



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1114 BELAIR LLC
2799 NW BOCA RATON BLVD STE 111
Boca Raton, FL 33431-6699

Re: 1114 BEL AIR DRIVE 1, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-03-000-0090)

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 Open storage, improper construction fence and site cleanliness, (12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, 12-2(G) Construction site cleanliness; construction site safety, 12-4 Temporary construction fences, 12-4(D)(2) Temporary Construction Fence Maintenance, IPMC 14-35(A) PMC - Rubbish and Garbage). 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 9933

www.highlandbeach.us

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

702J 1970 0002 3024 9933

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 checked="" type="checkbox"/> Adult Signature Restricted Delivery	\$	60

Postage	\$	7:85
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1114 BELAIR LLC
 2799 NW Boca Raton BLVD
 Suite 111.
 Boca Raton, FL 33431
CEB: CC2022-10-007



for Instructions

Property Detail

Location Address 1114 BEL AIR DR
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-47-04-03-000-0090
Subdivision HIGHLAND BEACH ISLES IN
Official Records Book 32437 Page 1925
Sale Date APR-2021
Legal Description HIGHLAND BEACH ISLES LOT 9

Owner Information**Owners**

1114 BELAIR LLC

Mailing address

2799 NW BOCA RATON BLVD STE 111
BOCA RATON FL 33431 6699

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2021	\$2,350,000	32437 / 01925	WARRANTY DEED	1114 BELAIR LLC
JUL-2013	\$10	26164 / 00177	QUIT CLAIM	1114 BELAIR DR BOCA RATON LLC
JUL-2013	\$167,500	26164 / 00175	QUIT CLAIM	ESNES LAUREN P
FEB-2003	\$10	14856 / 00134	QUIT CLAIM	ESNES EUGENE &
FEB-1997	\$507,000	09666 / 01303	WARRANTY DEED	
SEP-1986	\$334,325	05014 / 00684	WARRANTY DEED	
JAN-1968	\$27,500	01667 / 00616		

Exemption Information

No Exemption information available

Property Information

Number of Units 4
*Total Square Feet 6759
Acres 0.2525
Use Code 0800 - MULTIFAMILY < 5 UNITS
Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$997,396	\$303,641	\$289,303
Land Value	\$1,210,110	\$1,380,000	\$1,200,000
Total Market Value	\$2,207,506	\$1,683,641	\$1,489,303

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

Tax Year	2022	2021	2020
Assessed Value	\$2,207,506	\$1,638,233	\$1,489,303
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,207,506	\$1,638,233	\$1,489,303

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$36,180	\$28,082	\$25,743
Non Ad Valorem	\$400	\$384	\$380
Total tax	\$36,580	\$28,466	\$26,123



Town of Highland Beach

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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

1114 BELAIR LLC
2799 NW BOCA RATON BLVD STE 111
Boca Raton, FL 33431-6699

**POSTED
ON PROPERTY**

11/29/2022

DATE

Re: 1114 BEL AIR DRIVE 1, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-03-000-0090)

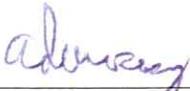
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9933

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

October 13, 2022

1114 BELAIR LLC
2799 NW BOCA RATON BLVD STE 111
Boca Raton, FL 33431-6699

RE: Code Compliance Case No. CC2022-10-007

1114 BELAIR LLC,

Location : 1114 BEL AIR DRIVE 1
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: Open storage, improper construction fence and site cleanliness.

Correction: Must remove all garbage/debris not in dumpsters from property. Must remove all open storage of trash, debris, construction/building material and etc. that is not behind a required construction fence.

Construction fence must enclose property so no work/material can be seen from public view as per town code.

All corrections are to be made by 10/30/2022 and continuing thereafter.

12-2(B) Construction Site Cleanliness/Construction Site Safety

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

12-2(E) Construction site cleanliness; construction site safety.

All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.

12-2(G) Construction site cleanliness; construction site safety.

All construction debris not placed in a dumpster shall be removed from the construction site within forty-eight (48) hours.

12-4 Temporary construction fences.

