



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-118

Date: May 23, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JOHN J TR SCOTT  
2342 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

RE: 2342 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-28-44-000-0012)

**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 June 11, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding 30-122 (B) - Expiration of building permit.

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 23 day of May 2024.

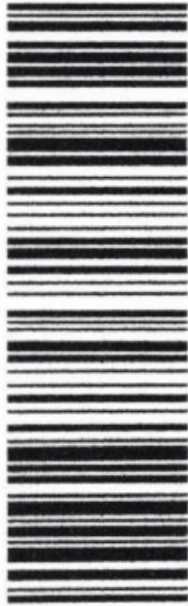
Adam Osowsky  
Code Compliance Officer

Certified Mail:

70210950000086879512/9589071052701410066065

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

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**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 | \$ |  |

Postmark  
Here

**Postage**

\$

**Total Postage and Fees**

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**Sent To**

Street and Apt. No., or PO Box

City, State, ZIP+4®

CC-24-118 NOH  
JOHN J TR SCOTT  
2342 S OCEAN BLVD  
HIGHLAND BEACH FL, 33487

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

**Property Detail**

**Location Address :** 2342 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-44-000-0012  
**Subdivision :** CAMELOT ON THE ATLANTIC PL 1  
**Official Records Book/Page :** 31410 / 305  
**Sale Date :** APR-2020  
**Legal Description :** CAMELOT ON THE ATLANTIC PL 1 PT OF LTS 1 & 2, PT OF TRS A-2, B-1 & B-2 IN OR21555P1107

**Owner Information****Owner(s)**

SCOTT JOHN J  
 JOHN J SCOTT TR TITL HLDR  
 SCOTT JOHN J TR

**Mailing Address**

2342 S OCEAN BLVD  
 HIGHLAND BEACH FL 33487 1808

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2020	\$6,750,000	31410 / 00305	WARRANTY DEED	SCOTT JOHN J TRUST
MAY-2016	\$6,550,000	28353 / 00096	WARRANTY DEED	DESOCIO J REVOCBLE TRUST
FEB-2014	\$10	26608 / 00333	WARRANTY DEED	HALLAGAN RODICA
MAR-2007	\$5,225,000	21555 / 01107	WARRANTY DEED	HALLAGAN BOYD &
FEB-2000	\$3,350,000	11633 / 00356	WARRANTY DEED	HIGHLAND BEACH ESTATES LAND HOLDINGS INC
MAR-1994	\$1,193,600	08189 / 01075	WARRANTY DEED	
AUG-1991	\$100	06953 / 00401	DEED OF TRUST	
AUG-1991	\$1,100,000	06920 / 00433	DEED OF TRUST	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
SCOTT JOHN J	2024	HOMESTEAD
SCOTT JOHN J	2024	ADDITIONAL HOMESTEAD
SCOTT JOHN J	2024	QUALIFIED EXEMPTION

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 11013  
**Acres :** 0.4224  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$3,637,928	\$3,028,596	\$3,050,383	\$2,400,425	\$2,431,342
Land Value	\$3,973,958	\$3,612,625	\$2,300,000	\$2,000,000	\$2,300,000
Total Market Value	\$7,611,886	\$6,641,221	\$5,350,383	\$4,400,425	\$4,731,342

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$5,676,221	\$5,510,894	\$5,350,383	\$4,400,425	\$4,731,342
Exemption Amount	\$55,000	\$50,500	\$50,500	\$0	\$0
Taxable Value	\$5,621,221	\$5,460,394	\$5,299,883	\$4,400,425	\$4,731,342

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$90,040	\$89,656	\$90,010	\$76,064	\$82,841
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$90,228	\$89,840	\$90,188	\$76,237	\$83,016



## NOTICE OF VIOLATION

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

April 9, 2024

JOHN J. TR SCOTT  
2342 S OCEAN BLVD  
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-118

**Location:** 2342 S OCEAN BLVD  
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 20-0151 INSTALL GENERATOR, LIQUID PROPANE, TO RUN KITCHEN & MASTER has expired.

Correction- Contact permitting at 5612784540 to re-instate/obtain required permits by 4/23/2024.

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



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☒ Return Receipt (hardcopy) 3.65  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .68

Total Postage  
 \$ 8.73

Sent To **CC-24-118 NOV**  
**JOHN J SCOTT TR TITL HLDR**  
**2342 S OCEAN BLVD**  
**HIGHLAND BEACH FL 33487 1808**

Postmark  
 Here  
 APR 09 2024  
 CPO #0237

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

**SENDER: COMPLETE THIS SECTION**

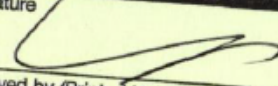
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to  
**CC-24-118 NOV**  
**JOHN J SCOTT TR TITL HLDR**  
**2342 S OCEAN BLVD**  
**HIGHLAND BEACH FL 33487 1808**

2. Article Number (Transfer from service label)  
**7021 0950 0000 8687 9512**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X 

B. Received by (Printed Name)  
 \_\_\_\_\_

C. Date of Delivery  
4/11/24

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt