



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SUNNY BLISS LLC
1515 N S FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

Re: 3200 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-45-000-2020)

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, 30-122 (A) - Building Permits Required.*** 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 Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410060209

9589 0710 5270 1410 0602 09

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

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

Boca Raton, FL 33432

Certified Mail Fee \$5.30
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$0.78
\$

Total Postage and Fees
\$10.48

Sent To

Street and Apt. No., or

City, State, ZIP+4®

CC-25-353 NOH*
SUNNY BLISS LLC
ROBERT L MACLAREN II CO
1515 NS FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

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



Tracking Number:

Remove X

9589071052701410060209

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:41 pm on October 2, 2025 in BOCA RATON, FL 33432.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33432
October 2, 2025, 12:41 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Sunny Bliss LLC
1515 N S Federal Hwy Ste 106
Boca Raton, FL 33432

Re: 3200 S Ocean Blvd 202., Highland Beach FL 33487 (PCN: 24-43-46-33-45-000-2020)

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 October 3, 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.

Adam Osowsky
Code Compliance Officer/Clerk

October 3, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 3rd day of October, 2025, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

Personally Known x OR Produced Identification _____
Type of Identification Produced: _____



Oct 3, 2025 at 1:33:47 PM
Highland Beach, FL





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SUNNY BLISS LLC
1515 N S FEDERAL HWY STE 106
BOCA RATON FL 33432 7404

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Adam Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410060209

Property Detail

Location Address : 3200 S OCEAN BLVD 202
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-45-000-2020
Subdivision : 3200 SOUTH OCEAN A SEAGATE CONDO
Official Records Book/Page : 30883 / 1622
Sale Date : 09/05/2019
Legal Description : 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202

Owner Information

Owner(s)	Mailing Address
SUNNY BLISS LLC	ROBERT L MACLAREN II C/O 1515 N S FEDERAL HWY STE 106 BOCA RATON FL 33432 7404

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/05/2019	\$2,301,030	30883 / 01622	WARRANTY DEED	SUNNY BLISS LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 3420
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

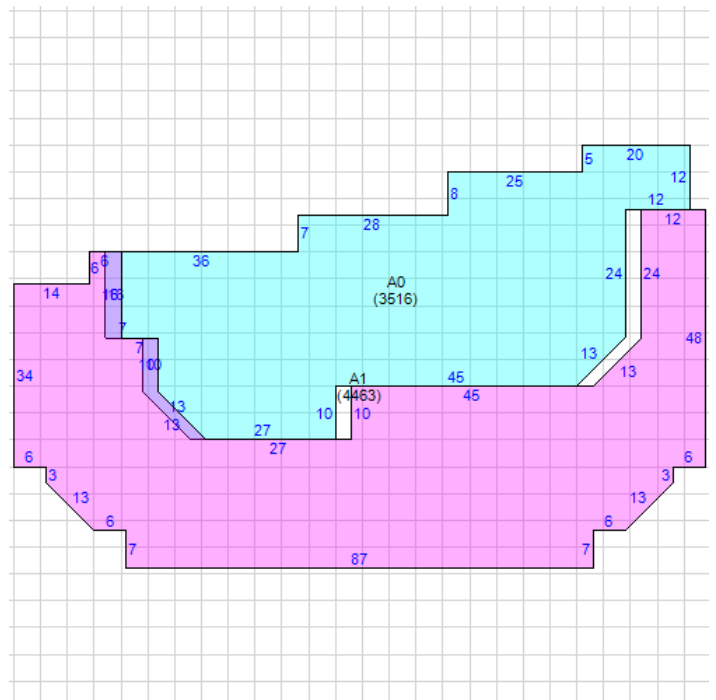
Building Details

Structural Details

Structural Element for Building 1

Name	3200 SOUTH OCEAN A SEAGATE CONDO
Area	3420
Year Built	2016
No of Bedroom(s)	3
No of Bath(s)	3
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	STEEL FRAME OR TRUSS
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	

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	3516

BLC Balcony	4463
Total Square Footage	7979
Area Under Air	3516

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	\$2,625,000	\$2,625,000	\$2,919,000	\$2,585,000	\$2,025,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$2,625,000	\$2,625,000	\$2,919,000	\$2,585,000	\$2,025,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$2,625,000	\$2,625,000	\$2,450,250	\$2,227,500	\$2,025,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,625,000	\$2,625,000	\$2,450,250	\$2,227,500	\$2,025,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$41,599	\$41,598	\$42,204	\$38,838	\$34,326
NON AD VALOREM	\$116	\$107	\$103	\$100	\$96
TOTAL TAX	\$41,715	\$41,705	\$42,307	\$38,938	\$34,422

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov



Town of Highland Beach

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

NOTICE OF VIOLATION

August 7, 2025

SUNNY BLISS LLC ROBERT L MACLAREN II C/O
1515 N S FEDERAL HWY STE 106
BOCA RATON FL, 33432

RE: Code Compliance Case No. CC-25-353

Location: 3200 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation:

No permit issued for completed a/c changeout. APP 2879594 "submitted" only.

