



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0302)

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 Special Magistrate will conduct a hearing on ***Tuesday, October 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit 24-444-BR (BATHROOM REMODELING) has expired. Courtesy email sent 06/16/25 has been ignored). During the hearing, the Special Magistrate will 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 Special Magistrate 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 Special Magistrate 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 25 day of September 2025.

Adam Osway

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052703119658947

9589 0710 5270 3119 6589 47

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

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

Certified Mail Fee

\$

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

Sent To

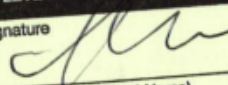
Street and Apt. No., or P.O. Box

City, State, ZIP+4[®]

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

PS Form 3800, January 2020 (only for use on PSN) See Reverse for Instructions



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: CO-25-311*NOH* CAROLYN M SHEEHY 3015 S OCEAN BLVD APT 3B Highland Beach FL 33487		B. Received by (Printed Name) _____ C. Date of Delivery <u>10/1/25</u>	
2. Article Number (Printed) 9590 9402 7309 2028 7487 23		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

USPS TRACKING #		First-Class Mail	
9590 9402 7309 2028 7487 23		Postage & Fees Paid USPS Permit No. G-10	
Sender: Please print your name, address, and ZIP+4® in this box* TOWN OF HIGHLAND BEACH CODE COMPLIANCE 3616 S OCEAN BLVD HIGHLAND BEACH FL 33487		RECEIVED United States Postal Service Highland Beach, FL Town Clerk's Office	
37-339316		97-339316	



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD 3B., Highland Beach FL 33487 (PCN: 24-43-46-33-23-000-0302)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" X at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on September 29, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Celamose
Code Compliance Officer/Clerk

September 29, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or [] online notarization, this 29th day of September, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known _____ OR Produced Identification X
Type of Identification Produced: ID

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606



Sep 29, 2025 at 2:40:18 PM
Highland Beach, FL

Sep 29, 2025 at 1:49:49 PM
Highland Beach, FL

A photograph of a white door with a large floral wreath and a sign. The wreath is made of pink and yellow flowers with green leaves. A sign is hanging on the door, and a small red string is tied to the handle. The door has a white frame and a white handle. The background is a plain white wall.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-311

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
Highland Beach FL, 33487

Re: 3015 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-23-000-0302)

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 25 day of September 2025.

Adam Orosky

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606

Certified Mail: 9589071052703119658947

Property Detail

Location Address : 3015 S OCEAN BLVD 302
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-23-000-0302
Subdivision : OCEAN DUNES COND DECL FILED 3-5-82
Official Records Book/Page : 34779 / 692
Sale Date : 12/26/2023
Legal Description : OCEAN DUNES COND UNIT 302

Owner Information

Owner(s)	Mailing Address
SHEEHY CAROLYN M	3015 S OCEAN BLVD APT 3B BOCA RATON FL 33487 1855

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/26/2023	\$1,250,000	34779 / 00692	WARRANTY DEED	SHEEHY CAROLYN M
12/10/1992	\$270,000	07516 / 01801	WARRANTY DEED	PORWICH ELLIOT J &
01/01/1985	\$179,000	04448 / 01190	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SHEEHY CAROLYN M	2025	HOMESTEAD
SHEEHY CAROLYN M	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2210
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	OCEAN DUNES CONDO	
Area	2210	
Year Built	1982	
No of Bedroom(s)	3	
No of Bath(s)	2	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description

square Footage

No data found

No Image Found

Property Extra Feature

Description

Year Built

Units

No Extra Feature Available

Property Land Details

Land Line #

Description

Zoning

Acres

No Land Details Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,130,000	\$1,130,000	\$1,130,000	\$1,027,200	\$760,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$648,270	\$630,000	\$590,154	\$572,965	\$556,277
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$597,548	\$580,000	\$540,154	\$522,965	\$506,277

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$9,632	\$9,349	\$8,798	\$8,734	\$8,754
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$9,748	\$9,456	\$8,901	\$8,834	\$8,850



Town of Highland Beach

NOTICE OF VIOLATION

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

July 1, 2025

CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-311

Location: 3015 S OCEAN BLVD, 302
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-444-BR (BATHROOM REMODELING) has expired. Courtesy email sent 06/16/25 has been ignored.

CORRECTION=

Contact permitting 561 278 4540 to complete this project by August 1, 2025.

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.

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 Compliance Special Magistrate, 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

9589 0710 5270 1731 5662 68

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 \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 73

Total Postage and Fees \$ 9.68

Sent To **CAROLYN M SHEEHY**

Street and Apt. No. **3015 S OCEAN BLVD APT 3B**

City, State, ZIP+4® **HIGHLAND BEACH, FL, 33487**

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article # **CC-25-311-nov**
CAROLYN M SHEEHY
3015 S OCEAN BLVD APT 3B
HIGHLAND BEACH, FL, 33487

2. Article Number (Transfer from service label)
9589 0710 5270 1731 5662 68

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) STACEY HARRIS

C. Date of Delivery 7/7/25

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

JUL 10 2025

Town of Highland Beach, FL
Town Clerk's Office

3. Service type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

WEST PALM BEACH FL 334

8 JUL 2025 PM 4 L

9590 9402 9523 5069 3339 05

United States Postal Service

RECEIVED

JUL 10 2025

Town of Highland Beach, FL
Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box•

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3616 S OCEAN BLVD
HIGHLAND BEACH, FLORIDA
33487

7-339316