



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
Highland Beach FL, 33487

Re: 3300 S OCEAN BLVD 923-C HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-08-005-9230)

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, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**, (Interior remodel without permit). 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of February 2025.

Adam Oswy

Certified Mail: 70210950000086912721

www.highlandbeach.us

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	
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Extra Services & Fees (check box, add fee as appropriate)	
<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	\$
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CC-24-539-NOH
 MICHELLE ORRIS
 3300 S OCEAN BLVD APT 923C
 HIGHLAND BEACH, FL 33487

MAILED
 FEB 12 2025
 Postmark Here

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.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923 C
HIGHLAND BEACH, FL 33487

Re: 3300 S OCEAN BLVD APT 923 C., Highland Beach FL 33487 (PCN:24-43-46-33-08-005-9230)

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" at the Property address above & at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on February 12, 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

February 12, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 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-24-539

TOWN OF HIGHLAND BEACH, FLORIDA
VS.

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
Highland Beach FL, 33487

Re: 3300 S OCEAN BLVD 923-C HIGHLAND BEACH, FL 33487 .. Highland Beach FL 33487
(PCN:24-43-46-33-08-005-9230)

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Adam Orosky



Town of Highland Beach

Local Government

Official Website

1. Meeting ID: 444444

2. Meeting ID: 444444

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Property Detail

Location Address : 3300 S OCEAN BLVD 923-C
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-005-9230
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 35228 / 1
Sale Date : 08/01/2024
Legal Description : SEAGATE OF HIGHLAND COND 3 APT 923-C

Owner Information

Owner(s)	Mailing Address
ORRIS MICHELLE	3300 S OCEAN BLVD APT 923C BOCA RATON FL 33487 4787

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/01/2024	\$450,000	35228 / 00001	WARRANTY DEED	ORRIS MICHELLE
08/25/2015	\$285,000	27915 / 00453	WARRANTY DEED	DUBIN JAY K &
09/25/2000	\$100	12194 / 01769	WARRANTY DEED	KEIL JOAN O
05/01/1997	\$120,000	09780 / 01746	WARRANTY DEED	

Exemption Information


No Exemption Information Available.

Property Information

Number of Units : 1
*Total Square Feet : 1201
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	SEAGATE OF HIGHLAND 1-4 CONDO	
Area	1201	
Year Built	1970	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	STEEL FRAME OR TRUSS	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1	
Code Description	square Footage

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1979	182

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$458,157	\$447,805	\$370,502	\$296,252	\$291,300
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$458,157	\$447,805	\$370,502	\$296,252	\$291,300

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$458,157	\$358,465	\$325,877	\$296,252	\$291,300
Exemption Amount	\$55,000	\$0	\$0	\$0	\$0
Taxable Value	\$403,157	\$358,465	\$325,877	\$296,252	\$291,300

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,547	\$6,308	\$5,632	\$5,022	\$5,035
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,654	\$6,411	\$5,732	\$5,118	\$5,130



NOTICE OF VIOLATION

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

December 30, 2024

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-539

Location: 3300 S OCEAN BLVD 923-C
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically Interior Remodel including Electrical, Plumbing and Mechanical without permit.

Correction Must obtain ALL required permits by January 20, 2025.

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 Enforcement Board, 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



Town of Highland Beach

Code Compliance
3610 S Ocean Blvd, 3rd Floor
Highland Beach, Florida 33487

PLACE STICKER IN TOP OF ENVELOPE TO BE OPENED
CERTIFIED MAIL®

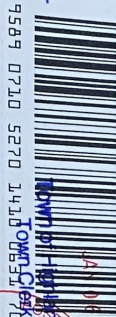
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DASH 33487
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JAN 06 2025

Town of Highland Beach, FL
Town Clerk's Office



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DEC 30 2024

CPU

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC-24-539

33487-478730

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RETURN TO SENDER
UNABLE TO FORWARD

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DEC 30 2024

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CC+24-539+NOV

ORRIS MICHELLE

3300 S OCEAN BLVD APT 923C

HB, FL 33487 4787

PS Form 3849, October 2019



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-539

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michelle Orris
3300 S Ocean Blvd Apt 923C
Highland Beach FL, 33487

Re: 3300 S Ocean Blvd Apt 923C, Highland Beach FL 33487 (PCN: 24-43-46-33-08-005-9230)

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 Violation" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on January 7, 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

January 7, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of January, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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



Tuesday, January 07, 2025 08:46AM
Highland/Beach, FL 33487

Tuesday, January 07, 2025 08:35AM
Highland Beach, FL 33487



Town of Highland Beach

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

NOTICE OF VIOLATION

January 7, 2025

MICHELLE ORRIS
3300 S OCEAN BLVD APT 923C
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-24-539

Location: 3300 S OCEAN BLVD 923-C
HIGHLAND BEACH, FL 33487

Violation Description:

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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



Photos

CC-24-539

Code Case

Project Address:

3300 S OCEAN BLVD 923-C, HIGHLAND
BEACH FL 33487

Owner:

MICHELLE ORRIS



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 12/30/2024

File Type: jpg

Notes:

Photo of Record: ☒



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Monday, December 30, 2024
10:26AM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 12/30/2024
File Type: jpg
Notes:
Photo of Record: ☒



