



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

CERTIFIED MAIL NO. 7021 1970 0002 3025 2100

January 31, 2023

COMPRES LISA A HYNES & LUIS J TRUST
3114 S Ocean Blvd. APT 101
Highland Beach, FL 33487

RE: NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-023
3114 S. Ocean Blvd., #101
Highland Beach, FL 33487
PCN #24-43-46-33-09-000-1010

To whom it may concern,

This letter is to inform you that the Highland Beach Code Enforcement Board conducted its meeting on January 10, 2023 at 1:00 P.M. At that meeting, the Board members made a motion to continue **CASE NO. CC2022-10-023** to the next Code Enforcement Board meeting. Therefore, you are hereby commanded to be and appear before the **Code Enforcement Board on February 14, 2023 at 1:00 P.M. in the Town of Highland Beach, Commission Chambers located at 3614 S. Ocean Boulevard, Highland Beach, Florida 33487.**

The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.com/?> . **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

Thank you.

Lanelda Gaskins, MMC
Town Clerk

Delivered USPS Certified Mail

Certified Mail: 7021 1970 0002 3025 2100

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

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Certified Mail Fee	\$	4.15
Extra Services & Fees (check box, add fees appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.50
<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	\$	1.63
Total Postage and Fees	\$	8.13

Postmark Here
JAN 30 2023
CPO #0237
HIGHLAND BEACH, FL 33487

COMPRES LISA A HYNES & LUIS J I R.
3114 S Ocean Blvd. Apt 101
Boca Raton, FL 33487
CEB: CC2022-10-023

See Reverse for Instructions

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

Lisa A. and Luis J. Compres, Trustees
3114 S. Ocean Boulevard Apt. 101
Highland Beach, FL 33487

Respondents.

Case No: 2022-10-023

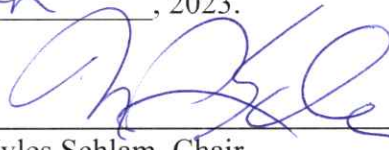
PCN: 24-43-46-33-09-000-1010

LEGAL: MONTEREY HOUSE COND APT
101

ORDER GRANTING CONTINUANCE

THIS MATTER having come before the Code Enforcement Board on January 10, 2023, and having considered Respondents' request for a continuance of the hearing, the Board hereby grants the request and continues the case to the Board hearing scheduled for **February 14, 2023 at 1:00 p.m.** at Highland Beach Town Hall, 3614 S. Ocean Boulevard, Highland Beach, FL 33487.

DONE AND ORDERED this 11th day of Jan, 2023.


Myles Schlamm, Chair
Code Enforcement Board

Copies Furnished to:

Respondents



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-023

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COMPRES LISA A HYNES & LUIS J TRUST
3114 S OCEAN BLVD APT 101
HIGHLAND BEACH, FL 33487

Re: 3114 S. OCEAN BLVD 101, HIGHLAND BEACH FL, 33487 (PCN: 24-43-46-33-09-000-1010)

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 ***Tuesday, January 10, 2023, at 1:00 P.M.***, regarding Interior work to closet without a permit., (30-122 (A) Building Permits Required). 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. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/>. **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 29th day of December 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9995

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1770 0002 3024 9995

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☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$.60

Total Postage and Fees
\$ 7.85

HIGHLAND BEACH, FL 33487
DEC 20 2022
Postmark Here
CPO #0231

COMPRES LISA A HYNES & LUIS J TR.
3114 S Ocean Blvd. Apt 101
Boca Raton, FL 33487
CEB: CC2022-10-023

For Instructions

Property Detail

Location Address 3114 S OCEAN BLVD 101
Municipality HIGHLAND BEACH
Parcel Control Number 24-43-46-33-09-000-1010
Subdivision MONTEREY HOUSE COND DECL IN
Official Records Book 32643 Page 434
Sale Date JUN-2021
Legal Description MONTEREY HOUSE COND APT 101

Owner Information**Owners**

COMPRES LISA A HYNES TRUST
COMPRES LUIS J TRUST &
COMPRES LISA A HYNES TR
COMPRES LUIS J TR

Mailing address

3114 S OCEAN BLVD APT 101
BOCA RATON FL 33487 2530

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$385,000	32643 / 00434	WARRANTY DEED	COMPRES LUIS J TRUST & TAVEL MICHAEL
FEB-2020	\$322,500	31247 / 01035	WARRANTY DEED	
APR-1999	\$100	11132 / 01959	WARRANTY DEED	
APR-1999	\$115,000	11089 / 01526	WARRANTY DEED	
JUN-1985	\$95,000	04583 / 00553	WARRANTY DEED	
OCT-1980	\$96,500	03400 / 01610	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 1102
Acres
Use Code 0400 - CONDOMINIUM
Zoning RMH - Multi-Family High-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$350,300	\$255,000	\$250,000
Land Value	\$0	\$0	\$0
Total Market Value	\$350,300	\$255,000	\$250,000

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$350,300	\$255,000	\$250,000
Exemption Amount	\$0	\$50,000	\$0
Taxable Value	\$350,300	\$205,000	\$250,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$5,741	\$3,647	\$4,321
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$5,841	\$3,743	\$4,416



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-023

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COMPRES LISA A HYNES & LUIS J TRUST
3114 S OCEAN BLVD APT 101
HIGHLAND BEACH, FL 33487

**POSTED
ON PROPERTY**

12/29/2022

DATE

Re: 3114 S. OCEAN BLVD 101, HIGHLAND BEACH FL, 33487 (PCN: 24-43-46-33-09-000-1010)

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9995

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

12/28/2022 13:41:01
Highland Beach, FL 33487



12/28/2022 13:41:12
Highland Beach, FL 33487





Town of Highland Beach

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

October 25, 2022

COMPRES LISA A HYNES & LUIS J TRUST
3114 S OCEAN BLVD APT 101
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-10-023

COMPRES LISA A HYNES & LUIS J TRUST,

Location : 3114 S. OCEAN BLVD 101
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: Interior work to closet without a permit.

Correction: Must obtain all required permits within 14 days.

30-122 (A) Building Permits Required

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

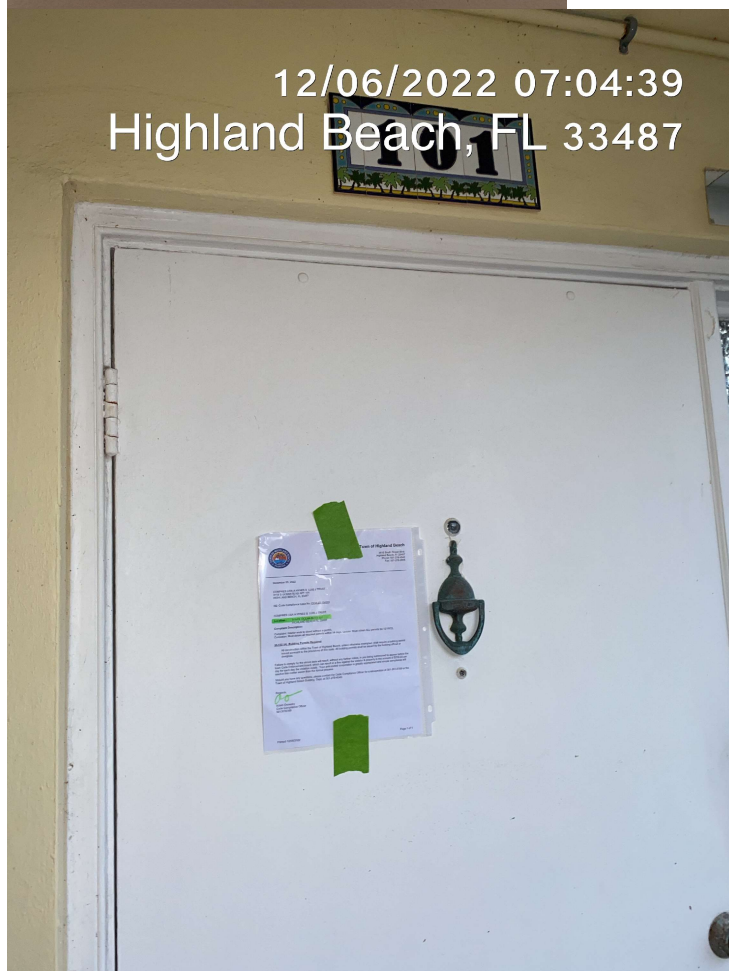
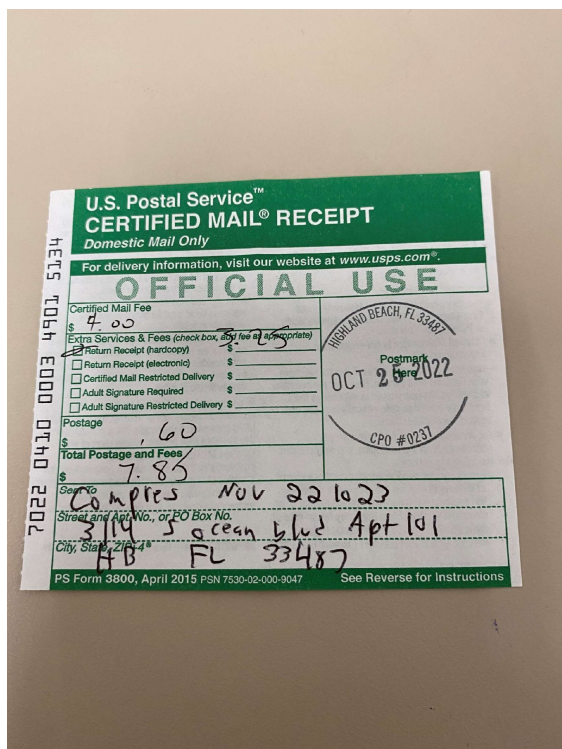
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2022-10-023
Property Address:	3114 S Ocean Blvd 101
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2022-10-023
Property Address:	3114 S Ocean Blvd 101
Inspector:	Adam Osowsky

