONOMOS CONSTANCE	2022	HOMESTEAD
ECONOMOS CONSTANCE	2022	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
*Total Square Feet 4298
Acres 0.1112
Use Code 0100 - SINGLE FAMILY
Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$597,477	\$1,126,972	\$1,032,464
Land Value	\$598,000	\$0	\$0
Total Market Value	\$1,195,477	\$1,126,972	\$1,032,464
<i>All values are as of January 1st each year</i>			

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$951,447	\$938,311	\$917,215
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$901,447	\$888,311	\$867,215

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$15,452	\$15,530	\$15,363
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$15,630	\$15,703	\$15,538



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CASE NO. CC2022-06-002

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nicholas Economos
3646 S Ocean Blvd #13
Highland Beach, FL 33487

POSTED
ON PROPERTY
7/27/22
DATE

Re: 3646 S Ocean Blvd #13 Highland Beach, FL 33487 (PCN: 24-43-47-04-50-000-0130)


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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4662

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582





Town of Highland Beach

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

June 03, 2022

Economos, Nicholas
3646 S Ocean Blvd
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-002

Nicholas Economos,

Location : 3646 S OCEAN BLVD 13
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed roof in disrepair causing nuisance/hazard. PLEASE SECURE ROOF AND OBTAIN PERMIT FOR WORK BY 6/17/22.

17-3 NUISANCES Nuisance

Sec. 17-3. 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.

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.

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, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-06-022
Property Address:	3646 S Ocean Blvd Lot 13
Inspector:	Jason Manko

