



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

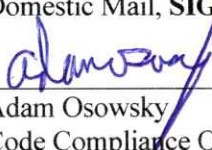
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, November 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces, **(12-1.5 Construction Site Parking; Storage of Materials, 16-4 - Unlawful parking, generally, 28-10 LANDSCAPE Failure to Maintain Landscaping)** 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 2506

www.highlandbeach.us

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

7021 1970 0002 3025 2506

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OFFICIAL USE

Certified Mail Fee	\$	435
Extra Services & Fees (check box, add fee 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	\$	90
Total Postage and Fees	\$	8.80



Michael Duggan
4229 Tranquility Dr.
Highland Beach, FL 33487
CC2023-09-007

For Instructions

Property Detail

Location Address 4229 TRANQUILITY DR
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-005-0170
 Subdivision BEL LIDO IN
 Official Records Book 32779 Page 1627
 Sale Date JUL-2021
 Legal Description BEL LIDO LT 17 BLK 5

Owner Information

Owners
 DUGGAN MICHAEL

Mailing address
 4229 TRANQUILITY DR
 HIGHLAND BEACH FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	\$3,200,000	32779 / 01627	WARRANTY DEED	DUGGAN MICHAEL
MAY-2020	\$2,100,000	31448 / 01095	WARRANTY DEED	BOWSKY BRANDON A
JUL-2018	\$1,400,000	29994 / 00582	WARRANTY DEED	BSD PROPERTIS LLC
MAR-2018	\$10	29706 / 00706	WARRANTY DEED	ZUCKER DAVID EST
MAY-2015	\$700,000	27522 / 00840	WARRANTY DEED	FENSTER JASON &
SEP-2003	\$1,600,000	15933 / 00955	WARRANTY DEED	ZUCKER DAVID
AUG-1994	\$100	08394 / 01812	DEED OF TRUST	HARBIN ANNA J &
AUG-1990	\$100	06539 / 00641	QUIT CLAIM	
JAN-1980	\$191,300	03391 / 00059		
JAN-1977	\$97,000	02705 / 01760		
JAN-1975	\$105,000	02482 / 01900	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUGGAN MICHAEL	2023	HOMESTEAD
DUGGAN MICHAEL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 4106
 Acres 0.2609
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	\$1,990,237	\$1,365,669	\$903,005
Land Value	\$1,562,760	\$1,569,716	\$1,242,000
Total Market Value	\$3,552,997	\$2,935,385	\$2,145,005

P = Preliminary All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	\$2,983,981	\$2,897,069	\$2,145,005
Exemption Amount	\$50,000	\$50,000	\$0
Taxable Value	\$2,933,981	\$2,847,069	\$2,145,005

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	\$47,122	\$46,825	\$36,360
Non Ad Valorem	\$190	\$184	\$178
Total tax	\$47,312	\$47,009	\$36,538



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CASE NO. CC2023-09-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

10/30/23

DATE

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

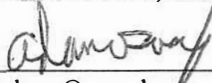
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2506

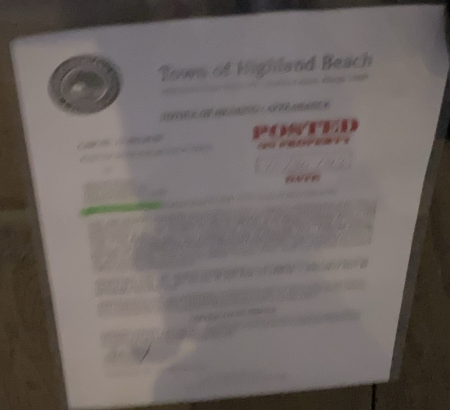
www.highlandbeach.us

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

Mon, October 30, 2023

07:06AM

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 18, 2023

DUGGAN MICHAEL
4229 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-09-007

DUGGAN MICHAEL,

Location : 4229 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: 1) Unmaintained landscaping 2) Prohibited parking on unapproved surfaces.

Correction: 1) Repair landscaping/ Remove ruts and maintain 2) All construction vehicles are to park as per town construction code. Must be parked on an approved surface on the construction site/ property.

