



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-115

Date: June 11, 2025

**HAZEL MARC D TR
3912 S OCEAN BLVD APT 702
IGHLAND BEACH FL 33487 3335**

RE: 3912 S OCEAN BLVD APT 702

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.

Adam Osowsky
Code Compliance Officer



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-115

Date: May 16, 2025

**HAZEL MARC D TR
3912 S OCEAN BLVD APT 702
IGHLAND BEACH FL 33487 3335**

RE: 3912 S OCEAN BLVD APT 702

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, June 10, 2025, at 1:00 P.M.*

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

Adam Osowsky
Code Compliance Officer

Adam Osowsky

From: Tyler Hoover <Tyler@tyconmgmt.com>
Sent: Thursday, May 15, 2025 10:50 PM
To: Adam Osowsky
Cc: HAZELNUT.MH@GMAIL.COM
Subject: RE: CC-24-115

Dear Mr. Osowsky:

Please accept this response on behalf of Michael Hazel as owner of the property at 3912 S Ocean Blvd, Unit 702.

We realize this has been a very extended process, which the owner never wished upon anyone and certainly not to waste the Town's time in any purposeful manner.

Unfortunately, the owner is a disabled amputee with limited ability to move around and is in constant bouts of pain. On top of this situation, this was his first experience in renovating any real estate residence and relied on his contractors to provide assistance in the process, without understanding a problem like this could ever arise. With that being said, he now understands the process and has tried his best to find a new qualified contractor to complete the work and close out all his permits to the satisfaction of the Town.

The owner would respectfully request the Town's boards and magistrate's consideration of this unique set of circumstances due to inexperience in the process and general difficulty in navigating everyday life with one leg. If the Town would consider a fine reduction to the range of 8-10% of the total amount (I.e. a total fine of approximately \$5,000. The owner would be very appreciative and I (the owners representative and GC) would be grateful as we did all that the city required in timely manner. Ther entire permit will be closed out next week. Thanks to the towns (Adam, Rochelle and Carol) for their help diligently working to get it done.

Thank you again for your assistance in this unfortunate situation assisting the owner in the process!

Best,

Tyler Hoover
Licensed General Contractor
TYCON Manangement, LLC
tyler@tyconmgmt.com
Mobile: 561.860.1663



This message contains confidential and/or privileged information and is intended only for the individual or entity named herein. If you are not the named addressee you may not disseminate, distribute or copy this email. Please notify the sender immediately by email or telephone (561.860.1663) if you have received this email in error and completely delete it from your system. Email transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete or contain

viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. IF THE INFORMATION CONTAINED IN THIS EMAIL IS WRITTEN FOR SETTLEMENT PURPOSES, PURSUANT TO THE FEDERAL RULES OF CIVIL PROCEDURE, FEDERAL AND FLORIDA RULES OF EVIDENCE, STATUTORY AND COMMON LAW, IT SHALL NOT BE ADMISSIBLE IN FEDERAL OR STATE COURT.

From: Adam Osowsky <aosowsky@highlandbeach.us>
Sent: Wednesday, May 14, 2025 3:07 PM
To: Tyler Hoover <Tyler@tyconmgmt.com>
Cc: HAZELNUT.MH@GMAIL.COM
Subject: CC-24-115
Importance: High

Good afternoon,

This is a reminder that the Town is currently awaiting your response regarding the fine reduction request and any potential counteroffer.

Please ensure your submission is received by **Friday, May 16**, in order to be included on the agenda for the **June hearing**.

Thank you for your prompt attention to this matter.



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be

subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MARC D. HAZEL & LUCILLE FREDDO,
TRUSTEES OF THE MICHAEL W.
HAZEL IRREVOCABLE TRUST
3912 S. Ocean Boulevard, 702
Highland Beach, FL 33487

Case No: CC-24-115

PCN: 24-43-47-04-13-001-0702

LEGAL: REGENCY HIGHLAND CLUB
COND UNIT 702 PHASE I

Respondents.

