



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO.** CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY

---

2425 S OCEAN BLVD

Highland Beach FL, 33487

**Re: 2425 S OCEAN BLVD.,** Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

**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 Special Magistrate will conduct a hearing on ***Tuesday, August 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **12-4. - (Temporary construction fences).**

During the hearing, the Special Magistrate will 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 Special Magistrate 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 Special Magistrate 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 9 day of July 2024.

---

Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052700339737445

9589 0710 5270 0339 7374 45

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

\$

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

<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

\$

Total Postage and Fees

\$

Sent To

Marcy 25 185 Nolt

Street and Apt. No. or PO Box No.

2425 Ocean

City, State, ZIP+4® HB FL 33487

**MAILED**

Postmark  
Here

JUN 9 - 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 2425 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

I, Adam Osowsky, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer for the Town of Highland Beach.
2. I posted x the "Notice of Hearing/Appearance" x at the Property address above and x at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on July 9, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky  
Code Compliance Officer/Clerk

7.9.25  
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2025, by Adam Osowsky

Notary Public, State of Florida

My Commission Expires: 2/24/26

Personally Known ☒ OR Produced Identification                     

Type of Identification Produced:                     



www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO.** CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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---

Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052700339737445



Home Projects Plan Review Work Orders Reports Administrator Help MGO Connect Live!

> Home

Photos for Project Number CC-25-185

Print Photos |  Refresh Thumbnails details

[Show Select for Batch Delete](#)

 Description

NOH Property

Date Taken

07/09/2025 08:03

Date Uploaded

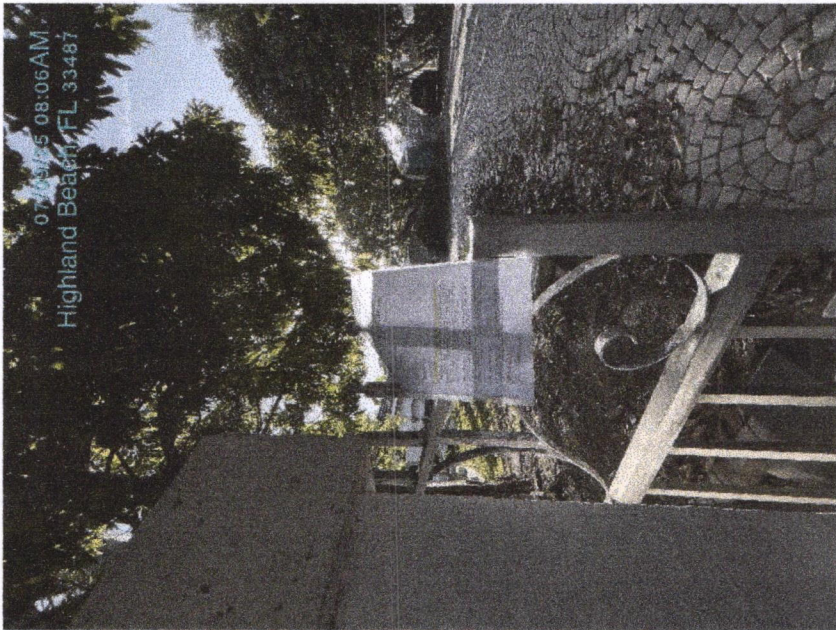
07/09/2025 08:03

Uploaded By

Adam Osowsky

Is Photo of Record







Welcome, Adam Osowsky

[Log Out](#) | [Change Password](#) | [My Account](#) | [Html5c Enabled](#)

[Home](#) [Projects](#) [Plan Review](#) [Work Orders](#) [Reports](#) [Administrator](#) [Help](#) [MGO Connect Live!](#)

> [Home](#)

### Photos for Project Number CC-25-185

[Print Photos](#) | [Refresh Thumbnails details](#)

[Show Select for Batch Delete](#)

Description

NOH Property

Date Taken

07/09/2025 08:03

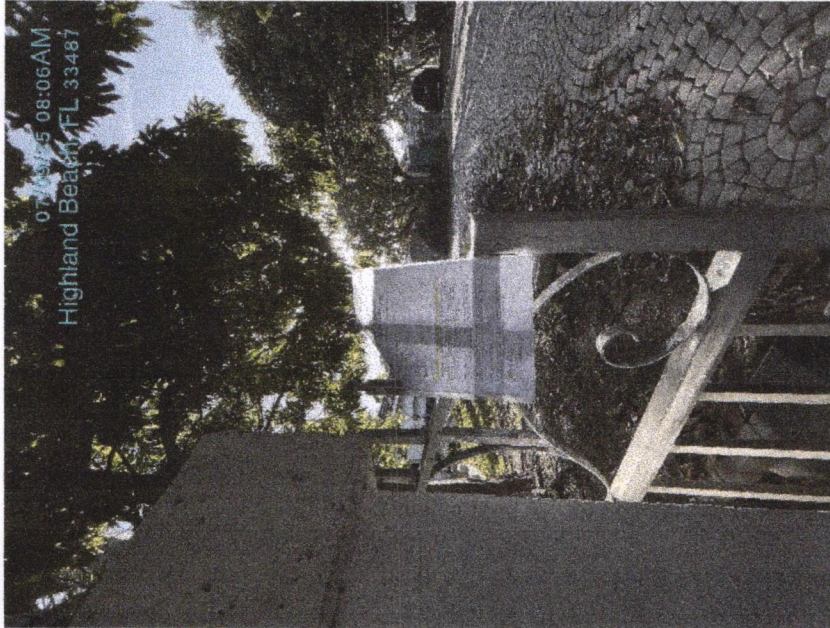
Date Uploaded

07/09/2025 08:03

Uploaded By

Adam Osowsky

Is Photo of Record







\*\*\*Photos\*\*\*

CC-25-185

Code Case

**Project Address:**

2425 S OCEAN BLVD, HIGHLAND BEACH  
FL 33487

**Owner:**

JULIANN & KAREN MARCY



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 04/21/2025

File Type: jpg

Notes: Initial Site Inspection

Photo of Record: ☒



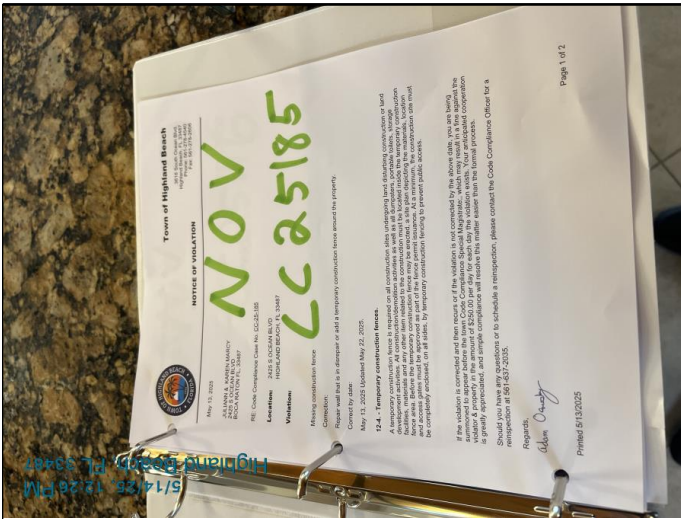
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 04/21/2025

File Type: jpg

Notes: Initial Site Inspection

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/14/2025

File Type: jpg

Notes: nov

Photo of Record: ☐



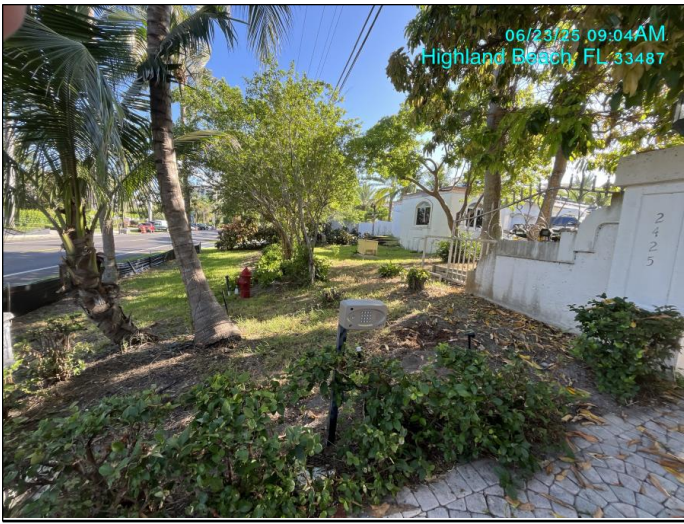
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/14/2025

File Type: jpg

Notes:

Photo of Record: ☐



**Uploaded By:** Adam Osowsky - [aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)

**Upload Date:** 06/23/2025

**File Type:** jpg

**Notes:**

**Photo of Record:** ☒



## Property Detail

**Location Address :** 2425 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-09-000-0080  
**Subdivision :** BYRD BEACH SUB IN  
**Official Records Book/Page :** 26875 / 1502  
**Sale Date :** 12/28/2012  
**Legal Description :** BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

## Owner Information

Owner(s)	Mailing Address
MARCY JULIANN & MARCY KAREN	2425 S OCEAN BLVD BOCA RATON FL 33487 1833

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/28/2012	\$10	26875 / 01502	WARRANTY DEED	MARCY JULIANN &
04/01/1991	\$100	06798 / 01202	QUIT CLAIM	MARCY JULIANN
01/01/1977	\$100	02830 / 01377		
01/01/1974	\$100	02378 / 00827	WARRANTY DEED	

## Exemption Information

Applicant/Owner(s)	Year	Detail
MARCY JULIANN	2025	HOMESTEAD PARTIAL
MARCY JULIANN	2025	ADDITIONAL HOMESTEAD

## Property Information

**Number of Units :** 2  
**\*Total Square Feet :** 7986  
**Acres :** 1.33  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RE—SINGLE FAMILY ESTATE (24-HIGHLAND BEACH)

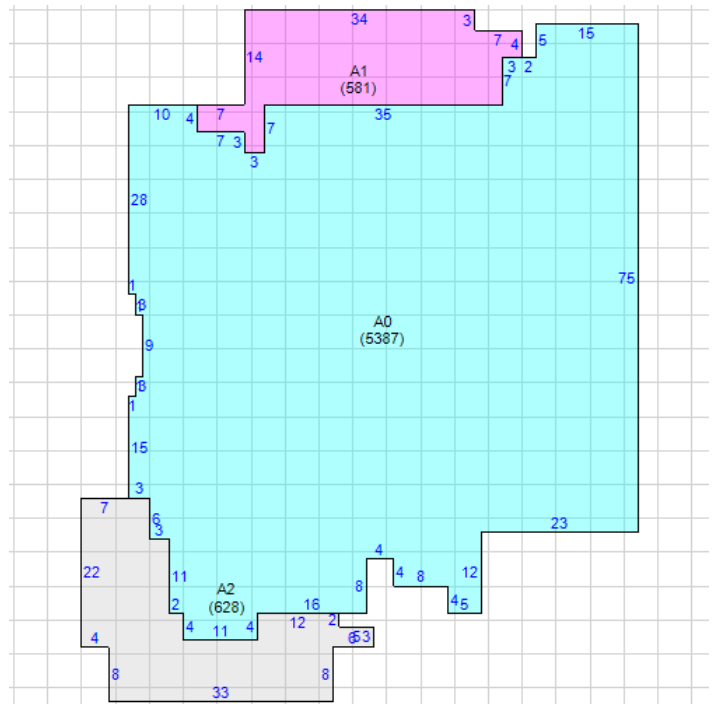
## Building Details

### Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1993	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	4	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	CLAY/BERMUDA TILE	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	MARBLE	
Floor Type 2	CARPETING	
Stories	1	

### Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	628
BAS Base Area	5387
FOP Finished Open Porch	581
Total Square Footage	6596
Area Under Air	5387



### Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1993	1
Boat Dock	1993	155
Wall	1993	1400

### Property Land Details

Land Line #	Description	Zoning	Acres
2	INTRACOASTAL	RE	0.3762
3	ACREAGE BEACH	RE	0.2101
1	OCEAN	RE	0.7416

### Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,289,757	\$1,356,866	\$1,100,845	\$1,311,164	\$1,009,631
Land Value	\$14,434,342	\$13,242,540	\$10,032,300	\$7,920,300	\$7,260,300
Total Market Value	\$15,724,099	\$14,599,406	\$11,133,145	\$9,231,464	\$8,269,931

### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$7,085,057	\$6,579,469	\$6,115,809	\$5,690,384	\$5,331,261
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$7,035,057	\$6,529,469	\$6,065,809	\$5,640,384	\$5,281,261

### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$120,775	\$113,839	\$102,515	\$96,151	\$91,464
NON AD VALOREM	\$388	\$376	\$368	\$356	\$346
TOTAL TAX	\$121,163	\$114,215	\$102,883	\$96,507	\$91,810







# Town of Highland Beach

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

## NOTICE OF VIOLATION

---

April 21, 2025

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-185

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation:**

Missing construction fence & Overgrowth

Correction:

Repair wall that is in disrepair or add a temporary construction fence around the property. Cut/trim/mow and maintain all landscaping along both sides of A-1-A .

Correct by date:

May 6, 2025

**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.

**13-2 - Unlawful accumulations—Declared nuisance. Overgrowth.**

Any owner, lessee or occupant of any lot, tract or parcel of land in the town who permits debris, rubbish, trash, cans, papers or stagnant water to accumulate or a dense growth of trees, vines, underbrush, weeds, wild growth or grass in excess of twelve (12) inches from the ground to develop thereon to such an extent that it constitutes or may reasonably become a menace to life, property, the public health, the public welfare or a fire hazard shall, upon conviction thereof, be punished as provided in Chapter 1 of this Code.





# Town of Highland Beach

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

## NOTICE OF VIOLATION

### 6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.

### 28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.

(a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.

(b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.

(c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.

(d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.

(e) Pruning:

(1) General: All pruning should be accomplished according to good horticultural standards.

(2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.

(f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.

(g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas. Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

### 28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.



## Town of Highland Beach

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

### NOTICE OF VIOLATION

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If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate, which may 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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

A handwritten signature in blue ink that reads "Adam Osowsky". The signature is fluid and cursive, with the first name "Adam" and last name "Osowsky" clearly distinguishable.

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



9589 0710 5270 0085 5755 75

**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**

**BOCA RATON, FL 33487**

Certified Mail Fee \$ **11.85**

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <b>10.00</b>
<input type="checkbox"/> Return Receipt (electronic)	\$ <b>10.00</b>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <b>10.00</b>
<input type="checkbox"/> Adult Signature Required	\$ <b>10.00</b>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <b>10.00</b>

Postage \$ **10.75**

**Total Postage and Fees \$ **19.68****

Sent To

Street and Apt. No., or PO

City, State, ZIP+4®

**CC-25-185-NOV**  
**JULIANN & KAREN MARCY**  
**2425 S OCEAN BLVD**  
**BOCA RATON FL, 33487**

PS Form 3800, January 2023

**BOCA RATON, FL 33487**  
**APR 22 2025**  
**Postmark Here**

**Town of Highland Beach**  
 Building Department  
 3616 South Ocean Boulevard  
 Highland Beach, Florida 33487

**RECEIVED**  
**MAY 16 2025**

**CERTIFIED MAIL**

**Town of Highland Beach, FL**  
**Town Clerk's Office**  
**CC-25-185-NOV**  
**JULIANN & KAREN MARCY**  
**2425 S OCEAN BLVD**  
**BOCA RATON FL, 33487**

**Retail**

**U.S. POSTAGE PAID**  
**FCM LETTER**  
**BOCA RATON, FL 33487**  
**APR 22, 2025**

**\$9.68**  
 S2324M502479-9

**RDC 99**

**2/4/24/25**  
**8718**

**NIXIE 331 DE 1 8805/14/**  
**RETURN TO SENDER**  
**UNCLAIMED**  
**UNABLE TO FORWARD**  
**BC: 33487339316 \*1206-84242-2**

589 0710 5270 0085 5755 75



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 2425 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a X Code Compliance Officer or \_\_\_\_\_ Clerk for the Town of Highland Beach.
2. I posted X the "Notice of Violation" or \_\_\_\_\_ the "Notice of Hearing/Appearance"  
X at the Property address above and X at Town Hall 3614 S. Ocean  
Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on May 14, 2025 and  
continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as  
Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky  
Code Compliance Officer/Clerk

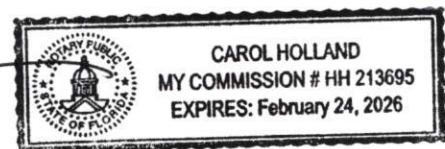
May 14, 2025  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup>  
day of May, 2025, by Adam Osowsky

Notary Public, State of Florida  
My Commission Expires:

Personally Known P OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_







## Town of Highland Beach

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

### NOTICE OF VIOLATION

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May 13, 2025

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-185

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation:**

Missing construction fence

Correction:

Repair wall that is in disrepair or add a temporary construction fence around the property.

