



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE

CASE NO. CC-24-249

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487 4217

RE: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-003-0220)

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

IPMC 303.1 - Swimming pools.

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

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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.**

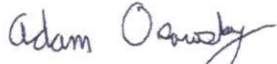
ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

www.highlandbeach.us

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

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 18 day of Sept. 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065679



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-249

TOWN OF HIGHLAND BEACH, FLORIDA

Paestvini
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility Dr .. Highland Beach FL 33487 (PCN: 24434 704020030220)

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

1. I am a ☒ Code Compliance Officer or ☐ Clerk for the Town of Highland Beach.
2. I postedd ☐ the "Notice of Violation" or ☒ the "Notice of Hearing/Appearance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 9/18/24 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

9/18/24

Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 18th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

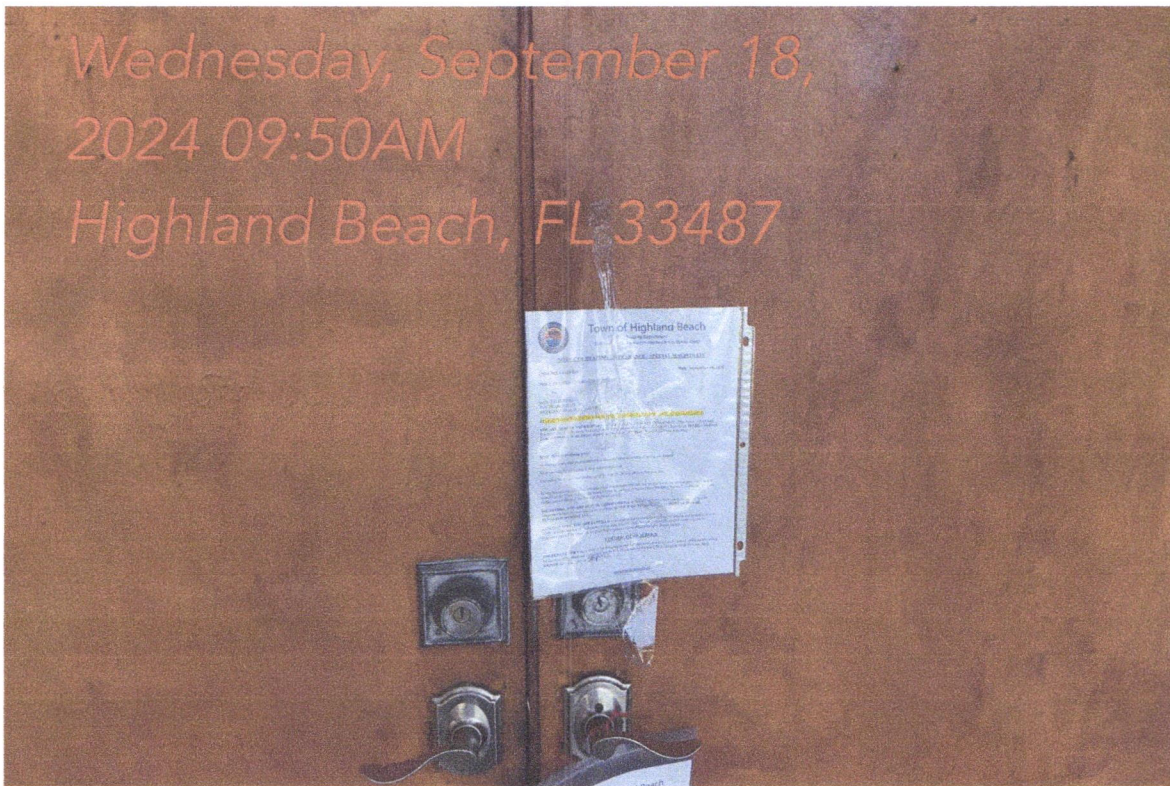
Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____



