



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING**

---

**CASE NO. CC-24-480**

**Date: June 27, 2025**

**KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING, NJ 07980**

**RE: 3212 S OCEAN BLVD 405-A**

**YOU ARE HEREBY NOTIFIED** that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, August 12, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

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Adam Osowsky  
Code Compliance Officer

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

DIANA KANTOR TRUST  
3212 S. Ocean Blvd. 405-A  
Highland Beach, FL 33487

Case No: CC-24-480

PCN: 24-43-46-33-08-001-4050

Respondent.

LEGAL: SEAGATE OF HIGHLAND  
CONDOMINIUM ONE APT 405-A

**ORDER FINDING VIOLATION, ESTABLISHING FINE, AND CLAIM OF LIEN**

THIS MATTER having come before the Code Enforcement Magistrate on January 14, 2025, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Magistrate does find as follows:

**FINDINGS OF FACT**

1. Respondent is the owner of the property located at 3212 S. Ocean Blvd. 405-A, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(B) of the Town Code of Ordinances, for expiration of building permits REV23-0224, BR23-0201, P23-0191, and E23-0197.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

**CONCLUSIONS OF LAW**

1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances, and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.

**ORDER**

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by January 31, 2025.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien prior to January 31, 2025 or appeal this Order in the circuit court within thirty (30) from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute notice pursuant to section 162.07(4), Fla. Stat. and shall constitute a lien against the real and/or personal property owned by Respondent pursuant to section 162.09, Fla. Stat. If a hearing is timely requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 23 day of January, 2025.

  
Kevin Wagner, Magistrate

Copies Furnished to:

Respondent

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

DIANA KANTOR TRUST  
3212 S. Ocean Blvd. 405-A  
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Case No: CC-24-480

PCN: 24-43-46-33-08-001-4050

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**FINDINGS OF FACT**

1. Respondent is the owner of the property located at 3212 S. Ocean Blvd. 405-A, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(B) of the Town Code of Ordinances, for expiration of building permits REV23-0224, BR23-0201, P23-0191, and E23-0197.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

**CONCLUSIONS OF LAW**

1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances, and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.



## ORDER

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by January 31, 2025.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien prior to January 31, 2025 or appeal this Order in the circuit court within thirty (30) from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute notice pursuant to section 162.07(4), Fla. Stat. and shall constitute a lien against the real and/or personal property owned by Respondent pursuant to section 162.09, Fla. Stat. If a hearing is timely requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 23 day of January, 2025.

  
\_\_\_\_\_  
Kevin Wagner, Magistrate

Copies Furnished to:

**Respondent**



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

**Re:** 3212 S OCEAN BLVD 405-A, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 Compliance 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 17 day of December 2024.

*Adam Oswalby*

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333

9589 0710 5270 1410 0623 33

# 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

\$

4.85

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

\$

73

5.58

Total Postage and Fee

\$

CC-24-480 non posted

Sent To

KANTOR DIANA TRUST

Street and Apt. No.

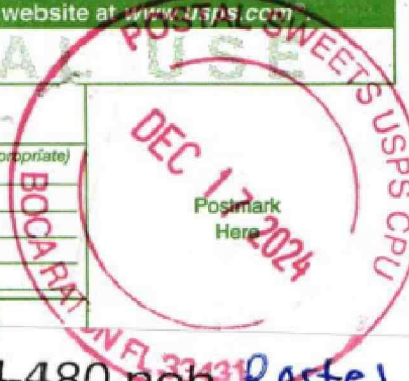
1252 LONG HILL RD

City, State, ZIP+4®

STIRLING NJ 07980

PS Form 3800, January 2023 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, January 2023 (Reverse) PSN 7530-02-000-9047





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD. 405-A, Highland Beach FL 33487 (PCN: 24434633080014050)

I, Adam Osowsky being duly sworn, depose 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 &   X   at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on   December 17, 2024   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

