



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-01-036**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles  
4023 S. Ocean Blvd.  
Highland Beach FL, 33487

**Re:** 4023 S. Ocean Blvd. Highland Beach FL 33487 3306 (PCN: 24-43-47-04-00-005-0080)

**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, April 11, 2023, at 1:00 P.M.**, regarding the installation of new beach access stairs/posts without a valid permit issued, (30-122 (A) Building Permits Required). 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. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.com/>. **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 27th day of March, 2023.

  
\_\_\_\_\_  
Adam Osofsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2223

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2223

**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	\$ 4.15
<b>Extra Services &amp; Fees (check box, add fees as appropriate)</b>	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	\$ 6.3
<b>Total Postage and Fees</b>	<b>\$ 8.13</b>



Jill Giles  
 4023 South Ocean Blvd.  
 Highland Beach, FL 33487  
**CC2023-01-036**

[or Instructions](#)

**Property Detail**

Location Address 4023 S OCEAN BLVD  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-47-04-00-005-0080  
Subdivision  
Official Records Book 33347 Page 458  
Sale Date FEB-2022  
Legal Description 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 47

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
GILES JILL	4023 S OCEAN BLVD HIGHLAND BEACH FL 33487 3306

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$14,250,000	33347 / 00458	WARRANTY DEED	GILES JILL
DEC-2013	\$3,795,000	26489 / 00702	WARRANTY DEED	INSKEEP MATHEW J &
JAN-2009	\$100	23038 / 00548	CERT OF TITLE	RAP KNIFORE LLC
FEB-2000	\$2,200,000	11653 / 01793	WARRANTY DEED	KNIGHT WILLIAM L
JAN-1978	\$115,000	02799 / 00066		
JAN-1974	\$85,000	02371 / 01016	WARRANTY DEED	

**Exemption Information**

Applicant/Owner	Year	Detail
GILES JILL	2023	HOMESTEAD
GILES JILL	2023	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
\*Total Square Feet 7032  
Acres 0.6457  
Use Code 0100 - SINGLE FAMILY  
Zoning RS - Residential Single Family ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$1,400,594	\$1,176,117	\$1,054,988
Land Value	\$6,336,300	\$4,800,300	\$4,400,300
Total Market Value	\$7,736,894	\$5,976,417	\$5,455,288

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$4,069,234	\$3,950,713	\$3,896,167
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,019,234	\$3,900,713	\$3,846,167

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$66,036	\$66,292	\$66,658
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$66,220	\$66,470	\$66,831



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CASE NO. CC2023-01-036

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jill Giles  
4023 S. Ocean Blvd.  
Highland Beach FL, 33487

**POSTED  
ON PROPERTY**

03/27/23

**DATE**

**Re:** 4023 S. Ocean Blvd. Highland Beach FL 33487 3306 (PCN: 24-43-47-04-00-005-0080)

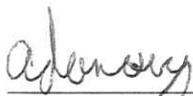
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\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2223

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582

03/28/2023 07:01:25

Highland Beach, FL 33487





# Town of Highland Beach

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

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January 31, 2023

GILES JILL  
4023 S OCEAN BLVD  
Highland Beach, FL 33487-3306

RE: Code Compliance Case No. CC2023-01-036

JILL GILES,

**Location :** 4023 S OCEAN BLVD  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Violation: Install new beach access stairs/posts without a valid permit issued.

Correction: Must obtain ALL required permits by 2/14/23.

**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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can 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.

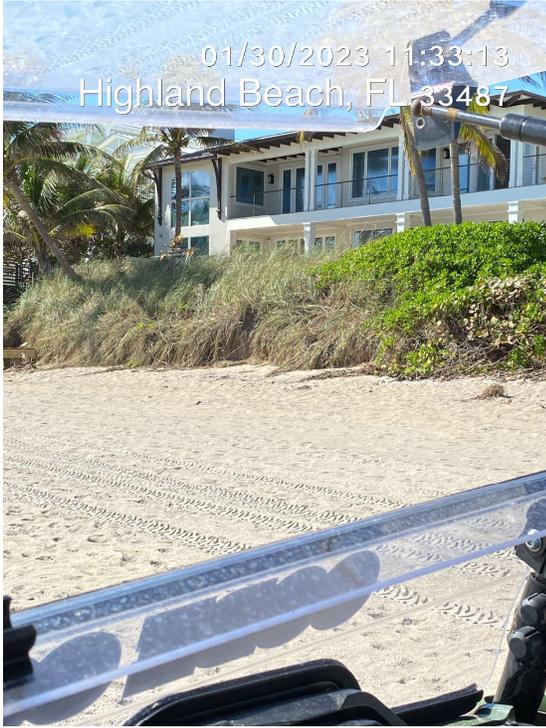
Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169

Evidence Sheet

Case Number:	CC2023-01-036
Property Address:	4023 S Ocean Blvd
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-01-036
Property Address:	4023 S Ocean Blvd
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