



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-011

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Monterey House Condominium
3114 S. Ocean Blvd
Highland Beach, FL 33487

Re: 3114 S. Ocean Blvd, Highland Beach, FL


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 a **repeat violation**, installing driveway pavers without a 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 4678

www.highlandbeach.us

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

7021 1970 0002 3025 4678

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	\$ 435
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 555
<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	\$ 66
Total Postage and Fees	\$ 856

Postmark Here
 OCT 30 2023
 PO BOX 0231
 HIGHLAND BEACH, FL 33427

Monterey House Condominium
 3114 S. Ocean Blvd
 Highland Beach FL 33487
CC2023-10-011

Instructions



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-10-011

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Monterey House Condominium
3114 S. Ocean Blvd
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

10/30/23

DATE

Re: 3114 S. Ocean Blvd, Highland Beach, FL

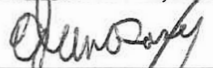
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4678

Mon, October 30, 2023
07:00AM
Highland Beach, FL 33483



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MONTEREY HOUSE CONDOMINIUM,
INC.
3114 South Ocean Boulevard
Highland Beach, FL 33487

Respondent.

Case No: 2023-06-009

PCN: 24-43-46-33-09-000-0000

LEGAL: MONTEREY HOUSE COND
(COMMON AREA)

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 8, 2023, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of property located at 3114 South Ocean Boulevard, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(A) of the Town Code of Ordinances for tile installation on the balconies without a permit.
3. Respondent's legal counsel was in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation existed on the Property but was corrected as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondent was in violation of the Town Code of Ordinances and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent corrected the violation prior to the hearing.

COMPLIANCE

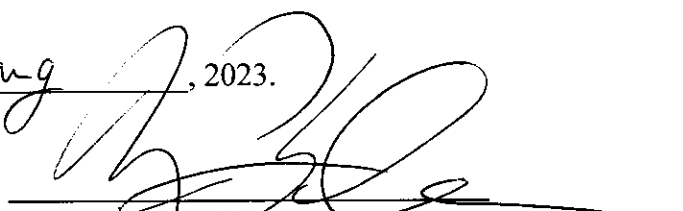
1. IT IS HEREBY ORDERED that Respondent shall continue to comply with Section 30-122(A) of the Town Code of Ordinances and a do not repeat order is hereby issued.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which, if unpaid, shall constitute a Lien against the Property. Said costs shall be paid within thirty (30) days of execution of this Order.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation without an opportunity to correct, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided the Respondent does so within thirty (30) days from the date this Order was executed. If Respondent fails to timely request such a hearing in writing to the Town, the Town may record a certified copy of such Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute a Lien against the real and/or personal property owned by Respondent, provided, however, no Lien shall be recorded if the administrative costs are fully paid within thirty (30) days. If such a hearing is requested, the Town shall notify the Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 9th day of Aug, 2023.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



Town of Highland Beach

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

October 11, 2023

MONTEREY HOUSE CONDOMINIUM
3114 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-10-011

MONTEREY HOUSE CONDOMINIUM,

Location : 3114 S OCEAN BLVD CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

REPEAT VIOLATION

VIOLATION: INSTALL DRIVEWAY PAVERS WITHOUT A PERMIT.

REPEAT CODE COMPLIANCE HEARING TO BE SCHEDULED.

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.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

