



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-160

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-24-160

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 July 9, 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 E23-0221.
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 August 9, 2024.**

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

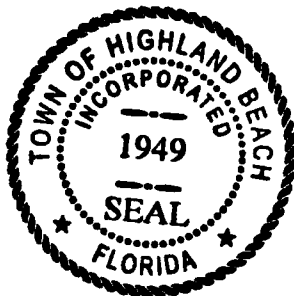
c. No further action shall be required for the entry of such fine.

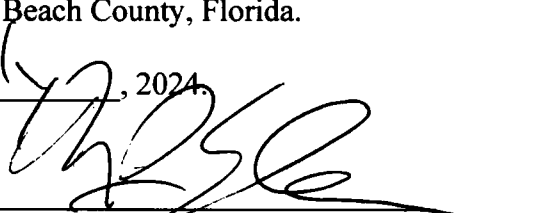
2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

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 7th day of July, 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
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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 E23-0221.
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 August 9, 2024.

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** 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.

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DONE AND ORDERED this 7th day of July, 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-24-160

Date: June 24, 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 , , 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.

More specifically - Permit E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing inspections.

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 24 day of June 2024.

www.highlandbeach.us

Adam Osowsky

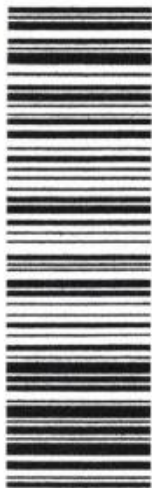
Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410062470/9589071052701410062845

9589 0710 5270 1410 0628 45

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

CERTIFIED MAIL®



9589 0710 5270 1410 0628 45

9589 0710 5270 1410 0628 45

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)

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

Postmark
Here

Postage

\$

Total Postage and Fr

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

cc-24-160 noh no card
MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
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 6, 2024

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

RE: Code Compliance Case No. CC-24-160

Location: 3420 S OCEAN BLVD 8, 8Y
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 E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing inspections.

Correction- Must contact permitting at 5612784540 to re-instate/obtain required permit by 5/202/2024.

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,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0624 70

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

Boca Raton, FL 3340

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$10.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$10.00
- ☐ Adult Signature Required \$10.00
- ☐ Adult Signature Restricted Delivery \$

Postage \$0.60

Total Postage \$0.60

Sent To

Street and Apt.

City, State, ZIP+

PS Form 3800

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487

See Reverse for Instructions

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.

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

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.

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487



9590 9402 5086 9092 0249 28

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0624 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAY 09 2024

Town of Highland Beach, FL

Town Clerk's Office

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt