



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE

CASE NO. CC-24-280

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach, FL 33487 3397

RE: 1100 HIGHLAND BEACH DR A HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-002-0152)

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 (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.

More specifically pavers, fence, electrical, dock/seawall, pool demo, plumbing, etc... construction work started without an issued permit.

Correction Must obtain ALL required permits by August 11, 2024 to prevent further actions.

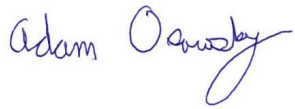
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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.

A handwritten signature in blue ink that reads "Adam Osowsky". The signature is fluid and cursive, with the first name "Adam" and last name "Osowsky" clearly distinguishable.

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065785

9589 0710 5270 1410 0620 43

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

\$

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



CC-24-280 NOH *
DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
HIGHLAND BEACH, FL 33487 3397

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 Receipt*; attach PS Form 3811 to your mailpiece;

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.

IMPORTANT: Save this receipt for your records.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-280

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487

Re: 1100 HIGHLAND BEACH DR A., Highland Beach FL 33487 (PCN: 24-43-47-04-02-002-0152)

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" at the Property address above and x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on August 2, 2024 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 2, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires: 2-24-26

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 1, 2024

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487 3397

RE: Code Compliance Case No. CC-24-280

Location: 1100 HIGHLAND BEACH DR A
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically pavers, fence, electrical, dock/seawall, pool demo, plumbing, etc... construction work started without an issued permit.

Correction Must obtain ALL required permits by August 11, 2024 to prevent further actions.

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 Owsley



Town of Highland Beach

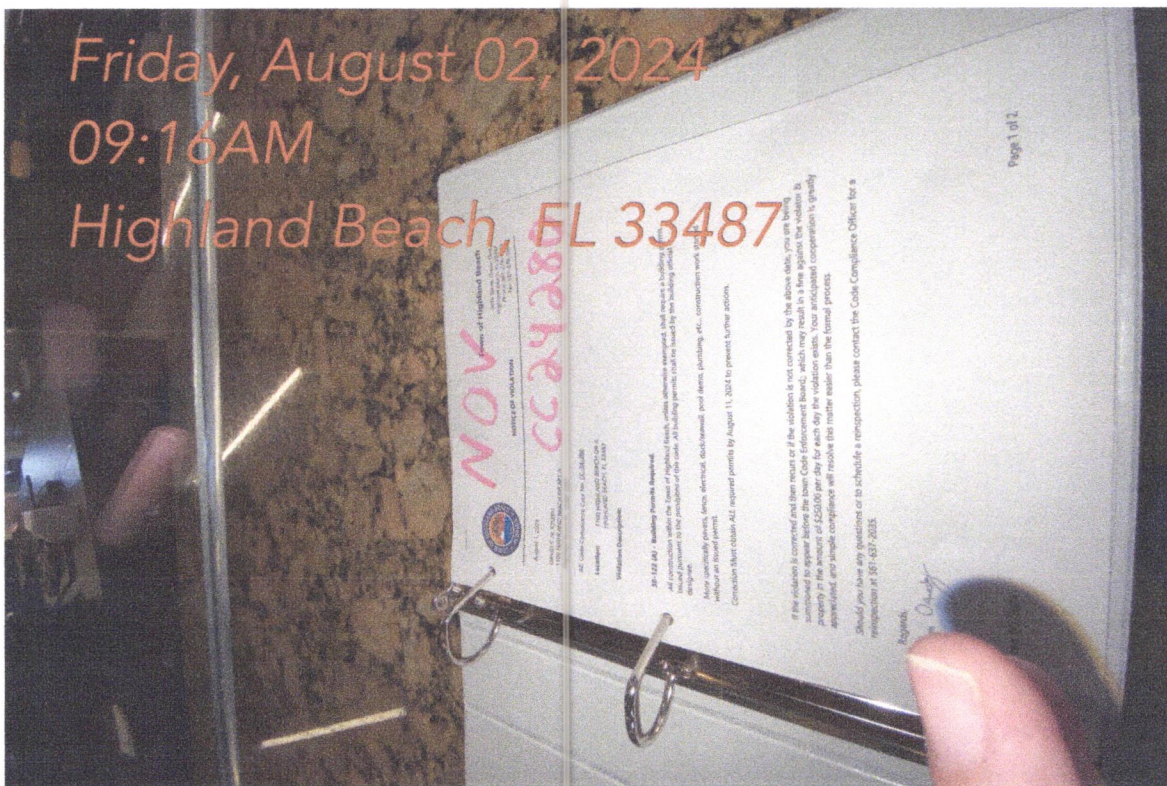
3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Highland Beach, FL 33487



