



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-025

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Robert Spahr & Gloria Stuart
4225 Tranquility Dr.
Highland Beach, FL 33487

Re: 4225 Tranquility Dr , Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0160)

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 installing new A/C without a required permit., **(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 27th day of October 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4685

www.highlandbeach.us

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

7021 1970 0002 3025 4685

U.S. Postal Service™
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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	\$	06
Total Postage and Fees	\$	2.56

HIGHLAND BEACH, FL 33487
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OCT 30 2023
CPO #0237

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Gloria Stuart & Robert Spano
4225 Tranquility Dr.
Highland Beach, FL 33487
CC2023-09-025

See Reverse for Instructions

Property Detail

Location Address 4225 TRANQUILITY DR
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-005-0160
 Subdivision BEL LIDO IN
 Official Records Book 33247 Page 1438
 Sale Date JAN-2022
 Legal Description BEL LIDO LT 16 BLK 5

Owner Information

Owners	Mailing address
STUART GLORIA A	4225 TRANQUILITY DR
SPAHR ROBERT L &	BOCA RATON FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2022	\$10	33247 / 01438	WARRANTY DEED	SPAHR ROBERT L &
MAR-2020	\$10	31336 / 00558	WARRANTY DEED	SPAHR ROBERT L
AUG-2002	\$1	15002 / 00738	WARRANTY DEED	SPAHR ROBERT L &
FEB-1998	\$100	10221 / 00722	QUIT CLAIM	SPAHR ROBERT L
MAY-1995	\$100	08785 / 01375	QUIT CLAIM	
MAY-1993	\$100	07733 / 01534	QUIT CLAIM	
JUN-1992	\$385,000	07303 / 01996	WARRANTY DEED	
JAN-1979	\$135,000	03139 / 00445		
JAN-1978	\$95,000	02797 / 01285		

Exemption Information

Applicant/Owner	Year	Detail
SPAHR ROBERT L &	2023	ADDITIONAL HOMESTEAD
SPAHR ROBERT L &	2023	HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 5710
 Acres 0.2640
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	\$1,520,865	\$1,241,230	\$1,063,098
Land Value	\$1,750,000	\$1,755,050	\$1,495,000
Total Market Value	\$3,270,865	\$2,996,280	\$2,558,098

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

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	\$1,195,347	\$1,160,531	\$1,126,729
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,145,347	\$1,110,531	\$1,076,729

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	\$18,493	\$18,364	\$18,423
Non Ad Valorem	\$190	\$184	\$178
Total tax	\$18,683	\$18,548	\$18,601



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-025

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Robert Spahr & Gloria Stuart
4225 Tranquility Dr.
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

10/30/23

DATE

Re: 4225 Tranquility Dr , Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0160)

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 installing new A/C without a required permit., **(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 27th day of October 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4685

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
3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-025
TOWN OF HIGHLAND BEACH FLORIDA
VS.
Robert Spahr & Gloria Stuart
4225 Terrapin Way
Highland Beach, FL 33487

POSTED ON PROPERTY
10/30/23
DATE

Re: 4225 Terrapin Way, Highland Beach, FL 33487 (PCN: 24-4747 01-02-025-0160)

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 616 South Ocean Boulevard**, regarding existing non-A/C without a required permit, **CM-123 (A) Building Permit 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" issued 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 address and time, 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, survey's plan, and other materials and fee 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 this 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 by First-Class Mail, **PROVED** this 27th day of October 2023.

[Signature]
Shirley C. Dugan
Code Enforcement Officer
Contact Mail: 7813 147th Street, #1523 4483
www.HighlandBeach.com
Tel: (352) 278-4348 • Fax: (352) 345-1582



Town of Highland Beach

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

September 28, 2023

SPAHR ROBERT L & STUART GLORIA A
4225 TRANQUILITY DR
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-09-025

SPAHR ROBERT L & STUART GLORIA A,
Location : 4225 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: 1) Install new A/C without a required permit.

Correction: 1) Must obtain ALL required permits by October 15, 2023 to prevent further action.

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 561-278-4540 option 4.

Regards,

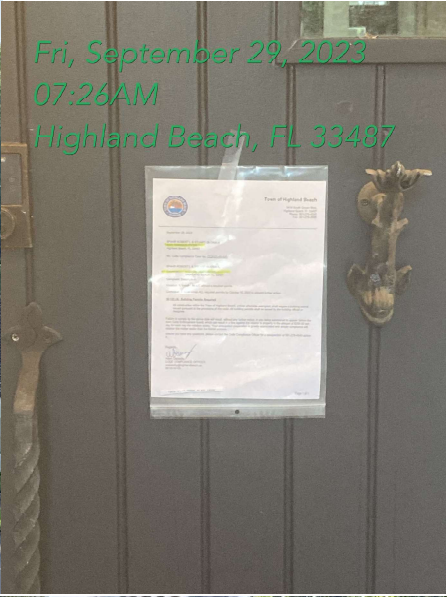
Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet

Case Number: CC2023-08-025

Property Address: 4229 Tranquility Dr

Officer: Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-08-025
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-08-025
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



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<p>Certified Mail Fee \$ <u>4.35</u></p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage \$ <u>1.66</u></p> <p>Total Postage and Fees \$ <u>5.01</u></p> <p>Sent To Street and Apt. No., or PO Box City, State, ZIP+4®</p>	<p>Highland Beach, FL 33487</p> <p>SEP 28 2023 Postmark Here</p> <p>CPO #0237</p>
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CC2023-09-025 nov no card
SPAHR ROBERT L & STUART GLORIA A
4225 TRANQUILITY DR
Highland Beach, FL 33487

PS Form 3800, April 2015

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.

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047