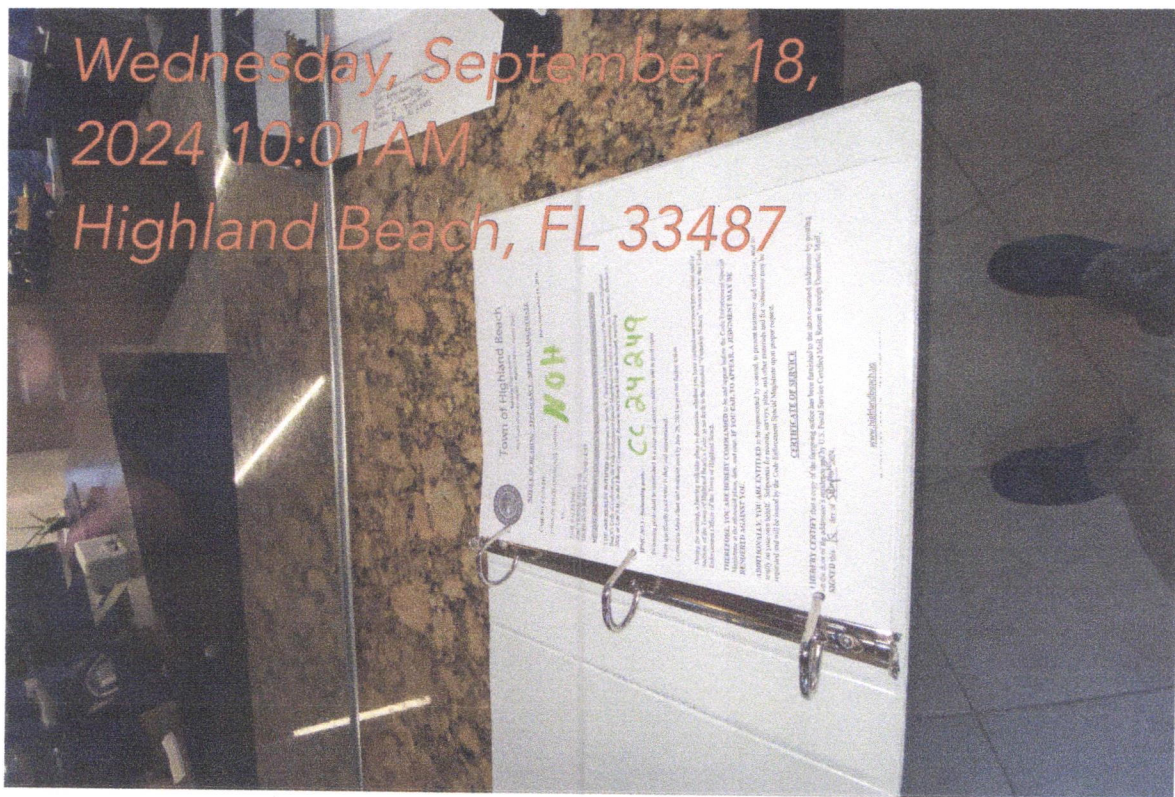
www.highlandbeach.us

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

Wednesday, September 18,
2024 09:50AM
Highland Beach, FL 33487



Wednesday, September 18,
2024 10:01AM
Highland Beach, FL 33487



9589 0710 5270 1410 0620 67

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

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

OFFICIAL USE

Certified Mail Fee

\$

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

\$

Total Postage and Fees

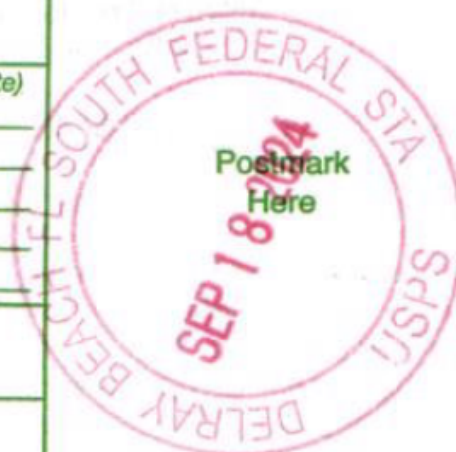
\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

Py Estrini NOH 24 249
4301 Tranquility Dr
HP FL 33457



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

See Reverse for Instructions



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-249

Date: August 22, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487 4217

RE: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-003-0220)

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, September 10, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding

IPMC 303.1 - Swimming pools.

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

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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. **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 22 day of August 2024.

www.highlandbeach.us

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

Adam Osowsky

Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410065679/9589071052701410063484



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-249

TOWN OF HIGHLAND BEACH, FLORIDA

VS
Pa. Cestriani
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility Dr, Highland Beach FL 33487 (PCN: 24434704020030220)

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

1. I am a ☒ Code Compliance Officer or ☐ Clerk for the Town of Highland Beach.
2. I postedd ☐ the "Notice of Violation" or ☒ the "Notice of Hearing/Appealance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 8/23/24 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

8/23/24
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____



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CERTIFIED MAIL[®] RECEIPT
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Boca Raton, FL 33487

Certified Mail Fee \$4.85
\$4.10
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

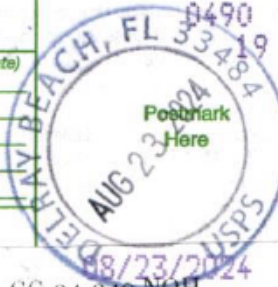
Postage \$0.73

Total Postage and Fees \$9.68

Sent To

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

City, State, ZIP+4[®]



CC-24-249 NOH

GAIL PALESTRINI

4301 TRANQUILITY DR

HIGHLAND BEACH, FL 33487 4217

Property Detail

Location Address : 4301 TRANQUILITY DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-003-0220
Subdivision : BEL LIDO IN
Official Records Book/Page : 34083 / 21
Sale Date : JAN-2023
Legal Description : BEL LIDO LT 22 BLK 3

Owner Information

Owner(s)	Mailing Address
PALESTRINI GAIL	4301 TRANQUILITY DR BOCA RATON FL 33487 4217

