



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. C C - 2 5 - 3 1 0

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3715 S OCEAN LLC
3715 S OCEAN BLVD
Highland Beach FL, 33487

Re: 3715 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-47-04-00-001-0200)

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 ***30-122 (B)***, (Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired). 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 15 day of July 2025.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052703119658886

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

9589 0710 5270 3119 6588 86

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

\$ 5.30

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

- ☒ Return Receipt (hardcopy) \$ 4.40
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.78

Total Postage and Fees

\$ 10.48

Sent To

Street and Apt. No., or PO

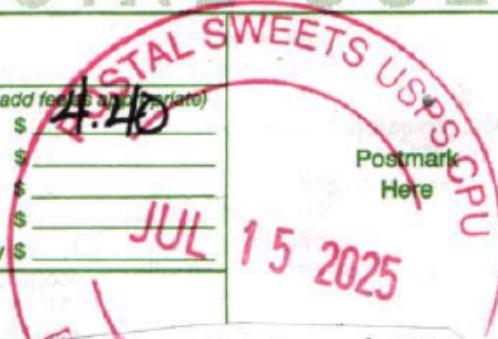
City, State, ZIP+4®

CC-25-310 noh**

3715 S OCEAN LLC

3715 S OCEAN BLVD

Highland Beach FL, 33487



Postmark
Here

PS Form 3800, January 2010

SEE INSTRUCTIONS



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-310

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3715 S OCEAN BLVD LLC
3715 S OCEAN BLVD
Highland Beach FL, 33487

Re: 3715 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24434704000010200)

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 18, 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

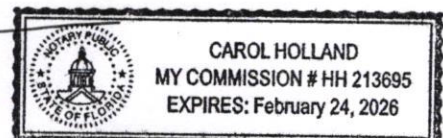
Date July 21, 2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of July, 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

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. C C - 2 5 - 3 1 0

TOWN OF HIGHLAND BEACH, FLORIDA

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Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052703119658886

www.highlandbeach.us

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



Photos

CC-25-310

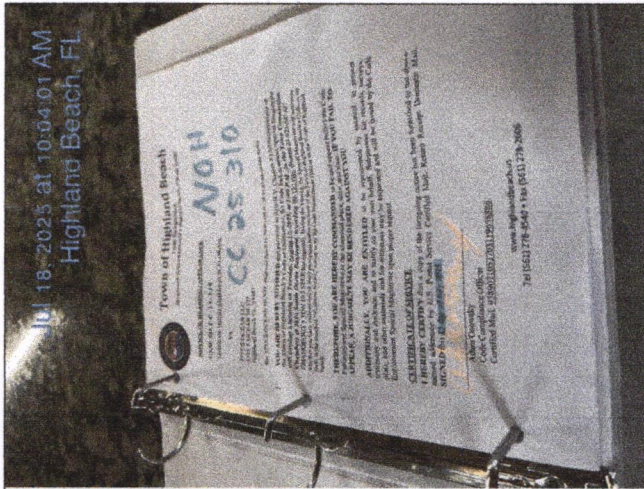
Code Case

Project Address:

3715 S OCEAN BLVD, HIGHLAND BEACH
FL 33487

Owner:

3715 S OCEAN LLC



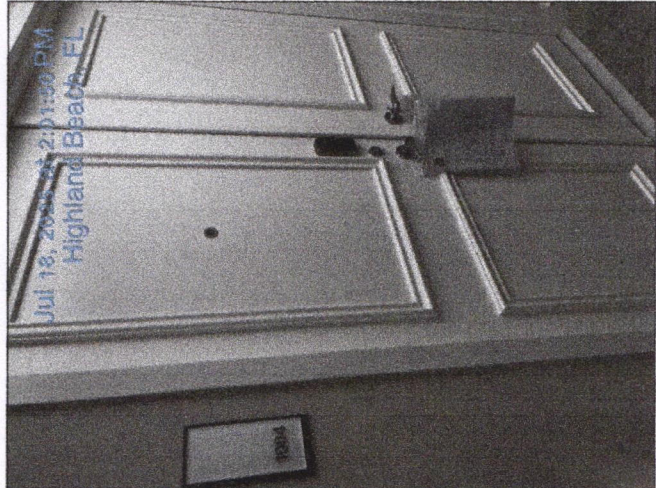
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/21/2025

File Type: jpg

Notes: NOHTown Hall

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/21/2025

File Type: jpg

Notes:

Photo of Record: ☒

Property Detail

Location Address : 3715 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-00-001-0200
Subdivision :
Official Records Book/Page : 32952 / 1467
Sale Date : 09/23/2021
Legal Description : 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF SR A-1-AA/K/A PT OF CITY LTS 67 & 68

Owner Information

Owner(s)

3715 S OCEAN LLC

Mailing Address

3715 S OCEAN BLVD
BOCA RATON FL 33487 3303

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/23/2021	\$29,500,000	32952 / 01467	WARRANTY DEED	3715 S OCEAN LLC
04/09/2021	\$0	32397 / 00948	QUIT CLAIM	MOSKOW MANAGEMENT TRUST
03/08/2021	\$21,576,050	32271 / 01267	WARRANTY DEED	MOSKOW ERIC D TRUST
11/21/2014	\$10	27536 / 00785	QUIT CLAIM	WILLENS DAVID A
01/05/2011	\$125,000	24303 / 01792	WARRANTY DEED	WILLENS DAVID A &
09/01/1999	\$593,800	11346 / 01877	WARRANTY DEED	BAILYN RICHARD S
12/11/1998	\$0	11675 / 00664		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 15208
Acres : .57
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

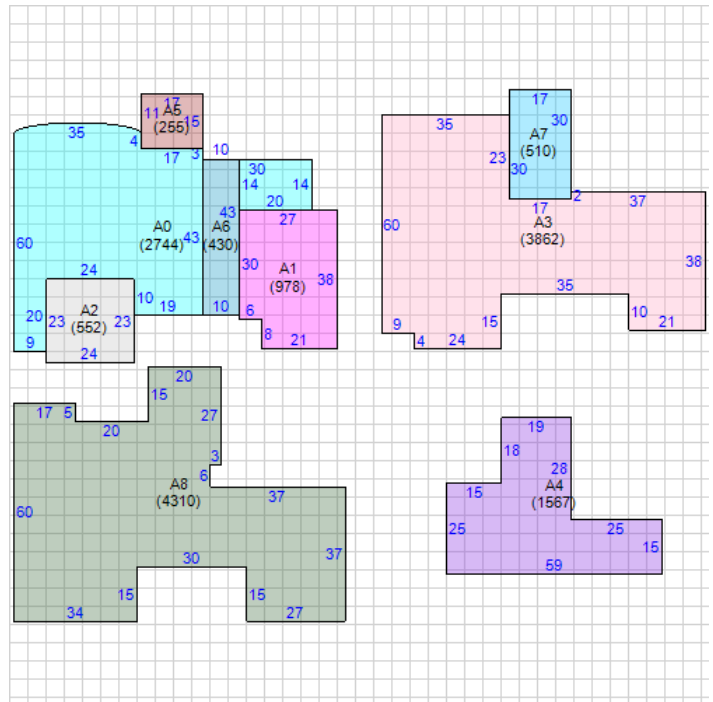
Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	2017	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	6	
Full Baths	7	
Half Baths		
Roof Structure	WOOD TRUSS	
Roof Cover	BUILT-UP TAR/GRAVEL	
Interior Wall 1	DRYWALL	
Floor Type 1	MARBLE	
Stories	3	

Subarea and Square Footage for Building 1

Code Description	square Footage
FGR Finished Garage	552
FUS Finished Upper Story	3862
FUS Finished Upper Story	4310
FOP Finished Open Porch	430
FOP Finished Open Porch	255
FGR Finished Garage	978
BLC Balcony	510
BLC Balcony	1567
BAS Base Area	2744
Total Square Footage	15208
Area Under Air	10916



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2017	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	OCEAN	RS	0.2991
2	SUBMERGED BEACH	RS	0.2689

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$17,235,624	\$17,614,996	\$15,532,404	\$4,433,441	\$5,050,346
Land Value	\$10,028,213	\$9,200,220	\$6,969,900	\$4,752,300	\$4,356,300
Total Market Value	\$27,263,837	\$26,815,216	\$22,502,304	\$9,185,741	\$9,406,646

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$27,227,787	\$24,752,534	\$22,502,304	\$7,397,447	\$7,295,313
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$27,227,787	\$24,752,534	\$22,502,304	\$7,347,447	\$7,245,313

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$431,704	\$409,089	\$368,799	\$124,718	\$125,414
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$431,898	\$409,277	\$368,983	\$124,896	\$125,587



Town of Highland Beach

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

NOTICE OF VIOLATION

June 30, 2025

3715 S OCEAN LLC
3715 S OCEAN BLVD
BOCA RATON FL 33487 3303

RE: Code Compliance Case No. 3715 S OCEAN BLVD

Location: 3715 S OCEAN BLVD

Violation:

Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired.



Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired.

CORRECTION-

Contact permitting 561 278 4540 to complete this project by July 14, 2025!

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.

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,

Officer A. Osowsky



Town of Highland Beach

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

NOTICE OF VIOLATION

June 30, 2025

3715 S OCEAN LLC
3715 S OCEAN BLVD
BOCA RATON FL 33487 3303

RE: Code Compliance Case No. 3715 S OCEAN BLVD

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Regards,

Officer A. Osowsky

0 5270 0339 7374 38

**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

\$ 4.85

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

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73 9.68

Total Postage and Fees \$

CC-25-310 NOV

3715 S OCEAN LLC

3715 S OCEAN BLVD

BOCA RATON FL 33487 3303

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Postage \$ 73 9.68

Total Postage and Fees \$

CC-25-310 NOV

3715 S. OCEAN LLC

Sent To 9903 S. Santa Monica Blvd.

Street and 1050

City, State Beverly Hills, CA 90212-1671

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ROBERT

☐ Agent

☐ Addressee

B. Received by (Printed Name)

ROBERTO

C. Date of Delivery

07/02/23

Address different from item 1? ☐ Yes

or delivery address below: ☐ No

CC-25-310 NOV
3715 S OCEAN LLC
3715 S OCEAN BLVD
BOCA RATON FL 33487 3303



9590 9402 9523 5069 3332 02

Article Number (Transfer from service label)

9589 0710 5270 0339 7374 38

PS Form 3811, July 2020 PSN 7530-02-000-0047

Domestic Return Receipt

USPS TRACKING #



9590 9402 9523 5069 3332 02

United States
Postal Service

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

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3614 S OCEAN BLVD
HIGHLAND BEACH FL 33487

First-Class Mail
Postage & Fees Paid
USPS
Permit No. 6110

RECEIVED
JUL 07 2023

Town of Highland Beach
Town Clerk's Office