



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-130

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

CLARENDON CONDO ASSOCIATION
3407 S OCEAN BLVD CONDO
Highland Beach FL, 33487

Re: 3407 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-22-000-0000)

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 Special Magistrate will conduct a hearing on ***Tuesday, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit**, (Permit 24-871-BR and 24-874-P have both expired). During the hearing, the Special Magistrate will 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 Special Magistrate 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 Special Magistrate 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 24 day of April 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail:

9589071052700085575582+9589071052700085575599+9589071052700085575605

9589 0710 5270 0085 5756 05

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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Sent To: CC-25-130-noh**
 CLARENDON COND ASS, INC.
 R/H KAYE BENDER REMBERTUM, P.L.
 1200 Park Central Blvd South
 Pompano Beach, FL 33064

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

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Total Postage and Fees
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CC-25-130-noh**
 CLARENDON COND ASS, INC.
 President SHOEMAKER
 3407 S OCEAN BLVD APT 8B
 HIGHLAND BEACH FL 33487 4714

MAILED
 Postmark
 APR 24 2025

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

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
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CC-25-130-noh**
 CLARENDON COND ASS, INC.
 Secretary HOROWITZ
 3407 S OCEAN BLVD APT 2A
 BOCA RATON FL 33487 4715

MAILED
 Postmark
 APR 24 2025

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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. 1. Article Addressed to: CC-25-130-noh** CLARENDON COND ASS, INC. President SHUMAKER 3407 S OCEAN BLVD APT 8B HIGHLAND BEACH FL 33487 4714  9590 9402 5086 9092 0360 51 2. Article Number (over label) 9589 0710 5270 0085 5755 99		A. Signature ☒ Agent ☐ Addressee X <i>[Signature]</i> B. Received by (Printed Name) <i>THAVOR</i> C. Date of Delivery <i>4/28</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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■ 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. 1. Article Addressed to: CC-25-130-noh** CLARENDON COND ASS, INC. Secretary HOROWITZ 3407 S OCEAN BLVD APT 2A BOCA RATON FL 33487 4715  9590 9402 5086 9092 0369 14 2. Article Number (over label) 9589 0710 5270 0085 5755 82		A. Signature ☐ Agent ☐ Addressee X <i>[Signature]</i> B. Received by (Printed Name) <i>THAVOR</i> C. Date of Delivery <i>4/28</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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■ Print your name and address on the reverse so that we can return the card to you.

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1. Article Address and No.

CC-25-130-nob**
CLARENDON COND ASS, INC.
R/A KAYE BENDER REMBAUM, P.L.
1200 Park Central Blvd South
Pompano Beach, FL 33064

9590 9402 5086 9092 0360 44

Article Number (Transfer from service label)
9589 0710 5270 0085 5756 05

PS Form 3811, July 2015 PSN 7530-02-000-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 

B. Received by (Printed Name) ☐ Agent ☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise
☐ Collect on Delivery	☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

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9590 9402 5086 9092 0360 44

United States Postal Service

Town of Highland Beach, FL
Town Clerk's Office

MAY 02 2025

RECEIVED

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

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3614 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

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USPS
Permit No. G-10



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Detail by Entity Name

Florida Not For Profit Corporation

THE CLARENDON CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	751545
FEI/EIN Number	59-2152907
Date Filed	03/13/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/18/2018
Event Effective Date	NONE

Principal Address

3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Changed: 03/10/1988

Mailing Address

3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Changed: 03/10/1988

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 Park Central Blvd South
Pompano Beach, FL 33064

Name Changed: 05/02/2014

Address Changed: 05/02/2014

Officer/Director Detail

Name & Address

Title VP, Treasurer

Chiaia, Frank
3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Title Director

Metzger, Ralph
3407 SOUTH OCEAN BLVD.
APT. #A-L
HIGHLAND BEACH, FL 33487

Title Secretary/

Horowitz, Jason
3407 S. OCEAN BLVD APT. AL
HIGHLAND BEACH, FL 33487

Title President

Shoemaker, John
3407 S. OCEAN BLVD APT. AL
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	01/30/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
02/09/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
05/18/2018 -- Amendment	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
01/04/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
05/02/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/18/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

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

NOTICE OF VIOLATION

March 17, 2025

CLARENDON CONDO ASSOCIATION
3407 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-130

Location: 3407 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-871-BR and 24-874-P have both expired.

Correction: Contact permitting at 561 278 4540 option 2 to complete this project by April 17, 2025.

30-122 (B) - Expiration of building permit.

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate, which may 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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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Postage	\$485.73
Certified Fee	4.85
Return Receipt Fee (Endorsement Required)	4.10
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$918.68

cc-25-130-nov

THE CLARENDON COND ASSO, INC.
 President JOHN C SHOEMAKER
 3407 S OCEAN BLVD APT 8B
 HIGHLAND BEACH FL 33487 4714

PS Form 3800, August 2006 See Reverse for Instructions

POSTAL SWEETS USPS CPU
 MAR 17 2025

1282 2299 0000 0440 1102

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1. Article Addressed to: cc-25-130-nov THE CLARENDON COND ASSO, INC. President JOHN C SHOEMAKER 3407 S OCEAN BLVD APT 8B HIGHLAND BEACH FL 33487 4714 2. Article Number 7011 0470 0000 6822 2871	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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19 MAR 2025 PM 14 L

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 USPS
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United States Postal Service
 Highland Beach, FL
 Post Office Clerk's Office

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

TOWN OF HIGHLAND BEACH
CODE COMPLAINT
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FL 33487

7-0000000

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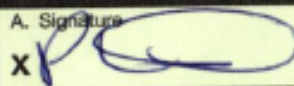
Postage	\$ 73
Certified Fee	485
Return Receipt Fee (Endorsement Required)	410
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 968

Postmark
 MAR 17 2025
 BOCA RATON FL 33431

cc-25-130-nov
 THE CLARENDON COND ASSO, INC.
 R/A KAYE BENDER REMBAUM, P.L.
 1200 Park Central Blvd South
 Pompano Beach, FL 33064

See Reverse for Instructions

7011 0470 0000 6822 2864

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■ 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. 1. Article Addressed to: cc-25-130-nov THE CLARENDON COND ASSO, INC. R/A KAYE BENDER REMBAUM, P.L. 1200 Park Central Blvd South Pompano Beach, FL 33064 9590 9402 5086 9092 0365 94 2. Article Number (Transfer from service label) 7011 0470 0000 6822 2864	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt