



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

UPDATED NOTICE OF HEARING / APPEARANCE-DATE CHANGE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL

3912 S OCEAN BLVD APT 702

Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding **30-122 (B)**, (**Expiration of building 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 3 day of March 2025.

Adam Owsley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879406

7021 0950 0000 8687 9406

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

Postage \$ 1.73

Total Postage and Fees \$ 5.58

Sent To cc-25-19-NOH *post*

Street and / MICHAEL W MARC D TR HAZEL

City, State, Zip 3912 S OCEAN BLVD APT 702

Highland Beach FL, 33487

PS Form 3800, April 2012





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. cc-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Michael W. Marc D TR Hazel
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD APT 702., Highland Beach FL 33487 (PCN: 24-43-47-04-13-001-0702)

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 & x at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on March 3, 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

March 3, 2025
Date

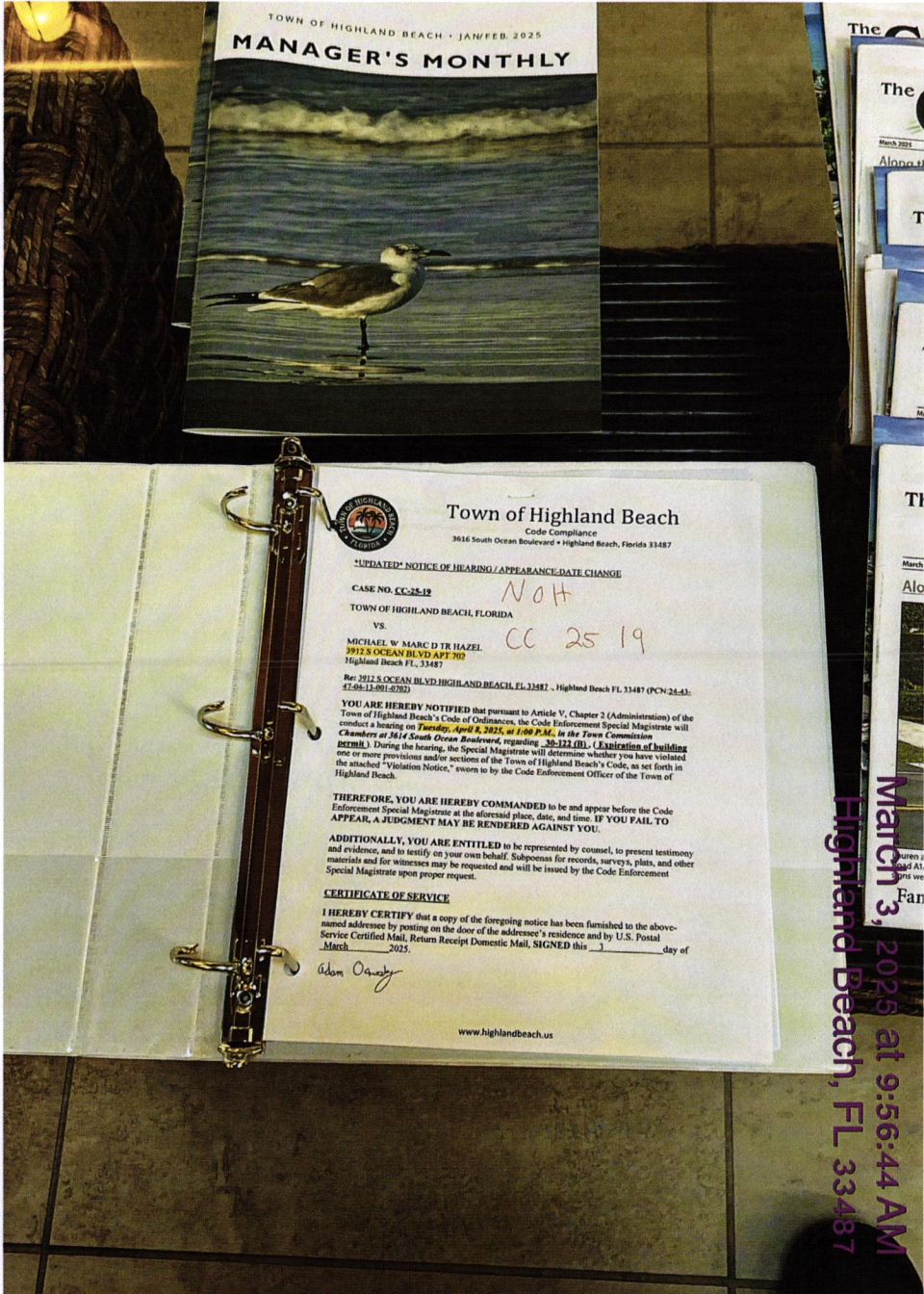
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 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

UPDATED NOTICE OF HEARING / APPEARANCE-DATE CHANGE

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Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879406



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-47-04-13-001-0702)

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 (B)**, (PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal has expired. Courtesy e-mail sent December 23, 2024 with NO RESPONSE). 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.