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

12-4(D)(2) Temporary Construction Fence Maintenance



Town of Highland Beach

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

All temporary construction fencing shall be maintained in a satisfactory manner by the permittee or landowner during the entire period of the land disturbing construction and land development activities to ensure adequate performance, to prevent nuisance conditions and to maintain the public health, safety and welfare.

IPMC 14-35(A) PMC - Rubbish and Garbage

Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.

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:	CC2022-10-007
Property Address:	1114 Bel Air Dr 1
Inspector:	Adam Osowsky

11/18/22, 9:05 AM
Highland Beach

PERMISSION MAIL
FIRST CLASS PERMIT NO. 1000 HIGHLAND BEACH, FL 33480

■ 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.

Article Addressed to: Nov 22 10 7
1114 Bel Air LLC
2799 NW 2nd Ave
Highland Beach FL 33431

9500 9402 7532 2122 7674 27
Article Number (Transfer from www.usps.com) 022 0410 0003 4901 5547
Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY	
A. Signature <input checked="" type="checkbox"/>	<input type="checkbox"/> Agent
B. Received By (Printed Name) <u>Adam Osowsky</u>	C. Date of Delivery <u>10/18/22</u>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, enter delivery address below:	
1. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	2. Priority Mail Express® <input type="checkbox"/> Registered Letter™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/>

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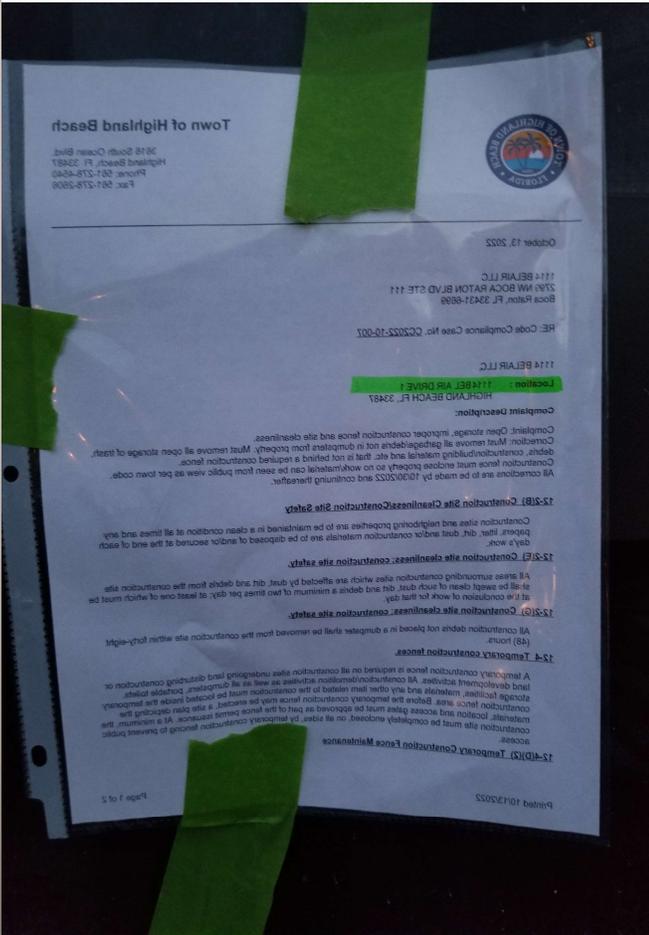
OFFICIAL USE

Certified Mail Fee 4.00
Certified Mail Restricted Delivery 3.25
Return Receipt (electronic) 2.80
Certified Mail Restricted Delivery 3.25
Mail Signature Restricted 0.00
Adult Signature Restricted Delivery 0.00

Total Postage and Fees 10.30

1114 Bel Air LLC (Nov 22 10)
2799 NW 2nd Ave 111
Highland Beach FL 33431

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Inspector:	Adam Osowsky



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Case Number:	CC2022-10-007
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Evidence Sheet	
Case Number:	CC2022-10-007
Property Address:	1114 BEL AIR DRIVE 1
Inspector:	Adam Osowsky



Evidence Sheet

Case Number:	CC2022-10-007
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