



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2022-05-014**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TKS LLC  
1345 NE 5th Ave  
Boca Raton, FL 33432

**Re:** 4108 S. Ocean Blvd Highland Beach FL, 33487 (PCN: 24-43-47-04-00-005-0050)

**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, July 12, 2022, at 1:00 P.M.***, regarding observed front door installation without permit. 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 28<sup>th</sup> day of June 2022.

  
\_\_\_\_\_  
Jason Manko  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4716

[www.highlandbeach.us](http://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](mailto: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](mailto: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 4716

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ 3.75

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.05  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .58

**Total Postage and**

\$ 7.38

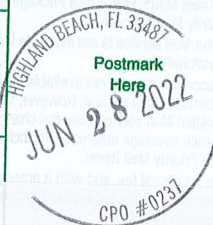
Sent To

Street and Apt. No.,

City, State, ZIP+4®

TKS LLC  
1345 Ne 5th Ave  
Boca Raton, FL 33432  
**CC2022-05-014**

PS Form 3800, Apr



**Property Detail**

Location Address 4108 S OCEAN BLVD  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-00-005-0050  
 Subdivision  
 Official Records Book 32241 Page 1728  
 Sale Date FEB-2021  
 Legal Description 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5 W OF SR NO 140 A/K/A  
 CITY LOT NO 41

**Owner Information**

**Owners**  
 TKS LLC

**Mailing address**  
 1345 NE 5TH AVE  
 BOCA RATON FL 33432 2817

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$1,617,000	32241 / 01728	WARRANTY DEED	TKS LLC
JAN-2014	\$850,000	26598 / 00913	WARRANTY DEED	VESELOV KIRILL &
AUG-1995	\$290,000	08880 / 00071	WARRANTY DEED	
JUL-1990	\$350,000	06523 / 01537	WARRANTY DEED	
MAY-1989	\$350,000	06099 / 00319	WARRANTY DEED	
NOV-1983	\$250,000	04077 / 00050	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 2  
 \*Total Square Feet 4722  
 Acres 0.2302  
 Use Code 0800 - MULTIFAMILY < 10 UNITS  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2021	2020	2019
Improvement Value	\$283,491	\$74,299	\$75,344
Land Value	\$470,027	\$630,000	\$630,000
Total Market Value	\$753,518	\$704,299	\$705,344

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$753,518	\$704,299	\$705,344
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$753,518	\$704,299	\$705,344

**Taxes**

Tax Year	2021	2020	2019
Ad Valorem	\$12,773	\$12,174	\$12,350
Non Ad Valorem	\$192	\$190	\$194
Total tax	\$12,965	\$12,364	\$12,544





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CASE NO. CC2022-05-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TKS LLC  
1345 NE 5th Ave  
Boca Raton, FL 33432

**POSTED  
ON PROPERTY**

6/28/22  
**DATE**

Re: 4108 S. Ocean Blvd Highland Beach FL, 33487 (PCN: 24-43-47-04-00-005-0050)

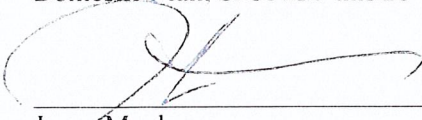
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Jason Manko  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4716

[www.highlandbeach.us](http://www.highlandbeach.us)

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



4108 S Ocean Blvd







## Town of Highland Beach

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

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June 14, 2022

TKS LLC  
1345 NE 5TH AVE  
BOCA RATON, FL 33432

RE: Code Compliance Case No. CC2022-05-014

TKS LLC,

**Location :** 4108 S. OCEAN BLVD  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Observed front door installation without permit. PLEASE OBTAIN PERMIT BY 6/8/22.

**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:	CC2022-05-014
Property Address:	4108 S Ocean Blvd
Inspector:	Jason Manko

