



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. **CC-24-482** \_\_\_\_\_

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ACOSTA DEBORAH L TRUST  
3407 S OCEAN BLVD PH A  
HIGHLAND BeaCH FL, 33487

**Re: 3505 S OCEAN BLVD 4S.**, Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040)

**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, February 11, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B), (Expiration of MULTILE building permits)**. 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this   23   day of   January   2025.

\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail:   9589071052701410065136

9589 0710 5270 1410 0651 36

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

For delivery information, visit our website at [www.usps.com](http://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	\$ _____

**MAILED**  
Postmark  
Here  
**JAN 23 2025**

Postage  
\$

**Total Postage and Fees**  
\$

Sent To **CC-24-482 NOH\***

Street and Apt. No., or **ACOSTA DEBORAH L TRUST**

City, State, ZIP+4® **3407 S OCEAN BLVD PH A**

**HIGHLAND BeaCH FL, 33487**



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-482

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DEBORAH L ACOSTA TRUST  
3407 S OCEAN BLVD PH A  
Highland Beach FL, 33487

Re: 3505 S OCEAN BLVD 4S., Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040\_)

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 & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on January 27, 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 27, 2025  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 27 day of January, 2025, by Adam Osowsky.

Notary Public, State of Florida  
My Commission Expires: April 12, 2027

Personally Known  OR Produced Identification   
Type of Identification Produced: \_\_\_\_\_







# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. **CC-24-482**\_\_\_\_\_

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**Re: 3505 S OCEAN BLVD 4S.**, Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040)

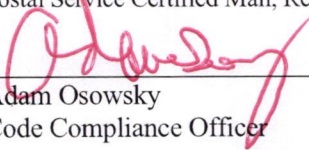
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### CERTIFICATE OF SERVICE

