



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-09-019

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

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, December 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding 1) Dirt/debris from construction site spilling into the public roadway. 2) Hours of construction on Saturdays, **(12-6 (B) Hours of construction-Saturdays, 12-6 (A) Hours of construction, 12-2(A) Construction site cleanliness; construction site safety, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety)** 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 16th day of November 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4715

www.highlandbeach.us

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

7021 1970 0002 3025 4715

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 fee as appropriate)	\$ 3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$ 8.56



Sent To	Michael Duggan
Street and	4229 Tranquility Dr.
City, State	Highland Beach, FL 33487
PS Form	CC2023-09-019

for Instructions

Property Detail

Location Address 4229 TRANQUILITY DR
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-005-0170
 Subdivision BEL LIDO IN
 Official Records Book 32779 Page 1627
 Sale Date JUL-2021
 Legal Description BEL LIDO LT 17 BLK 5

Owner Information

Owners
 DUGGAN MICHAEL

Mailing address
 4229 TRANQUILITY DR
 HIGHLAND BEACH FL 33487 4215

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	\$3,200,000	32779 / 01627	WARRANTY DEED	DUGGAN MICHAEL
MAY-2020	\$2,100,000	31448 / 01095	WARRANTY DEED	BOWSKY BRANDON A
JUL-2018	\$1,400,000	29994 / 00582	WARRANTY DEED	BSD PROPERTIS LLC
MAR-2018	\$10	29706 / 00706	WARRANTY DEED	ZUCKER DAVID EST
MAY-2015	\$700,000	27522 / 00840	WARRANTY DEED	FENSTER JASON &
SEP-2003	\$1,600,000	15933 / 00955	WARRANTY DEED	ZUCKER DAVID
AUG-1994	\$100	08394 / 01812	DEED OF TRUST	HARBIN ANNA J &
AUG-1990	\$100	06539 / 00641	QUIT CLAIM	
JAN-1980	\$191,300	03391 / 00059		
JAN-1977	\$97,000	02705 / 01760		
JAN-1975	\$105,000	02482 / 01900	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUGGAN MICHAEL	2023	HOMESTEAD
DUGGAN MICHAEL	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 4106
 Acres 0.2609
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	\$1,990,237	\$1,365,669	\$903,005
Land Value	\$1,562,760	\$1,569,716	\$1,242,000
Total Market Value	\$3,552,997	\$2,935,385	\$2,145,005

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	\$2,983,981	\$2,897,069	\$2,145,005
Exemption Amount	\$50,000	\$50,000	\$0
Taxable Value	\$2,933,981	\$2,847,069	\$2,145,005

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	\$47,122	\$46,825	\$36,360
Non Ad Valorem	\$190	\$184	\$178
Total tax	\$47,312	\$47,009	\$36,538



Town of Highland Beach

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CASE NO. CC2023-09-019

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

11/16/23

DATE

Re: 4229 Tranquility Dr., Highland Beach FL 33487 (PCN: 24-43-47-04-02-005-0170)

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, December 14, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding 1) Dirt/debris from construction site spilling into the public roadway. 2) Hours of construction on Saturdays, **(12-6 (B) Hours of construction-Saturdays, 12-6 (A) Hours of construction, 12-2(A) Construction site cleanliness; construction site safety, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety)** 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.

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4715

www.highlandbeach.us

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

Thu, November 16, 2023 0
Highland Beach, FL 33487





Town of Highland Beach

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

October 06, 2023

DUGGAN MICHAEL
4229 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-09-019

DUGGAN MICHAEL,

Location : 4229 TRANQUILITY DR
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: 1) Dirt/debris from construction site spilling into the public roadway. 2) Hours of construction on Saturdays.

Correction: 1) Must clean all dirt/trash/debris from the public roadway. 2) Per the Town's Code of Ordinances Section 12-6, Hours of construction, construction is prohibited on Saturdays before 9 am or after 3 pm.

Correct by: September 28, 2023. Updated correct by date: 10/15/2023.

12-6 (B) Hours of construction-Saturdays

(b)Construction activities on Saturdays that are not a holiday listed in subsection (a) above are subject to each of the following restrictions:(1)The construction activity shall not involve the use or operation of tools or equipment, in any fashion, that creates a noise disturbance across the property line of the permitted job site. For the purposes of this subsection, "noise disturbance" shall be defined as any noise, sound, vibration or signal which unreasonably disturbs the comfort, peace or repose of any person.(2)The following activities are strictly prohibited:a.The placement and/or cleaning or removal of dumpsters or portable restrooms;b.The large-scale delivery of construction materials requiring unloading by a forklift or similar mechanical equipment;c.Concrete deliveries and concrete pumping;d.The use of dump trucks, backhoes, bulldozers, cranes and similar equipment;e.The use of compressors, generators, nail guns and similar equipment;f.Jack hammering and hammer drilling into concrete or a similar surface; andg. Any other construction activity creating a noise disturbance.

12-6 (A) Hours of construction

The construction (including excavation), demolition, alteration or repair of any building in a residential district is prohibited between the hours of 5:00 p.m. and 8:00 a.m., and on Saturdays, Sundays and holidays, except in the case of urgent necessity or in the interest of public safety and then only with notification to the police department after town working hours or with a permit from the building official during town working hours, which permit may be renewed for a period of three (3) days or less while the emergency continues. Approval by the police department allowing after hours construction work must be reviewed by the building official on the next available work day and the contractor or owner must apply for a permit even if the work is completed. For the purposes of this subsection, "holiday" shall be defined as any full day when the administrative offices of the town are closed except for the day after Thanksgiving.

12-2(A) Construction site cleanliness; construction site safety.



Town of Highland Beach

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

During the course of construction or demolition work being done on any premises, it shall be unlawful for any person to cause, permit or allow the emissions of particulate matter from any source whatsoever, including, but not limited to, incidents caused by vehicular movement, transportation of materials, construction, alteration, demolition or wrecking of buildings or structures, or the stockpiling of sand or dirt, without taking reasonable precautions to prevent such emissions or to preclude fugitive particulates that may trespass on neighboring properties during dry and windy weather. In the case of stockpiled particulate materials, such materials shall be stabilized by adequate coverings, by wetting or by chemical application to the satisfaction of the building official.

12-2(B) Construction Site Cleanliness/Construction Site Safety

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

12-2(E) Construction site cleanliness; construction site safety.

All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.

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

7021 0950 0000 8687 1714

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 fee 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®

CC2023-09-019 NOV
 DUGGAN MICHAEL
 4229 TRANQUILITY DR
 HIGHLAND BEACH, FL 33487

PS Form 3800, April 2015 P

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 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



DELRAY BEACH
 14280 S MILITARY TRL
 DELRAY BEACH, FL 33484-9998
 (800)275-8777

09/23/2023 10:10 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.66
Highland Beach, FL 33487			
Weight: 0.70 oz			
Estimated Delivery Date			
Mon 09/25/2023			
Tracking #:			
9514 7065 8086 3266 5715 53			
Certified Mail®			\$4.35
Return Receipt			\$3.55
Tracking #:			
9590 9402 8309 3094 8843 43			
Total			\$8.56
Grand Total:			\$8.56
Credit Card Remit			\$8.56
Card Name: VISA			
Account #: XXXXXXXXXXXX5394			
Approval #: 040910			
Transaction #: 494			
Receipt #: 000494			
AID: A0000000031010			
AL: VISA CREDIT			
PIN: Not Required			
Chip			

Evidence Sheet	
Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



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Evidence Sheet

Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky

Sat, September 23, 2023

08:46AM

Highland Beach, FL 33487



Evidence Sheet

Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



Evidence Sheet

Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



Evidence Sheet

Case Number:	CC2023-09-019
Property Address:	4229 Tranquility Dr
Officer:	Adam Osowsky



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

CC2023-09-019 NOV
 DUGGAN MICHAEL
 4229 TRANQUILITY DR
 HIGHLAND BEACH, FL 33487



9590 9402 8161 3030 4882 62

2. Article Number (Transfer from service label)

7021 0950 0000 8687 1714

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 Michael Duggan 10/12

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
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



WEST PALM BCH, FL 334

12 OCT 2023 PM 1 L

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

9590 9402 8161 3030 4882 62

United States Postal Service

Post Office of Highland Beach, FL
Post Office Clerk's Office

OCT 16 2023

RECEIVED

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

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

