



# 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 29<sup>th</sup> day of November 2022.

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

Certified Mail: 7021 1970 0002 3024 9933

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

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

7021 1970 0002 3024 9933

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

\$

400

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

☐ Return Receipt (hardcopy) \$

325

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☒ Adult Signature Restricted Delivery \$

60

Postage

\$

7:85

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





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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)

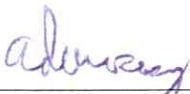
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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9933

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

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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





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Property Address:	1114 Bel Air Dr 1
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Evidence Sheet	
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Property Address:	1114 BEL AIR DRIVE 1
Inspector:	Adam Osowsky





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