



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1106 Grand Ct.
Boca Raton, FL 33487

Re: 1106 Grand Ct., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0090)

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, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding Porta Potty not screened to code, (**12-4 Temporary construction fences**). 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 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4661

www.highlandbeach.us

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

702J 1970 0002 3025 466J

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	\$ 4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<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	\$ 0.60
Total Postage and Fees	\$ 8.56



AJR Grand Highland Beach LLC
 1106 Grand Ct.
 Boca Raton, FL 33487 5306
CC2023-09-021

For Instructions

Property Detail

Location Address 1006 GRAND CT
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-09-00-002-0090
Subdivision
Official Records Book 33604 Page 1431
Sale Date MAY-2022
Legal Description 9-47-43, LT 6 & SELY 35.68 FT OF LT 7 UNREC GRAND CAY ESTS IN N 1/2 OF GOV
LT 2 AS IN OR10274P1371

Owner Information

Owners
AJR GRAND HIGHLAND BEACH LLC

Mailing address
1006 GRAND CT
BOCA RATON FL 33487 5306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2022	\$6,400,000	33604 / 01431	WARRANTY DEED	AJR GRAND HIGHLAND BEACH LLC
MAY-2022	\$10	33604 / 01429	QUIT CLAIM	TOUCHETTE RICHARD
MAY-2010	\$3,100,000	23864 / 00738	WARRANTY DEED	1006 GRAND COURT LLC
DEC-2007	\$4,000,000	22315 / 01438	WARRANTY DEED	VANDERSCHAAF CLAIR
JAN-2004	\$10	16483 / 00263	QUIT CLAIM	SOLLINS CHARLES D &
DEC-2003	\$2,675,000	16483 / 00260	WARRANTY DEED	SOLLINS CHARLES D &
AUG-2003	\$2,500,100	15798 / 01898	CERT OF TITLE	WACHOVIA BANK
MAR-1998	\$2,550,000	10274 / 01371	WARRANTY DEED	
MAR-1994	\$100	08166 / 01568	CERT OF TITLE	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 11614
Acres 0.4099
Use Code 0100 - SINGLE FAMILY
Zoning RML - MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	\$2,555,087	\$2,136,972	\$2,698,661
Land Value	\$2,978,550	\$2,294,270	\$805,000
Total Market Value	\$5,533,637	\$4,431,242	\$3,503,661

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	\$5,533,637	\$3,854,027	\$3,503,661
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$5,533,637	\$3,854,027	\$3,503,661

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	\$88,569	\$66,928	\$59,390
Non Ad Valorem	\$190	\$184	\$178
Total tax	\$88,759	\$67,112	\$59,568



Town of Highland Beach

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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

AJR GRAND HIGHLAND BEACH LLC
1106 Grand Ct.
Boca Raton, FL 33487

**POSTED
ON PROPERTY**

10/30/23

DATE

Re: 1106 Grand Ct., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0090)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4661

www.highlandbeach.us

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



Mon, October 30, 2023

07:28AM

Highland Beach, FL 33487



Mon, October 30, 2023

07:28AM

Highland Beach, FL 33487



Town of Highland Beach

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

September 26, 2023

AJR GRAND HIGHLAND BEACH LLC
1006 GRAND CT
BOCA RATON, FL 33487

RE: Code Compliance Case No. CC2023-09-021

AJR GRAND HIGHLAND BEACH LLC,

Location : 1006 GRAND CT
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Porta Potty not screened to code. Door hanger warning left 9/22/2023.

Correction: Must screen or remove Porta Potty as per town code by 10/1/2023.

12-4 Temporary construction fences.

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

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 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-09-021
Property Address:	1006 GRAND CT
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-021
Property Address:	1006 GRAND CT
Officer:	Adam Osowsky



7020 0090 0001 1159 9215

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OFFICIAL USE

Certified Mail Fee	\$ 4.35
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	\$.64
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Total Postage and Fees	\$ 5.01
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Sent To **CC2023-09-021 NOV**
AJR GRAND HIGHLAND BEACH LLC
 1006 GRAND CT
 BOCA RATON, 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 on certain Priority Mail items.
- For an additional fee, and with an endorsement on the mailpiece, you may request the following services:
 - Return receipt service provides a record of delivery (including recipient's signature). You can request a hardcopy return receipt or an electronic return receipt, or a hardcopy return receipt, complete with PS Form 3811, Domestic Return Receipt, and 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 (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.