



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-04-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James L Day
4430 Tranquility Dr.
Highland Beach, FL 33487

Re: 4430 Tranquility Drive Highland Beach FL, 33487 (PCN: 24-43-47-04-02-003-0150)

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 Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance, (17-3 NUISANCES Nuisance); Observed pool mechanical equipment with no required screening fence, (34-6(A)(2) Swimming pool, spa and hot tub screening) and (IPMC 303.1 Swimming pools); and Observed broken pool enclosure gate latch, (IPMC 303.2 Swimming pool enclosures). 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 4686

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 4686

| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only | |
|--|--------------------------|
| For delivery information, visit our website at www.usps.com ®. | |
| OFFICIAL USE | |
| Certified Mail Fee \$ <u>5.15</u> | |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.85</u> | |
| <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 \$ <u>1.58</u> | |
| Total Postage and Fees \$ <u>7.38</u> | |
| Sent To | James L Day |
| Street and Apt. No., or PO Box | 4430 Tranquility Dr. |
| City, State, ZIP+4® | Highland Beach, FL 33487 |
| CC2022-04-016 | |
| PS Form 3800, April 2015 PSN | |



Property Detail

Location Address 4430 TRANQUILITY DR
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-02-003-0150
Subdivision BEL LIDO IN
Official Records Book 31863 Page 1689
Sale Date SEP-2020
Legal Description BEL LIDO LT 15 BLK 3

Owner Information

Owners
DAY JAMES L

Mailing address
4430 TRANQUILITY DR
BOCA RATON FL 33487 4220

Sales Information

| Sales Date | Price | OR Book/Page | Sale Type | Owner |
|------------|-------------|---------------|---------------|-------------------------------|
| SEP-2020 | \$100 | 31863 / 01689 | WARRANTY DEED | DAY JAMES L |
| SEP-2020 | \$2,600,000 | 31808 / 00512 | WARRANTY DEED | DAY JAMES L |
| AUG-2019 | \$1,750,100 | 30826 / 01338 | CERT OF TITLE | TRANS GLOBAL FINANCIAL LLC TR |
| AUG-2002 | \$2,400,000 | 14033 / 00474 | WARRANTY DEED | HARRY CREAGHAN |
| SEP-2001 | \$2,100,000 | 12924 / 00975 | WARRANTY DEED | AMANDI FERNANDO & |
| JUL-1995 | \$260,000 | 08820 / 01301 | WARRANTY DEED | |
| APR-1985 | \$150,000 | 04520 / 00967 | WARRANTY DEED | |
| JAN-1969 | \$12,800 | 01729 / 00970 | WARRANTY DEED | |

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 6182
Acres 0.2802
Use Code 0100 - SINGLE FAMILY
Zoning RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

| Tax Year | 2021 | 2020 | 2019 |
|--------------------|-------------|-------------|-------------|
| Improvement Value | \$1,889,604 | \$1,486,266 | \$1,488,178 |
| Land Value | \$1,725,000 | \$1,500,000 | \$1,725,000 |
| Total Market Value | \$2,600,000 | \$2,986,266 | \$3,213,178 |

All values are as of January 1st each year

Assessed and Taxable Values

| Tax Year | 2021 | 2020 | 2019 |
|------------------|-------------|-------------|-------------|
| Assessed Value | \$2,600,000 | \$2,986,266 | \$1,933,155 |
| Exemption Amount | \$0 | \$0 | \$50,000 |
| Taxable Value | \$2,600,000 | \$2,986,266 | \$1,883,155 |

Taxes

| Tax Year | 2021 | 2020 | 2019 |
|----------------|----------|----------|----------|
| Ad Valorem | \$44,072 | \$51,619 | \$33,151 |
| Non Ad Valorem | \$178 | \$173 | \$175 |
| Total tax | \$44,250 | \$51,792 | \$33,326 |



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CASE NO. CC2022-04-016

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

James L Day
4430 Tranquility Dr.
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

**6/28/22
DATE**

Re: 4430 Tranquility Drive Highland Beach FL, 33487 (PCN: 24-43-47-04-02-003-0150)

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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4686

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

4430 Tranquility Dr





Town of Highland Beach

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

May 18, 2022

DAY, JAMES L
4430 TRANQUILITY DR.
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-04-016

JAMES DAY,

Location : 4430 TRANQUILITY DRIVE
HIGHLAND BEACH FL, 33487

Complaint Description:

- 1) COMPLIED 5/10/2022 Observed pool pump system in disrepair creating noise nuisance. PLEASE REPAIR OR REPLACE POOL PUMP AND OBTAIN PERMITS IF NECESSARY BY 5/12/22.
- 2) Observed pool mechanical equipment with no required screening fence. PLEASE SCREEN POOL EQUIPMENT ON ALL OPEN SIDES WITH 6 FOOT OPAQUE FENCE BY 5/26/22.
- 3) Observed broken pool enclosure gate latch. PLEASE REPAIR OR REPLACE POOL GATE AND LATCHING MECHANISM BY 5/12/22.

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.

34-6(A)(2) Swimming pool, spa and hot tub screening.

Swimming pool, spa and hot tub screening. In all vacation rental units located in the town that have in-ground and above-ground swimming pools, spas, and hot tubs shall be screened by a six-foot, one hundred (100) percent opaque on all sides (except waterfront sides) fence. Swimming pool equipment shall be separately screened on all open sides with a six-foot one hundred (100) percent opaque fence.

IPMC 303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

IPMC 303.2 Swimming pool enclosures.



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Phone: 561-278-4540
Fax: 561-278-2606

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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: | CC2022-04-016 |
| Property Address: | 4430 Tranquility Dr. |
| Inspector: | Jason Manko |

