



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-127

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
4117 S OCEAN BLVD
Highland Beach FL, 33487

Re: 4117 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-00-006-0010)

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 E21-0220-E expired for the second time). 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 23 day of April 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 70041350000542400423

2004 1350 0000 4240 0423

PS Form 3800, June 2002 (Reverse)



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. _CC-25-127_

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

4117 S OCEAN LLC
4117 S OCEAN BLVD
Highland Beach FL, 33487

Re: _4117 S OCEAN BLVD_, Highland Beach FL 33487 (PCN:24434704000060010)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a _X_ Code Compliance Officer for the Town of Highland Beach.
2. I posted _X_ the "Notice of Hearing/Appearance" _X_ at the Property address above AND _X_ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on _April 28, 2025_ and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky
Code Compliance Officer/Clerk

4-28-2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2025, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-127

TOWN OF HIGHLAND BEACH, FLORIDA

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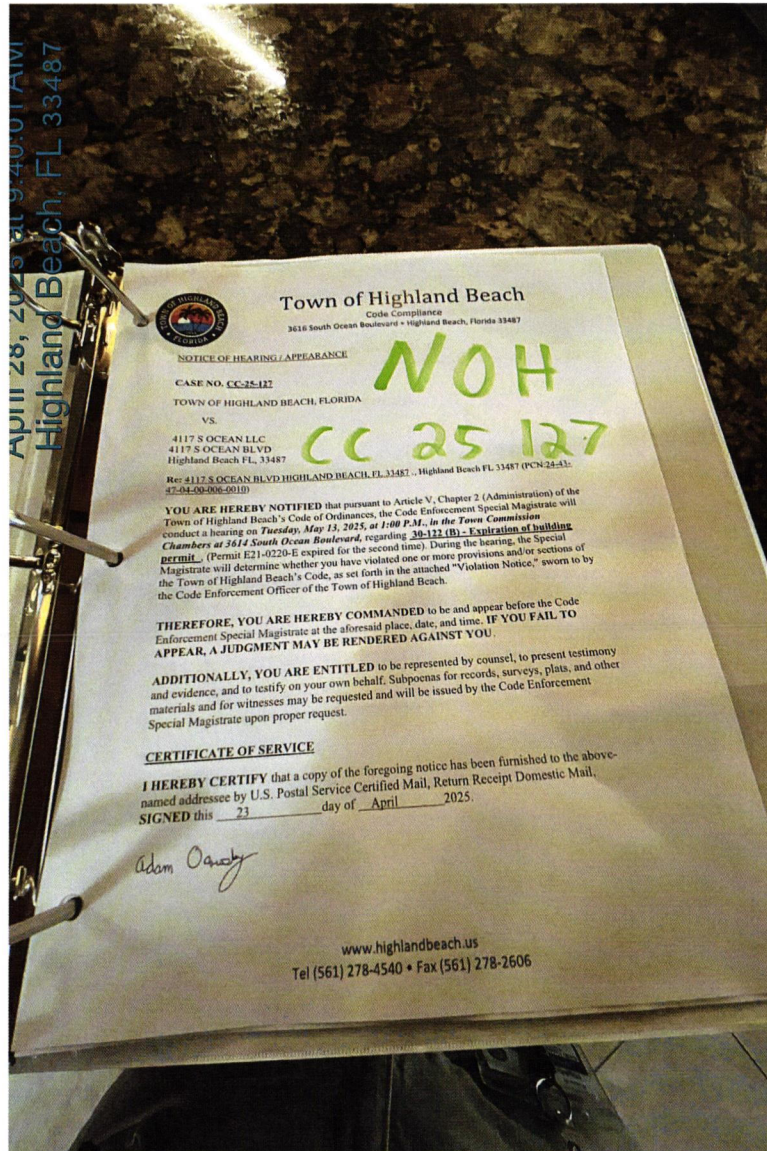
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Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70041350000542400423



Property Detail

Location Address : 4117 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-00-006-0010
Subdivision :
Official Records Book/Page : 32482 / 245
Sale Date : 05/04/2021
Legal Description : 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140 A/K/A CITY LOT NO 38

Owner Information

Owner(s)	Mailing Address
4117 S OCEAN LLC	4117 S OCEAN BLVD BOCA RATON FL 33487 4269

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/04/2021	\$10	32482 / 00247	QUIT CLAIM	4117 S OCEAN LLC
05/04/2021	\$9,850,000	32482 / 00245	WARRANTY DEED	4117 S OCEAN LLC
04/30/2014	\$10	26770 / 01306	QUIT CLAIM	ZACCARIA 1988 FAMILY TRUST
03/20/2014	\$8,700,000	26686 / 01554	WARRANTY DEED	ZACCARIA ADRIAN
04/13/2005	\$11,200,000	18456 / 01868	WARRANTY DEED	TULIN STANLEY B
06/25/2004	\$10	17248 / 01391	WARRANTY DEED	KNIGHT WILLIAM L
02/13/2001	\$3,000,000	12321 / 00404	WARRANTY DEED	850 LLC
01/28/2000	\$1,950,000	11623 / 01350	WARRANTY DEED	J PASTORE ENT INC
06/01/1999	\$1,375,000	11226 / 01688	WARRANTY DEED	
06/01/1999	\$1,200,000	11212 / 01745	WARRANTY DEED	
01/01/1980	\$320,000	03298 / 01970		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 13321
Acres : .68
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Building Details