December 17, 2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 17<sup>th</sup> day of December, 2024, by ADAM OSOWSKY

Notary Public, State of Florida  
My Commission Expires:

Personally Known   ✓   OR Produced Identification             
Type of Identification Produced:                                   





# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

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1252 LONG HILL RD  
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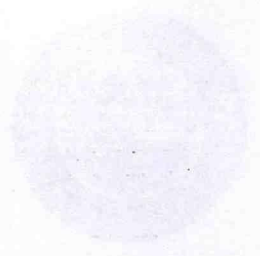
## CERTIFICATE OF SERVICE

**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 17 day of December 2024.

Adam Owsby

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333



OFFICE OF THE CITY CLERK

CITY OF HIGHLAND BEACH

10000 W. HIGHLAND BEACH BLVD.

FL 33462

TEL: 561-241-1111

FAX: 561-241-1112

WWW.HIGHLANDBEACHFLORIDA.GOV

THE CITY OF HIGHLAND BEACH, FLORIDA, IS A CITY OF THE FIRST CLASS.

IT IS THE POLICY OF THE CITY OF HIGHLAND BEACH, FLORIDA, TO MAINTAIN

AND IMPROVE THE QUALITY OF LIFE FOR ITS RESIDENTS AND VISITORS.

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Tuesday, December 17, 2024  
11:08AM  
Highland Beach, FL 33487

Town of Highland Beach  
Code Compliance  
3315 South Ocean Boulevard • Highland Beach, Florida 33487

NOV  
DEC 24 1980



NOTICE OF HEARING APPEARANCE

CASE NO. CC-24-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KAYLOR DIANA TRIST

1322 LONN HILL RD

STIRLING NJ 07980

YOU ARE HEREBY NOTICED that pursuant to Article V, Chapter 2 (Administrative Code of Ordinances, the Code of the Town of Highland Beach, Florida) conducted a hearing on Tuesday, December 17, 2024 at 1:00 P.M. in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding 30-122 (B). (The following persons listed in this address are expected: REV23-0234, P23-0101 and E23-0197. Commissioners 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 Compliance 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.

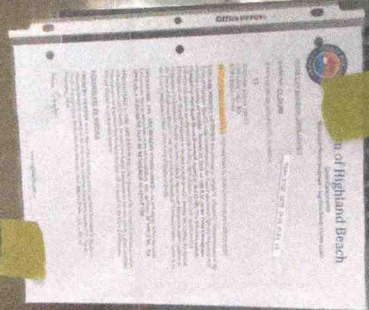
CERTIFICATE OF SERVICE

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 17 day of December, 2024.

*Allen O'Leary*

www.highlandbeach.us

Tuesday, December 17, 2024  
10:28AM  
Highland Beach, FL 33487



ACKNOWLEDGE DELIVERY

Signature MUST be furnished to the designated official

Signature and date must be provided to the designated official



### Property Detail

**Location Address :** 3212 S OCEAN BLVD 405-A  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-08-001-4050  
**Subdivision :** SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
**Official Records Book/Page :** 27658 / 733  
**Sale Date :** JUN-2015  
**Legal Description :** SEAGATE OF HIGHLAND COND ONE APT 405-A

### Owner Information

**Owner(s)**

KANTOR DIANA TRUST

**Mailing Address**

1252 LONG HILL RD  
STIRLING NJ 07980 1010

### Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2015	\$10	27658 / 00733	WARRANTY DEED	KANTOR DIANA TRUST
MAY-1996	\$120,000	09271 / 00115	WARRANTY DEED	
MAR-1993	\$100	07673 / 00016	QUIT CLAIM	
DEC-1984	\$100,000	04435 / 01206	WARRANTY DEED	
JAN-1973	\$34,000	02111 / 00570	WARRANTY DEED	

### Exemption Information

No Exemption Information Available.

### Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1201  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

### Building Details

#### Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	SEAGATE OF HIGHLAND 1-4 CONDO	
Area	1201	
Year Built	1970	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	STEEL FRAME OR TRUSS	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description                      square Footage  
No data found

No Image Found

#### Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

#### Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

#### Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000

#### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000

#### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,400	\$6,029	\$5,339	\$4,712	\$4,684
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,507	\$6,132	\$5,439	\$4,808	\$4,779



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 2024.

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 Enforcement Board, 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,



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540







# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DIANA KANTOR TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 s ocean blvd., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-4050)

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

1. I am a   x   Code Compliance Officer 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 &   x   at Town Hall 3618 S. Ocean Boulevard,  
Highland Beach, FL 33487.
3. The posting at the location marked above began on   November 21, 2024   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

  November 21, 2024    
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this   21    
day of   November  , 20   24  , by   Adam Osowsky  

Notary Public, State of Florida  
My Commission Expires:       

Personally Known ☒ 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

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 2024.

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 Enforcement Board, 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,

*Adam O'Quinn*



## Town of Highland Beach

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

### NOTICE OF VIOLATION

Adam Osowsky

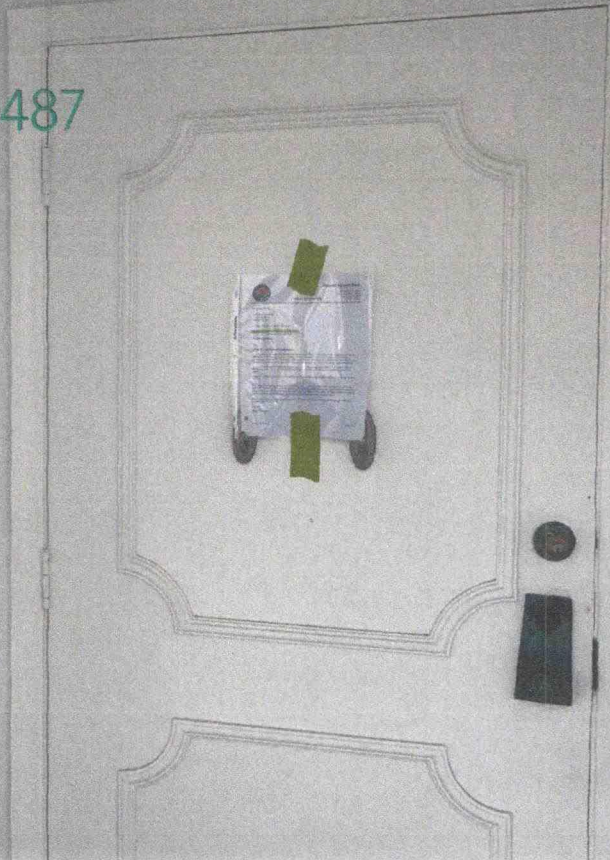
aosowsky@highlandbeach.us  
(561) 278-4540



Thursday, November 21, 2024

07:38AM

Highland Beach, FL 33487



Thursday, November 21, 2024  
07:47AM  
Highland Beach, FL 33487

Printed 11/20/2024

Regards,  
*Adam O'Leary*

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

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 Enforcement Board; 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 the matter easier than the formal process.

Correction: contact permitting 561 276 4540 to renew/re-obtain and register all permits & contractors by December 14, 2024.

30-122 (b). Expiration of building permit.  
Every building permit issued shall expire as follows: new issuance, unless the work authorized by such permit is commenced within the time period specified, the permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced by the building official. (3) Extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically permit 1) REV-3-0224 Add shower pan tile removal and reinstallation 2) BR-23-0201 Kitchen Remodeling Kitchen 3) P-23-0191 PLUMBING and 4) E-23-0197 Kitchen and Bathroom Remodeling Kitchen have expired.

Location: 3312 E. COASTAL BLVD. #405A  
Highland Beach, FL 33487

Violation Description:

NOV  
NOTICE OF VIOLATION  
CC 24 480



Town of Highland Beach  
Highland Beach, FL 33487  
Phone: 561-637-2035  
Fax: 561-637-2036