**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 23 day of January 2025.

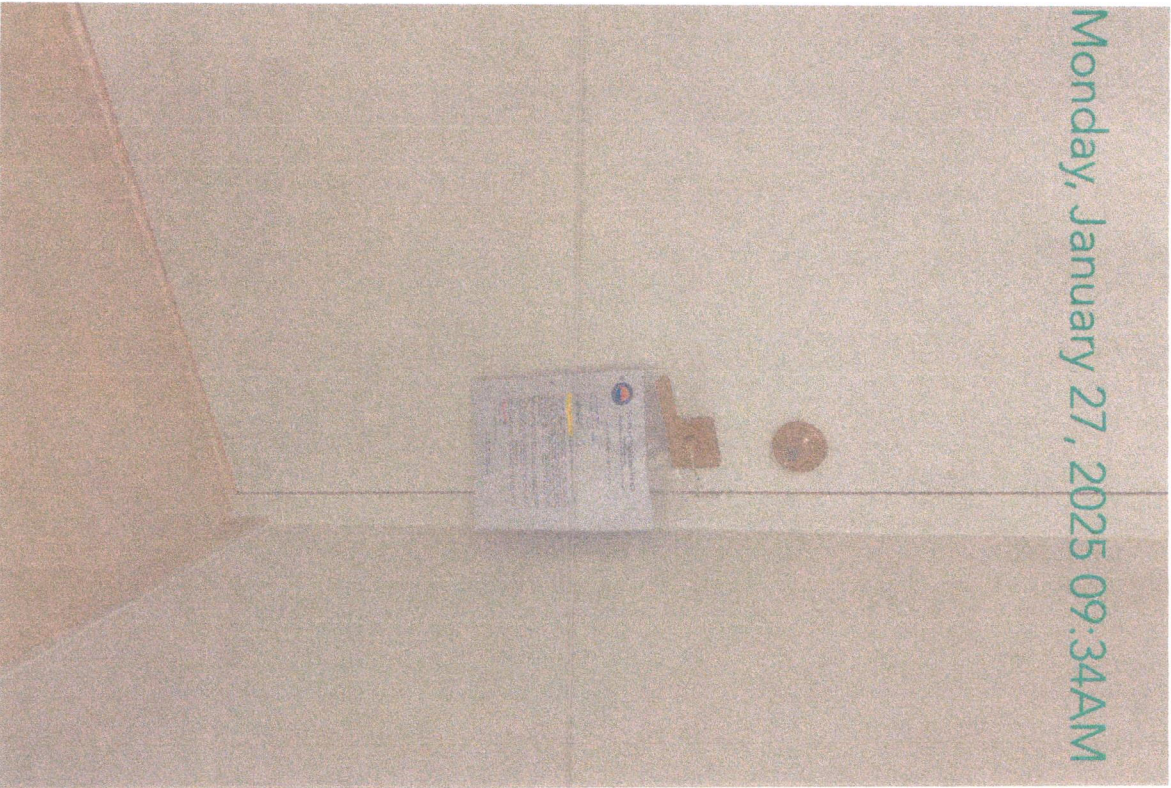
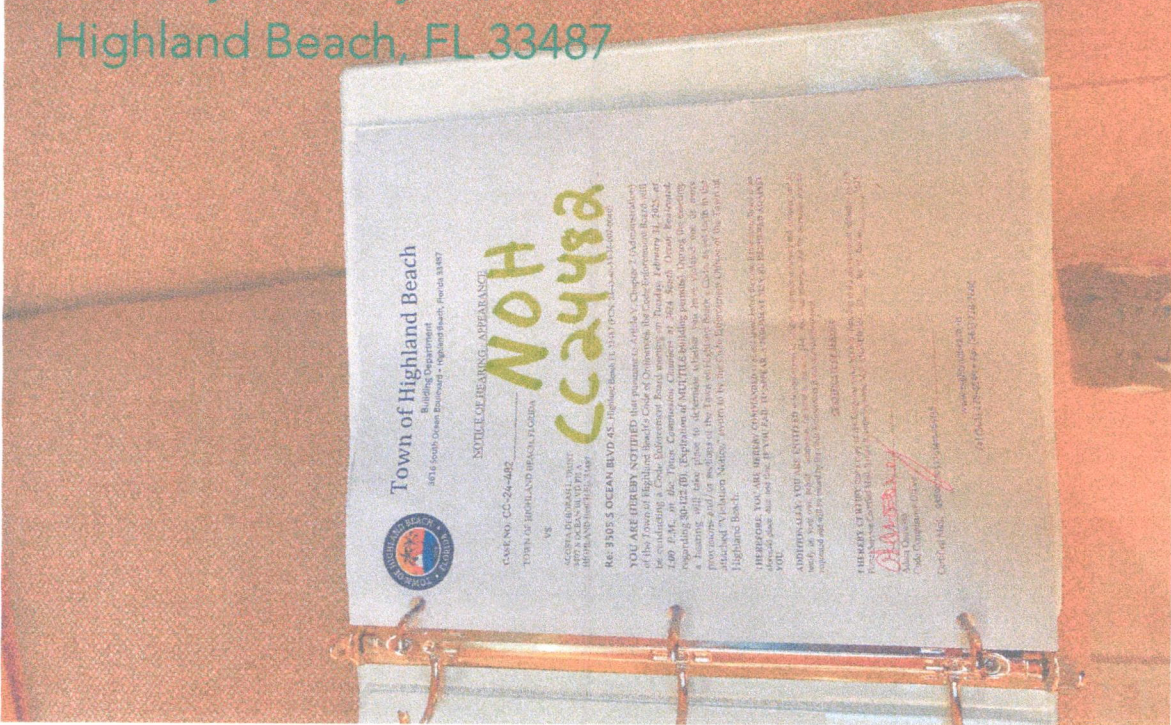
  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410065136\_\_\_\_\_

www.highlandbeach.us  
Tel (561) 278-4540 • Fax (561) 278-2606



Monday, January 27, 2025 10:11AM  
Highland Beach, FL 33487



## Property Detail

**Location Address :** 3407 S OCEAN BLVD PHA  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-22-000-0111  
**Subdivision :** CLARENDON COND DECL FILED 2-22-82  
**Official Records Book/Page :** 33820 / 141  
**Sale Date :** AUG-2022  
**Legal Description :** CLARENDON COND UNIT PH-A

