



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-06-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Bahram & Tabandeh N Pourmand/Farahbaksh
3700 South Ocean Blvd 805
Highland Beach, FL 33487

Re: 3700 South Ocean Blvd 805, Highland Beach FL, 33487 (PCN:24-43-47-04-51-001-0805)

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 **Wednesday, November 9, 2022, at 1:00 P.M.**, regarding observed AC changeout 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. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 26th day of October 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4914

www.highlandbeach.us

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



Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4914

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.25
<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	\$	7.85



Bahram & Tabandeh N
Pourmand/Farahbaksh
3700 South Ocean Blvd. 805
Highland Beach, FL 33487
CEB: CC2011-06-007

or Instructions

Property Detail

Location Address 3700 S OCEAN BLVD UNIT 805
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-51-001-0805
 Subdivision TOSCANA NORTH CONDO
 Official Records Book 33756 Page 304
 Sale Date JUL-2022
 Legal Description TOSCANA NORTH COND UNIT 805

Owner Information

Owners	Mailing address
BROK ALBERT J TRUST	3700 S OCEAN BLVD APT 805
BROK ALBERT J TR	BOCA RATON FL 33487 3368

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2022	\$1,875,000	33756 / 00304	WARRANTY DEED	BROK ALBERT J TRUST
MAR-2004	\$745,000	16718 / 00586	WARRANTY DEED	POURMAND BAHRAM &
MAR-2000	\$654,000	11687 / 00527	WARRANTY DEED	PEARL BRUCE &

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 2339
 Acres
 Use Code 0400 - CONDOMINIUM
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$1,155,000	\$1,065,000	\$1,035,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,155,000	\$1,065,000	\$1,035,000

P = Preliminary*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2022 P	2021	2020
Assessed Value	\$1,155,000	\$1,065,000	\$1,028,500
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,155,000	\$1,065,000	\$1,028,500

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$18,944	\$18,053	\$17,824
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$19,044	\$18,149	\$17,919

Dorothy Jacks, CFA, AAS **PALM BEACH COUNTY PROPERTY APPRAISER** www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-06-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Bahram & Tabandeh N Pourmand/Farahbaksh
3700 South Ocean Blvd 805
Highland Beach, FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

Re: 3700 South Ocean Blvd 805, Highland Beach FL, 33487 (PCN:24-43-47-04-51-001-0805)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4914

www.highlandbeach.us

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



Town of Highland Beach

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

August 25, 2022

BROK TRUST, ALBERT J
3700 S OCEAN BLVD APT 805
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-007

ALBERT BROK TRUST,

Location : 3700 SOUTH OCEAN BLVD 805
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed AC changeout without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 9/11/22.

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



Town of Highland Beach

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

July 27, 2022

POURMAND/FARAHBAKSH, BAHRAM & TABANDEH N
3700 S OCEAN BLVD UNIT 805
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-06-007

BAHRAM & TABANDEH N POURMAND/FARAHBAKSH,

Location : 3700 SOUTH OCEAN BLVD 805
HIGHLAND BEACH FL, 33487

Complaint Description:

Observed AC changeout without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 8/10/22.

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.

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Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-06-007
Property Address:	3700 SOUTH OCEAN BLVD 805
Inspector:	Adam Osowsky

7018 0680 0001 8431 0375

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Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.60

Total Postage and Fees
 \$ 7.85

Postmark
 JUL 27 2022
 CPD #0231

Paraghbksh / Pourmand Nov
 10580w 15hile Apt 75w 202206007
 LA, CA 90029

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

7018 0680 0001 8431 0412

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.60

Total Postage and Fees
 \$ 7.85

Postmark
 JUL 27 2022
 CPD #0231

Pourmand / Paraghbksh Nov 22-6-7
 3700 South Ocean Blvd
 HB FL 33487

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