



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-11-022

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Charles W & Susan Z Edelson Trust
Susan Z Edelson Tr.
Charles W Edelson Tr.
53 Southlawn Ave.
Dobbs Ferry NY, 10522

Re: 3221 S. Ocean Blvd. Unit 809 Highland Beach FL 33487 (PCN: 24-43-46-33-11-002-0809)

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**, new electrical panel installed with 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 4760

www.highlandbeach.us

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

7021 1970 0002 3025 4760

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	\$	4.40
Extra Services & Fees (check box, add fee as appropriate)	\$	3.85
<input 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	\$	1.68
Total Postage and Fees	\$	8.73

HIGHLAND BEACH, FL 33462

JAN 23 2024
Postmark Here

CPO #0237

Edelson
53 SouthLawn Ave
Dobby Ferry NY 10522
CC2023-11-022

or Instructions

Property Detail

Location Address 3221 S OCEAN BLVD 809
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-46-33-11-002-0809
 Subdivision AMBASSADORS V NORTH COND
 Official Records Book 31611 Page 1623
 Sale Date JUL-2020
 Legal Description AMBASSADORS V NORTH COND BLDG 2 APT 809

Owner Information

Owners	Mailing address
EDELSON CHARLES W & SUSAN Z TRUST	53 SOUTHLAWN AVE
EDELSON SUSAN Z TR	DOBBS FERRY NY 10522 3519
EDELSON CHARLES W TR &	

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2020	\$453,000	31611 / 01623	WARRANTY LEASEHOLD	EDELSON CHARLES W & SUSAN Z TRUST
MAY-1999	\$190,000	11113 / 01682	WARRANTY LEASEHOLD	MOWDER GARY
SEP-1987	\$140,000	05434 / 00205	WARRANTY LEASEHOLD	MONTELIONE ANTHONY & NORA
MAR-1980	\$9,500	03302 / 01541	WARRANTY DEED	
MAR-1980	\$100,000	03265 / 00577	WARRANTY LEASEHOLD	BERNHARD CHARLES W & LILLIAN S
MAR-1976	\$47,700	02540 / 00804	WARRANTY LEASEHOLD	BERNHARD REALTY SALES CO

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 1050
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RMH - MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$616,900	\$508,500	\$385,000
Land Value	\$0	\$0	\$0
Total Market Value	\$616,900	\$508,500	\$385,000

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$465,850	\$423,500	\$385,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$465,850	\$423,500	\$385,000

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$8,424	\$7,495	\$6,526
Non Ad Valorem	\$103	\$100	\$96
Total tax	\$8,527	\$7,595	\$6,622



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-11-022

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Charles W & Susan Z Edelson Trust
Susan Z Edelson Tr.
Charles W Edelson Tr.
53 Southlawn Ave.
Dobbs Ferry NY, 10522

**POSTED
ON PROPERTY**

01/22/24

DATE

Re: 3221 S. Ocean Blvd. Unit 809 Highland Beach FL 33487 (PCN: 24-43-46-33-11-002-0809)

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**, new electrical panel installed with 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 4760

www.highlandbeach.us

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



Town of Highland Beach

3604 South Collins Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

**POSTED
ON PROPERTY**

01/22/24

DATE

CASE NO. CC2023-11-022

TOWN OF HIGHLAND BEACH, FLORIDA

vs.

Charles W & Susan J Edmonson Trust
Susan J Edmonson Tr
Charles W Edmonson Tr
57 Southlakes Ave.
Dublin Ferry NY, 10522

3604 South Collins Blvd, Highland Beach FL 33487 (PCN: 24-43-46-10-11-002-0809)

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 in Florida, February 13, 2024, at 2:00 P.M. in the Library Community Room at 3618 South Ocean Boulevard, an electrical panel installed with 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," issued 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. Expenses for records, surveys, plans, and other materials and the witnesses may be requested and will be taxed 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 (signature) dated 01/22/24.

[Signature]
Code Enforcement Officer

Contact: 3604 South Collins Blvd, Highland Beach, FL 33487

www.highlandbeach.com
Tel: (304) 378-4248 • Fax: (304) 378-1242



OFFICE DEPOS



Town of Highland Beach

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

November 29, 2023

EDELSON CHARLES W & SUSAN Z TRUST EDELSON CHARLES W TR &
53 SOUTHLAWN AVE
DOBBS FERRY, NY 10522

RE: Code Compliance Case No. CC2023-11-022

EDELSON CHARLES W & SUSAN Z TRUST EDELSON CHARLES W TR
&

Location : 3221 S OCEAN BLVD 809
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/Violation: New electrical panel installed without a permit.

Correction: Must obtain ALL required permits by 12/19/2023.

30-122 (A) Building Permits Required

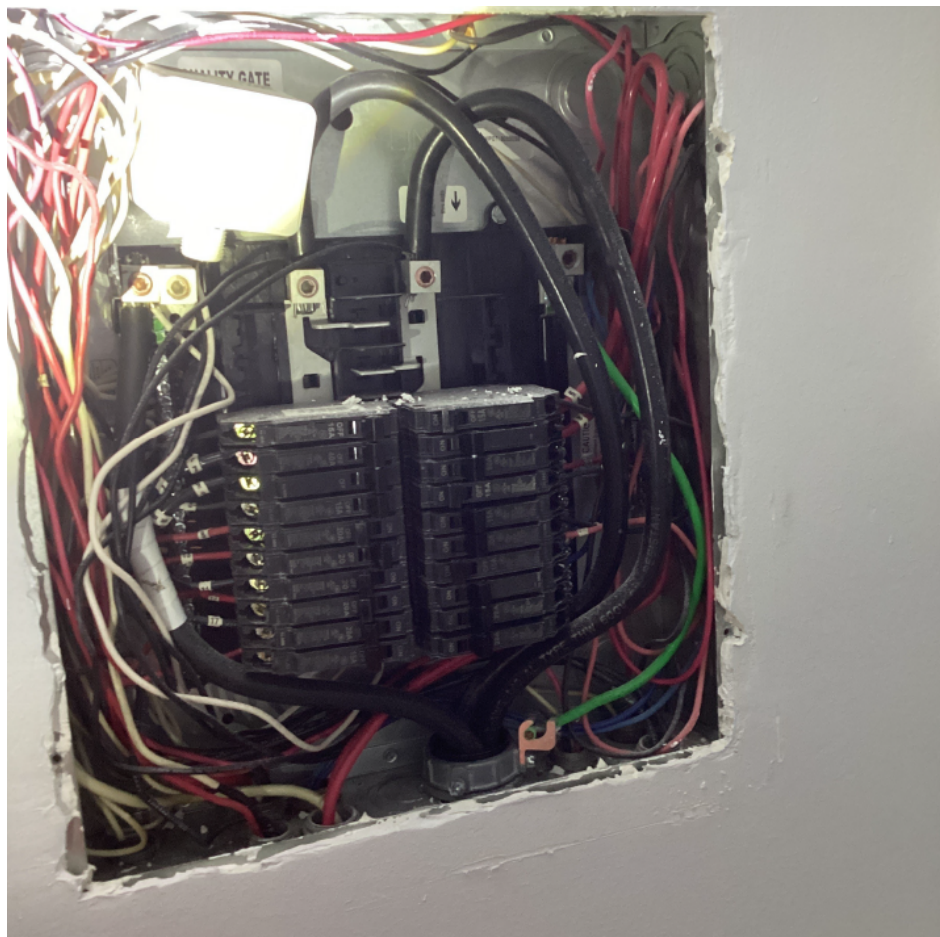
All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

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



7021 0950 0000 8687 3435

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 \$ 435

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 66

Total Postage and Fees \$ 501

Sent To cc2023-11-022 nov no card
 EDELSON
 3221 S OCEAN BLVD 809
 HIGHLAND BEACH, FL 33487

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

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

HIGHLAND BEACH, FL 33487
 NOV 30 2023
 Postmark Here
 CPO #0231

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 3428

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 \$ 435

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

Return Receipt (hardcopy) \$ 335

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 66

Total Postage and Fees \$ 856

Sent To cc2023-11-022 nov
 EDELSON
 53 SOUTHLAWN AVE
 DOBBS FERRY, NY 10522

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

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

HIGHLAND BEACH, FL 33487
 NOV 30 2023
 Postmark Here

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

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:

cc2023-11-022 nov
EDELSON
53 SOUTHLAWN AVE
DOBBS FERRY, NY 10522



9590 9402 8161 3030 4876 92

2. Article Number (Transfer from service label)
7021 0950 0000 8687 3428

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Agnew* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery
12/5/23

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
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

red Mail
red Mail Restricted Delivery
(r \$500)

Domestic Return Receipt

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

USPS TRACKING #



WEST PALM BCH FL 334
5 DEC 2023 PM 2 L



9590 9402 8161 3030 4876 92

United States Postal Service

RECEIVED

DEC 07 2023

Town of Highland Beach, FL
Town Clerk's Office

• Sender: Please print your name, address, and ZIP+4® in this box•

Town of Highland Beach
Code Compliance
3616 S Ocean Blvd.
Highland Beach, FL 33487

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