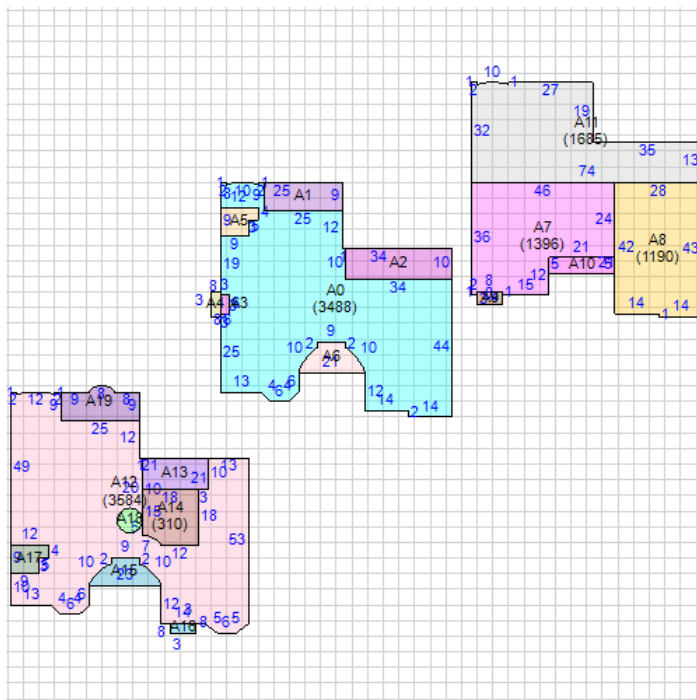
Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	2003	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	5	
Full Baths	7	
Half Baths	2	
Exterior Wall 2	MSY: PRECAST PNL/REIN. CO	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	

Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	MARBLE
Floor Type 2	HARDWOOD
Stories	3

Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	24
UOP Unfinished Open Porch	24
SFB Semi Finished Base Area	1396
NVA No Value Area	50
NVA No Value Area	310
NVA No Value Area	93
NVA No Value Area	1701
NVA No Value Area	93
FUS Finished Upper Story	3484
FOP Finished Open Porch	154
FOP Finished Open Porch	32
FOP Finished Open Porch	105
FOP Finished Open Porch	238
FOP Finished Open Porch	210
FOP Finished Open Porch	340
FOP Finished Open Porch	225
FOP Finished Open Porch	18
FGR Finished Garage	1190
BAS Base Area	3488
BLC Balcony	146
Total Square Footage	13321
Area Under Air	8368



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2003	1
Wall	2003	1462
Elevator	2003	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	OCEAN	RS	0.2614
2	SUBMERGED BEACH	RS	0.4172

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$4,160,710	\$4,295,795	\$3,872,747	\$5,427,610	\$5,924,642
Land Value	\$8,432,845	\$7,736,580	\$5,861,100	\$4,440,300	\$4,070,300
Total Market Value	\$12,593,555	\$12,032,375	\$9,733,847	\$9,867,910	\$9,994,942

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910	\$9,994,942

Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$11,777,955	\$10,707,232	\$9,733,847	\$9,867,910	\$9,994,942

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$191,794	\$179,755	\$159,532	\$167,270	\$172,768
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$191,988	\$179,943	\$159,716	\$167,448	\$172,941

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcypo.gov



Town of Highland Beach

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

NOTICE OF VIOLATION

March 14, 2025

4117 S OCEAN LLC
4117 S OCEAN BLVD
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-127

Location: 4117 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

Permit E21-0220-E expired for the second time

Correction

Contact Permitting 561 278 4540 to complete this project by 4/3/2025!

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

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 \$ 4.85

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

☐ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.73

Total Postage \$ 9.68

Sent To

cc-25-127-nov
 4117 S OCEAN LLC
 r/a VCORP SERVICES, LLC
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

PS Form 3800, January 2010

for Instructions

9589 0710 5270 0339 7373 39

BOCA RATON MAR 14 2015

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 Addressed to:

cc-25-127-nov
 4117 S OCEAN LLC
 r/a VCORP SERVICES, LLC
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

2. Article Number (from label)

9590 9402 5086 9092 0352 90

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature **RECEIVED** ☐ Agent ☐ Addressee

B. Received by (Printed Name) **MAR 17 2015**

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 ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt