



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-05-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano
8400 72nd Dr. STE 6
Glendale, NY 11385

Re: 2565 S. Ocean Blvd. Unit 303N, Highland Beach FL 33487 (PCN: 24-43-46-28-47-001-3030)

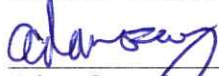
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding open storage of trash/debris/construction material., (IPMC 308.1 PMC - Rubbish and Garbage). 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 16th day of June 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2339

www.highlandbeach.us

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

7021 1970 0002 3025 2339

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

\$ 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 \$ _____

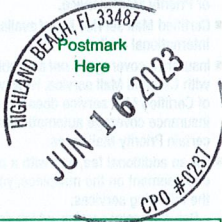
Postage

\$ 63

Total Postage and Fees

\$ 81.3

Margaret Oumano
8400 72nd Drive STE 6
Glendale, NY 11385
CC2023-05-005



See Reverse for Instructions

Property Detail

Location Address	2565 S OCEAN BLVD 303N		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-28-47-001-3030		
Subdivision	TOWNHOUSES OF HIGHLAND BEACH COND DECL FILED 2-19-81		
Official Records Book	10318	Page	1890
Sale Date	MAR-1998		
Legal Description	TOWNHOUSES OF HIGHLAND BEACH COND BLDG NORTH UNIT 303-N		

Owner Information

Owners	Mailing address
OUMANO MARGARET	8400 72ND DR STE 6 GLENDALE NY 11385 7900

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1998	\$329,000	10318 / 01890	WARRANTY DEED	OUMANO MARGARET
SEP-1997	\$100	09981 / 00993	QUIT CLAIM	
SEP-1997	\$295,000	09981 / 00991	WARRANTY DEED	
JUL-1992	\$100	07404 / 00920	WARRANTY DEED	
OCT-1984	\$199,000	04417 / 00684	WARRANTY DEED	
OCT-1982	\$300,100	03811 / 00036	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	2107
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RMM - Multi-Family Medium-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$599,400	\$470,000	\$470,000
Land Value	\$0	\$0	\$0
Total Market Value	\$599,400	\$470,000	\$470,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$517,000	\$470,000	\$470,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$517,000	\$470,000	\$470,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$9,010	\$7,967	\$8,124
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$9,110	\$8,063	\$8,219



Town of Highland Beach

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CASE NO. CC2023-05-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Margaret Oumano
8400 72nd Dr. STE 6
Glendale, NY 11385

**POSTED
ON PROPERTY**

6/19/23

DATE

Re: 2565 S. Ocean Blvd. Unit 303N, Highland Beach FL 33487 (PCN: 24-43-46-28-47-001-3030)

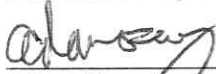
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2339

www.highlandbeach.us

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

No Smoking

Residents with place locks
or objects preventing
closure will be
subject to fine



Highland Beach, FL 33487



Town of Highland Beach

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

May 10, 2023

OUMANO MARGARET
8400 72ND DR STE 6
GLENDALE, NY 11385

RE: Code Compliance Case No. CC2023-05-005

OUMANO MARGARET,

Location : 2565 S OCEAN BLVD 303N
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Open storage of trash/debris/construction material.

Correction: Remove ALL open storage of ALL trash/ debris/ building/ construction material.
All violations are to be complied by 5/18/2023 to prevent further action.

IPMC 308.1 PMC - Rubbish and Garbage

Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.

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.

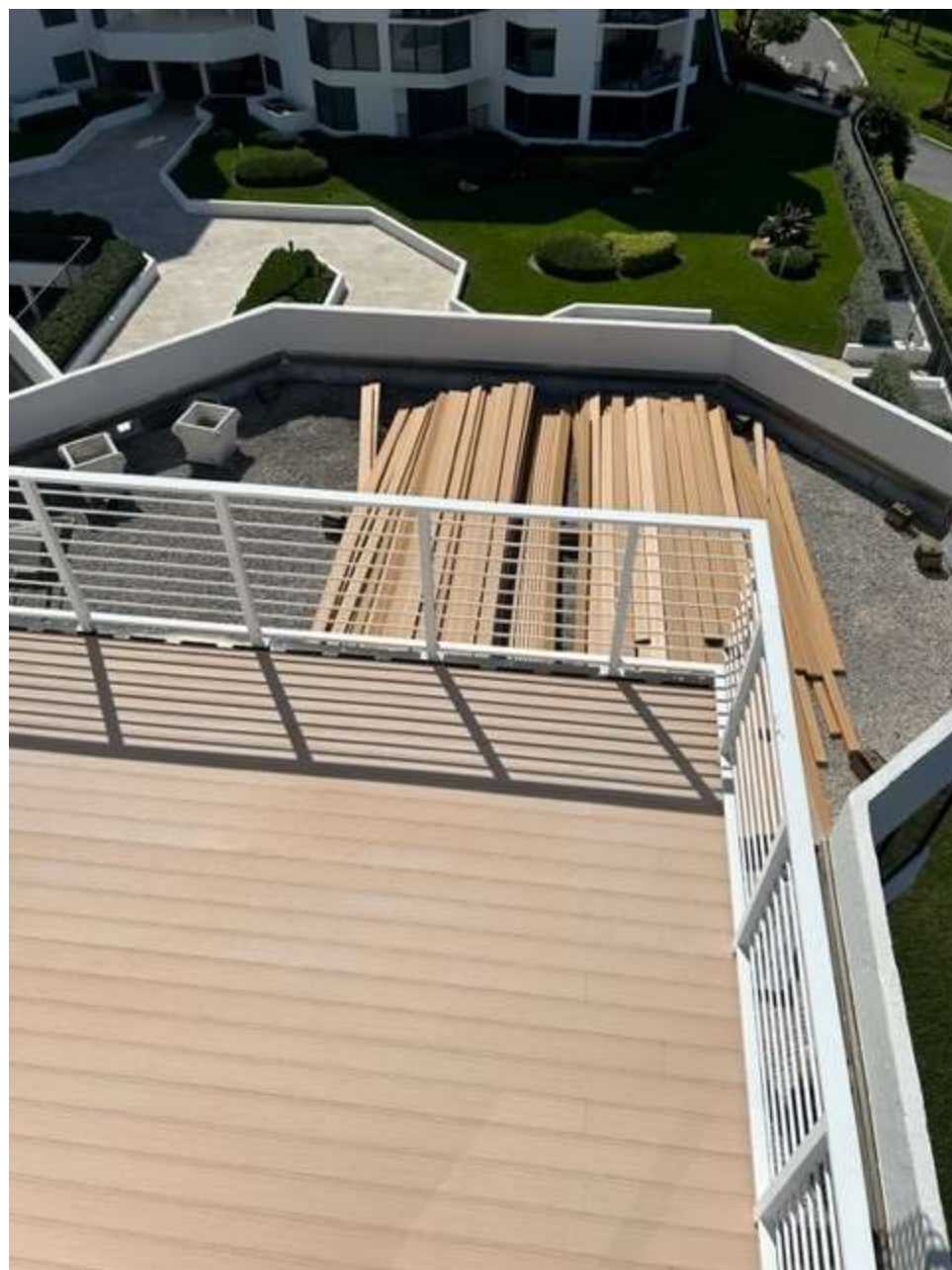
Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-05-005
Property Address:	2565 S Ocean Blvd 303N
Officer:	Adam Osowsky









7022 2410 0002 1964 7582

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

\$ 4.15

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

\$.63

Total Postage and Fees

\$ 4.78

Sent to

Command NOV 23 55 NOC 12

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

8400 72nd St 6

City, State, ZIP+4®

Glendale NY 11385

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).
 - 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.**