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on July 9, 2024, 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 Board does find as follows:

FINDINGS OF FACT

1. Respondents are the owner of the property located at 3912 South Ocean Boulevard, 702, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondents that they were in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit E21-0156.
3. Respondents were 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, Respondents are in violation of Section 30-122(B) of the Town Code of Ordinances and are 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. Respondents remain in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondents shall comply with the Town Code by September 9, 2024.

b. Should Respondents fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 shall be assessed against Respondents 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. Respondents are further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondents violate the same code section cited herein, such reoccurrence may subject the Respondents 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. Respondents may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondents do so within sixty (60) days from the date this Order was executed. If Respondents fail 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 an Order Imposing Lien against the real and/or personal property owned by Respondents. If such a hearing is requested, the Town shall notify Respondents of the hearing date by regular and certified mail. Respondents are 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, Respondents 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 7th day of July, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-115

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH, FL 33487

RE: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-13-001-0702)

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 **July 9, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding

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 E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

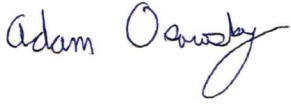
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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 ___24___ day of ___June___ 2024.



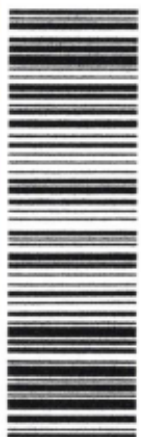
Adam Osowsky
Code Compliance Officer

Certified Mail:
70210950000086914220/9589071052701410062821

9589 0710 5270 1410 0628 21

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 1410 0628 21

9589 0710 5270 1410 0628 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail OnlyFor delivery information, visit our website at 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

Postmark
Here

CC-24-115 NOH NO CARD
MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH, FL 33487

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.

Wednesday, June 26, 2024
07:41AM
Highland Beach, FL 33487



Property Detail

Location Address : 3912 S OCEAN BLVD 702
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-0702
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 34322 / 32
Sale Date : APR-2023
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Owner Information**Owner(s)**

HAZEL MICHAEL W
 FREDDO LUCILLE TR
 HAZEL MARC D TR
 MARC D. HAZEL TR TITL HLDRS

Mailing Address

3912 S OCEAN BLVD APT 702
 HIGHLAND BEACH FL 33487 3335

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2023	\$10	34322 / 00032	WARRANTY DEED	HAZEL MICHAEL W
NOV-2020	\$460,000	31968 / 00829	WARRANTY DEED	HAZEL MICHAEL
NOV-2003	\$259,000	16188 / 01710	WARRANTY DEED	POOLE ALBERT C &
JAN-1980	\$135,000	03282 / 00733	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
HAZEL MICHAEL W	2024	HOMESTEAD
HAZEL MICHAEL W	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1355
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$471,900	\$429,000	\$390,000	\$255,930	\$250,176
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$471,900	\$429,000	\$390,000	\$205,930	\$200,176

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$8,205	\$7,458	\$6,611	\$3,735	\$3,684
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$8,308	\$7,558	\$6,707	\$3,830	\$3,781



NOTICE OF VIOLATION

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

April 8, 2024

MICHAEL W MARC D TR HAZEL
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-115

Location: 3912 S OCEAN BLVD, 702
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 E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

Correction= Must contact permitting at 561 278 4540 to re-instate/obtain ALL required permits by 5/6/2024.

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,

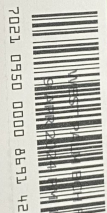
Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard
Highland Beach, Florida 33487

RETURN RECEIPT
REQUESTED



334
FIRST-CLASS MAIL
\$008.73
04000004 ZIP 33487
043M37220112
US POSTAGE

RECEIVED

MAY 06 2024

Town of Highland Beach, FL

Town Clerk's Office

0885792724
334 DE 1

NOT RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
NOT DELIVERABLE TO FORWARD

BC: 33487339316 *0275-06533-09-43

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33487-339577

CC-24-115 NOV
HAZEL MICHAEL W
FREDDO LUCILLE TR
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

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☒ Return Receipt (hardcopy) \$2.65
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.68

Total Postage and Fees
\$8.13

Sent To
CC-24-115 NOV
HAZEL MICHAEL W
FREDDO LUCILLE TR
HAZEL MARC D TR
3912 S OCEAN BLVD APT 702
HIGHLAND BEACH FL 33487 3335

Street and Apt. N
City, State, ZIP+4

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

APR 09 2024
Postmark Here
CPD #0031