



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-12-007**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Janet Martin  
6597 Omphalius Rd  
Colden NY 14033

**Re:** 3015 S. Ocean Blvd. Unit 202 Highland Beach FL 33487 (PCN: 24-43-46-33-23-000-0202)

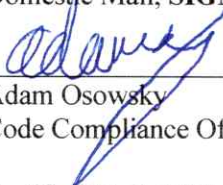
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, February 13, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, Mechanical AC Changeout without a 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. **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 22nd day of January 2024.

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

Certified Mail: 7021 1970 0002 3025 4784

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

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

7021 1970 0002 3025 4784

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	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.65
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<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 \$ 68

**Total Postage and Fees**  
\$ 8.73

HIGHLAND BEACH, FL 33487  
 Postmark Here  
 JAN 21 2024  
 CPD #0237

Janet Martin  
 6597 Omphalius Rd  
 Colden NY 14033  
 CC2023-12-007

for Instructions

**Property Detail**

Location Address 3015 S OCEAN BLVD 202  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-46-33-23-000-0202  
Subdivision OCEAN DUNES COND DECL FILED 3-5-82  
Official Records Book 32256 Page 1574  
Sale Date FEB-2021  
Legal Description OCEAN DUNES COND UNIT 202

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
MARTIN JANET	6597 OMPHALIUS RD COLDEN NY 14033 9763

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$1,080,000	32256 / 01574	WARRANTY DEED	MARTIN JANET
AUG-2001	\$375,000	12818 / 01241	WARRANTY DEED	BERKLICH ANTHONY J &
DEC-1996	\$100	09582 / 00025	WARRANTY DEED	
APR-1985	\$176,400	04548 / 00680	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
\*Total Square Feet 2210  
Acres  
Use Code 0400 - CONDOMINIUM  
Zoning RMH - MULTI-FAMILY HIGH-DENSITY ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2023	2022	2021
Improvement Value	\$1,020,000	\$930,900	\$680,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,020,000	\$930,900	\$680,000

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2023	2022	2021
Assessed Value	\$1,020,000	\$930,900	\$680,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,020,000	\$930,900	\$680,000

**Taxes**

Tax Year	2023	2022	2021
Ad Valorem	\$16,309	\$15,257	\$11,527
Non Ad Valorem	\$103	\$100	\$96
Total tax	\$16,412	\$15,357	\$11,623



# Town of Highland Beach

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

December 06, 2023

MARTIN JANET  
6597 OMPHALIUS RD  
COLDEN, NY 14033

RE: Code Compliance Case No. CC2023-12-007

MARTIN JANET,

**Location :** 3015 S OCEAN BLVD 202  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint- PLEASE CHECK ON THIS AC CHANGEOUT. NO SUBMITTALS SINCE 11/10/23. APP23-2649 (MECHANICAL AC CHANGEOUT).

Violation- APP23-2649 (MECHANICAL AC CHANGEOUT) without a permit.

Correction: Must obtain ALL required permits by December 27, 2023.

**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 561-278-4540 option 4.

Regards,

Adam Osowsky  
CODE COMPLIANCE OFFICER  
aosowsky@highlandbeach.us  
5613516169





# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Janet Martin  
6597 Omphalius Rd  
Colden NY 14033

**POSTED  
ON PROPERTY**

01/22/24

**DATE**

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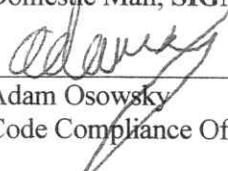
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**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 22nd day of January 2024.

  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4784

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

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

**From:** [Adam Osowsky](#)  
**To:** [Jaclyn Dehart](#)  
**Subject:** Feb Code Board  
**Date:** Monday, January 22, 2024 10:38:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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The NOH was hand delivered to the owner at 3015 S OCEAN BLVD 202 regarding CC2023-12-007.