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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 19 day of February 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912271

7021 0950 0000 8691 2271

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boon, Robert FL 33487

OFFICIAL USE

| | | |
|--|---------------------------|------|
| Certified Mail Fee | \$4.85 | 0233 |
| \$ | \$4.85 | 23 |
| Extra Services & Fees (check box, add fee as appropriate) | | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.73 | |
| \$ | \$0.73 | |
| Total Postage and Fee | \$9.63 | |
| Sent To | cc-25-19- noh | |
| Street and Apt. No., or | MICHAEL W MARC D TR HAZEL | |
| City, State, ZIP+4® | 3912 S OCEAN BLVD APT 702 | |
| | Highland Beach FL, 33487 | |

PS Form 3800, Apr



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD 702
Highland Beach FL, 33487

Re: 3912 S OCEAN BLVD 702., Highland Beach FL 33487 (PCN: _24434704130010702)

I, Adam Osowsky, being duly sworn, deposed 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 or X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on February 24, 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

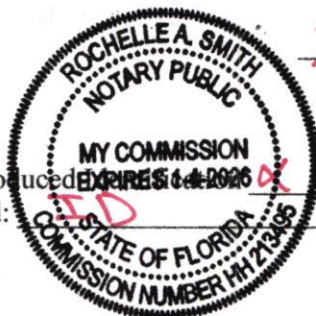
February 24, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

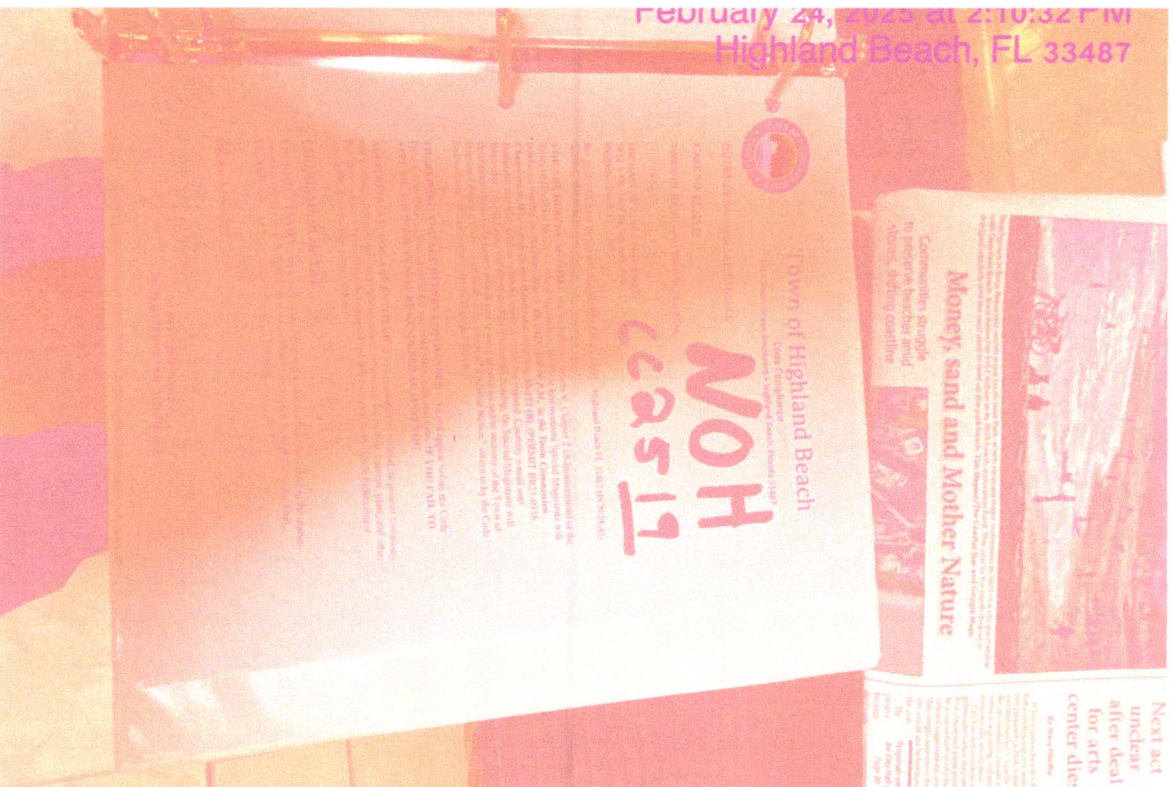
Personally Known ☒ OR Produced ☒
Type of Identification Produced:



Rochelle Smith

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
Highland Beach FL, 33487

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Adam Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912271

Property Detail

Location Address : 3912 S OCEAN BLVD 702
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-0702
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 34322 / 32
Sale Date : 04/20/2023
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Owner Information

Owner(s)

HAZEL MICHAEL W
FREDDO LUCILLE TR
HAZEL MARC D TR
MARC D. HAZEL TR TITL HLDRS

Mailing Address

3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

Sales Information

| Sales Date | Price | OR Book/Page | Sale Type | Owner |
|------------|-----------|---------------|---------------|------------------|
| 04/20/2023 | \$10 | 34322 / 00032 | WARRANTY DEED | HAZEL MICHAEL W |
| 11/24/2020 | \$460,000 | 31968 / 00829 | WARRANTY DEED | HAZEL MICHAEL |
| 11/03/2003 | \$259,000 | 16188 / 01710 | WARRANTY DEED | POOLE ALBERT C & |
| 01/01/1980 | \$135,000 | 03282 / 00733 | WARRANTY DEED | |

Exemption Information

| Applicant/Owner(s) | Year | Detail |
|--------------------|------|----------------------|
| HAZEL MICHAEL W | 2025 | HOMESTEAD |
| HAZEL MICHAEL W | 2025 | ADDITIONAL HOMESTEAD |

Property Information

Number of Units : 1
***Total Square Feet :** 1355
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Building Details

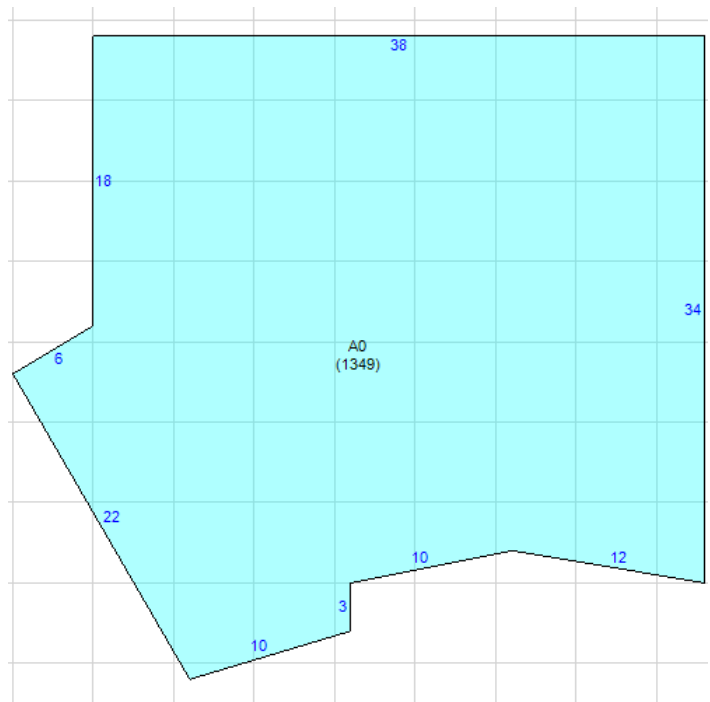
Structural Details

| | Structural Element for Building 1 | Sketch for Building 1 |
|--------------------|-----------------------------------|-----------------------|
| Name | REGENCY HIGHLAND CLUB CONDO | |
| Area | 1355 | |
| Year Built | 1976 | |
| 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 | |
| Exterior Wall 2 | NONE | |
| Roof Structure | PRESTRESSED CONCRETE | |
| Roof Cover | MIN. ROOFING (CORR/SH.M) | |
| Interior Wall 1 | DRYWALL | |
| Interior Wall 2 | N/A | |

| | |
|--------------|---------------------|
| Floor Type 1 | CARPETING |
| Floor Type 2 | CERAMIC/QUARRY TILE |
| Stories | 1 |