Correct by date:

May 13, 2025 Updated May 22, 2025.

**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.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate, which may 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.

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Regards,

Printed 5/13/2025

Page 1 of 2



## Town of Highland Beach

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

### NOTICE OF VIOLATION

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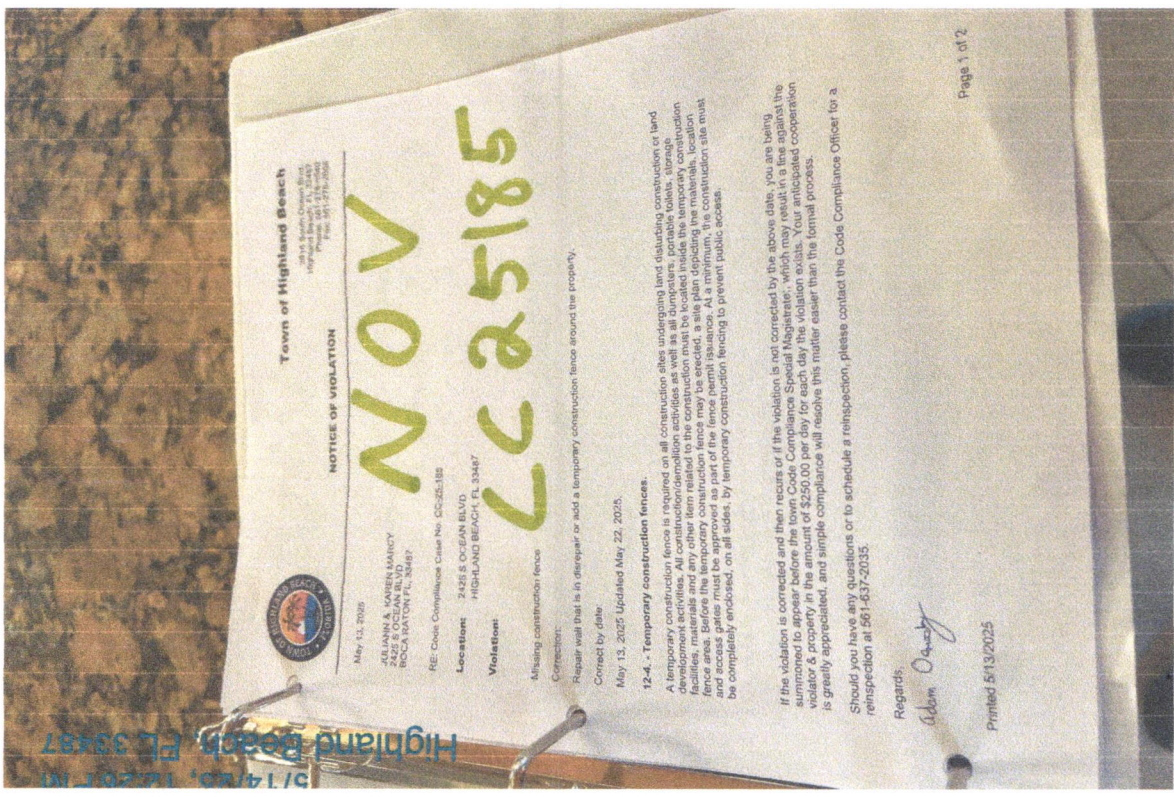
Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540





5/14/25, 12:06 PM  
Highland Beach, FL 33487



5/14/25, 12:20 PM  
Highland Beach, FL 33487

**Town of Highland Beach**  
1015 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-276-2000  
Fax: 561-276-2000

**NOTICE OF VIOLATION**

**NOV**  
**CC 25185**

May 13, 2025

ADRIANO A. VARELA SANCY  
2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. SC25185

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violations:**

Missing construction fence

Correction:

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Correct by date:

May 13, 2025 Updated May 22, 2025.

**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 materials, equipment, and vehicles must be stored behind the temporary construction fence. The temporary construction fence must be located inside the temporary construction site. Before the temporary construction fence may be erected, a site plan depicting the location of the temporary construction fence and access gates must be approved as part of the fence permit application. All temporary construction fences must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the Town Code Compliance Specialist for a hearing. Failure to appear may 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 ensure this matter easier than the formal process.

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Regards,

Adam O'Quinn

Printed 5/13/2025