



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-09-007

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Delray Florida Properties LLC
200 Campbell Dr. STE 200
Willingboro, NJ 08046-1068

Re: 2525 S Ocean Blvd., Highland Beach FL 33487 4786 (PCN: 24-43-46-28-09-000-0140)

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, February 14, 2023, at 1:00 P.M.***, regarding storm drainage discharge causing a nuisance, (IPMC 507.1 Storm Drainage General). 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 30th day of January 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2117

www.highlandbeach.us

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

7021 1970 0002 3025 2117

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.15</u>	
Extra Services & Fees (check box, add fees appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<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 \$ <u>.63</u>	
Total Postage and Fees \$ <u>8.13</u>	
Delray Florida Properties LLC 200 Campbell Dr. STE 200 Willingboro NJ 08046 CEB: CC2022-09-007	
for Instructions	

Property Detail				
Location Address		2525 S OCEAN BLVD		
Municipality		HIGHLAND BEACH		
Parcel Control Number		24-43-46-28-09-000-0140		
Subdivision		BYRD BEACH SUB IN		
Official Records Book		19760	Page 1624	
Sale Date		JAN-2006		
Legal Description		BYRD BEACH LOT 14		
Owner Information				
Owners		Mailing address		
DELRAY FLORIDA PROPERTIES LLC		200 CAMPBELL DR STE 200 WILLINGBORO NJ 08046 1068		
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2006	\$6,630,000	19760 / 01624	WARRANTY DEED	DELRAY FLORIDA PROPERTIES LLC
APR-1993	\$1,350,000	07701 / 00837	WARRANTY DEED	
OCT-1986	\$100	05048 / 01630	QUIT CLAIM	
JAN-1978	\$250,000	02882 / 00839	WARRANTY DEED	
JAN-1975	\$205,000	02457 / 00902		
Exemption Information				
No Exemption information available				
Property Information				
Number of Units 1				
*Total Square Feet 10801				
Acres 0.9474				
Use Code 0100 - SINGLE FAMILY				
Zoning RE - Single Family Estate (24-HIGHLAND BEACH)				
Appraisals				
Tax Year		2022	2021	2020
Improvement Value		\$2,508,380	\$2,525,541	\$2,555,867
Land Value		\$7,920,300	\$6,000,300	\$5,500,300
Total Market Value		\$10,428,680	\$8,525,841	\$8,056,167
All values are as of January 1st each year				
Assessed and Taxable Values				
Tax Year		2022	2021	2020
Assessed Value		\$9,378,425	\$8,525,841	\$8,056,167
Exemption Amount		\$0	\$0	\$0
Taxable Value		\$9,378,425	\$8,525,841	\$8,056,167
Taxes				
Tax Year		2022	2021	2020
Ad Valorem		\$160,553	\$144,521	\$139,255
Non Ad Valorem		\$184	\$178	\$173
Total tax		\$160,737	\$144,699	\$139,428
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA				



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VS.

Delray Florida Properties LLC
200 Campbell Dr. STE 200
Willingboro, NJ 08046-1068

**POSTED
ON PROPERTY**

01/30/2023

DATE

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Adam Osoyosky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2117

www.highlandbeach.us

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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**POSTED
ON PROPERTY**

01/30/2023

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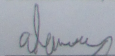
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2117

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

01/30/2023 07:08



Town of Highland Beach

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

September 20, 2022

DELRAY FLORIDA PROPERTIES LLC
200 CAMPBELL DR
STE 200
WILLINGBORO, NJ 08046-1068

RE: Code Compliance Case No. CC2022-09-007

DELRAY FLORIDA PROPERTIES LLC,

Location : 2525 S. OCEAN BLVD
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint: Storm drainage discharged causing a nuisance.

Must have a system installed to comply with storm water retention requirements for existing structures by October 11, 2022.

IPMC 507.1 Storm Drainage General

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

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:	CC2022-09-007
Property Address:	2525 S Ocean
Inspector:	Adam Osowsky

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: NOV 22 09007 Delray Florida Prop LLC 200 Campbell Dr Ste 200 Willingboro NJ 08046</p> <p>9590 9402 7632 2122 7668 19</p> <p>2. Article Number (Transfer from service label) 7022 0410 0003 4901 5318</p>	<p>A. Signature <input checked="" type="checkbox"/> DL <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) RECEIVED <input type="checkbox"/> Addressed</p> <p>C. Date of Delivery 9/27/22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: SEP 27 2022 Town of Highland Beach, FL Town Clerk's Office</p> <p>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 checked="" 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"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

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

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 \$ **4.00**

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

☒ Return Receipt (hardcopy) \$ **3.25**

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **1.60**

Total Postage and Fees \$ **7.85**

Postmark Here

SEP 20 2022

NOV 22 9 007

Delray FL Prop LLC

200 Campbell Dr

Willingboro NJ 08046

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

01/20/2023 13:32



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Inspector:	Adam Osowsky



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