Subarea and Square Footage for Building 1

| | |
|----------------------|----------------|
| Code Description | square Footage |
| BAS Base Area | 1349 |
| Total Square Footage | 1349 |
| Area Under Air | 1349 |



Property Extra Feature

| Description | Year Built | Units |
|----------------------------|------------|-------|
| No Extra Feature Available | | |

Property Land Details

| Land Line # | Description | Zoning | Acres |
|---------------------------|-------------|--------|-------|
| No Land Details Available | | | |

Appraisals

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value | \$591,000 | \$574,000 | \$494,500 | \$390,000 | \$370,000 |
| Land Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Market Value | \$591,000 | \$574,000 | \$494,500 | \$390,000 | \$370,000 |

Assessed and Taxable Values

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value | \$591,000 | \$471,900 | \$429,000 | \$390,000 | \$255,930 |
| Exemption Amount | \$50,000 | \$0 | \$0 | \$0 | \$50,000 |
| Taxable Value | \$541,000 | \$471,900 | \$429,000 | \$390,000 | \$205,930 |

Taxes

| Tax Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM | \$8,731 | \$8,205 | \$7,458 | \$6,611 | \$3,735 |
| NON AD VALOREM | \$107 | \$103 | \$100 | \$96 | \$95 |
| TOTAL TAX | \$8,838 | \$8,308 | \$7,558 | \$6,707 | \$3,830 |



Town of Highland Beach

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

NOTICE OF VIOLATION

January 8, 2025

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-19

Location: 3912 S OCEAN BLVD, 702
HIGHLAND BEACH, FL 33487

Violation Description:

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. More specifically PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal has expired. Courtesy e-mail sent December 23, 2024 with NO RESPONSE. Correction contact permitting 561 278 4540 to complete this project by January 22, 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,

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

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

\$

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 | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

\$

5.58

Total Postage and Fees

\$

cc*25*19*nov

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487



for Instructions

7021 0950 0000 8687 9239

Tracking Number:

Remove X

70210950000086879239

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 8:05 pm on January 10, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

January 10, 2025, 8:05 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-19

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Hazel
3912 S Ocean Blvd 702

Highland Beach FL, 33487

Re: 3912 S Ocean Blvd 702 Highland Beach FL 33487 (PCN: 24434704130060702)

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

1. I am a ☒ Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I posted ☒ the "Notice of Violation" or _____ the "Notice of Hearing/Appeal" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 1/8/2025 and continued for at least ten (10) days.
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I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky
Code Compliance Officer/Clerk

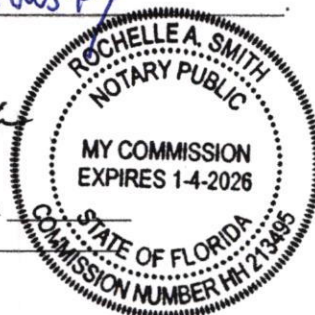
1/8/2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or [] online notarization, this 8th day of January, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires: June 2026

Personally Known ☒ OR Produced Identification
Type of Identification Produced: ID





Town of Highland Beach

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

NOTICE OF VIOLATION

January 8, 2025

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Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Photos

CC-25-19

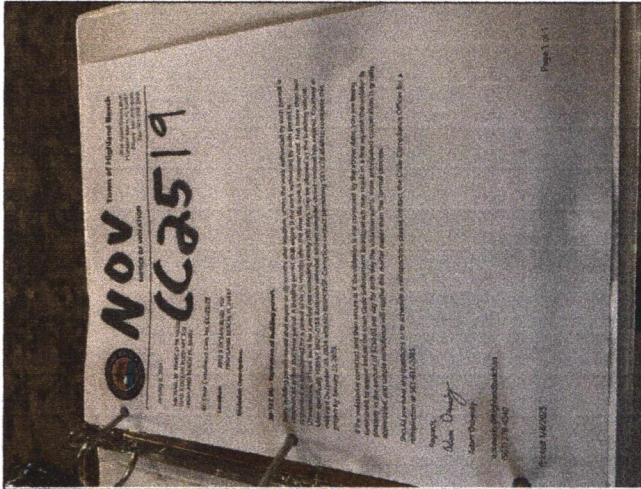
Code Case

Project Address:

3912 S OCEAN BLVD Unit/Apt/Suite 702,
HIGHLAND BEACH FL 33487

Owner:

MICHAEL W MARC D TR HAZEL



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 01/08/2025

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 01/08/2025

File Type: jpg

Notes:

Photo of Record: ☐