Monday, December 30, 2024
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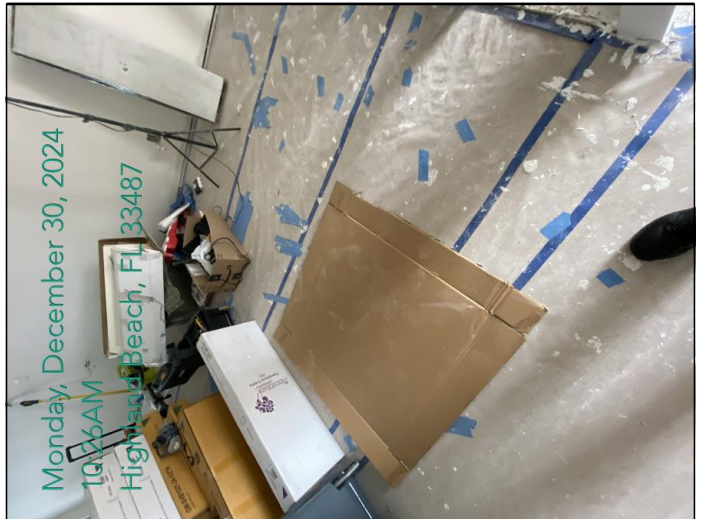
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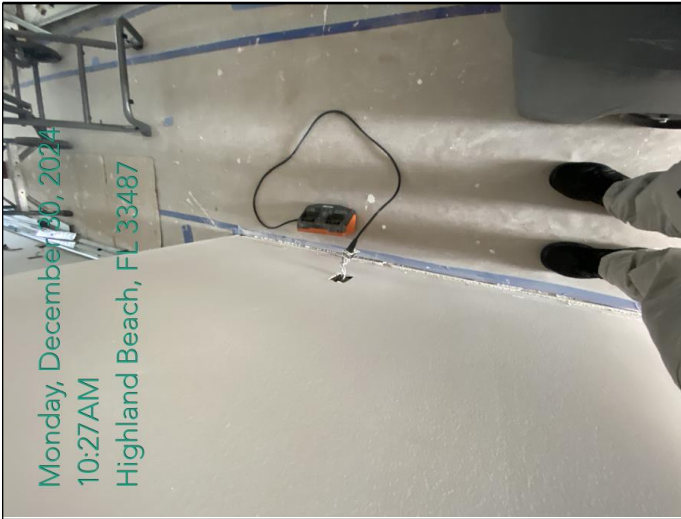
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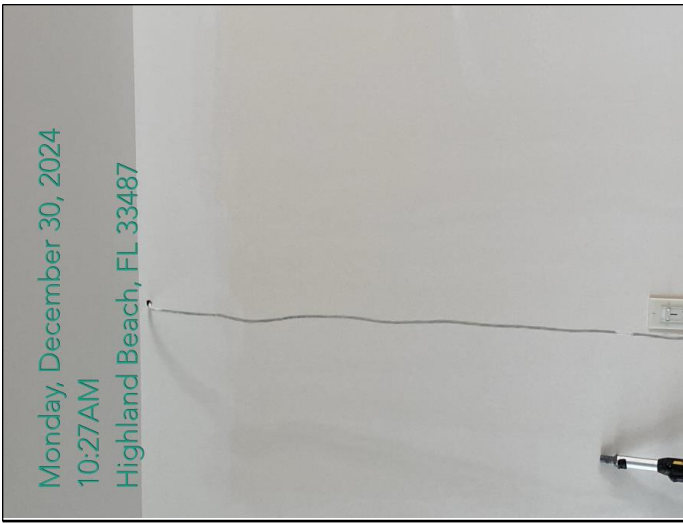
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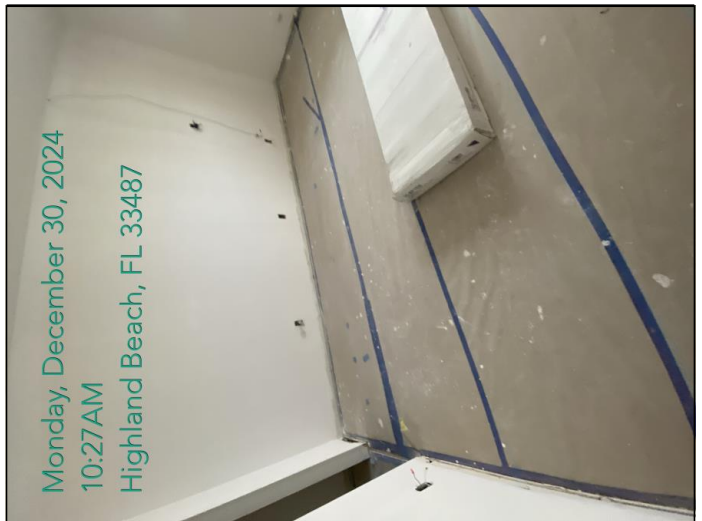
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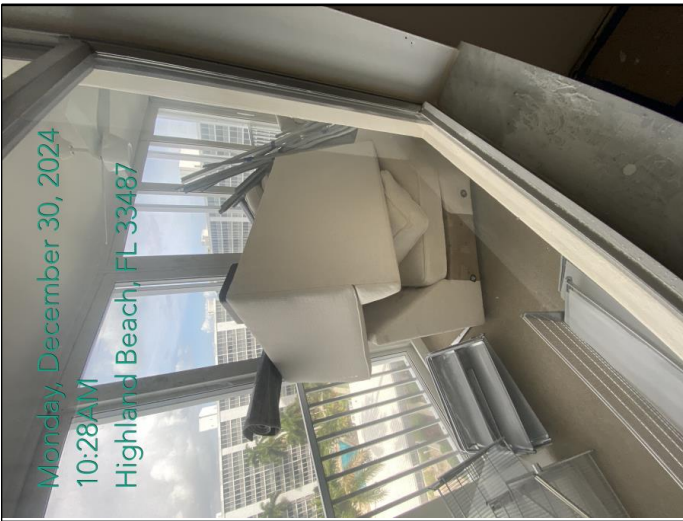
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