

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, February 11, 2025 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. CALL TO ORDER
2. EXPLANATION OF PROCEEDINGS
3. SWEARING OF WITNESSES
4. APPROVAL OF MINUTES

A. January 14, 2025

5. VIOLATIONS

A. **CASE NO. CC-24-482**

Deborah Acosta Trust

3407 S. Ocean Blvd PH A

Highland Beach FL, 33487

PCN: 24-43-46-33-22-000-0111

Legal Description: CLARENDON COND UNIT PH-A

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.

B. **CASE NO. CC-24-446**

Shulman Roberta Personal Res Trust II

2727 S. Ocean Blvd 306

Highland Beach FL, 33487

PCN: 24-43-46-28-51-000-0306

Legal Description: VILLA MAGNA COND UNIT 306

Code Sections: 30-122 (A) - Building Permits Required.

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

C. CASE NO. CC-24-160
FINE REDUCTION REQUEST

Michael Quinlivan

3420 S. Ocean Blvd. Apt. 8Y

Highland Beach FL, 33487

PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.

D. CASE NO. CC-24-172
FINE REDUCATION REQUEST

Michael Quinlivan

3420 S. Ocean Blvd. 8Y

Highland Beach FL, 33487

PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23- 0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

E. CASE NO. CC-24-86
STATUS UPDATE

Seth Fishman

2575 S. Ocean Blvd., Apt 303S

Highland Beach FL, 33487

PCN: 24-43-46-28-47-002-3030

Legal Description: TOWNHOUSES OF HIGHLAND BEACH CONDO BLDG SOUTH UNIT 303-S

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E21-0047 Electrical Sub-permit has expired.

6. ADJOURNMENT

Any person that decides to appeal any decision made by the Special Magistrate Hearing with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. January 14, 2025



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: January 14, 2025
Time: 1:00 PM

1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. December 10, 2024

Special Magistrate Wagner approved the minutes of December 10, 2024.

5. VIOLATIONS

A. CASE NO. CC-24-446

Shulman Roberta Personal Res Trust II
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-0306
Legal Description: VILLA MAGNA COND UNIT 306

Code Sections: 30-122 (A) - Building Permits Required.

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Osowsky mentioned that he spoke with the Respondent's attorney, and they requested that the case be postponed until February 11, 2025 hearing next month. The Town has no objections to this.

Special Magistrate Wagner postponed the case until February 11, 2025.

B. CASE NO. CC-24-429

**Ocean Pines Condominium Association Inc.
3009 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-14-000-000**

Code Sections: 30-122 (A) - Building Permits Required.

**Violations: The domestic water pumps are being replaced at this location.
No permit for the work.**

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250.00 payable within 30 days.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 (A) building permit required, and assessed prosecution costs in the amount of \$250 to be paid by February 14, 2025.

C. CASE NO. CC-24-469

**Louis Jr & June Buendia
3212 S. Ocean Blvd. 106-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-1060
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 106-A**

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

D. CASE NO. CC-24-471

**Andrea & Marc Sherry
3740 S. Ocean Blvd. Apt. 403
Highland Beach FL, 33487
PCN: 24-43-47-04-54-005-4030
Legal Description: TOSCANA SOUTH CONDOMINIUM UNIT # 403**

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit 24-228-BR Removing existing granite tops and backsplashes and replacing it with quartz has expired.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250.00.

The Respondent was not present.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 (B) expiration of building permit, and assessed prosecution costs in the amount of \$250 to be paid by January 31, 2025.

E. CASE NO. CC-24-388

**Elsa M & Gustavo R Suarez
2701 S. Ocean Blvd. 18
Highland Beach FL, 33487
PCN: 24-43-46-28-33-000-0180
Legal Description: CARLTON HOUSE COND UNIT 18**

Code Sections: 30-122 (A) - Building Permits Required.

Violations: Complete interior remodel without valid permits.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, and supporting documents.

He mentioned that as of today the last permit needed it pending. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and they come into compliance within 14 days or be fined \$250 each day after and assess prosecution costs in the amount of \$250.

The respondent was present and requested 30 or 21 days to come into compliance.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 (A). The respondent has 21 days, February 07, 2025, to bring the property into compliance or be fined in the amount of \$250 per day and assess prosecution costs in the amount of \$250.

F. CASE NO. CC-24-451

**Maria G & Robert J Braverman
3301 S. Ocean Blvd. 110
Highland Beach FL, 33487
PCN: 24-43-46-33-12-000-0110
Legal Description: AMBASSADORS V SOUTH COND APT 110**

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit P23-0045 Bathroom & Kitchen Remodeling.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

G. CASE NO. CC-24-480

**Diana Kantor Trust
3212 S. Ocean Blvd. 405-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-4050
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A**

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 14 days to come into compliance or be fined \$250 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable within 14 days.

The Respondent was not present.

Special Magistrate Wagner found the respondent in violation of Code Section 30-122 for four expired permits, the respondent shall comply with the Town Code by January 31, 2025 or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**H. CASE NO. 2023-12-017
Extension Request**

**STEPHEN & MARLA GARCHIK,
2474 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0131**

Legal Description: BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

Code Sections: 30-122 (A) Building Permits Required.

Violations: Pergola built without an issued permit.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case and that the Respondent had requested a fine reduction. The property was in violation for 8 days with a total of \$2000 in fines and the Town recommends reducing the fine to \$250.

Michael Marshall, Lawyer for the property, was in agreement of the fine reduction.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$250 to be paid by February 14, 2025 or revert to the original amount of \$2,000.

6. ADJOURNMENT

The meeting adjourned at 1:18 PM.

APPROVED: February 11, 2025, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

02/11/2025

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

File Attachments for Item:

A. CASE NO. CC-24-482

Deborah Acosta Trust 3407 S. Ocean Blvd PH A Highland Beach FL, 33487 PCN: 24-43-46-33-22-000-0111 Legal Description: CLARENDON COND UNIT PH-A

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. **CC-24-482**_____

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ACOSTA DEBORAH L TRUST
3407 S OCEAN BLVD PH A
HIGHLAND BeaCH FL, 33487

Re: 3505 S OCEAN BLVD 4S., Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040)

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 11, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B), (Expiration of MULTILE building permits)**. 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of January 2025.

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065136_____

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

9589 0710 5270 0710 1410 0651 36

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Domestic Mail Only

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

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| <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

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4[®]

PS Form 3800

CC-24-482 NOH*

ACOSTA DEBORAH L TRUST

3407 S OCEAN BLVD PH A

HIGHLAND BeaCH FL, 33487

MAILED

Postmark

Here

JAN 23 2025



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-482

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DEBORAH L ACOSTA TRUST
3407 S OCEAN BLVD PH A
Highland Beach FL, 33487

Re: 3505 S OCEAN BLVD 4S., Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040_)

I, Adam Osowsky, being duly sworn, depose 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/Appeal" x at the Property address above & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on January 27, 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/Clerk

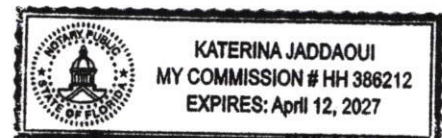
January 27, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27
day of January, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires: April 12, 2027

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-482_____

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ACOSTA DEBORAH L TRUST
3407 S OCEAN BLVD PH A
HIGHLAND BeaCH FL, 33487

Re: 3505 S OCEAN BLVD 4S., Highland Beach FL 33487 (PCN: 24-43-46-33-36-002-0040)

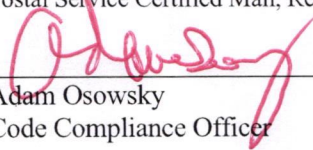
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, February 11, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B), (Expiration of MULTILE building permits)**. 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of January 2025.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065136

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

Monday, January 27, 2025 10:11AM
Highland Beach, FL 33487

Town of Highland Beach
Building Department
3015 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF RESOLVING APPEARANCE

CASE NO. CC-24-442
TOWN OF HIGHLAND BEACH, FLORIDA
VS
ACQUITA DE BRASILL, TRUST
10015 OCEAN BLVD #11A
HIGHLAND BEACH, FL 33487

RE: 3005 S OCEAN BLVD 45, Highland Beach, FL 33487 (CC-24-442)

YOU ARE URGENTLY NOTIFIED that pursuant to Article V, Chapter 2 of the Constitution 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 11, 2025, at 1:00 P.M. at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487. The purpose of the meeting is to discuss the proposed resolution regarding the proposed rezoning of the property located at 3005 S Ocean Blvd 45, Highland Beach, FL 33487. The proposed rezoning is from RS-1 to RS-2. The proposed rezoning is being conducted pursuant to the provisions of the Town of Highland Beach's Code of Ordinances, Chapter 2, Article V, Section 2.01. The proposed rezoning is being conducted pursuant to the provisions of the Town of Highland Beach's Code of Ordinances, Chapter 2, Article V, Section 2.01. The proposed rezoning is being conducted pursuant to the provisions of the Town of Highland Beach's Code of Ordinances, Chapter 2, Article V, Section 2.01.

HEREFORE YOU ARE URGENTLY NOTIFIED that you are required to appear at the meeting and present your case and evidence in support of your position. If you fail to appear at the meeting, your case will be decided in your absence. The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487. The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487. The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487.

ADDITIONAL INFORMATION: The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487. The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487. The meeting will be held at the Town of Highland Beach, 3015 South Ocean Boulevard, Highland Beach, Florida 33487.

THURSDAY, JANUARY 27, 2025
3:00 PM
TOWN OF HIGHLAND BEACH
3015 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

ACQUITA DE BRASILL, TRUST
10015 OCEAN BLVD #11A
HIGHLAND BEACH, FL 33487

Code Enforcement Officer
Curtis Hall, 3015 South Ocean Boulevard, Highland Beach, Florida 33487
Phone: (904) 241-1234
Fax: (904) 241-1234
Email: curtis.hall@townofhighlandbeach.com

Monday, January 27, 2025 09:34AM



Property Detail

Location Address : 3407 S OCEAN BLVD PHA
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-22-000-0111
Subdivision : CLARENDON COND DECL FILED 2-22-82
Official Records Book/Page : 33820 / 141
Sale Date : AUG-2022
Legal Description : CLARENDON COND UNIT PH-A

Owner Information

Owner(s)

ACOSTA DEBORAH L
ACOSTA SEAN JR TR
SEAN ACOSTA JR TR TITL HLDR

Mailing Address

3407 S OCEAN BLVD PH A
HIGHLAND BEACH FL 33487 4735

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2022	\$2,975,000	33820 / 00141	WARRANTY DEED	ACOSTA DEBORAH L TRUST
JUN-2012	\$1,175,000	25287 / 01476	WARRANTY DEED	GROSSMAN CARYN
NOV-2000	\$875,000	12176 / 00797	WARRANTY DEED	GICHON GADI &
MAY-1998	\$700,000	10437 / 00956	WARRANTY DEED	SCHWARTZ FRANCES R
APR-1989	\$850,000	06030 / 00016	WARRANTY DEED	
JAN-1987	\$100	05207 / 00905	QUIT CLAIM	
APR-1983	\$575,000	03961 / 00904	DEC OF CONDOMINIUM	

Exemption Information

Applicant/Owner(s)	Year	Detail
ACOSTA DEBORAH L	2025	HOMESTEAD
ACOSTA DEBORAH L	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3405
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	CLARENDON CONDO	
Area	3405	
Year Built	1982	
No of Bedroom(s)	4	
No of Bath(s)	4	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	

Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$3,435,000	\$2,600,000	\$1,872,500	\$1,120,000	\$1,100,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$3,435,000	\$2,600,000	\$1,872,500	\$1,120,000	\$1,100,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,163,000	\$2,100,000	\$1,232,000	\$1,120,000	\$1,100,000
Exemption Amount	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$2,113,000	\$2,050,000	\$1,232,000	\$1,120,000	\$1,100,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$33,642	\$32,939	\$24,367	\$18,985	\$19,014
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$33,749	\$33,042	\$24,467	\$19,081	\$19,109



Town of Highland Beach

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

NOTICE OF VIOLATION

November 21, 2024

ACOSTA DEBORAH L TRUST
3407 S OCEAN BLVD PH A
HIGHLAND BeaCH FL, 33487

RE: Code Compliance Case No. CC-24-482

Location: 3505 S OCEAN BLVD 4S
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 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.

Correction Contact Permitting directly at 561 278 4540 to complete ALL permits by December 21, 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,



Town of Highland Beach

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

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.73

Total Postage and Fees \$ 9.60

Sent To ACosta NOV 21 2024

Street and Apt. No., or PO Box No. 3401 Ocean A

City, State, ZIP+4® HB FL 33487

PS Form 3800, January 2023 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: CC24484 NOV
LC Testan
3505 S Ocean Blvd 95
HB, FL 33487

2. Barcode: 9590 9402 5086 9092 0373 31

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. CENELIEN

C. Date of Delivery 11-23-20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

USPS TRACKING#

Barcode: 9590 9402 5086 9092 0373 31

United States Postal Service

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-11

RECEIVED
 NOV 25 2024
 Town of Highland Beach FL
 Town Clerk's Office

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

67-339316

File Attachments for Item:

B. CASE NO. CC-24-446Shulman Roberta Personal Res Trust II2727 S. Ocean Blvd
306Highland Beach FL, 33487PCN: 24-43-46-28-51-000-0306Legal Description: VILLA
MAGNA COND UNIT 306

Code Sections: 30-122 (A) - Building Permits Required.

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERTA PERSONAL RES TRUST II SHULMAN
18 HEARTHSTONE DR
HUNTINGTON STATION, ny, 11746

Re: 2727 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-51-000-0306)

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, February 11, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding ***30-122 (A), (Building Permits Required)***. 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.

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.

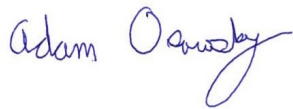
More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

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 21 day of January 2025.



Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912660

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

\$

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

\$

Total Postage and Fee CC-24-446-NOH*

\$

Sent To

SHULMAN

Street and Ap

18 HEARTHSTONE DR

City, State

HUNTINGTON STATION NY 11746




PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 0950 0000 8691 2660



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<ul style="list-style-type: none"> 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. 	<p>A. Signature </p> <p>B. Received by (Printed Name) C. Date of Delivery 1/27/25</p> <p>Address different from item 1? <input type="checkbox"/> Yes or delivery address below: <input type="checkbox"/> No</p>		
<p>CC-24-446-NOH*</p> <p>SHULMAN</p> <p>18 HEARTHSTONE DR</p> <p>HUNTINGTON STATION NY 11746</p>			
<p>9590 9402 5086 9092 0368 15</p> <p>2. Article Number (Transfer from service label) 7021 0950 0000 8691 2660</p>	<p>3. Service Type</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

70210950000086912660

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:41 pm on January 24, 2025 in HUNTINGTON STATION, NY 11746.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

HUNTINGTON STATION, NY 11746

January 24, 2025, 12:41 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

USPS Tracking Plus[®]

Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

Re: 2727 S OCEAN BLVD 306., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-0306)

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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**.

(Building Permits Required). 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410062791

9589 0710 5270 1410 0627 91

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

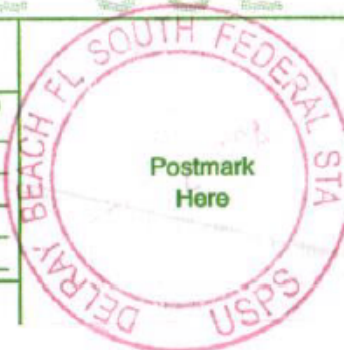
Certified Mail Fee

\$

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



CC-24-446 noh no card
SHULMAN ROBERTA PERSONAL RES TRUST II
18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746 5033

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Shulman
18 Hartnsford Dr
Huntington Station NY 11746

Re: 2727 Ocean 306 .., Highland Beach FL 33487 (PCN: 244346285/0000306)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a ☒ Code Compliance Officer or ☐ Clerk for the Town of Highland Beach.
2. I posted ☐ the "Notice of Violation" or ☒ the "Notice of Hearing/Appearance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 12/12/24 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/Clerk

12/12/24
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 12th day of December, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known ☒ 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. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

Re: 2727 S OCEAN BLVD 306., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-0306)

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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding 30-122 (A).***

(Building Permits Required). 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410062791

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

Thursday, December 12, 2024
09:57AM

9589 0720 5270 3430 0467 93

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

NOTICE OF HEARING/APPEARANCE
CASE NO. CC-24-46
TOWN OF HIGHLAND BEACH, FLORIDA VS.
SHELMAN ROBERTA PERSONAL RES TRUST
II
18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746

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 Thursday, December 12, 2024, at 1:00 P.M., in the Town Commissioner Chambers at 3616 South Ocean Boulevard, regarding 24-122(A).
Building Person Required: 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, photos, 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 posting the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt, December 12, 2024, at 10:16 AM.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410062791
www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

Office of the Building Department
Town of Highland Beach
Building Department
3616 South Ocean Boulevard • Highland Beach, Florida 33487
561-278-4540

**GAL NOTICE
WORK ORDER**

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

NOTICE OF HEARING/APPEARANCE
CASE NO. CC-24-46
TOWN OF HIGHLAND BEACH, FLORIDA VS.
SHELMAN ROBERTA PERSONAL RES TRUST
II
18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746

Rev 2227 S OCEAN BLVD 306, Highland Beach FL 33487 (PCN: 24-43-46-28-11-000-0209)

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 Thursday, December 12, 2024, at 1:00 P.M., in the Town Commissioner Chambers at 3616 South Ocean Boulevard, regarding 24-122(A).
Building Person Required: 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.**

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Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410062791
www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

Office of the Building Department
Town of Highland Beach
Building Department
3616 South Ocean Boulevard • Highland Beach, Florida 33487
561-278-4540

**GAL NOTICE
WORK ORDER**

Property Detail

Location Address : 2727 S OCEAN BLVD 306
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-51-000-0306
Subdivision : VILLA MAGNA COND DECL FILED 7-26-82 IN
Official Records Book/Page : 25371 / 1132
Sale Date : JUL-2012
Legal Description : VILLA MAGNA COND UNIT 306

Owner Information

Owner(s)

SHULMAN ROBERTA PERSONAL RES TRUST II

Mailing Address

18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746 5033

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2012	\$10	25371 / 01132	WARRANTY DEED	SHULMAN ROBERTA PERSONAL RES TRUST II
JUL-2012	\$10	25371 / 01129	WARRANTY DEED	SHULMAN ROBERTA
DEC-2009	\$950,000	23644 / 01918	WARRANTY DEED	SHULMAN LARRY &
MAY-1990	\$512,500	06474 / 00244	WARRANTY DEED	
AUG-1983	\$265,500	04041 / 00732	DEED DEFAULT	
AUG-1983	\$265,500	04041 / 00732	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 2385
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	VILLA MAGNA CONDO	
Area	2385	
Year Built	1982	
No of Bedroom(s)	3	
No of Bath(s)	2	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	

Subarea and Square Footage for Building 1

Code Description square Footage

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,183,000	\$2,183,000	\$1,641,600	\$760,000	\$725,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$2,183,000	\$2,183,000	\$1,641,600	\$760,000	\$725,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,011,560	\$919,600	\$836,000	\$760,000	\$725,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,011,560	\$919,600	\$836,000	\$760,000	\$725,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$23,427	\$22,861	\$18,953	\$12,883	\$12,532
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$23,534	\$22,964	\$19,053	\$12,979	\$12,627



Town of Highland Beach

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

NOTICE OF VIOLATION

October 30, 2024

ROBERTA PERSONAL RES TRUST II SHULMAN
18 HEARTHSTONE DR
HUNTINGTON STATION NY, 11746

RE: Code Compliance Case No. CC-24-446

Location: 2727 S OCEAN BLVD, 306
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

Correction, Must obtain ALL required permits by November 14, 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

9569 0710 5270 1134 3547 27

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Huntington Station, NY 11746

