



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE**

CASE NO. CC-24-312

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BETTYE S WOLF  
4740 S OCEAN BLVD APT 1010  
Highland Beach, FL 33487

RE: 4740 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-09-08-000-1010)

**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 8, 2024, at 1:00 P.M., in the Library Community Room at 3614 South Ocean Boulevard***, regarding

### **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. More specifically Permit PWH23-0031 expired. Missing final inspection. Correction Must contact permitting at 5612784540 to re instate/obtain all required permits by 9/5/24.

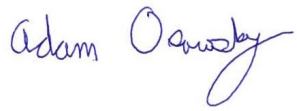
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.



Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410063460

9589 0710 5270 1410 0620 74

**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	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	
\$	
Total Postage and Fees	
\$	

Postmark Here

SEP 18 2024

DELAV BEACH FL 33487

USPS

**CC-24-312 NOH \***  
**BETTYE S WOLF**  
**4740 S OCEAN BLVD APT 1010**  
**HIGHLAND BEACH FL 33487**

**Certified Mail service provides the following benefits:**

- A receipt (this portion of the Certified Mail label).
  - A unique identifier for your mailpiece.
  - Electronic verification of delivery or attempted delivery.
  - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
  - Certified Mail service is *not* available for international mail.
  - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
  - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
    - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return* for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
    - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
    - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
    - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
  - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

ts.

**Property Detail**

**Location Address :** 4740 S OCEAN BLVD 1010  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-09-08-000-1010  
**Subdivision :** BRAEMAR ISLE COND DECL FILED 2-18-81  
**Official Records Book/Page :** 27539 / 79  
**Sale Date :** APR-2015  
**Legal Description :** BRAEMAR ISLE COND UNIT 1010

**Owner Information****Owner(s)**

WOLF BETTYE S  
BETTYE S WOLF TR TITL HLDR  
WOLF BETTYE S TR

**Mailing Address**

4740 S OCEAN BLVD APT 1010  
HIGHLAND BEACH FL 33487 5356

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2015	\$10	27539 / 00079	WARRANTY DEED	WOLF BETTYE S
APR-1984	\$230,000	04206 / 01283	WARRANTY DEED	WOLF ALVAN H &
FEB-1982	\$254,000	03676 / 00936	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
WOLF BETTY S	2024	HOMESTEAD
WOLF BETTY S	2024	ADDITIONAL HOMESTEAD
WOLF BETTY S	2024	QUALIFIED EXEMPTION

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 2070  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,220,000	\$1,174,000	\$815,850	\$545,000	\$530,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,220,000	\$1,174,000	\$815,850	\$545,000	\$530,000

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$444,441	\$431,496	\$418,928	\$406,726	\$401,110
Exemption Amount	\$55,000	\$55,000	\$50,500	\$50,500	\$50,500
Taxable Value	\$389,441	\$376,496	\$368,428	\$356,226	\$350,610

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,329	\$6,181	\$6,201	\$6,210	\$6,236
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,436	\$6,284	\$6,301	\$6,306	\$6,331



# Town of Highland Beach

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

## NOTICE OF VIOLATION

---

August 21, 2024

BETTYE S WOLF  
4740 S OCEAN BLVD APT 1010  
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-312

**Location:** 4740 S OCEAN BLVD, 1010  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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. More specifically Permit PWH23-0031 expired. Missing final inspection. Correction Must contact permitting at 5612784540 to re instate/obtain all required permits by 9/5/24.

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 Enforcement Board, 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



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 \$ **4.85**

Extra Services & Fees (check box, add fee as applicable) **4.70**

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.73**

Total Postage and Fees \$ **9.68**

Sent To **BETTYE S WOLF TR TJTL HDR**

Street and Apt **4740 S OCEAN BLVD APT 1010**

City, State, ZIP+4® **HIGHLAND BEACH FL 33487 5356**

Postmark **AUG 22 2024**

**cc-24-312 nov**

**BOCA RATON FL 33431**

9589 0710 5270 1410 0634 60

**COMPLETE THIS SECTION**

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 Number **cc-24-312 nov**

**BETTYE S WOLF TR TJTL HDR**

**4740 S OCEAN BLVD APT 1010**

**HIGHLAND BEACH FL 33487 5356**

9590 9402 5086 9092 0374 61

2. Article Number (transfer from service label)

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **XVP**

B. Received by (Printed Name)

C. Date of Delivery

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

☐ Insured Mail (over \$500)

☐ Registered Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

USPS TRACKING® # **9590 9402 5086 9092 0374 61**

WEST PALM BEACH FL 334

United States Postal Service

**RECEIVED**

**TOWN OF HIGHLAND BEACH**

**CODE COMPLIANCE DIVISION**

**3616 S OCEAN BLVD**

**HIGHLAND BEACH, FL 33487**

Highland Beach, FL

August 22, 2024

All Departments

- Workspace
- Favorites
- Permitting
- Create Permit
- Search Permits
- Search Incomplete Permits
- Create Estimate
- Search Estimates
- Search Historical Permits
- Permit Reports
- Code Enforcement
- Licensing
- Recurring Inspections
- Common
- Accounts
- Receipts
- Administration
- Recent

Main

Parcels

Notes

Submittals

Valuations

Fees

Contractors

Contacts

Other Requirements

Details

Cycles/Reviews

Inspections

Workflow

Permit #: PWH23-0031

Status: ISSUED

Contact: WOLF BETTYE S BETTYE S WOLF TR TITL HLD R WOLF BETTYE S TR

Site Address: 4740 S OCEAN BLVD 1010  
HIGHLAND BEACH, FL 33487

Type: PLUMBING WH CHANGEOUT

Project Name: Bettye Wolf

Contractor: CLIMATE CONTROL SERVICES

Expand Display

Compress Display

Display Order	Inspection Type	Req	Deferred	Reason	Display Date	Primary Inspector	Inspection Status	State	Results	Has Actions	Has Corrections
<div><div></div><div>1</div></div>	PLUMB FINAL	<div><div></div><div></div></div>	<div><div></div><div></div></div>								
Total Hours: 0.00											

Add

Request