

# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

### NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-11-005

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

WILLIAM & SUZANNE FLEMING TR TITL HLDRS 1053 Boca Cove LN HIGHLAND BEACH, FL 33487

Re: 1053 BOCA COVE LANE, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-01-000-1146)

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, December 13, 2022, at 1:00 P.M.*, regarding A/C changeout without permit, (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, <a href="https://highlandbeach-fl.municodemeetings.com/">https://highlandbeach-fl.municodemeetings.com/</a>? . 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.

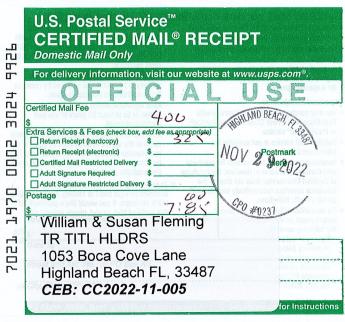
### CERTIFICATE OF SERVICE

**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<sup>th</sup> day of November 2022.

Adam Øsowsky

Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9926



#### **Property Detail**

Location Address 1053 BOCA COVE LN

Municipality HIGHLAND BEACH

Parcel Control Number 24-43-47-04-01-000-1146

Subdivision DELRAY BY THE SEA IN

Official Records Book 30177

Page 978

Sale Date OCT-2018

DELRAY-BY-THE-SEA TH PT OF LTS 114 & 115 & TH PT OF FLORIDA AVE AS IN Legal Description

OR5635 P1243 A/K/A UNIT 6 BLDG 2 BOCA COVE

#### **Owner Information**

**Owners** 

FLEMING SUZANNE B FLEMING WILLIAM J & FLEMING SUZANNE B TR

Mailing address 1053 BOCA COVE LN

HIGHLAND BEACH FL 33487 4244

WILLIAM & SUZANNE FLEMING TR TITL HLDRS

Sales Information

FLEMING WILLIAM J TR

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	\$10	30177 / 00978	WARRANTY DEED	FLEMING WILLIAM J TRUST &
JUL-2018	\$10	29979 / 01848	WARRANTY DEED	FLEMING WILLIAM J TR &
MAR-2018	\$10	29712 / 00110	WARRANTY DEED	FLEMING WILLIAM &
JUN-1999	\$310,000	11235 / 00579	WARRANTY DEED	FLEMING WILLIAM
APR-1988	\$269,000	05635 / 01243	WARRANTY DEED	

**Exemption Information** 

Applicant/Owner Year Detail FLEMING WILLIAM J & 2022 ADDITIONAL HOMESTEAD FLEMING WILLIAM J & 2022 **HOMESTEAD** 

### **Property Information**

Number of Units 1

\*Total Square Feet 2602

Acres 0.07

Use Code 0110 - TOWNHOUSE

Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

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Tax Year	2022	2021	2020
Improvement Value	\$751,473	\$648,281	\$653,281
Land Value	\$O	\$O	\$0
Total Market Value	\$751,473	\$648,281	\$653,281

All values are as of January 1st each year

Assessed	l and	Taxab	le Va	lues-
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Tax Year	2022	2021	2020
Assessed Value	\$357,419	\$347,009	\$342,218
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$307,419	\$297,009	\$292,218

Taxes				
	Tax Year	2022	2021	2020
	Ad Valorem	\$5,201	\$5,206	\$5,226
	Non Ad Valorem	\$100	\$96	\$95
	Total tax	\$5,301	\$5,302	\$5,321

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



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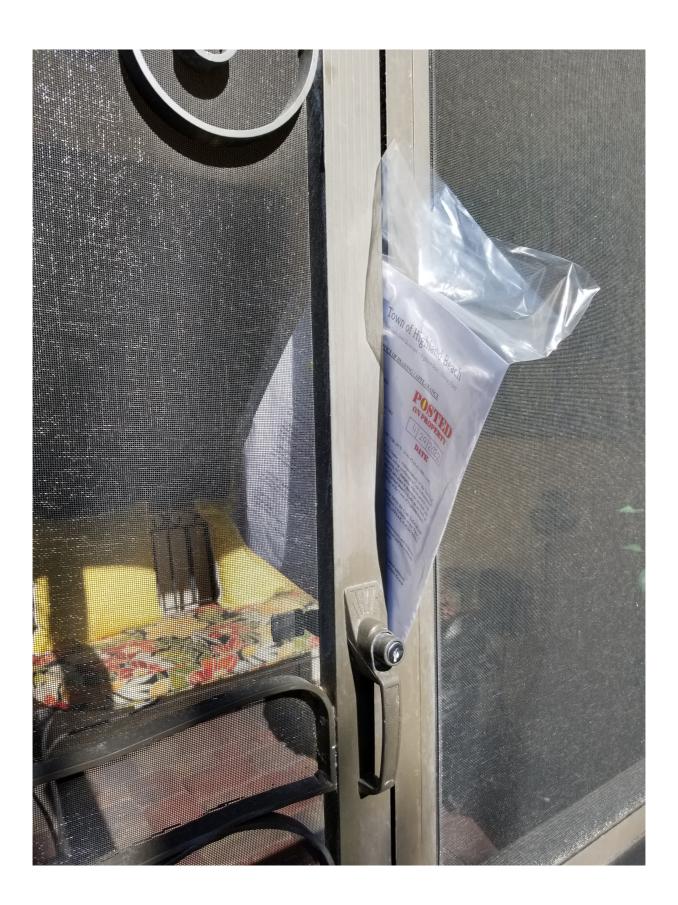
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Adam Øsowsky

Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9926





## Town of Highland Beach

3616 South Ocean Blvd. Highland Beach, FI 33487 Phone: 561-278-4540

Fax: 561-278-2606

November 02, 2022

WILLIAM & SUZANNE FLEMING TR TITL HLDRS 1053 Boca Cove LN HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-11-005

WILLIAM & SUZANNE FLEMING TR TITL HLDRS.

Location: 1053 BOCA COVE LANE

HIGHLAND BEACH FL, 33487

### **Complaint Description:**

A/C changeout without permit. Must obtain ALL required town permits by 11/17/22.

### 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

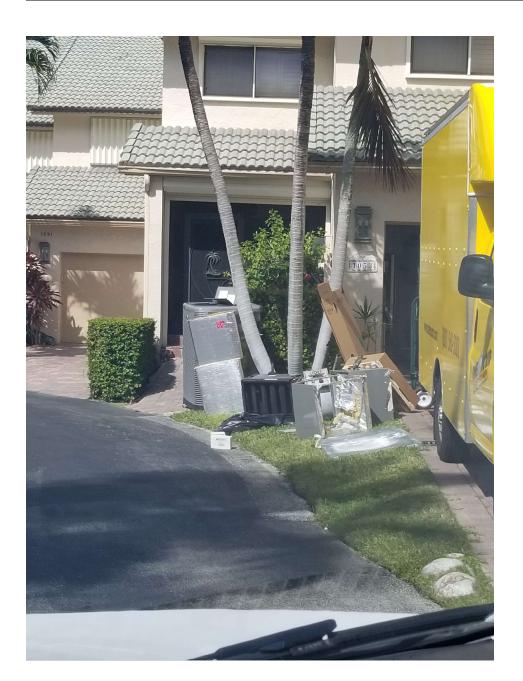
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Evidence Sheet		
Case Number:	CC2022-11-005	
Property Address:	1053 Boca Cove Lane	
Inspector:	Adam Osowsky	





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