No photo



**Adam Osowsky**  
Code Compliance Officer

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)



**PLEASE NOTE:** Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.



7021 0950 0000 8687 1981

**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  
\$ 4.35

Extra Services & Fees (check box, add line as appropriate)  
Return Receipt (hardcopy) \$ 3.50

Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
\$ .66

**Total Postage and Fees**  
\$ 8.56

Sent To  
Street and Apt. No., or PO Box  
City, State, ZIP+4®

CC2023-12-007 nov  
MARTIN JANET  
3015 S OCEAN BLVD 202  
HIGHLAND BEACH, FL 33487

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

HIGHLAND BEACH, FL 33487  
DEC 06 2023  
CPO #0237

**Certified Mail service provides the following benefits:**

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

**Important Reminders:**

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

■ To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

7021 0950 0000 8687 2100

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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Certified Mail Fee  
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Return Receipt (hardcopy) \$ 3.55

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
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**Total Postage and Fees**  
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Sent To  
Street and Apt. No., or PO Box  
City, State, ZIP+4®

CC2023-12-007 nov  
MARTIN JANET  
6597 OMPHALIUS RD  
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HIGHLAND BEACH, FL 33487  
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**IMPORTANT: Save this receipt for your records.**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:

CC2023-12-007 nov  
MARTIN JANET  
6597 OMPHALIUS RD  
COLDEN, NY 14033

2. Article Number (Transfer from carrier label)

7021 0950 0000 8687 2100

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
x Janet Martin  Agent  Addressee

B. Received by (Printed Name)  
Janet Martin

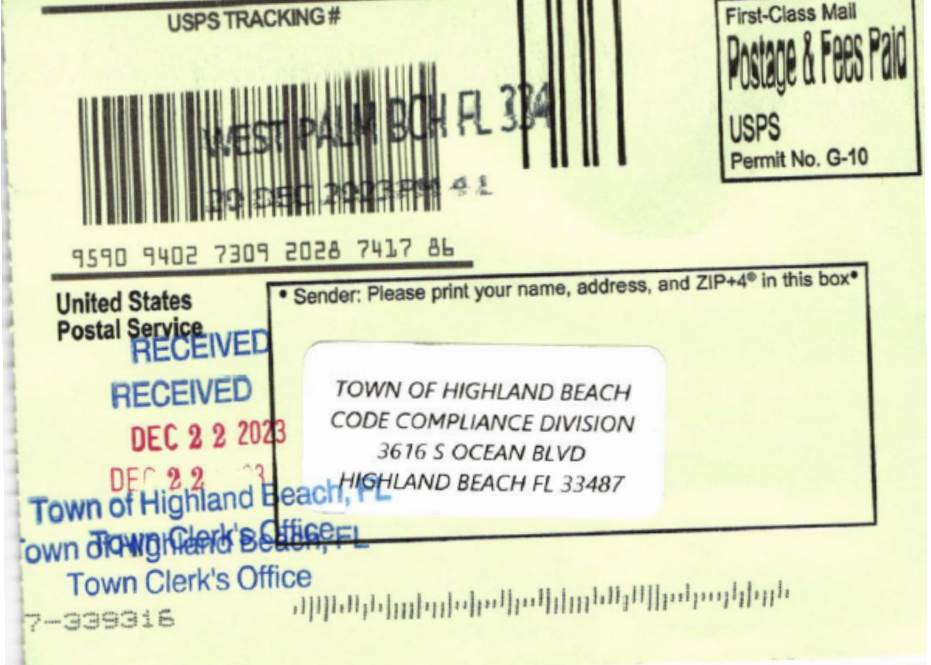
C. Date of Delivery  
12-19-23

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt





■ 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.

1. Article Addressed to:

CC2023-12-007 nov  
MARTIN JANET  
3015 S OCEAN BLVD 202  
HIGHLAND BEACH, FL 33487

9590 9402 8161 3030 4877 39

2. Signature  
X *[Signature]*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation

Collect on Delivery Restricted Delivery Restricted Delivery

Insured Mail  
Insured Mail Restricted Delivery (over \$500)

7021 0950 0000 8687 1981

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

