



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL & MAGDALENA RADU
1091 BEL LIDO DR
Highland Beach, FL 33487-4239

Re: 1091 BEL LIDO DR, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0030)

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 installation of paver bricks without permits., (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 9919

www.highlandbeach.us

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

7021 1970 0002 3024 9919

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

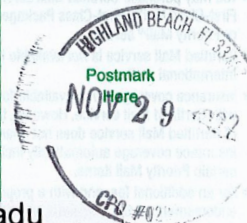
Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>321</u>
<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

\$ 7.95

Michael & Magdalena Radu
1091 Bel Lido Dr
Highland Beach, FL 33487
CEB: CC2022-10-006



for Instructions

Property Detail

Location Address 1091 BEL LIDO DR
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-005-0030
 Subdivision BEL LIDO IN
 Official Records Book 26554 Page 1250
 Sale Date DEC-2013
 Legal Description BEL LIDO LT 3 BLK 5

Owner Information**Owners**

RADU MAGDALENA
 RADU MICHAEL &
 MICHAEL & MAGDALENA RADU TR TITL HLDERS
 RADU MAGDALENA TR
 RADU MICHAEL TR

Mailing address

1091 BEL LIDO DR
 HIGHLAND BEACH FL 33487 4239

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2013	\$10	26554 / 01250	WARRANTY DEED	RADU MICHAEL TR &
JAN-2000	\$565,000	11566 / 01560	WARRANTY DEED	RADU MICHAEL & MAGDALENA
SEP-1997	\$440,000	10016 / 00882	WARRANTY DEED	
MAY-1996	\$370,000	09246 / 01766	WARRANTY DEED	
JAN-1977	\$117,000	02775 / 01857	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
RADU MICHAEL &	2022	HOMESTEAD
RADU MICHAEL &	2022	ADDITIONAL HOMESTEAD
RADU MAGDALENA	2022	HOMESTEAD
RADU MAGDALENA	2022	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 6320
 Acres 0.2477
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - Residential Single Family (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$1,246,362	\$967,940	\$950,069
Land Value	\$1,698,037	\$1,150,000	\$1,000,000
Total Market Value	\$2,944,399	\$2,117,940	\$1,950,069

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$1,329,186	\$1,290,472	\$1,272,655
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,279,186	\$1,240,472	\$1,222,655

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$21,128	\$21,199	\$21,309
Non Ad Valorem	\$184	\$178	\$173
Total tax	\$21,312	\$21,377	\$21,482



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL & MAGDALENA RADU
1091 BEL LIDO DR
Highland Beach, FL 33487-4239

**POSTED
ON PROPERTY**

11/29/2022

DATE

Re: 1091 BEL LIDO DR, Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-005-0030)

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 installation of paver bricks without permits, (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, <http://highlandbeach.flmura.com/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 9919

www.highlandbeach.us

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



NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-15-006

(99) TEL: 1780 DR
Highland Beach, FL 33481-4278

Re: (09) BEL LIDO DR, Highland Beach FL 33487 4786 (PCN: 2-643-47-84-82-005-0030)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named address by posting on the door of the address in accordance with U.S. Postal Service Certified Mail, Return Receipt.

by posting on the 11th of October 2022.
Domestic Mail, SIGNED this 29th day of October 2022.


Adam O'Connell
Code Compliance Officer
Canterbury Mail 7621 9700 0000

POSTED
ON PROPERTY

11/29/2022
DATE



Town of Highland Beach

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

October 06, 2022

MICHAEL & MAGDALENA RADU
1091 BEL LIDO DR
Highland Beach, FL 33487-4239

RE: Code Compliance Case No. CC2022-10-006

MICHAEL & MAGDALENA RADU,

Location : 1091 BEL LIDO DRIVE
HIGHLAND BEACH FL, 33487

Complaint Description:

Installation of paver bricks without permits.
Must obtain all required permits by 10/21/2022.

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:	CC2022-10-006
Property Address:	1091 BEL LIDO DRIVE
Inspector:	Adam Osowsky



Evidence Sheet	
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Property Address:	1091 BEL LIDO DRIVE
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U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

400

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

☐ Return Receipt (hardcopy) \$ 3.50

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 60

Total Postage and Fees \$ 79.50

Sent To Rody NOV 22 10 6

Street and Apt. No. or PO Box No. 1091 Bel Lido

City, State, ZIP+4[®] HB FL 33487

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>M. Rodu</i></p> <p>B. Received by (Printed Name) <i>Magdalena Rodu</i> C. Date of Delivery <i>10/11/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>
<p>1. Article Addressed to: <i>NOV CC22106</i></p> <p><i>Rody</i></p> <p><i>1091 Bel Lido Dr</i></p> <p><i>HB FL 33487</i></p> <p>9590 9402 7632 2122 7668 33</p> <p>2. Article Number (Transfer from service label)</p> <p><i>7018 0680 0001 8431 0689</i></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express[®]</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail[™]</p> <p><input type="checkbox"/> Certified Mail[®] <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation[™]</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

PS Form 3811, July 2020 PSN 7530-02-000-9047 Domestic Return Receipt

Evidence Sheet	
Case Number:	CC2022-10-006
Property Address:	1091 BEL LIDO DRIVE
Inspector:	Adam Osowsky

