



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, <https://highlandbeach-fl.municodem meetings.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 29th day of November 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9926

www.highlandbeach.us

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

7021 1970 0002 3024 9926

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 \$ 4.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 7.85

William & Susan Fleming
TR TITL HLDERS
1053 Boca Cove Lane
Highland Beach FL, 33487
CEB: CC2022-11-005

HIGHLAND BEACH, FL 33487
NOV 29 2022
Postmark
CFO #0237

for Instructions

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
Legal Description DELRAY-BY-THE-SEA TH PT OF LTS 114 & 115 & TH PT OF FLORIDA AVE AS IN
OR5635 P1243 A/K/A UNIT 6 BLDG 2 BOCA COVE

Owner Information**Owners**

FLEMING SUZANNE B
FLEMING WILLIAM J &
FLEMING SUZANNE B TR
FLEMING WILLIAM J TR
WILLIAM & SUZANNE FLEMING TR TITL HLDRS

Mailing address

1053 BOCA COVE LN
HIGHLAND BEACH FL 33487 4244

Sales Information

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)

Appraisals

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

All values are as of January 1st each year

Assessed and Taxable Values

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



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

**POSTED
ON PROPERTY**

11/29/2022

DATE

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, <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 29th day of November 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9926

www.highlandbeach.us

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





Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 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

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



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



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



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