Correct by date October 3, 2023

12-1.5 Construction Site Parking; Storage of Materials

On-site construction parking. On street parking is prohibited. All vehicles associated with the construction or construction personnel must be parked completely on the construction site and/or an alternate location approved by the building official. On-site parking areas must be completely off the pavement and should be covered with a suitable, compacted material to prevent dirt and mud from being tracked or washed onto adjacent streets and properties. Washing or repairing vehicles associated with the construction or construction personnel is prohibited anywhere in the town.

16-4 - Unlawful parking, generally.

It shall be unlawful for any person to stand or park a motor vehicle in the manner hereinafter described, except when necessary to avoid conflict with other traffic or when so directed by a police officer:

- (1)On the roadway side of another vehicle stopped at the edge of a street (double parking);
- (2)On a sidewalk, bicycle path, crosswalk or fire lane;
- (3)In or within twenty (20) feet of a street intersection;
- (4)Parallel parking with the wheels more than twelve (12) inches from curb or street edge;
- (5)Facing against closest traffic flow;
- (6)Where signs, street or curb markings prohibit;
- (7)Parking on the public right-of-way between 12:00 a.m. to 6:00 a.m.
- (8)On public right-of-way for the sole purpose of beach access;
- (9)On private property in an area which is not a paved parking space approved by the town;
- (10)In the lane of travel on State Road A1A.
- (11)Obstruct any mailbox.

28-10 LANDSCAPE Failure to Maintain Landscaping



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Phone: 561-278-4540
Fax: 561-278-2606

Sec. 28-10. Maintenance standards for cultivated landscape areas.

(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.

(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.

(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.

(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:

(1) General: All pruning should be accomplished according to good horticultural standards.

(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.

(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

(h) Watering:

(1) General: All watering of planted areas shall be managed so as to:

- a. Maintain healthy flora.
- b. Make plant material more drought tolerant.
- c. Avoid excessive turf growth.
- d. Minimize fungus growth.
- e. Stimulate deep root growth.
- f. Minimize leaching of fertilizer.
- g. Minimize cold damage.

(2) Watering of St. Augustine grass lawns: All watering of St. Augustine grass lawn areas shall be accomplished on an as needed basis as indicated by turf wilt. The amount of water applied in each application shall be as indicated in section 28-8(e), so as to promote deep root growth.

(3) Watering of Bahia grass lawns: All watering of Bahia grass lawn areas shall be accomplished on an as needed basis. Bahia grass may not require watering even when wilting. Nothing in this chapter shall be construed so as to preclude the withholding of water from grass beyond the stage of turf wilt.

(4) Promoting deep root growth of trees and shrubs: Watering of plants and trees should always be in a sufficient amount to thoroughly soak the root ball of the plant and the surrounding area, thereby promoting deep root growth and drought tolerance.

(5) Operation of automatic irrigation systems: Whenever possible, automatic irrigation systems should be operated between the hours of midnight and 6:00 a.m., or as designated by the Town of Highland Beach. Irrigating during these hours reduces fungus growth and loss of water due to evaporation.

(6) Maintenance of irrigation systems: Irrigation systems shall be constantly maintained to eliminate waste of water due to loss of heads, broken pipes or misadjusted nozzles.

(Ord. No. 595, # 2(10), 8-22-90; Ord. No. 688, # 18, 1-2-01)



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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:	CC2023-09-007
Property Address:	4229 TRANQUILITY
Officer:	Adam Osowsky



Evidence Sheet	
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Property Address:	4229 TRANQUILITY
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Evidence Sheet

Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
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Thu, September 28, 2023
09:34AM
Highland Beach, FL 33487



Thu, September 28, 2023
09:34AM
Highland Beach, FL 33487



Mon, September 18, 2023
09:30AM
Highland Beach, FL 33487

Evidence Sheet	
Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
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Evidence Sheet

Case Number:	CC2023-09-007
Property Address:	4229 TRANQUILITY
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9589 0710 5225 0225 0960 2E60 495E 3E

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

HIGHLAND BEACH, FL 33487

SEP 18 2023
Postmark Here

CPO #0237

Postage
\$.66

Total Postage and Fees
\$ 8.56

Sent To **CC2023-09-007 NOV**

Street and Apt. No., or P.O. **DUGGAN**

City, State, ZIP+4® **4229 TRANQUILITY DR**
HIGHLAND BEACH, FL 33487

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047 See Reverse for Instructions

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 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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 - 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.**

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BOCA RATON, FL 33487

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