## Owner Information

### Owner(s)

ACOSTA DEBORAH L  
ACOSTA SEAN JR TR  
SEAN ACOSTA JR TR TITL HLDR

### Mailing Address

3407 S OCEAN BLVD PH A  
HIGHLAND BEACH FL 33487 4735

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$2,975,000	33820 / 00141	WARRANTY DEED	ACOSTA DEBORAH L TRUST
JUN-2012	\$1,175,000	25287 / 01476	WARRANTY DEED	GROSSMAN CARYN
NOV-2000	\$875,000	12176 / 00797	WARRANTY DEED	GICHON GADI &
MAY-1998	\$700,000	10437 / 00956	WARRANTY DEED	SCHWARTZ FRANCES R
APR-1989	\$850,000	06030 / 00016	WARRANTY DEED	
JAN-1987	\$100	05207 / 00905	QUIT CLAIM	
APR-1983	\$575,000	03961 / 00904	DEC OF CONDOMINIUM	

## Exemption Information

Applicant/Owner(s)	Year	Detail
ACOSTA DEBORAH L	2025	HOMESTEAD
ACOSTA DEBORAH L	2025	ADDITIONAL HOMESTEAD

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 3405  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

## Building Details

### Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	CLARENDON CONDO	
Area	3405	
Year Built	1982	
No of Bedroom(s)	4	
No of Bath(s)	4	
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
No data found	



**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	\$3,435,000	\$2,600,000	\$1,872,500	\$1,120,000	\$1,100,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$3,435,000	\$2,600,000	\$1,872,500	\$1,120,000	\$1,100,000

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,163,000	\$2,100,000	\$1,232,000	\$1,120,000	\$1,100,000
Exemption Amount	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$2,113,000	\$2,050,000	\$1,232,000	\$1,120,000	\$1,100,000

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$33,642	\$32,939	\$24,367	\$18,985	\$19,014
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$33,749	\$33,042	\$24,467	\$19,081	\$19,109





# Town of Highland Beach

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

## NOTICE OF VIOLATION

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November 21, 2024

ACOSTA DEBORAH L TRUST  
3407 S OCEAN BLVD PH A  
HIGHLAND BeaCH FL, 33487

RE: Code Compliance Case No. CC-24-482

**Location:** 3505 S OCEAN BLVD 4S  
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 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.

Correction Contact Permitting directly at 561 278 4540 to complete ALL permits by December 21, 2024.

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 Orosky'.





# Town of Highland Beach

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

## NOTICE OF VIOLATION

---

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](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fee if applicable)

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 1.73

Total Postage and Fees \$ 9.60

Sent To ACOSTA NOV 21 2024

Street and Apt. No., or PO Box No. 3401 Ocean A

City, State, ZIP+4® HB FL 33487

Postmark Date NOV 21 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**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: CC24484 NOV  
LC Testan  
3505 SOcean Blvd 95  
HB, FL 33487

2. 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

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

3. Signature [Signature]  Agent  Addressee

4. Received by (Printed Name) C. CENELEN

5. Date of Delivery 11-23-20

6. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:

7. Barcode: 9590 9402 5086 9092 0373 31

8. Tracking Number: 7023 0950 0000 8687 9123

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

**USPS TRACKING#**

9590 9402 5086 9092 0373 31

United States Postal Service

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

First-Class Mail Postage & Fees Paid USPS Permit No. G-11

Town of Highland Beach FL  
 Town Clerks Office

NOV 25 2024

RECEIVED

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

87-339316