



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-07-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Highland Towers Inc.
2921 S. Ocean Blvd
Highland Beach FL, 33487

Re: 2921 S. Ocean Blvd. Unit, Highland Beach FL 33487

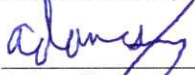
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, August 08, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding dumpster not screened to code, (12-4 Temporary construction fences). 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 17th day of July 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2421

www.highlandbeach.us

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

7021 1970 0002 3025 2421

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 \$ <u>4.35</u>	HIGHLAND BEACH, FL 33487 Postmark Here JUL 18 2023 CPO #A02301
Extra Services & Fees (check box, add fees as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>3.55</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>1.66</u>	
Total Postage and Fees \$ <u>8.56</u>	
Kaye, Bender, Rembaum 1200 S. Park Central Blvd South Pompano Beach, FL 33604	
P CC2023-07-006 Reverse for Instructions	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
HIGHLAND TOWERS, INC.

Filing Information

Document Number	201876
FEI/EIN Number	59-0865302
Date Filed	04/24/1957
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/23/2007
Event Effective Date	NONE

Principal Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Mailing Address

2921 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Changed: 04/19/1988

Registered Agent Name & Address

Kaye, Bender, Rembaum
1200 Park Central Boulevard South
Pompano Beach, FL 33064

Name Changed: 03/10/2022

Address Changed: 03/10/2022

Officer/Director Detail

Name & Address

Title Secretary

Mazza, Louis
2921 S OCEAN BLVD
Unit 504
HIGHLAND BEACH, FL 33487

Title President

Keefe, James J
2921 S OCEAN BLVD
Unit 203
HIGHLAND BEACH, FL 33487

Title Treasurer

Gleicher, Sally Antman
2921 S OCEAN BLVD
unit 304
HIGHLAND BEACH, FL 33487

Title VP

Hernandez, Michael
2921 S OCEAN BLVD
unit 102
HIGHLAND BEACH, FL 33487

Title Director

Turrentine, Robert
2921 S OCEAN BLVD
unit 101
HIGHLAND BEACH, FL 33487

Title Director

Dugan, Ruth
2921 S OCEAN BLVD
Unit 301
HIGHLAND BEACH, FL 33487

Title Director

LICATA, VITO
2921 S OCEAN BLVD
Unit 104
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2021	03/04/2021

2022 03/10/2022
2023 03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/06/2020 -- ANNUAL REPORT	View image in PDF format
04/11/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/12/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
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03/10/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
03/06/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
08/23/2007 -- Amendment	View image in PDF format
07/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/14/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/07/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
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09/02/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-07-006

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Highland Towers Inc.
2921 S. Ocean Blvd
Highland Beach FL, 33487

**POSTED
ON PROPERTY**

July 17, 2023

DATE

Re: 2921 S. Ocean Blvd. Unit, Highland Beach FL 33487

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, August 08, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding dumpster not screened to code, (12-4 Temporary construction fences). 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.

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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 17th day of July 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2421

www.highlandbeach.us

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



Town of Highland Beach
3614 South Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. C2023-07-006
TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Highland Beach
2921 S. Ocean Blvd.
Highland Beach FL, 33487

REG-2023-5, Ocean Pools Unit, Highland Beach FL 33487

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, August 08, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard** regarding dumpster not screened to code (12-4 Temporary construction fence). 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.

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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 front of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt (Quoted Mail) **MAILED** this 17th day of July 2023.

Adam C. Cusack
Adam Cusack
Code Enforcement Officer

Certified Mail: 7021 1970 0002 3023 2711

www.hIGHLANDBEACHFLORIDA.com
Tel (904) 218-3348 • Fax (904) 385-3382

**POSTED
ON PROPERTY**

July 18, 2023

DATE

**WARNING
SECURITY SYSTEM**

07/18/2023 06:14



Town of Highland Beach

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

July 05, 2023

HIGHLAND TOWERS INC
2921 S OCEAN BLVD
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-07-006

HIGHLAND TOWERS INC,

Location : 2921 S Ocean Blvd
Highland Beach FL, 33487

Complaint Description:

Violation: Dumpster NOT screened to code.

Correction: Must screen dumpster according to Construction Site Management Handbook by July 10, 2023.

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.

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
5613516169

7015 3430 0000 8770 9390

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
 \$ 4.15
 Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.35
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.63
 Total Postage and Fees
 \$ 8.13

HIGHLAND TOWERS, INC. NOV CC2023-07-006
 R/AKaye, Bender, Rembaum
 1200 Park Central Boulevard South
 Pompano Beach, FL 33064



for instructions

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 2

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:

HIGHLAND TOWERS, INC. NOV CC2023-07-006
 R/AKaye, Bender, Rembaum
 1200 Park Central Boulevard S
 Pompano Beach, FL 33064



9590 9402 7910 2234 4293 62

2. Article Number (Transfer from service label)

7015 3430 0000 8770 9390

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 7910 2234 4293 62

United States
 Postal Service

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

RECEIVED

JUL 10 2023

Town of Highland Beach, FL
 Town Clerk's Office

Town of Highland Beach
 Building Department
 3616 South Ocean Blvd.
 Highland Beach, FL 33487

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

Evidence Sheet	
Case Number:	CC2023-07-006
Property Address:	2921 S Ocean BLVD Condo
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-07-006
Property Address:	2921 S Ocean BLVD Condo
Officer:	Adam Osowsky



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