Correction:

Must obtain ALL required permits by 9/7/2025.

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.

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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-353

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Sunny Bliss LLC Robert L McClaren II c/o
1515 N S Federal Hwy Ste 106
Boca Raton FL 33432

Re 3200 S Ocean 202
_, Highland Beach FL 33487 (PCN: 24-43-46-33-45-000-2020)

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 x the "Notice of Violation" or _____ 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 August 13,
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.

Adam Osowsky
Code Compliance Officer/Clerk

August 13, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 13th
day of August, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____





Town of Highland Beach

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

NOTICE OF VIOLATION

August 12, 2025

SUNNY BLISS LLC ROBERT L MACLAREN II C/O
1515 N S FEDERAL HWY STE 106
BOCA RATON FL, 33432

RE: Code Compliance Case No. CC-25-353

Location: 3200 S OCEAN BLVD, 202
HIGHLAND BEACH, FL 33487

Violation:

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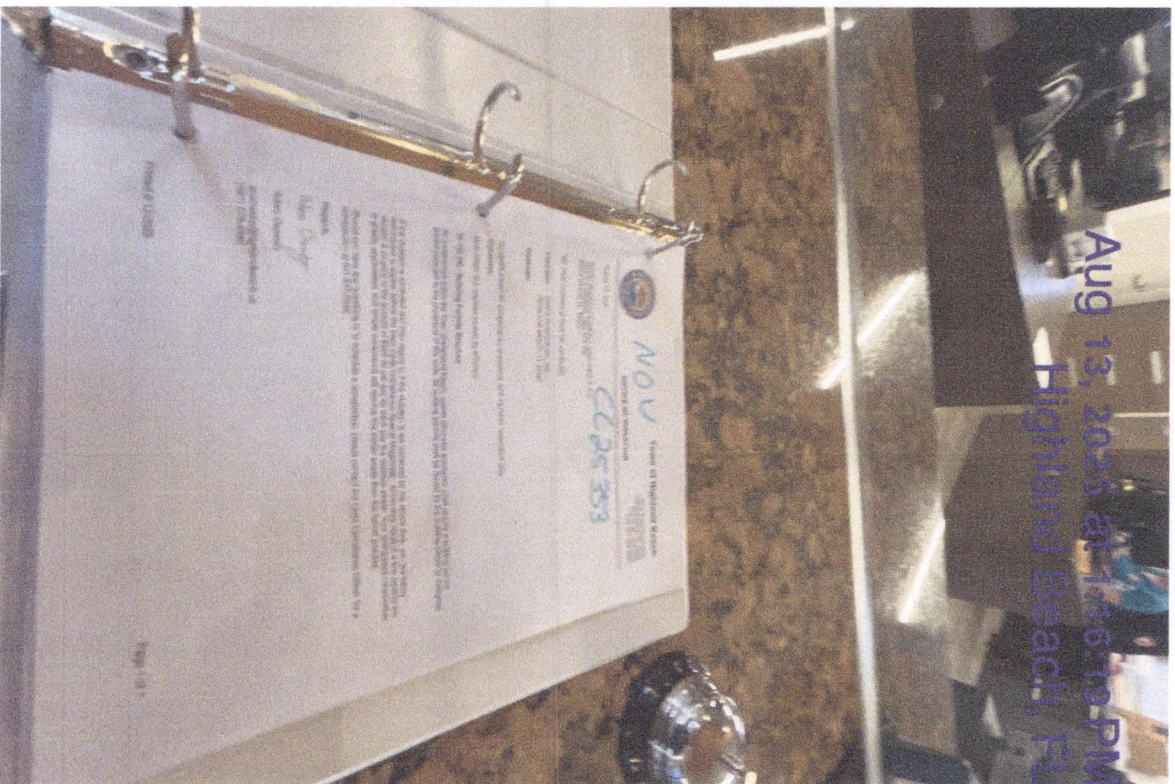
Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Aug 13, 2025 at 1:46:19 PM
Highland Beach, FL



Aug 13, 2025 at 8:00:27 AM
Highland Beach, FL



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

\$ **5.30**

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

- ☒ Return Receipt (hardcopy) \$ **4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.78**

Total Postage and Fees

\$ **10.48**

Sent To

Street and Apt. No.

City, State, ZIP+4®

CC-25-353-NOV

SUNNY BLISS LLC

ROBERT L MACLAREN II C/O

1515 N S FEDERAL HWY STE 106

BOCA RATON FL 33432 7401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse

9589 0710 5270 1410 0658 60

