



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-027

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KARIN MUELLER/PARIS & JAMES PARIS
1430 W MELROSE ST
CHICAGO, IL 60657-2116

Re: 1106 BEL AIR DR B, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-03-000-0072)

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 Expired Permits, Overgrowth, unsecure construction fence, open and exposed pool, dirty pool water, (30-122 (B) Expiration of building permit, 17-3 NUISANCES Nuisance, 28-10 LANDSCAPE Failure to Maintain Landscaping, 12-4(D)(3) Temporary Construction Fence Locked and Secure, IPMC 303.1 Swimming pools, IPMC 303.2 Swimming pool enclosures). 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 9889

www.highlandbeach.us

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

7021 1970 0002 3024 9889

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

\$ 400

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

- | | |
|--|--------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 325 |
| <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

\$ 7.05

Karin Muller/Paris & James Paris
1430 W Melrose St
Chicago, IL 60657
CEB: CC2022-10-027



For Instructions

Property Detail

Location Address 1106 BEL AIR DR B
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-03-000-0072
 Subdivision HIGHLAND BEACH ISLES IN
 Official Records Book 32071 Page 44
 Sale Date DEC-2020
 Legal Description HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Owner Information

Owners	Mailing address
MUELLER PARIS KARIN	1430 W MELROSE ST
PARIS JAMES &	CHICAGO IL 60657 2116

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2020	\$1,425,000	32071 / 00044	WARRANTY DEED	PARIS JAMES &
MAR-2015	\$415,000	27403 / 01495	WARRANTY DEED	BROCATO JOSEPH &
FEB-2015	\$0	27354 / 01547	CERT OF TITLE	U S BANK NATL ASSN TR
AUG-2014	\$368,100	27002 / 00601	CERT OF TITLE	US BANK NATL ASSN TR
APR-2007	\$798,000	21601 / 00257	WARRANTY DEED	CAMPISI FRANK J
OCT-2005	\$10	19613 / 01004	WARRANTY DEED	BONOMO STEPHEN J &H
DEC-2000	\$277,000	12227 / 00205	WARRANTY DEED	BONOMO STEPHEN J
SEP-1987	\$165,000	05436 / 00699	WARRANTY DEED	
AUG-1986	\$155,000	05045 / 01849	WARRANTY DEED	
JAN-1979	\$118,000	03068 / 00447	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 3960
 Acres 0.1555
 Use Code 0100 - SINGLE FAMILY
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$323,329	\$503,397	\$502,646
Land Value	\$844,250	\$690,000	\$600,000
Total Market Value	\$1,167,579	\$1,193,397	\$1,102,646

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$1,167,579	\$1,193,397	\$1,100,165
Exemption Amount	\$0	\$0	\$50,000
Taxable Value	\$1,167,579	\$1,193,397	\$1,050,165

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$19,136	\$20,229	\$18,328
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$19,236	\$20,325	\$18,423



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VS.

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1430 W MELROSE ST
CHICAGO, IL 60657-2116

**POSTED
ON PROPERTY**

11/29/2022

DATE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9889

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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

October 26, 2022

PARIS, KARIN MUELLER/PARIS & JAMES
1430 W MELROSE ST
CHICAGO, IL 60657-2116

RE: Code Compliance Case No. CC2022-10-027

KARIN MUELLER/PARIS & JAMES PARIS,

Location : 1106 BEL AIR DR B
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: 1) Expired permits 2) Overgrowth 3) Unsecure construction fence 4) open and exposed pool 5) dirty pool water.

Corrections: 1) Contact permitting 5612784540 to reactivate all permits 2) Cut and maintain all landscaping below 12 inches per code 3) Secure temporary construction fence to code 4) enclose pool 5) clean pool water so bottom of deepest end is visible from edge.

Compliance date : November 10, 2022

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.

17-3 NUISANCES Nuisance

Sec. 17-3. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

28-10 LANDSCAPE Failure to Maintain Landscaping



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Sec. 28-10. Maintenance standards for cultivated landscape areas.

(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.

(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.

(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.

(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:

(1) General: All pruning should be accomplished according to good horticultural standards.

(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.

(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas. Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

(h) Watering:

(1) General: All watering of planted areas shall be managed so as to:

- a. Maintain healthy flora.
- b. Make plant material more drought tolerant.
- c. Avoid excessive turf growth.
- d. Minimize fungus growth.
- e. Stimulate deep root growth.
- f. Minimize leaching of fertilizer.
- g. Minimize cold damage.

(2) Watering of St. Augustine grass lawns: All watering of St. Augustine grass lawn areas shall be accomplished on an as needed basis as indicated by turf wilt. The amount of water applied in each application shall be as indicated in section 28-8(e), so as to promote deep root growth.

(3) Watering of Bahia grass lawns: All watering of Bahia grass lawn areas shall be accomplished on an as needed basis. Bahia grass may not require watering even when wilting. Nothing in this chapter shall be construed so as to preclude the withholding of water from grass beyond the stage of turf wilt.

(4) Promoting deep root growth of trees and shrubs: Watering of plants and trees should always be in a sufficient amount to thoroughly soak the root ball of the plant and the surrounding area, thereby promoting deep root growth and drought tolerance.

(5) Operation of automatic irrigation systems: Whenever possible, automatic irrigation systems should be operated between the hours of midnight and 6:00 a.m., or as designated by the Town of Highland Beach. Irrigating during these hours reduces fungus growth and loss of water due to evaporation.

(6) Maintenance of irrigation systems: Irrigation systems shall be constantly maintained to eliminate waste of water due to loss of heads, broken pipes or misadjusted nozzles.

(Ord. No. 595, # 2(10), 8-22-90; Ord. No. 688, # 18, 1-2-01)

12-4(D)(3) Temporary Construction Fence Locked and Secure



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Gates shall be secured and locked with a lock substantial enough to ensure closure and security when workers are not on the job site.

IPMC 303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

IPMC 303.2 Swimming pool enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

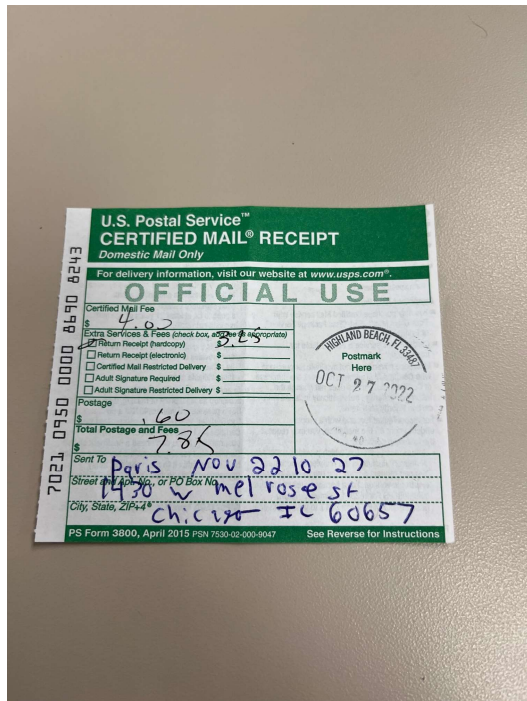
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation 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:	CC2022-10-027
Property Address:	1106 BEL AIR B
Inspector:	Adam Osowsky



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