Friday, August 02, 2024
07:36AM
Highland Beach, FL 33487



Property Detail

Location Address : 1100 HIGHLAND BEACH DR A
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-002-0152
Subdivision : BEL LIDO IN
Official Records Book/Page : 32889 / 1990
Sale Date : SEP-2021
Legal Description : BEL LIDO SLY 110.41 FT OF LT 15 BLK 2

Owner Information

Owner(s)	Mailing Address
JOSEPH DAVID C JR	1100 HIGHLAND BEACH DR APT A BOCA RATON FL 33487 3397

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2021	\$10	32889 / 01990	QUIT CLAIM	JOSEPH DAVID C JR
JUN-2021	\$10	32642 / 01492	QUIT CLAIM	JOSEPH DAVID C JR
SEP-2020	\$10	31788 / 00166	QUIT CLAIM	JOSEPH DAVID C JR &
MAR-2018	\$10	29762 / 01785	QUIT CLAIM	JOSEPH DAVID C JR &
JUL-2011	\$540,000	24635 / 00726	WARRANTY DEED	JOSEPH DAVID C JR &
JUN-2005	\$1,250,000	18771 / 01705	WARRANTY DEED	CHROMIK STEPHEN &
SEP-2004	\$10	17543 / 01839	REP DEED	FISH AMANDA L
APR-2001	\$888,000	12504 / 01241	WARRANTY DEED	FISH MILTON L JR EST
JUN-2000	\$650,000	11864 / 01438	WARRANTY DEED	STANTON ROBIN &
JUN-1989	\$345,000	06124 / 01763	WARRANTY DEED	
OCT-1984	\$100	04554 / 00481	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
JOSEPH DAVID C JR	2024	HOMESTEAD
JOSEPH DAVID C JR	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3401
Acres : 0.1467
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$384,111	\$380,343	\$315,621	\$490,835	\$465,582
Land Value	\$980,200	\$942,500	\$911,500	\$920,000	\$800,000
Total Market Value	\$1,364,311	\$1,322,843	\$1,227,121	\$1,410,835	\$1,265,582

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$838,292	\$804,944	\$781,499	\$758,737	\$748,261
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$788,292	\$754,944	\$731,499	\$708,737	\$698,261

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$12,650	\$12,232	\$12,152	\$12,186	\$12,245
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$12,757	\$12,335	\$12,252	\$12,282	\$12,340



Town of Highland Beach

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NOTICE OF VIOLATION

August 1, 2024

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487 3397

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Regards,



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NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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

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

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

Postmark Here

08/02/2024

9589 0710 5270 1410 0657 85

CC-24-280 NOV
JOSEPH DAVID C JR
1100 HIGHLAND BEACH DR APT A
BOCA RATON FL 33487 3397

Postage \$10.77
Total Postage and Fees \$10.77

Certified Mail Fee \$4.55
Extra Services & Fees (check box, add fee as indicated)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00







Postage \$10.77
Total Postage and Fees \$10.77

Postmark Here

BOCA RATON FL 33487-3397

Search Results

Time spent on query: 0.32 s

Setup Columns ▾		Reset Columns								
	Number ▾		Specific Use ▾	Work Type ▾	Address ▾	Address... ▾	Created	Lot	Duration ▾	
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 ^	CC2022-11-004		Not Set	Code Case	1100 HIGHLAND BEACH DR B		11/01/22 13:04		(not set)	
 ^	CC2022-11-003		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		11/01/22 11:23		(not set)	
 ^	CC2021-12-013		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		12/15/21 11:01		(not set)	
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 ^	2019-37		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		10/09/19 08:20		(not set)	
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