



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-172

Date: January 6, 2025

**MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
HIGHLAND BEACH, FL 33487**

RE: 3420 S OCEAN BLVD 8Y

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, February 11, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

Adam Osowsky
Code Compliance Officer

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487

Case No: CC-24-172

PCN: 24-43-46-33-24-000-0825

Respondent.

LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 13, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

1. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit P23-0199 and for expiration of building permit BR23-0230.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

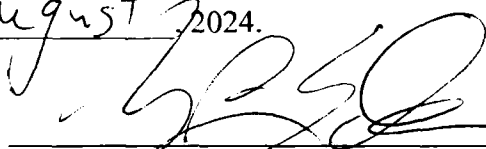
- a. Respondent shall comply with the Town Code **by September 13, 2024.**
- b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.
- c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 15th day of August, 2024.


Myles Schlam, Chair
Code Enforcement Board



Copies Furnished to:
Respondents

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487

Case No: CC-24-172
PCN: 24-43-46-33-24-000-0825

Respondent.

LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y

_____ /

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 13, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

FINDINGS OF FACT

- 1. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
- 2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit P23-0199 and for expiration of building permit BR23-0230.
- 3. Respondent was not in attendance.
- 4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
- 5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

CONCLUSIONS OF LAW

- 1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
- 2. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by September 13, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 15th day of August, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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 August 13, 2024 **at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding

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.

Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions. Updated compliance June 16, 2024.

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.

www.highlandbeach.us

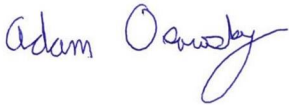
Tel (561) 278-4540 • Fax (561) 278-2606

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 29 day of July 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410060858/9589071052701410065754

9589 0710 5270 1410 0657 54

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

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

OFFICIAL RECEIPT

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 \$ 1.3

Total Postage and Fees \$ 5.50

Sent To Quintivan

Street and Apt. No., or PO Box No. 3420 Ocean

City, State, ZIP+4® HB FL 33487

Postmark Here
 BOCA RATON FL 33487
 JUL 29 2024

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Quinnivan
3420 Ocean St

Highland Beach FL, 33487

Re: 3420 Ocean Blvd St .. Highland Beach FL 33487 (PCN: 24234633240000825)

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

1. I am a Code Compliance Officer or Clerk for the Town of Highland Beach.
2. I postedd the "Notice of Violation" or the "Notice of Hearing/Appearance" 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 7/29/2024 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

8/1/2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of physical presence or online notarization, this 1st day of Aug., 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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www.highlandbeach.us

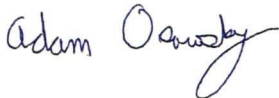
Tel (561) 278-4540 • Fax (561) 278-2606

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Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410060858/9589071052701410065754

Monday, July 29, 2024

01:19PM

Highland Beach, FL 33487





NOH

Town of Highland Beach

Building Department
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach, FL 33487

CC 24 172

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-182)

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 August 13, 2024 at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding

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www.highlandbeach.us

Monday, July 29, 2024
02:01PM
Highland Beach, FL 33487

Property Detail

Location Address : 3420 S OCEAN BLVD 8Y
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0825
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 31884 / 560
Sale Date : OCT-2020
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Owner Information

Owner(s)	Mailing Address
QUINLIVAN MICHAEL	3420 S OCEAN BLVD APT 8Y HIGHLAND BEACH FL 33487 2553

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2020	\$645,000	31884 / 00560	WARRANTY DEED	QUINLIVAN MICHAEL
FEB-2007	\$528,000	21406 / 00069	WARRANTY DEED	3420 SOUTH OCEAN LLC
JUL-1993	\$222,000	07820 / 00630	WARRANTY DEED	
NOV-1984	\$191,000	04406 / 01943	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
QUINLIVAN MICHAEL	2024	HOMESTEAD
QUINLIVAN MICHAEL	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 1452
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$530,450	\$515,000	\$500,000	\$470,000	\$470,000
Exemption Amount	\$530,450	\$515,000	\$500,000	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$470,000	\$470,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$8,124	\$8,229
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$103	\$100	\$96	\$8,219	\$8,326



Town of Highland Beach

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

NOTICE OF VIOLATION

May 14, 2024

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-172

Location: 3420 S OCEAN BLVD 8Y
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (B) - Expiration of building permit.

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Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

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Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

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



Photos

CC-24-172

Code Case

Project Address:

3420 S OCEAN BLVD 8Y, HIGHLAND
BEACH FL 33487

Owner:

MICHAEL QUINLIVAN



Uploaded By: [Adam Osowsky - aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)

Upload Date: 05/31/2024

File Type: jpg

Notes: nov posted

Photo of Record:

Tracking Number:

9589071052701410060858

Remove X

Copy

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

Feedback

Latest Update

Your item was delivered to an individual at the address at 12:09 pm on June 17, 2024 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

June 17, 2024, 12:09 pm

[See All Tracking History](#)

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

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

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

OFFICIAL SWEETS USPS CPU

Postmark
 14 2024
 0624-12 NOV
 0624 FL 33487

4403

3841

82213

0624-12 NOV
 0624 FL 33487

MICHAEL QUINLIVAN
 3420 S OCEAN BLVD APT 8Y
 Highland Beach FL 33487

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

95 8090 0147 0225 0120 6856

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;
 - 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, January 2023 (Reverse) PSN 7530-02-000-9047

0624-12 NOV
 0624 FL 33487

0624-12 NOV
 0624 FL 33487

0624-12 NOV
 0624 FL 33487