Certified Mail Fee	\$4.85	0490
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
CC=24=446=NOV 31 2024		
Sent To SHULMAN ROBERTA PERSONAL RES TRUST II		
Street and Apt. No., or P.O. Box No. 18 HEARTHSTONE DR		
City, State, ZIP+4® HUNTINGTON STATION NY 11746 5033		
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



Photos

CC-24-446

Code Case

Project Address:

2727 S OCEAN BLVD Unit/Apt/Suite 306,
HIGHLAND BEACH FL 33487

Owner:

ROBERTA PERSONAL RES TRUST II
SHULMAN



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487

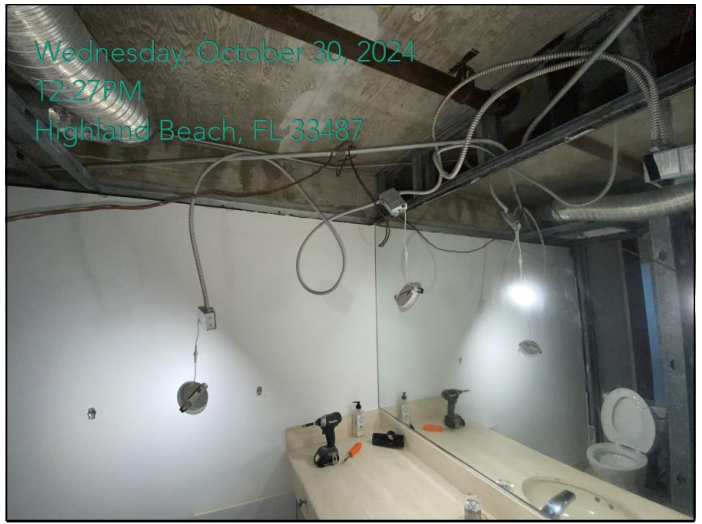
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024
12:28PM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024
12:31PM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Wednesday, October 30, 2024
12:31PM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024



Wednesday, October 30, 2024
12:31PM
Highland Beach, FL 33487

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

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Photo of Record: ☐

File Type: jpg

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Photo of Record: ☐



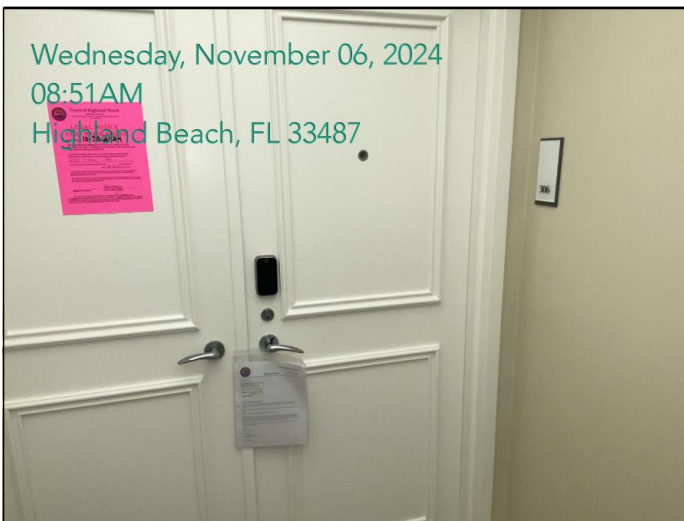
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record: ☐



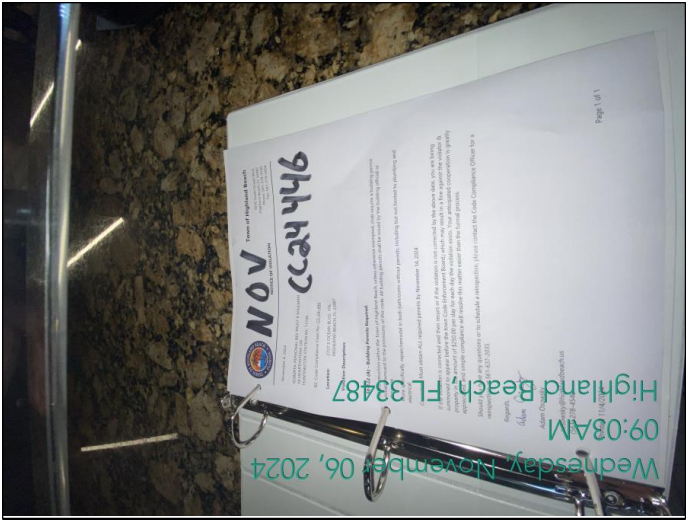
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 11/06/2024

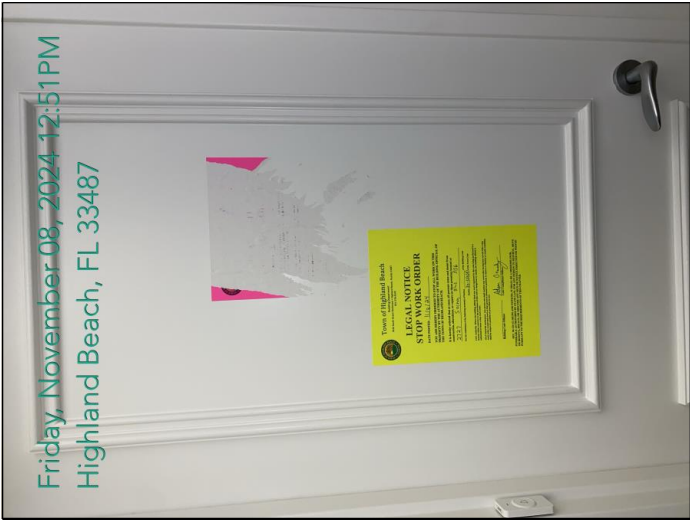
File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 11/06/2024
File Type: jpg
Notes:
Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 11/08/2024
File Type: jpg
Notes:
Photo of Record: ☐



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.
shylinan
18 Hearth Stone Dr

Hunting for Station NY 11746

Re: 2727 ocean 306 , Highland Beach FL 33487 (PCN: 244 346285/000 0306)

I, Adam Osowsky , being duly sworn, depose and say that:

1. I am a ☒ Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd ☒ the "Notice of Violation" or _____ the "Notice of Hearing/Appearence" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 11/6/24 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.

adamsky
Code Compliance Officer/Clerk

11/6/24
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of November, 2024, by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____





Town of Highland Beach

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

NOTICE OF VIOLATION

October 30, 2024

ROBERTA PERSONAL RES TRUST II SHULMAN
18 HEARTHSTONE DR
HUNTINGTON STATION NY, 11746

RE: Code Compliance Case No. CC-24-446

Location: 2727 S OCEAN BLVD, 306
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

Correction, Must obtain ALL required permits by November 14, 2024.

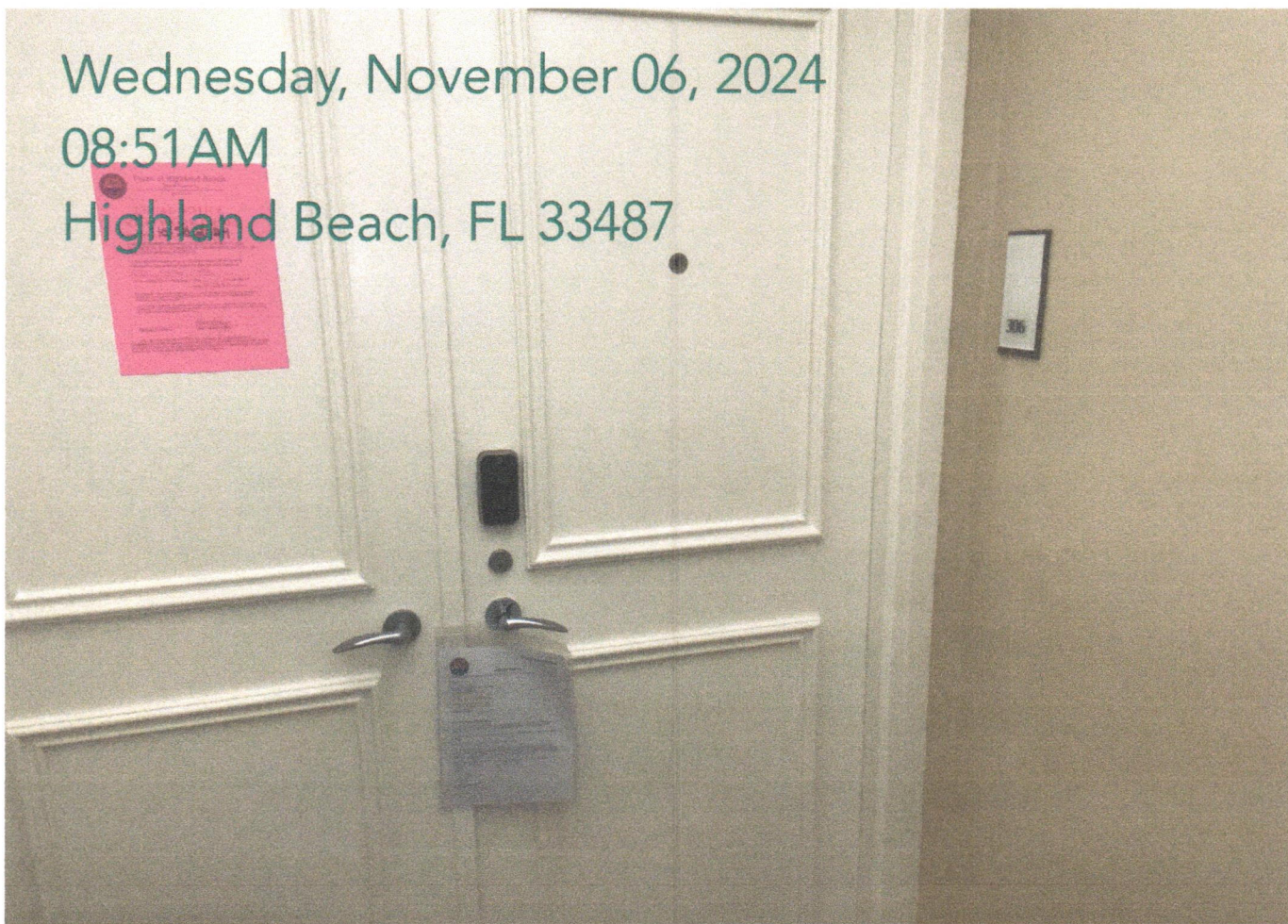
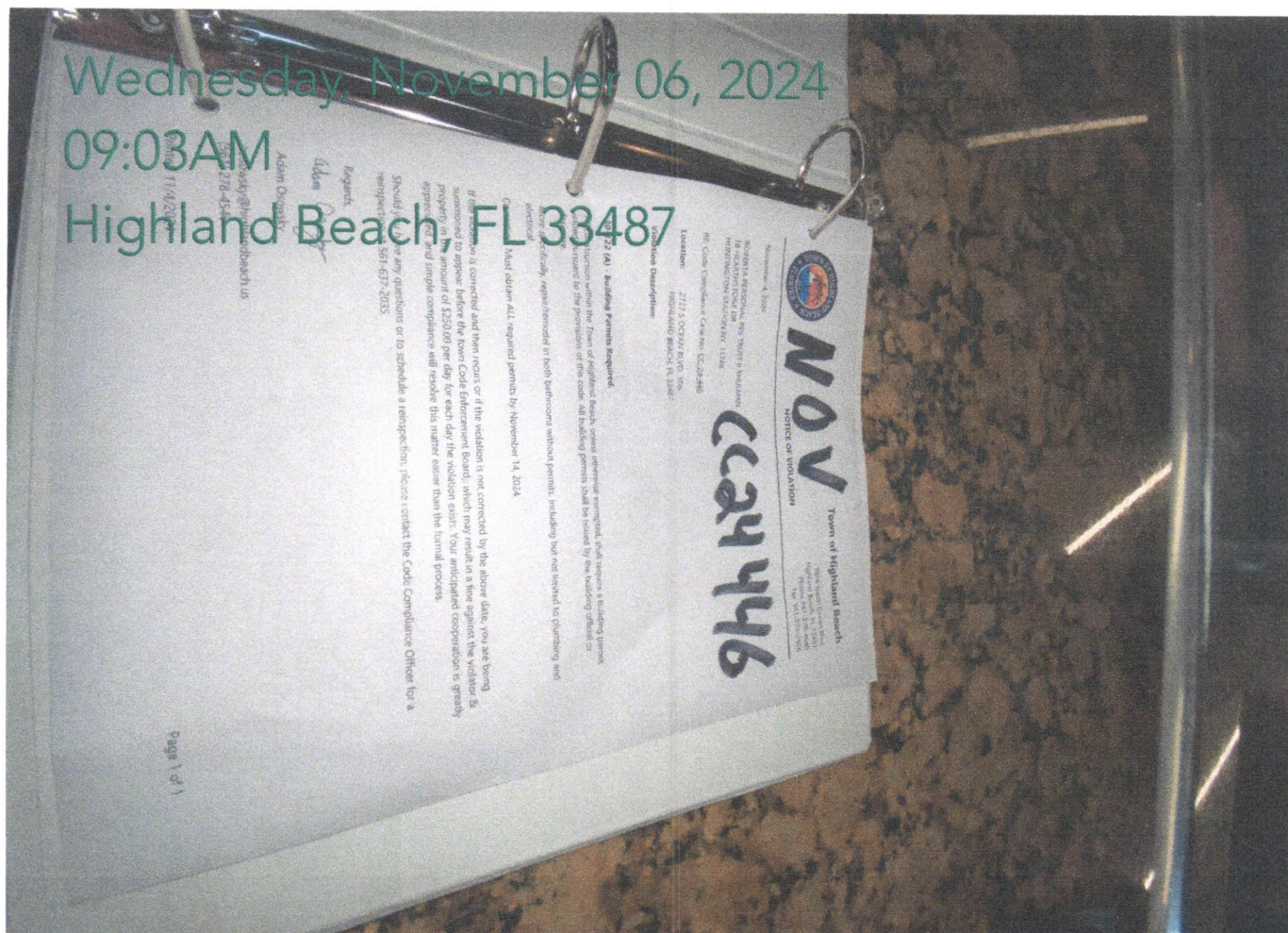
If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Enforcement Board, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. 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



File Attachments for Item:

C. CASE NO. CC-24-160 FINE REDUCTION REQUEST

Michael Quinlivan 3420 S. Ocean Blvd. Apt. 8Y Highland Beach FL, 33487 PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-160

Date: January 6, 2025

**MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
HIGHLAND BEACH, FL 33487**

RE: 3420 S OCEAN BLVD 8Y

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, February 11, 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, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487

Case No: CC-24-160

PCN: 24-43-46-33-24-000-0825

Respondent.

LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y

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. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit E23-0221.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code **by August 9, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

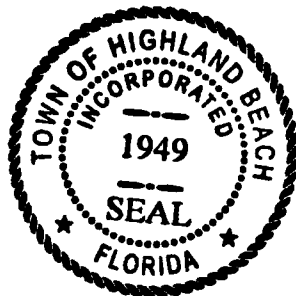
c. No further action shall be required for the entry of such fine.

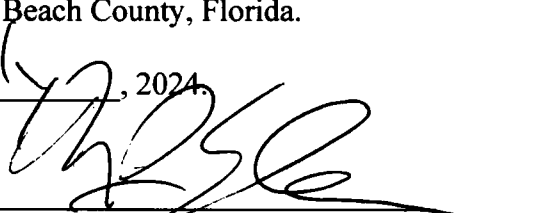
2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487

Case No: CC-24-160

PCN: 24-43-46-33-24-000-0825

Respondent.

LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y

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. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit E23-0221.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code by August 9, 2024.

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent 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. Respondent is 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 Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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-24-160

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
HIGHLAND BEACH, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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 , , 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 E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing 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

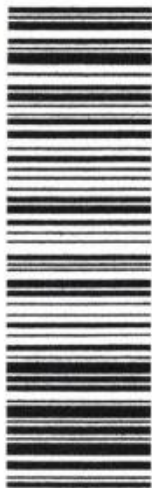
Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410062470/9589071052701410062845

9589 0710 5270 1410 0628 45

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

CERTIFIED MAIL®



9589 0710 5270 1410 0628 45

9589 0710 5270 1410 0628 45

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

\$

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 Fr

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

cc-24-160 noh no card
MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 160
HIGHLAND BEACH, FL 33487

52

Property Detail

Location Address : 3420 S OCEAN BLVD 8Y
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0825
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 31884 / 560
Sale Date : OCT-2020
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Owner Information

Owner(s)	Mailing Address
QUINLIVAN MICHAEL	3420 S OCEAN BLVD APT 8Y HIGHLAND BEACH FL 33487 2553

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2020	\$645,000	31884 / 00560	WARRANTY DEED	QUINLIVAN MICHAEL
FEB-2007	\$528,000	21406 / 00069	WARRANTY DEED	3420 SOUTH OCEAN LLC
JUL-1993	\$222,000	07820 / 00630	WARRANTY DEED	
NOV-1984	\$191,000	04406 / 01943	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
QUINLIVAN MICHAEL	2024	HOMESTEAD
QUINLIVAN MICHAEL	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 1452
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$530,450	\$515,000	\$500,000	\$470,000	\$470,000
Exemption Amount	\$530,450	\$515,000	\$500,000	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$470,000	\$470,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$8,124	\$8,229
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$103	\$100	\$96	\$8,219	\$8,326

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcapao.gov



Town of Highland Beach

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

NOTICE OF VIOLATION

May 6, 2024

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-160

Location: 3420 S OCEAN BLVD 8, 8Y
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 E23-0221 ELECTRICAL/Tub to Shower conversion has expired due to missing inspections.

Correction- Must contact permitting at 5612784540 to re-instate/obtain required permit by 5/202/2024.

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

9589 0710 5270 1410 0624 70

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Boca Raton, FL 3340

Certified Mail Fee \$4.40

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

☐ Return Receipt (hardcopy) \$3.65

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$10.00

☐ Adult Signature Required \$10.00

☐ Adult Signature Restricted Delivery \$

Postage \$0.60

Total Postage \$0.60

Sent To

Street and Apt.

City, State, ZIP+

PS Form 3800

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487

Postmark
Here

05/06/2024

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

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.

CC-24-160 NOV

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach FL, 33487



9590 9402 5086 9092 0249 28

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0624 70

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

X
B. Received by (Printed Name)

C. Date of Delivery

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

MAY 09 2024

Town of Highland Beach, FL

Town Clerk's Office

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail[®]

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express[®]

☐ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation[™]

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

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File Attachments for Item:

D. CASE NO. CC-24-172 FINE REDUCATION REQUEST

Michael Quinlivan 3420 S. Ocean Blvd. 8Y Highland Beach FL, 33487 PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23- 0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-172

Date: January 6, 2025

**MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
HIGHLAND BEACH, FL 33487**

RE: 3420 S OCEAN BLVD 8Y

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, February 11, 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, FLORIDA
CODE ENFORCEMENT BOARD**

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

**MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487**

Case No: CC-24-172

PCN: 24-43-46-33-24-000-0825

Respondent.

**LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y**

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 13, 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. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit P23-0199 and for expiration of building permit BR23-0230.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code **by September 13, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

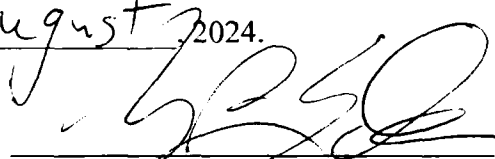
c. No further action shall be required for the entry of such fine.

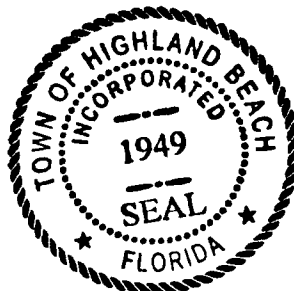
2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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 15th day of August, 2024.


Myles Schlamm, Chair
Code Enforcement Board



Copies Furnished to:

Respondents

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MICHAEL QUINLIVAN
3420 S. Ocean Boulevard, Apt. 8Y
Highland Beach, FL 33487

Case No: CC-24-172
PCN: 24-43-46-33-24-000-0825

Respondent.

LEGAL: CORONADO AT HIGHLAND
BEACH COND UNIT 8-Y

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on August 13, 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. Respondent is the owner of the property located at 3420 South Ocean Boulevard, Apt. 8Y, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit P23-0199 and for expiration of building permit BR23-0230.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code **by September 13, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent 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. Respondent is 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 Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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 15th day of August, 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-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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 August 13, 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.

Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions. Updated compliance June 16, 2024.

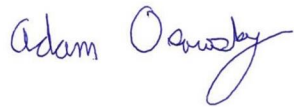
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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 ___29___ day of ___July_____ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410060858/9589071052701410065754

9589 0710 5270 1410 0657 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL RECEIPT

Certified Mail Fee \$ 4.85

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.30

Total Postage and Fees \$ 5.50

Sent To Quintivan

Street and Apt. No., or P.O. Box No. 3420 Ocean

City, State, ZIP+4® HB FL 33487

Postmark Here JUL 29 2024

BOCA RATON FL 33431

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-172

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Quynh Van
3420 Ocean St

Highland Beach FL, 33487

Re: 3420 Ocean Blvd St, Highland Beach FL 33487 (PCN: 24234633240000825)

I, Adam Osowsky, being duly sworn, depose and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" 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 7/29/2024 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/Clerk

8/1/2024

Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 1st day of Aug., 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____



www.highlandbeach.us

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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN

3420 S OCEAN BLVD APT 8Y

Highland Beach, FL 33487

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-0825)

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 August 13, 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.

Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions. Updated compliance June 16, 2024.

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.

www.highlandbeach.us

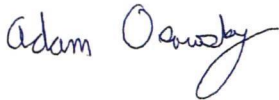
Tel (561) 278-4540 • Fax (561) 278-2606

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 ___29___ day of ___July___ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410060858/9589071052701410065754

Monday, July 29, 2024

01:19PM

Highland Beach, FL 33487





NOH

Town of Highland Beach

Building Department
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-172

Date: July 29, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach, FL 33487

CC 24 172

RE: 3420 S OCEAN BLVD 8Y HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-24-000-082)

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 August 13, 2024 at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding

30-122 (B) - Expiration of building permit.

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Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions. Updated compliance June 16, 2024.

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.

www.highlandbeach.us

Monday, July 29, 2024
02:01PM
Highland Beach, FL 33487

Property Detail

Location Address : 3420 S OCEAN BLVD 8Y
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-24-000-0825
Subdivision : CORONADO AT HIGHLAND BEACH COND DECL FILED 4-1-83 IN
Official Records Book/Page : 31884 / 560
Sale Date : OCT-2020
Legal Description : CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

Owner Information

Owner(s)	Mailing Address
QUINLIVAN MICHAEL	3420 S OCEAN BLVD APT 8Y HIGHLAND BEACH FL 33487 2553

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2020	\$645,000	31884 / 00560	WARRANTY DEED	QUINLIVAN MICHAEL
FEB-2007	\$528,000	21406 / 00069	WARRANTY DEED	3420 SOUTH OCEAN LLC
JUL-1993	\$222,000	07820 / 00630	WARRANTY DEED	
NOV-1984	\$191,000	04406 / 01943	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
QUINLIVAN MICHAEL	2024	HOMESTEAD
QUINLIVAN MICHAEL	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 1452
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$724,000	\$576,300	\$500,000	\$470,000	\$470,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$530,450	\$515,000	\$500,000	\$470,000	\$470,000
Exemption Amount	\$530,450	\$515,000	\$500,000	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$470,000	\$470,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$8,124	\$8,229
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$103	\$100	\$96	\$8,219	\$8,326

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcapao.gov



Town of Highland Beach

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

NOTICE OF VIOLATION

May 14, 2024

MICHAEL QUINLIVAN
3420 S OCEAN BLVD APT 8Y
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-172

Location: 3420 S OCEAN BLVD 8Y
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.

Complaint: ADAM, PLEASE CHECK ON THIS PERMIT BR23-0230. IT WAS ISSUED 10-31-23 AND THERE WAS NO INSPECTIONS DONE AND IT IS EXPIRED. THERE WAS A PLUMBING PERMIT ALSO P23-0199 THAT SCHEDULED A FINAL, BUT THEY CANCELLED IT.

Violation: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23-0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

Correction: Contact permitting 561 278 4540 to re-instate/obtain ALL required permits by June 4, 2024 to prevent further actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

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



Photos

CC-24-172

Code Case

Project Address:

3420 S OCEAN BLVD 8Y, HIGHLAND
BEACH FL 33487

Owner:

MICHAEL QUINLIVAN



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/31/2024

File Type: jpg

Notes: nov posted

Photo of Record: ☐

Tracking Number:

Remove X

9589071052701410060858

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Feedback



Latest Update

Your item was delivered to an individual at the address at 12:09 pm on June 17, 2024 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
June 17, 2024, 12:09 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates	▼
USPS Tracking Plus®	▼
Product Information	▼

See Less ^

Track Another Package

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File Attachments for Item:

E. CASE NO. CC-24-86STATUS UPDATE

Seth Fishman2575 S. Ocean Blvd., Apt 303SHighland Beach FL, 33487PCN: 24-43-46-28-47-002-3030

Legal Description: TOWNHOUSES OF HIGHLAND BEACH CONDO BLDG SOUTH UNIT 303-S

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E21-0047 Electrical Sub-permit has expired.



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-86

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SETH FISHMAN
2575 S OCEAN BLVD APT 303S
Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD 303S HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-001-4120)

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, February 11, 2025, 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 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 21 day of January 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879093

7021 0950 0000 8687 9093

U.S. Postal Service™
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Domestic Mail Only

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Certified Mail Fee

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

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| <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

\$

Total Postage and Fees

\$

Ser

Si

Ca

CC-24-86-NOH*

SETH FISHMAN

2575 S OCEAN BLVD APT 303S

Highland Beach FL, 33487



PS Form 3800, April 2008 PSN 7530-02-000-9047

See Reverse for Instructions

Tracking Number:

70210950000086879093

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 4:22 pm on January 23, 2025 in BOCA RATON, FL 33487.

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USPS Tracking Plus[®]

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Delivered, Left with Individual

BOCA RATON, FL 33487

January 23, 2025, 4:22 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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FAQs

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

SETH FISHMAN
2575 S. Ocean Boulevard, Apt. 303S
Highland Beach, FL 33487

Case No: CC-24-86

PCN: 24-43-46-28-47-002-3030

Respondent.

LEGAL: TOWNHOUSES OF HIGHLAND
BEACH COND BLDG SOUTH UNIT 303-S

ORDER GRANTING STAY

THIS MATTER having come before the Code Enforcement Magistrate on December 10, 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. On June 11, 2024, the Code Enforcement Board entered an Order Finding Violation finding Respondent in violation of Section 30-122(B) of the Town Code of Ordinances for an expired building permit, Permit E21-0047 and ordering compliance by June 25, 2024 or pay a fine in the amount of \$250.00 per day the property remained in violation after June 25, 2024; and ordering payment of administrative costs in the amount of \$250.00.
4. To date, fines have accrued in the amount of \$42,000, and continue to accrue.
5. The administrative costs have been paid.
6. Respondent has requested a stay of fines.
7. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
8. Respondent was not in attendance.

CONCLUSIONS OF LAW

1. Respondent remains in violation of the Code sections cited above.
2. Respondent has demonstrated good cause for a stay of fines.

ORDER

IT IS HEREBY ORDERED that

1. Respondent's request for a stay of fines is GRANTED and the fines are stayed from June 26, 2024 through February 11, 2025.
2. A status hearing will be held on February 11, 2025, at 1:00 p.m., at the Town of Highland Beach Town Hall, 3614 S. Ocean Blvd., Highland Beach, Florida 33487.

DONE AND ORDERED this 12 day of December, 2024.



Kevin Wagner, Code Enforcement Magistrate

Copies Furnished to:

Respondent



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-86

Date: November 4, 2024

**SETH FISHMAN
2575 S OCEAN BLVD APT 303S
HIGHLAND BEACH, FL 33487 1862**

RE: 2575 S OCEAN BLVD 303S

YOU ARE HEREBY NOTIFIED that pursuant to your Request to Stay The Fines, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, December 10, 2024, 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
561 637 2035
aosowsky@highlandbeach.us

9589 0710 5270 1134 3547 45

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Harrison, NY 10528

Certified Mail Fee	\$	\$4.85
Extra Services & Fees (check box, add fee as appropriate)		\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage	\$	\$0.73
Total Postage and Fees		\$9.68

CC-24-89 NOH

Sent To Steven L. Kessler, Esq.
500 Mamaroneck Avenue
Street and Apt. No., or PO Box No. Suite 320
City, State, ZIP+4® Harrison, N.Y. 10528



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-24-89 NOH
Steven L. Kessler, Esq.
500 Mamaroneck Avenue
Suite 320
Harrison, N.Y. 10528



9590 9402 5086 9092 0370 89

2. Article Number (Transfer from service label)

9589 0710 5270 1134 3547 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-8

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"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

PS Form 3811, July 2015 PSN 7530-02-000-9053

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USPS TRACKING#

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9590 9402 5086 9092 0370 89

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

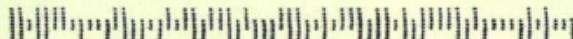
• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED

NOV 12 2024

Town of Highland Beach, FL
Town Clerk's Office

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





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-86

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SETH FISHMAN
2575 S OCEAN BLVD 303S
Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD 303S., Highland Beach FL 33487 (PCN: 24-43-46-28-47-001-4120)

I, Adam Osowsky, being duly sworn, depose 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 & x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on November 4, 2024 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/Clerk

 November 4, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of November , 20 24 , by Adam Osowsky

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ OR Produced Identification
Type of Identification Produced:



www.highlandbeach.us

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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING

CASE NO. CC-24-86

Date: November 4, 2024

**SETH FISHMAN
2575 S OCEAN BLVD APT 303S
HIGHLAND BEACH, FL 33487 1862**

RE: 2575 S OCEAN BLVD 303S

YOU ARE HEREBY NOTIFIED that pursuant to your Request to Stay The Fines, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, December 10, 2024, at 1:00 P.M.*

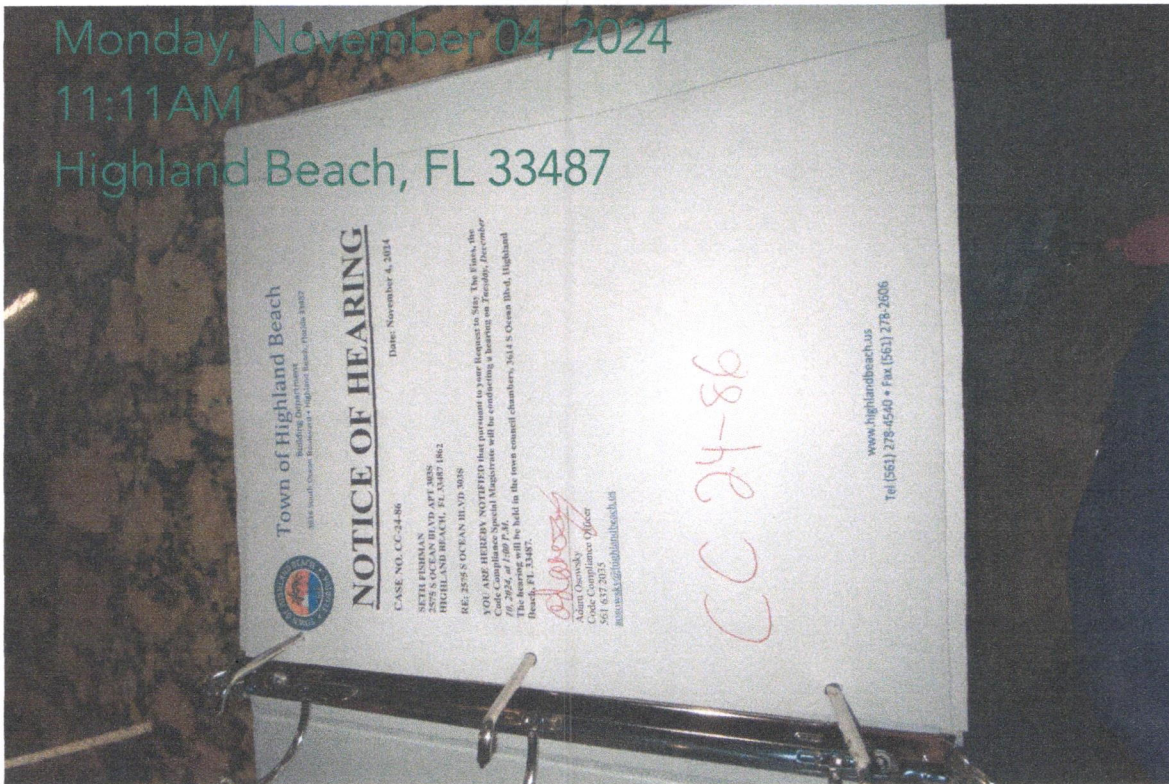
The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

Adam Osowsky
Code Compliance Officer
561 637 2035
aosowsky@highlandbeach.us

Monday, November 04, 2024

11:11AM

Highland Beach, FL 33487



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

SETH FISHMAN
2575 S. Ocean Boulevard, Apt. 303S
Highland Beach, FL 33487

Case No: CC-24-86

PCN: 24-43-46-28-47-002-3030

Respondents.

LEGAL: TOWNHOUSES OF HIGHLAND
BEACH COND BLDG SOUTH UNIT 303-S

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on June 11, 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. Respondent is the owner of the property located at 2575 South Ocean Boulevard, Apt. 303S, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for an expired building permit, Permit E21-0047.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code within two (2) weeks of the date of the hearing **or by June 25, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent 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. Respondent is 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 Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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 14 day of June, 2024.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondents

STEVEN L. KESSLER

November 18, 2024

Mr. Adam Osowsky
Code Compliance Officer
Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487

Re: ***2575 South Ocean Boulevard
Unit 303S
Highland Beach, Florida***

Dear Adam:

Thank you again for your assistance with regard to Dr. Fishman's condominium at 2575 South Ocean Blvd, Unit 303S, in Highland Beach.

In advance of the scheduled Court appearance, I would like to update you regarding a matter which you may not know about, but which relates to the condo unit. In January 2021, Dr. Fishman contracted with contractors Elliot Buran, EJB Kitchens Home Improvements and Consulting, Inc., to renovate the apartment. Dr. Fishman paid Buran's substantial bill in advance, as Buran required. For reasons unknown, however, Buran suddenly stopped working on the unit. Dr. Fishman sued Buran in Palm Beach County. Around March 2022, a settlement was signed by the parties. According to the terms of the settlement, Buran was to sell two of his properties to raise \$66,000 from each to be used to complete renovations to Seth Fishman's condo. One of Mr. Buran's properties was in fact sold and \$66,000 of the proceeds was deposited into the escrow account of the closing agent. But Buran then chose not to sell the second property, thereby breaching the settlement. And did Buran not perform any further work on the condo, despite having secured all of the required permits. Since the contractor was doing all of the work on the unit, Dr. Fishman was unaware of the specific permits which Buran had secured, let alone that any of those permits, including the electrical permit, had expired. Everything to do with the renovations was handled by the contractor. In any event, the work remains incomplete and the condo unit remains unoccupied.

A motion to dismiss the lawsuit against Buran for failure to proceed was filed in court. After Dr. Fishman and his father appeared by telephone on the hearing date and both sides argued the matter before the court, the motion to dismiss the action was withdrawn by the judge and the Court adjourned the matter, scheduling the next court date for April 2, 2025, giving the parties further time for negotiations. In fact, Buran's attorney has already reached out to Robert Fishman seeking to resolve this. In the meantime, not surprisingly, Dr. Fishman is looking for a new contractor, who, of course, would again secure the necessary permits before completing the work on the unit. The catch, however, and why further proceedings remain on hold, is that the Court in the federal case in New York restrained all of Dr. Fishman's assets – real and liquid, including substitute assets. Release of any assets, therefore, remains contingent on the outcome of the federal case.

Dr. Fishman's conviction was appealed and his appeal was argued on September 18, 2024 before the United States Court of Appeals in Manhattan. In addition to the conviction itself, we raised issues relating to the propriety of the forfeiture and restitution judgments. Despite the prosecutorial slant on most federal appellate courts these days, during oral argument, the Court appeared favorable to or at least open to our arguments regarding the dismissal or modification of the financial penalties, including forfeiture and restitution. Such a result would allow Dr. Fishman to use his funds or even release them entirely, a result that would, of course, have a positive impact on your matter as well. In any event, we are awaiting the decision from the appellate court. We will keep you posted as events unfold.

Thank you again for your and Jeff's assistance. Have a great holiday.

Sincerely,



Steven L. Kessler
LAW OFFICES OF STEVEN L. KESSLER
500 Mamaroneck Avenue, Suite 320
Harrison, New York 10528
(212) 661-1500
KesslerLawNYC@gmail.com

SLK:rmaf
Encls.

USDC SDNY
DOCUMENT
ELECTRONICALLY FILED
DOC #:
DATE FILED: 7/11/22

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

----- x
UNITED STATES OF AMERICA

- v. -

SETH FISHMAN,

Defendant.
----- x

:
:
: POST-SENTENCING
: RESTRAINING ORDER

: S6 20 Cr. 160 (MKV)
:
:

Upon the Indictment, S6 10 Cr. 160 (MKV), and the conviction of defendant SETH FISHMAN (the "defendant"), and the application of DAMIAN WILLIAMS, United States Attorney for the Southern District of New York, by Sarah Mortazavi, Assistant United States Attorney, of counsel, pursuant to the All Writs Act, 28 U.S.C. § 1651(a);

IT IS HEREBY ORDERED that:

The defendant and all attorneys, agents, employees, and anyone acting on his behalf, and all persons or entities, acting in concert or participation with any of the above, shall not take any action prohibited by this Order; and

IT IS HEREBY FURTHER ORDERED that the defendant, his attorneys, agents, employees, and anyone acting on their behalf, and all persons or entities acting in concert or participation with any of the above, and all persons and entities having actual knowledge of this order, shall not, directly or indirectly, transfer, sell, assign, pledge, hypothecate, encumber, or dispose of in any manner; cause to be transferred, sold assigned, pledged, hypothecated, encumbered, disposed of in any manner; or take, or cause to be taken, any action that would have the effect of depreciating, damaging, or in any way diminishing the value of the following property, except as approved by the Court and the Government:

All right, title and interest of SETH FISHMAN, the defendant, in any and all property, or interests property, held in the name of, or for the benefit of, SETH FISHMAN (collectively, the "Assets").

IT IS HEREBY FURTHER ORDERED that:


The defendant shall not use or permit the Assets to be used for any illegal activity, or in any manner that would invalidate insurance on the Assets or diminish the value of the Assets, neither shall they cause any alteration to the Assets without the prior written consent of the United States Attorney's Office.

IT IS HEREBY FURTHER ORDERED that this Restraining Order shall be binding upon the defendant, his attorneys, agents and employees, and all persons in active concert or participation with any of the above, or any other person having actual knowledge of this Order.

IT IS HEREBY FURTHER ORDERED that service of a copy of this Order shall be made forthwith on the defendant's attorneys by electronic mail following the filing of this Restraining Order.

Dated: New York, New York
July 11, 2022

SO ORDERED:


HONORABLE MARY KAY VYSKOCIL
UNITED STATES DISTRICT JUDGE

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

USDC SDNY
DOCUMENT
ELECTRONICALLY FILED
DOC #:
DATE FILED: 10/16/2023

----- x
UNITED STATES OF AMERICA :

- v. - :

SETH FISHMAN, :

Defendant. :

**PRELIMINARY ORDER OF
FORFEITURE AS TO
SUBSTITUTE ASSETS**

S6 20 Cr. 160 (MKV)

----- x
WHEREAS, on or about November 5, 2020, SETH FISHMAN (the "Defendant"), among others, was charged in two counts of a five-count Superseding Indictment, S6 20 Cr. 160 (MKV) (the "Indictment"), with conspiracy to misbrand and adulterate drugs in interstate commerce with intent to defraud or mislead, in violation of Title 18, United States Code, Section 371, and Title 21, United States Code, Sections 331 and 333 (Counts One and Two);

WHEREAS, the Indictment included a forfeiture allegation as to Counts One and Two of the Indictment, seeking forfeiture to the United States, pursuant to Title 21, United States Code, Section 334, and Title 28, United States Code, Section 2461, of any and all drugs that were adulterated or misbranded when introduced into or while in interstate commerce or while held for sale (the "Forfeitable Property"), including but not limited to a sum of money in United States currency representing the value of such property;

WHEREAS, on or about February 2, 2022, the Defendant was found guilty, following a jury trial, of Counts One and Two of the Indictment;

WHEREAS, On or about July 10, 2023, the Court entered an Order of Forfeiture/Money Judgment (D.E. 1109), imposing a money judgment against the Defendant in the amount of \$10,312,627.40 in United States Currency (the "Money Judgment").

WHEREAS, to date, the entirety of the Money Judgment entered against the Defendant remains unpaid;

WHEREAS, as a result of acts and/or omissions of the Defendant, the United States has not been able to locate, obtain or collect the Forfeitable Property, despite the exercise of due diligence in investigating the Defendant;

WHEREAS, the Government has identified the following specific assets of the Defendant:

- a. Any and all funds on deposit in Citibank, N.A. account 9144769909, held in the name of Seth Fishman;
- b. Any and all funds on deposit in Citibank, N.A. account 9139136538, held in the name of Seth Fishman;
- c. Any and all funds on deposit in Citibank, N.A. account 9139136525, held in the name of Seth Fishman;
- d. Any and all funds on deposit in Citibank, N.A. account 9139800880, held in the name of Seth Fishman;
- e. Any and all funds on deposit in CreditCorp Bank, S.A. account 4010102652, held in the name of Equine Performance Inc. and beneficially owned by Seth Fishman;
- f. Any and all funds on deposit in CreditCorp Bank, S.A. account 4010102668, held in the name of Equine Performance Inc. and beneficially owned by Seth Fishman;
- g. Any and all funds on deposit in Paypal account 2009696405473359310, held in the name of Seth Fishman;
- h. The real property located at street address 2565 South Ocean Blvd Apartment 412 N, Highland Beach, Florida 33487 with a legal description of Unit No. 412-N, in the Townhouses of Highland Beach Condominium, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Recorded Book 3466, at Page 791, of the Public Records of Palm Beach County, Florida;

- i. The real property located at street address 2575 South Ocean Blvd Unit 303 South, Highland Beach, Florida 33487 with a legal description of Unit No. 303-S, in the Townhouses of Highland Beach Condominium, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Recorded Book 3466, at Page 791, of the Public Records of Palm Beach County, Florida and any amendments therein together with its undivided share in the common elements.
- j. \$70,049.59 in United States currency on deposit in Wells Fargo account number ending in -9455, held in the name of Green & Willstatter Attorney Trust;

(a. through j., collectively, the "Substitute Assets"); and

WHEREAS, the Government is seeking the forfeiture of all of the Defendant's right, title and interest in the Substitute Assets.

NOW IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT:

1. All of the Defendant's right, title and interest in the Substitute Assets are hereby forfeited to the United States of America, for disposition in accordance with the law, subject to the provisions of Title 21, United States Code, Section 853(n).

2. Upon entry of this Preliminary Order of Forfeiture of Substitute Assets, the United States Marshals Service (or its designee) is hereby authorized to take possession of the Substitute Assets and to keep it in its secure, custody and control.

3. Upon entry of a Final Order of Forfeiture, the Substitute Assets shall be applied towards the satisfaction of the Money Judgment entered against the Defendant.

4. Pursuant to Title 21, United States Code, Section 853(n)(1), Rule 32.2(b)(6) of the Federal Rules of Criminal Procedure, and Rules G(4)(a)(iv)(C) and G(5)(a)(ii) of the Supplemental Rules for Admiralty or Maritime Claims and Asset Forfeiture Actions, the United States shall publish for at least thirty (30) consecutive days on the official government internet

forfeiture site, www.forfeiture.gov, notice of this Preliminary Order of Forfeiture as to Substitute Assets and provide notice that any person, other than the Defendant in this case, claiming an interest in the Substitute Assets must file a petition within sixty (60) days from the first day of publication of the notice on this official government internet site, or no later than thirty-five (35) days from the mailing of actual notice, whichever is earlier.

5. The notice referenced in the preceding paragraph shall state that the petition shall be for a hearing to adjudicate the validity of the petitioner's alleged interest in the Substitute Assets, shall be signed by the petitioner under penalty of perjury, and shall set forth the nature and extent of the petitioner's right, title or interest in the Substitute Assets and any additional facts supporting the petitioner's claim and the relief sought, pursuant to Title 21, United States Code, Section 853(n).

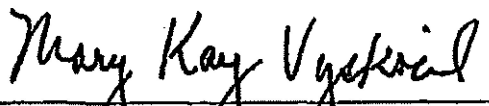
6. The United States may also, to the extent practicable, provide direct written notice to any person, other than the Defendant, known to have an alleged interest in the Substitute Assets, as a substitute for published notice as to those persons so notified.

7. Upon adjudication of all third-party interests, this Court will enter a Final Order of Forfeiture with respect to the Substitute Assets, pursuant to Title 21, United States Code, Section 853(n), in which all interests will be addressed.

8. The Court shall retain jurisdiction to enforce this Preliminary Order of Forfeiture as to Substitute Assets, and to amend it as necessary, pursuant to Federal Rule of Criminal Procedure 32.2(e).

Dated: New York, New York
October 16, 2023

SO ORDERED:



HONORABLE MARY KAY VYSKOCIL
UNITED STATES DISTRICT JUDGE

United States Court of Appeals
FOR THE
SECOND CIRCUIT

At a stated term of the United States Court of Appeals for the Second Circuit, held at the Thurgood Marshall United States Courthouse, 40 Foley Square, in the City of New York, on the 10th day of January, two thousand twenty-four.

Present:

Gerard E. Lynch,
William J. Nardini,
Maria Araújo Kahn,
Circuit Judges.

United States of America,

Appellee,

v.

22-1600 (L),
22-2063 (Con),
23-6819 (Con)

Jorge Navarro, AKA Sealed Defendant 1, et al.,

Defendants,

Seth Fishman, AKA Sealed Defendant 7, et al.,

Defendants-Appellants.

Defendant-Appellant Seth Fishman moves to stay the forfeiture of substitute assets pending appeal. The Government opposes, and Defendant-Appellant Fishman has replied in further support.

Upon due consideration, it is hereby ORDERED that the motion is DENIED. Having carefully considered the parties' arguments and submissions, we conclude that Defendant-Appellant has not shown that a stay is warranted under either the four-factor test of *Nken v. Holder*, 556 U.S. 418, 434-35 (2009), or the alternative test of *United States v. Silver*, 203 F. Supp. 3d 370, 385 (S.D.N.Y. 2016). Specifically, he has not shown that he will suffer irreparable harm absent a stay because the Government has represented that it will not sell the real property until this appeal concludes or the district court grants express authorization to do so, and he has not otherwise shown that the value of the forfeited assets will appreciate over time.

FOR THE COURT:
Catherine O'Hagan Wolfe, Clerk of Court

Catherine O'Hagan Wolfe



Green & Willstatter
ATTORNEYS AT LAW
200 MAMARONECK AVENUE
SUITE 605
WHITE PLAINS, NEW YORK 10601

THEODORE S. GREEN
RICHARD D. WILLSTATTER

(914) 948-5656
FAX (914) 948-8730

E-MAIL: WILLSTATTER@MSN.COM

September 24, 2024

Hon. John J. Parnofiello
Circuit Judge
Circuit Court, Fifteenth Judicial Circuit
in and for Palm Beach County
205 N. Dixie Hwy.
West Palm Beach, FL 33401

Re: Seth Fishman v. Elliot Buran, EJB Kitchens
Home Improvements and Consulting, Inc.
Case No.: 50-2021-CA-011137-XXXX-MB

Dear Judge Parnofiello:

I represent Seth Fishman, the plaintiff, in connection with an appeal pending in the United States Court of Appeals for the Second Circuit. I am not Seth Fishman's lawyer in the Palm Beach case and am not admitted to practice in Florida. However, I have a copy of the Court's August 13, 2024 order notifying the parties that the action will be dismissed if no new motion has been filed and no stay has been issued or approved within 60 days of August 13, 2024. I write as a courtesy to the Court to inform it of the circumstances.

Seth Fishman was represented by Jonathan Bloom of Boca Raton. A settlement was signed by the parties in or about March 2022. According to the terms of the settlement, the defendant Elliot Buran was to sell two of his properties to raise \$66,000 from each to be used to complete renovations to Seth Fishman's real property. One of Mr. Buran's properties was sold and \$66,000 of the proceeds was deposited into the escrow account of Osborne & Osborne, PA, the closing agent. But Mr. Buran did not sell the second property, perhaps because he learned that my client, Dr. Fishman, was imprisoned. Mr. Buran has performed no work on the property, either.

Later, Mr. Bloom withdrew as plaintiff's counsel. Dr. Fishman's funds are restrained by operation of a Restraining Order issued by the United States District Court in the Southern District of New York, so he cannot pay for new counsel in the Palm Beach case (and could not have paid Mr. Bloom additional fees, either). Seth

Fishman's father, Robert Fishman, has power of attorney for his son, but he is not a practicing lawyer and was never admitted to the Florida bar.