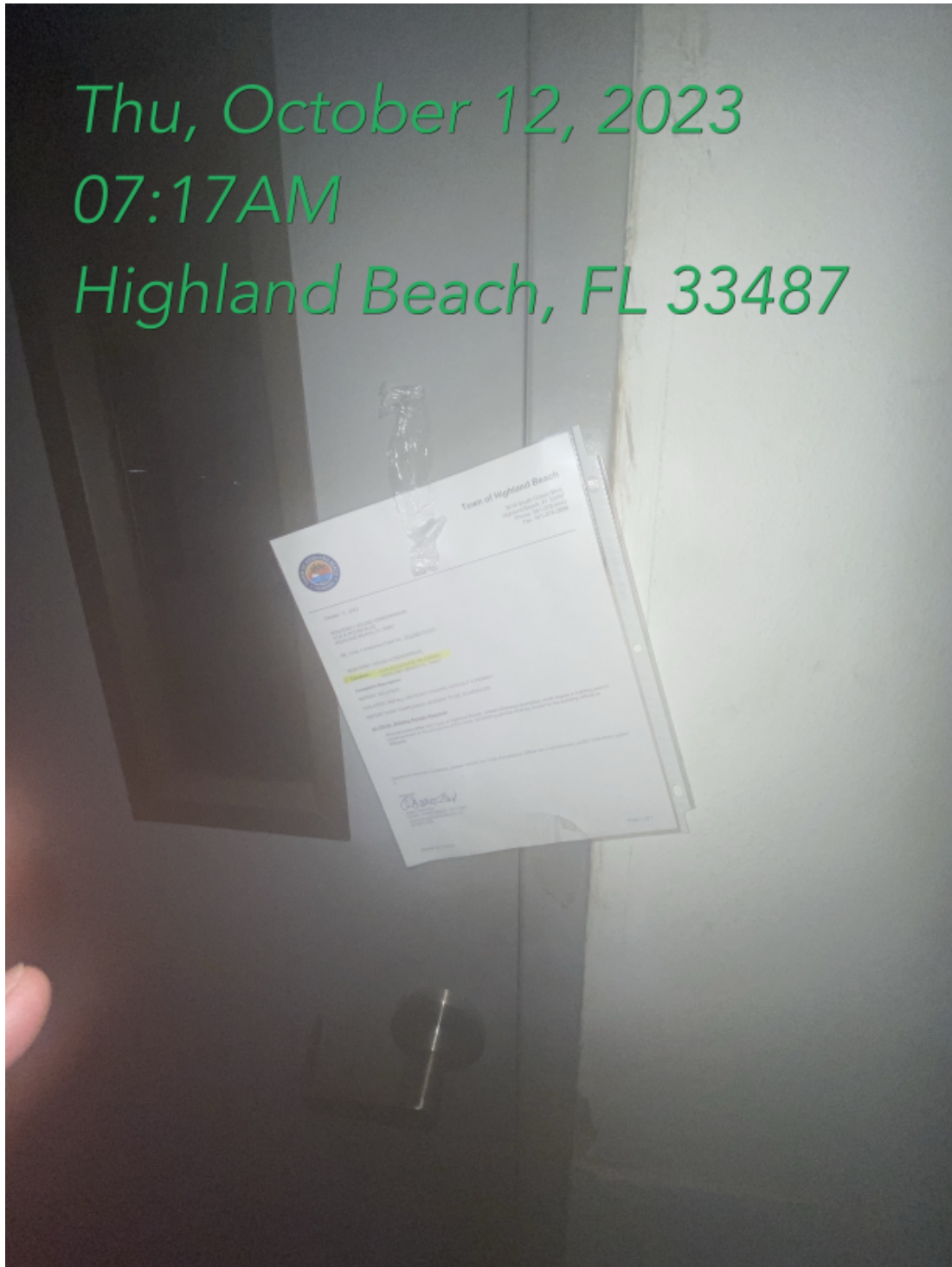
Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Thu, October 12, 2023

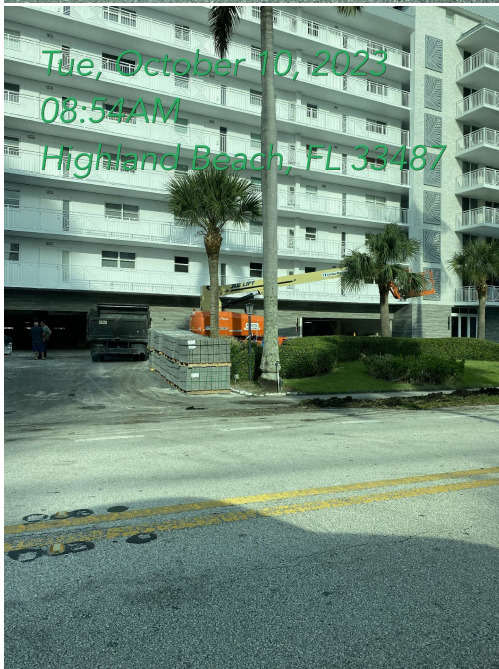
07:17AM

Highland Beach, FL 33487



Evidence Sheet

Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet

Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky

Wed, October 11, 2023
08:20AM
Highland Beach, FL 33487

NO DRIVEWAY WORK
Legal Notice

(Article _____ Section _____ of the Zoning Ordinance)
WHEREAS, violations of (Article _____ Section _____ of the Building Code) have been found on these
(Article 30 Section 22.4 of the Town Code)

premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from and

STOP WORK

at once pertaining to construction, alteration or repairs on these premises known as
3114 S Ocean Blvd

All persons acting contrary to this order or removing or mutilating this notice are liable to
arrest unless such action is authorized by the Department.

TOWN OF HIGHLAND BEACH
BUILDING DEPARTMENT
3814 S. Ocean Boulevard
Highland Beach, FL 33487 561 278-4540

Adam Osowsky
Building Official
10/11/23

Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet

Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-10-011
Property Address:	3114 S OCEAN BLVD CONDO
Officer:	Adam Osowsky



7021 0950 0000 8687 1257

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)

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.60

Total Postage and Fees \$ 8.50

Sent to

Street and Apt. No., or PO Box

City, State, ZIP+4®

CC2023-10-011 NORV
 MONTEREY HOUSE CONDO, INC.
 3114 SOUTH OCEAN BOULEVARD
 OFFICE
 HIGHLAND BEACH, FL 33487

HEIGHLAND BEACH, FL 33487
 OCT 11 2023
 Postmark Here
 CPO #0237

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

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).

IMPORTANT: Save this receipt for your records.

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

7021 0950 0000 8687 1264

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)

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.66

Total Postage and Fees \$ 8.56

Sent to

Street and Apt. No., or PO Box

City, State, ZIP+4®

CC2023-10-011 NORV
 MONTEREY HOUSE CONDO, INC.
 Barone, Franco President
 3114 SOUTH OCEAN BOULEVARD
 704
 HIGHLAND BCH, FL 33487

HEIGHLAND BEACH, FL 33487
 OCT 11 2023
 Postmark Here
 CPO #0237

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

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IMPORTANT: Save this receipt for your records.

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
<p>1. Article Addressed to:</p> <p>CC2023-10-011 NORV MONTEREY HOUSE CONDO, INC. 3114 SOUTH OCEAN BOULEVARD OFFICE HIGHLAND BCH, FL 33487</p>  <p>9590 9402 8161 3030 4880 33</p>	<p>B. Received by (Printed Name) ADDY</p> <p>C. Date of Delivery 10-13</p>															
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>															
<p>2. Article Number (Transfer from service label) 7021 0950 0000 8687 1257</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Insured Mail</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail															
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)															
Domestic Return Receipt																

USPS TRACKING #



WEST PALM BCH FL 334
13 OCT 2023 PM 2 L

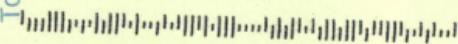
9590 9402 8161 3030 4880 33


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

RECEIVED
OCT 16 2023
Town of Highland Beach, FL
Town Clerk's Office

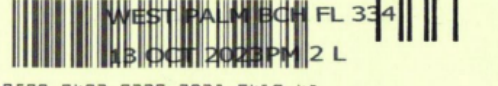
* Sender: Please print your name, address, and ZIP+4® in this box*

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE DIVISION
3616 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
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<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)															
Domestic Return Receipt																

USPS TRACKING #



WEST PALM BCH FL 334
13 OCT 2023 PM 2 L

9590 9402 7309 2028 7417 48

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

RECEIVED
OCT 16 2023
Town of Highland Beach, FL
Town Clerk's Office

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

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE DIVISION
3616 S OCEAN BLVD
HIGHLAND BEACH FL 33487

