



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-03-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LG Associates LLC
550 S Ocean Blvd. #S1403
Boca Raton, FL 33432

Re: 4511 S Ocean Blvd 503, Highland Beach FL, 33487 (PCN: 24-43-47-04-10-001-0503)

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 washer/dryer box installation without a permit (no required trap), (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 28th day of June 2022.

Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4679

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 4679

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3.15
Extra Services & Fees (check box, and fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	2.05
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	1.58
Total Postage and Fees	\$	7.38

WIND BEACH, FL 33487
JUN 28 2022
Postmark Here
CPO #0231

Sent To LG Associates LLC
Street and Apt. No., or P.O. Box 550 S Ocean Blvd. #S 1403
City, State, ZIP+4[®] Boca Raton, FL 33432
PS Form 3800, April 2012 CC2022-03-014

Property Detail

Location Address 4511 S OCEAN BLVD 503
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-10-001-0503
 Subdivision 45 OCEAN CONDO
 Official Records Book 28966 Page 126
 Sale Date MAR-2017
 Legal Description 45 OCEAN CONDO BLDG 1 APT 503

Owner Information**Owners**

LG ASSOCIATES LLC

Mailing address

550 S OCEAN BLVD APT S1403
 BOCA RATON FL 33432 5694

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2017	\$360,000	28966 / 00126	WARRANTY DEED	LG ASSOCIATES LLC
MAR-2008	\$325,000	22579 / 01838	WARRANTY DEED	DIAZ-DEVIA BEATRIZ S
MAR-2002	\$200,000	13681 / 00026	WARRANTY DEED	ELVERS GUENTHER
OCT-1995	\$100	08964 / 01511	LIFE ESTATE	
DEC-1980	\$109,000	03437 / 00387	WARRANTY DEED	
JAN-1975	\$42,700	02407 / 00772	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 1100
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$310,000	\$340,000	\$325,000
Land Value	\$0	\$0	\$0
Total Market Value	\$310,000	\$340,000	\$325,000

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$310,000	\$340,000	\$325,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$310,000	\$340,000	\$325,000

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$5,255	\$5,877	\$5,690
Non Ad Valorem	\$96	\$95	\$97
Total tax	\$5,351	\$5,972	\$5,787



Town of Highland Beach

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NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-03-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LG Associates LLC
550 S Ocean Blvd. #S1403
Boca Raton, FL 33432

**POSTED
ON PROPERTY**

6/28/22
DATE

Re: 4511 S Ocean Blvd 503, Highland Beach FL, 33487 (PCN: 24-43-47-04-10-001-0503)

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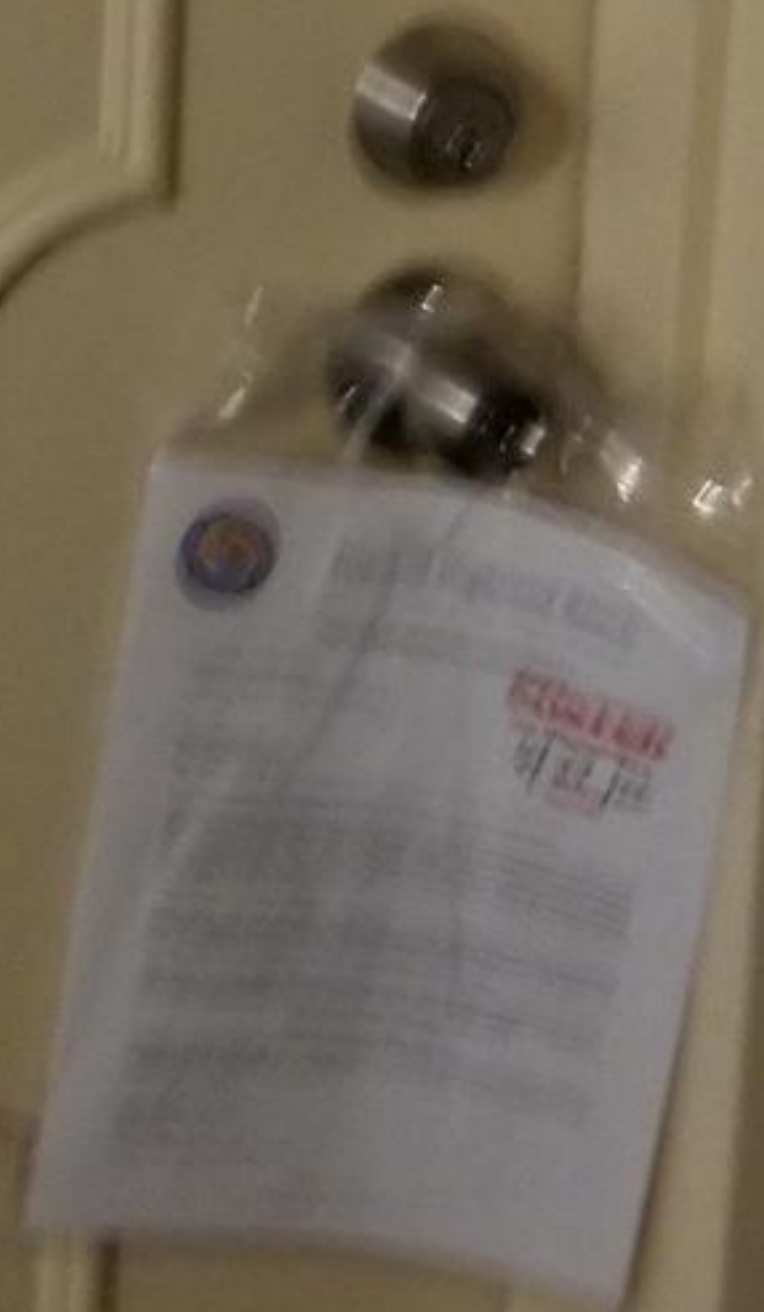
Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4679

www.highlandbeach.us

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

4511 S Ocean Blvd #
503





Town of Highland Beach

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

May 10, 2022

LG ASSOCIATES LLC (LEA GABBAY)
550 S Ocean Blvd #S1403
BOCA RATON, FL 33432

RE: Code Compliance Case No. CC2022-03-014

LG ASSOCIATES LLC (LEA GABBAY)

Location : 4511 S. OCEAN BLVD 503
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed washer/dryer box installation without permit (no required trap). PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 5/24/22.

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:	CC2022-03-014
Property Address:	4511 S Ocean Blvd Cond. #503
Inspector:	Jason Manko