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2023	\$400,000	34083 / 00021	WARRANTY DEED	PALESTRINI GAIL
JUN-2021	\$10	32572 / 00238	WARRANTY DEED	ROY ANN
APR-2021	\$10	32414 / 00120	LIFE ESTATE	ROY ANN
NOV-2015	\$10	27960 / 01355	LIFE ESTATE	ROY ANN
JUN-1988	\$100	05781 / 01719	QUIT CLAIM	ROY ANN
FEB-1984	\$100	04161 / 01463	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3387
Acres : 0.2609
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$78,684	\$82,030	\$70,758	\$213,065	\$173,663
Land Value	\$1,625,177	\$1,562,670	\$1,569,644	\$1,242,000	\$1,080,000
Total Market Value	\$1,703,861	\$1,644,700	\$1,640,402	\$1,455,065	\$1,253,663

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,703,861	\$590,976	\$573,763	\$557,051	\$549,360
Exemption Amount	\$0	\$80,000	\$75,500	\$75,500	\$75,500
Taxable Value	\$1,703,861	\$510,976	\$498,263	\$481,551	\$473,860

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,001	\$8,618	\$8,620	\$8,638	\$8,678
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$27,195	\$8,806	\$8,804	\$8,816	\$8,851

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

July 15, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH FL, 33487 4217

RE: Code Compliance Case No. CC-24-249

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

IPMC 303.1 - Swimming pools.

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

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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

Friday, August 02, 2024
07:39AM
Highland Beach, FL 33487



Photos for Project Number CC-24-249

[Print Photos](#) |  [Refresh Thumbnails details](#)

[Show Select for Batch Delete](#)



Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
07/15/2024 13:30	07/15/2024 13:30	Adam Osowsky	<input type="checkbox"/>





Photos

CC-24-249

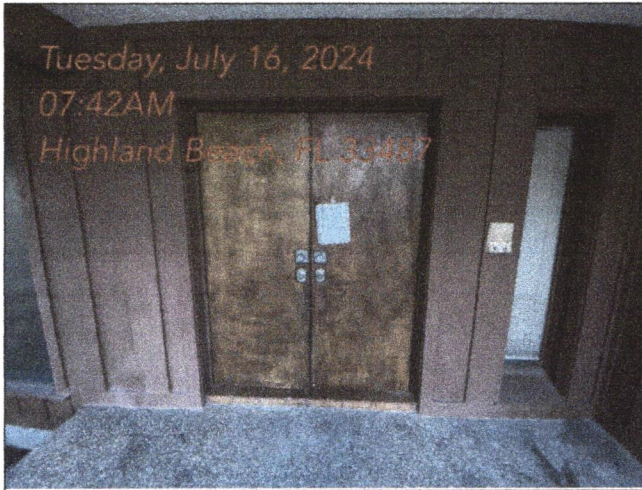
Code Case

Project Address:

4301 TRANQUILITY DR, HIGHLAND
BEACH FL 33487

Owner:

GAIL PALESTRINI



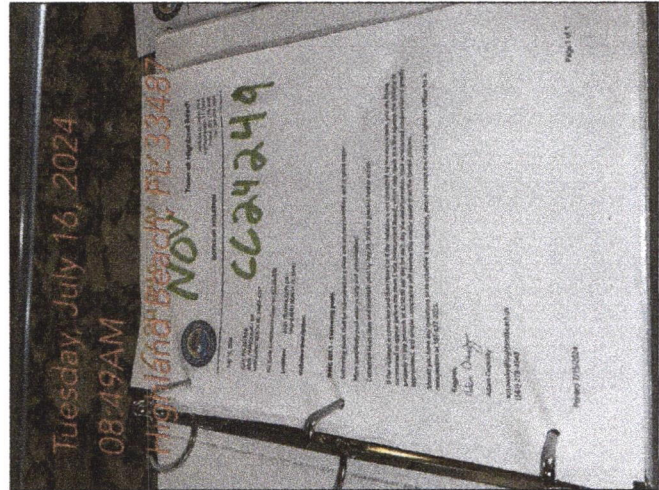
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/16/2024

File Type: jpg

Notes: NOV Posted

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/16/2024

File Type: jpg

Notes: nov Posted

Photo of Record: ☐

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OFFICIAL USE

Certified Mail Fee 4.85

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 1.73 5.58

Total Postage and Fees cc-24-249 nov no card

Sent To GAIL PALESTRINI

Street and Apt. No., or PO Box 4301 TRANQUILITY DR

City, State, ZIP+4® HIGHLAND BEACH FL, 33487 4217

PS Form 3800, January 2023

POSTAL SWEETS USPS CPU
JUL 16 2024
 Postmark Here



Town of Highland Beach

Code Compliance
 3616 South Ocean Boulevard
 Highland Beach, FL 33487

RECEIVED

JUL 29 2024

Town of Highland Beach, FL
 Town Clerk's Office



9589 0710 5270 1410 0656 79

GAIL PALESTRINI
 4301 TRANQUILITY DR
 HIGHLAND BEACH FL, 33487 4217

RE: Code Compliance Case No. CC-24-249
 33487-4217

33487-4217
 33487-3393

WEST PALM BEACH FL 334

CERTIFIED MAIL

CPU



U.S. POSTAGE IN
\$5.58
 FCML RDC 99
 Orig: 33431
 Dest: 33487
 07/16/24
 823840500911
 2000052412 02

NTXTP 331 DE 1 0007/26/24

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 33487339316 *0375-01760-16-43