



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-05-021**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Themistokies Theodosopoulos and Eugenia Theodosopoulos  
3700 S. Ocean Blvd Unit 807  
Highland Beach FL 33487

**Re:** 3700 S. Ocean Blvd. Unit 807, Highland Beach FL 33487 (PCN: 24-43-47-04-51-001-0807)

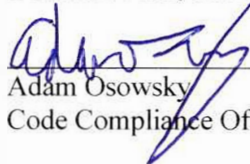
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding no submittals since February. Permit not issued APP23-0403 = Replace water heater, (30-122 (A) Building Permits Required). 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 16<sup>th</sup> day of June 2023.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2346

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2346

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

\$ 4.15

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

☒ Return Receipt (hardcopy) \$ 3.35

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 1.63

Total Postage and Fees

\$ 8.13

Eugenia & Themistokies Theodosopoulos  
3700 S. Ocean Blvd Unit 807  
Boca Raton, FL 33487  
**CC2023-05-021**

See for Instructions



## USPS TRACKING #



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

9590 9402 5751 0003 2508 22

United States  
Postal Service

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

RECEIVED

JUN 22 2023

Town of Highland Beach  
Attn: Clerk's Office  
3614 S. Ocean Boulevard  
Highland Beach, FL 33487

Town of Highland Beach, FL  
Town Clerk's Office

## 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 Addressed to:

Eugenia & Themistokies Theodosopoulos  
3700 S. Ocean Blvd Unit 807  
Boca Raton, FL 33487  
CC2023-05-021



9590 9402 5751 0003 2508 22

## 2. Article Number (Transfer from service label)

7021 1970 0002 3025 2346

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

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

## 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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Property Detail

Location Address	3700 S OCEAN BLVD UNIT 807		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-51-001-0807		
Subdivision	TOSCANA NORTH CONDO		
Official Records Book	18091	Page	1931
Sale Date	JAN-2005		
Legal Description	TOSCANA NORTH COND UNIT 807		

Owner Information

Owners	Mailing address
THEODOSOPOULOS EUGENIA	3700 S OCEAN BLVD UNIT 807
THEODOSOPOULOS THEMISTOKIES &	BOCA RATON FL 33487 3368

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2005	\$850,000	18091 / 01931	WARRANTY DEED	THEODOSOPOULOS THEMISTOKIES &
APR-2001	\$583,000	12444 / 00769	WARRANTY DEED	LEVINE RANDY CRAIG
APR-2000	\$540,000	11717 / 00966	WARRANTY DEED	TRAYNER ALFRED J

Exemption Information

Applicant/Owner	Year	Detail
THEODOSOPOULOS THEMISTOKIES &	2023	HOMESTEAD
THEODOSOPOULOS THEMISTOKIES &	2023	ADDITIONAL HOMESTEAD
THEODOSOPOULOS EUGENIA	2023	HOMESTEAD
THEODOSOPOULOS EUGENIA	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	1
*Total Square Feet	2339
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RML - MULTI-FAMILY LOW-DENSITY ( 24-HIGHLAND BEACH )

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,182,500	\$860,000	\$850,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,182,500	\$860,000	\$850,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$621,621	\$603,516	\$595,183
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$571,621	\$553,516	\$545,183

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$9,532	\$9,554	\$9,599
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$9,632	\$9,650	\$9,694





# Town of Highland Beach

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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Themistokies Theodosopoulos and Eugenia Theodosopoulos  
3700 S. Ocean Blvd Unit 807  
Highland Beach FL 33487

**POSTED  
ON PROPERTY**

6/19/23  
**DATE**

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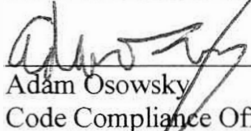
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2346

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582

Monday June 19, 2023  
Posted Notice at Front Desk





## Town of Highland Beach

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

May 18, 2023

THEODOSOPOULOS THEMISTOKIES & THEODOSOPOULOS EUGENIA  
3700 S OCEAN BLVD UNIT 807  
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-05-021

THEODOSOPOULOS THEMISTOKIES & THEODOSOPOULOS EUGENIA,

**Location :** 3700 S OCEAN BLVD 807  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint/Violation = PLEASE MAKE SURE THIS WAS NOT DONE. NO SUBMITTALS SINCE FEBRUARY.  
PERMIT NOT ISSUED APP23-0403=Replace electric water heater.

Correction: Must obtain ALL required permits by June 1, 2023.

**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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can 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, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169



Evidence Sheet	
Case Number:	CC2023-05-021
Property Address:	3700 S OCEAN BLVD 807
Officer:	Adam Osowsky





Evidence Sheet	
Case Number:	CC2023-05-021
Property Address:	3700 S OCEAN BLVD 807
Officer:	Adam Osowsky

2966 2712 3962

7021 0350 0000 1202

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Boca Raton, FL 33487

**OFFICIAL USE**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<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	\$0.63
Total Postage and Fees	\$8.13

0490  
19

DELAY BEACH, FL 33487  
 Postmark Here  
 05/18/2023

Sent to: *Mr. Codrington, Nov 23 521*  
 Street and Apt. No., or PO Box No.  
*3700 S Ocean 807*  
 City, State, ZIP+4®  
*HB FL 33487*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

### 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;
    - 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).
- 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.
- 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.**