



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-126

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

HIGHLAND TOWERS, INC.
2921 S OCEAN BLVD
Highland Beach FL, 33487

Re: 2920/2921 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-35-000-0000)

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), (Permit 24-727-E has expired). During the hearing, the Special Magistrate will determine whether you have violated 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 Compliance 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 22 day of APRIL 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: -9589071052700085575506

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Pompano Beach, FL 33064

OFFICIAL USE

Certified Mail Fee \$11.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	10.00
<input type="checkbox"/> Return Receipt (electronic)	\$	10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	10.00
<input type="checkbox"/> Adult Signature Required	\$	10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	10.00

Postage \$10.72

Total Postage and Fees \$19.62

Sent To
 Street
 City, State, ZIP+4®

CC-25-126-NOH*
 HIGHLAND TOWERS, INC.
 R/A KAYE, BENDER, REMBAUM
 1200 PARK CENTRAL BOULEVARD SOUTH
 POMPANO BEACH, FL 33064

PS Form 3800, January 2023 PSN 7530-02-000-9057 Reverse for Instructions

Postmark Here
 APR 22 2023
 BOCA RATON, FL

SENDER: COMPLETE THIS SECTION

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 Description

CC-25-126-NOH*
 HIGHLAND TOWERS, INC.
 R/A Kaye, Bender, Rembaum
 1200 Park Central Boulevard South
 Pompano Beach, FL 33064

2. Barcode

9590 9402 5086 9092 0356 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

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

USPS TRACKING #

9590 9402 5086 9092 0356 89

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

United States Postal Service
 Town of Highland Beach, FL
 Clerk's Office

RECEIVED

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, FLORIDA 33487



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
HIGHLAND TOWERS, INC.

Filing Information

Document Number	201876
FEI/EIN Number	59-0865302
Date Filed	04/24/1957
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/23/2007
Event Effective Date	NONE

Principal Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Mailing Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Registered Agent Name & Address

Kaye, Bender, Rembaum
1200 Park Central Boulevard South
Pompano Beach, FL 33064

Name Changed: 03/10/2022

Address Changed: 03/10/2022

Officer/Director Detail

Name & Address

Title President, Director

Keefe, James J
2921 S OCEAN BLVD
Apt 203
HIGHLAND BEACH, FL 33487

Title VP, Director

Licata, Vito
2921 S OCEAN BLVD
Apt 104
HIGHLAND BEACH, FL 33487

Title Secretary, Director

O'Brien, Kevin
2921 S OCEAN BLVD
Apt 507
HIGHLAND BEACH, FL 33487

Title Treasurer, Director

Skramko, John
2921 S Ocean Boulevard
Apt 402
Highland Beach, FL 33487

Title Director

Gaul, Kenneth
2921 S OCEAN BLVD
Apt 105
HIGHLAND BEACH, FL 33487

Title Director

Dugan, Ruth L
2921 S OCEAN BLVD
Apt 301
HIGHLAND BEACH, FL 33487

Title Director

Lapnow, Jeff
2921 S OCEAN BLVD
Apt 107
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2023	03/07/2023
2024	03/06/2024



Town of Highland Beach

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

NOTICE OF VIOLATION

March 13, 2025

HIGHLAND TOWERS INC
2921 S OCEAN BLVD
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-126

Location: 2920/2921 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-727-E has expired.

CORRECTION:

Contact permitting at 561 278 4540 to complete this permit/project by 4-1-2025!

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,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

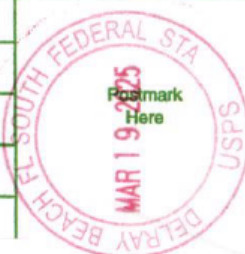
7004 1350 0005 4240 0386

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OFFICIAL USE

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



cc-25-126-nov
President KEEFE JAMES J
2921 S OCEAN BLVD APT 203
HIGHLAND BEACH FL 33487 1803

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

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.		A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article		B. Received by (Printed Name) <u>Roseanne Jones</u>	
cc-25-126-nov President KEEFE JAMES J 2921 S OCEAN BLVD APT 203 HIGHLAND BEACH FL 33487 1803		C. Date of Delivery <u>3/21/25</u>	
2. Barcode 9590 9402 5086 9092 0353 44		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
Article Number (Transfer from service label) 7004 1350 0005 4240 0386		Domestic Return Receipt	
PS Form 3811, July 2015 PSN 7530-02-000-9053			

USPS TRACKING#

9590 9402 5086 9092 0353 44

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USPS
Permit No. G-10

RECEIVED
TOWN OF HIGHLAND BEACH, FL
Post Office

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

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

87-339316

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Pompano Beach, FL 33064

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or

City, State, ZIP+4®

PS Form 3800, April 2015

cc-25-126-nov

HIGHLAND TOWERS, INC.

r/a Kaye, Bender, Rembaum

1200 Park Central Boulevard South

Pompano Beach, FL 33064

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

SENDER: COMPLETE THIS SECTION

- 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. A

cc-25-126-nov
HIGHLAND TOWERS, INC.
Director MICHAEL HERNANDEZ
2921 S OCEAN BLVD APT 102
BOCA RATON FL 33487 1803



9590 9402 5086 9092 0355 73

2. Article Number (Transfer from mailpiece)
9589 0710 5270 1731 5665 03

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
X *Roseane Souza*
B. Received by (Printed Name) *Roseane Souza*
C. Date of Delivery *3/21/25*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ 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

Domestic Return Receipt

USPS TRACKING



WEST PALM BEACH, FL 334

21 MAR 2025 PM 4 L

9590 9402 5086 9092 0355 73

United States Postal Service
Miami
MAR 24 2025
Post 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, FLORIDA 33487

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