



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-041

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joseph Fusco
2921 S. Ocean Blvd. Unit G1
Boca Raton FL, 33487

Re: 2921 S. Ocean Blvd. Unit G1, Highland Beach FL 33487 (PCN: 24-43-46-33-35-000-0010)

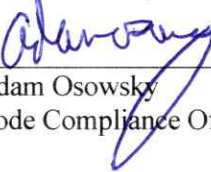
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, August 08, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding new tile installed without 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 17th day of July 2023.


Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2377

www.highlandbeach.us

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

7021 1970 0002 3025 2377

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	\$	4.35
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.55
<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	\$.66
Total Postage and Fees		
\$		



Ser.	Joseph Fusco
Stre.	2921 S. Ocean Blvd Apt G1
City	Highland Beach, FL 33487
PS	CC2023-04-041

erse for Instructions

Property Detail

Location Address	2921 S OCEAN BLVD G1		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-33-35-000-0010		
Subdivision	HIGHLAND TOWERS INC 2921 S OCEAN BLVD HIGHLAND BEACH FL		
Official Records Book	34134	Page	1480
Sale Date	SEP-2022		
Legal Description	HIGHLAND TOWERS INC APTS G-1 & G-1A		

Owner Information

Owners	Mailing address
FUSCO JOSEPH	2921 S OCEAN BLVD APT G1
	BOCA RATON FL 33487 1803

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2022	\$10	34134 / 01480	PRIOR LEASE-COOP	FUSCO JOSEPH
SEP-2022	\$10	34134 / 01477	PRIOR LEASE-COOP	FUSCO JOSEPH
SEP-2022	\$285,000	33975 / 01852	PRIOR LEASE-COOP	FUSCO JOSEPH
AUG-2012	\$1	25490 / 01795	PRIOR LEASE-COOP	GLEICHAUF ANN &
APR-1994	\$73,500	08271 / 01733	PRIOR LEASE-COOP	GLEICHAUF MARY EST

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1100
Acres	
Use Code	0510 - COOPERATIVE
Zoning	RMH - MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$286,000	\$270,000	\$240,000
Land Value	\$0	\$0	\$0
Total Market Value	\$286,000	\$270,000	\$240,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$286,000	\$264,000	\$240,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$286,000	\$264,000	\$240,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$4,687	\$4,516	\$4,149
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$4,787	\$4,612	\$4,244



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-041

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Joseph Fusco
2921 S. Ocean Blvd. Unit G1
Boca Raton FL, 33487

**POSTED
ON PROPERTY**

July 17, 2023

DATE

Re: 2921 S. Ocean Blvd. Unit G1, Highland Beach FL 33487 (PCN: 24-43-46-33-35-000-0010)

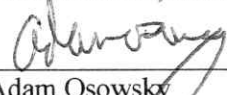
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, August 08, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding new tile installed without 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 17th day of July 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2377

www.highlandbeach.us

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

Mon, July 17, 2023 01:11PM
Highland Beach, FL 33487





Town of Highland Beach

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

April 26, 2023

FUSCO JOSEPH
2921 S OCEAN BLVD APT G1
Highland Beach, FL 33487

RE: Code Compliance Case No. CC2023-04-041

FUSCO JOSEPH,

Location : 2921 S OCEAN BLVD G1
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/ Violation: New tile installed without permit. Door hanger warning issued 4/26/2023.

Correction: Must obtain ALL required permits by May 18, 2023. Contact permitting 5612784540.

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

7022 2410 0002 1964 7728

U.S. Postal ServiceTM

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

Postage

\$.65

Total Postage and Fees

\$ 4.78

Sent To

FPS CO NOV 23 441

Street and Apt. No., or PO Box No.

2921 S Ocean bl

City, State, ZIP+4[®]

HB FL 33487



APR 26 2023

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

See Reverse 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 2015 (Reverse) PSN 7530-02-000-9047

Evidence Sheet	
Case Number:	CC2023-04-041
Property Address:	2921 S Ocean BLVD G1
Officer:	Adam Osowsky