It seems the Court Clerk is aware that Seth Fishman is imprisoned because the August 13, 2024 "Second Notice of Lack of Prosecution, Court's Motion to Dismiss, and Order Setting Hearing" was emailed to Luis Pena who was Dr. Fishman's correctional counselor at FCI Miami. Fortunately, another member of the FCI Miami staff, Jason Cooke, jcooke@bop.gov, forwarded the Court's order to me. Seth Fishman is unaware of how to submit a motion to enforce the settlement or how to seek a stay. He is pro se at this point. If emails are sent to Mr. Pena, who is no longer Dr. Fishman's correctional counselor, they may not be delivered to Seth Fishman. Letters and notices should be emailed to Mr. Cooke and mailed to Seth Fishman at:

Seth Fishman, Reg. No. 18434-104
FCI MIAMI
Federal Correctional Institution
Satellite Camp
P.O. BOX 779800
MIAMI, FL 33177

It would continue to make sense to send notices to Robert Fishman, the plaintiff's father, as well. Robert Fishman informs me that the Court has the incorrect email for him: it should be robert.fishman@hotmail.com. Mr. Jacobs, defendants' lawyer, is aware that Seth Fishman is imprisoned and has been in contact with Robert Fishman. The defendants have not abided by the terms of the settlement over the last two years.

Please be aware that Seth Fishman cannot appear before you by zoom or otherwise on November 8, 2024 because he is serving a sentence of imprisonment.

I respectfully suggest the Court should hold this matter in abeyance while Seth Fishman's appeal is pending.

Very truly yours,

/s/ Richard D. Willstatter
RICHARD D. WILLSTATTER

cc: Russell S. Jacobs
Attorney for Defendants
20700 W. Dixie Hwy
Aventura, FL 33180
russ@thejacobsllawgroup.com

Robert Fishman
Dr. Seth Fishman

Subject: Case no.:50-2021-CA-011137-XXXX-MB

From robert fishman <robert.fishman@hotmail.com>

Date Mon 11/4/2024 5:47 PM

To CAD-Division AO <CAD-DivisionAO@pbcgov.org>

Cc russ@thejacobslawgroup.com <russ@thejacobslawgroup.com>; Richard Willstatter <willstatter@msn.com>

Dear Judge Parnoffello,

My son, Seth Fishman, is currently in prison in Miami, Fla, serving a criminal sentence which is on appeal to the United States Court of Appeals for the Second Circuit. Oral argument was heard on September 17, 2024 and we re waiting for the Court's decision.

My Son wanted to respond personally to the notice of lack of prosecution, but due to prison circumstances beyond his control he has been unable to. As his power of attorney, I authorized his criminal appeals attorney, Richard Willstatter, to write a letter to the Court to explain Seth's situation & request a stay pending Seth's appeal. Mr. Willstatter wrote to the Court on September 24, 2024, and copied all parties. On October 16, 2024,not having heard from the Court, he wrote to your Honor further explaining the situation and good cause to stay the proceeding and not dismiss the lawsuit.

On October 16, 2024, he was advised by email that "the Judge received your correspondence and filed it in the Court file..." and further stating "if you do not represent Dr. Fishman, the Court is not going to take action on your request."

Under the underlying circumstances of the prisons restraints, I believe justice would be served if Richard Willstatter's letters be accepted by this Court. I pray that the prison will provide Seth the opportunity to appear at the hearing by telephone but that can only happen if the Court will ask the staff at FCI Miami to permit it.

Sincerely

Robert Fishman

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION: AO
CASE NO.: 50-2021-CA-011137-XXXX-MB

SETH FISHMAN,
Plaintiff/Petitioner

vs.

ELLIOT BURAN,
EJB KITCHENS HOME IMPROVEMENTS
AND CONSULTING INC,
Defendant/Respondents.

**SECOND NOTICE OF LACK OF PROSECUTION, COURT'S MOTION TO
DISMISS, AND ORDER SETTING HEARING**

PLEASE TAKE NOTICE that it appears on the face of the record that no activity by filing of pleadings, orders or court, or otherwise, has occurred for a period of ten (10) months or more immediately preceding service of this Notice, and no stay has been issued or approved by the Court. Therefore, any interested person, whether a party to the action or not, including the Court, may serve notice to all parties that no such activity has occurred. Such Notice is hereby given.

Pursuant to Florida Rule of Civil Procedure 1.420(e), if no such record activity occurs within sixty (60) days following the service of this notice, and if no stay is issued or approved during such sixty (60) day period, this action shall be dismissed by the Court on its own motion or on the motion of any interested person, whether a party to the action or not, after reasonable notice to the parties unless a party shows good cause in writing at least five (5) days before the hearing on the motion why the action should remain pending. Such Notice is herein provided.

It is **ORDERED** as follows:

1. If there is a filing in this case within sixty (60) days immediately following service of this Notice, counsel and all pro se parties shall appear before the Court for a Mandatory Status Conference/Scheduling Conference on November 8, 2024, at 8:30 a.m. via Zoom video <https://us02web.zoom.us/j/94486279201> or by telephone 877-853-5257 Meeting ID: 9448 627 9201 Password: 443 91 754.

A courtesy copy of any filing made after the date of this Notice and prior to the above hearing shall be furnished to this Court. Failure to appear at the hearing may result in the imposition of sanctions including dismissal of the action.

2. If there are no filings within sixty (60) days of this order but Plaintiff files a Showing of Good Cause after the expiration of the sixty (60) day grace period, counsel and all pro se parties MUST appear before the Court on November 8, 2024, at 8:30 a.m. via Zoom video <https://us02web.zoom.us/j/94486279201> or by telephone 877-853-5257 Meeting ID: 9448 627 9201 Password: 443 91 754, for a hearing on the Court's Determination of Good Cause.

The Showing of Good Cause shall be filed with the Clerk and Comptroller's Office no less than five (5) days prior to the hearing and a courtesy copy shall be furnished to this Court. Plaintiff is directed to bring a copy of the Showing of Good Cause and a proposed order (with stamped envelopes) to the hearing. Failure to appear at the hearing may result in this matter being dismissed.

3. If no stay has been issued or approved by this Court, no filings made within the sixty (60) day grace period, and no showing of good cause filed at least five (5) days prior to the hearing in accordance with the requirements of paragraph 2 above, **THIS ACTION SHALL BE DISMISSED UPON FURTHER ORDER OF COURT.**
4. If all claims in this case have been settled, dismissal papers must be filed as to all claims, including counterclaims, cross claims and third party claims, as well as to all parties, including all co-defendants. A Mediator's Report does not dismiss the action. To be excused from the hearing at the date and time specified in paragraph 2 above, you must file with the Clerk of Court the appropriate dismissal papers and file a Final Disposition Sheet (Form 1.998) as required by Florida Rule of Civil Procedure 1.100(c)(3).

DONE AND ORDERED in Chambers, at West Palm Beach, Palm Beach County, Florida.

50-2021-CA-011137-XXXX-MB-08/13/2024
John J. Parnoffello, Circuit Judge
50-2021-CA-011137-XXXX-MB 08/13/2024
John J. Parnoffello
Circuit Judge

COPIES TO:

RUSSELL S. JACOBS ESQ	20700 W. DIXIE HWY AVENTURA, FL 33180	RUSS@THEJACOBSLAWGR OUP.COM carolina@thejacobslawgroup.c om service@thejacobslawgroup.co m
ROBERT FISHMAN AS POWER OF ATTORNEY FOR SETH FISHMAN	80 GREENLEAF HILL GREAT NECK, NY 11023	FISHMAN@HOTMAIL.COM
MIAMI FEDERAL CORRECTIONAL INSTITUTION	ATTENTION: LUIS PENA LPENA@BOP.GOV 15801 SW 137TH AVE MIAMI, FL 33177	

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

SETH FISHMAN
2575 S. Ocean Boulevard, Apt. 303S
Highland Beach, FL 33487

Case No: CC-24-86

PCN: 24-43-46-28-47-002-3030

Respondents.

LEGAL: TOWNHOUSES OF HIGHLAND
BEACH COND BLDG SOUTH UNIT 303-S

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on June 11, 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. Respondent is the owner of the property located at 2575 South Ocean Boulevard, Apt. 303S, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 30-122(B) of the Town Code of Ordinances for an expired building permit, Permit E21-0047.
3. Respondent was 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, Respondent is 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. Respondent remains in violation of the Code sections cited above.

COMPLIANCE

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

a. Respondent shall comply with the Town Code within two (2) weeks of the date of the hearing **or by June 25, 2024.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00** shall be assessed against Respondent 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. Respondent is 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 Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent 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. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within sixty (60) days from the date this Order was executed. If Respondent fails 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 Respondent. If such a hearing is requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is 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, Respondent 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 14 day of June, 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-24-86

Date: May 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

SETH FISHMAN
2575 S OCEAN BLVD APT 303S
BOCA RATON, FL 33487

RE: 2575 S OCEAN BLVD 303S HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-28-47-001-4120)

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 _____ day of _____ 2024.

Adam Osowsky
Code Compliance Officer

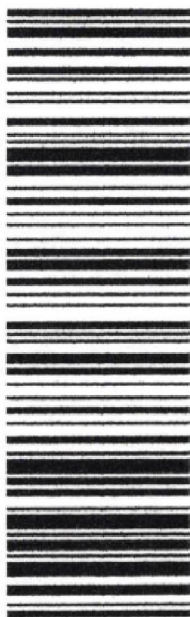
Certified Mail:

70210950000086880006/9589071052701410066072

9589 0710 5270 1410 0660 72

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

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

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CC*24*86 NOHSETH FISHMAN
2575 S OCEAN BLVD APT 303S
BOCA RATON, FL 33487

PS Form 3800, January 2023

See reverse for instructions

Certified Mail service provides the following benefits:

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- 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 : 2575 S OCEAN BLVD 303S
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-47-002-3030
Subdivision : TOWNHOUSES OF HIGHLAND BEACH COND DECL FILED 2-19-81
Official Records Book/Page : 25506 / 932
Sale Date : OCT-2012
Legal Description : TOWNHOUSES OF HIGHLAND BEACH COND BLDG SOUTH UNIT 303-S

Owner Information

Owner(s)	Mailing Address
FISHMAN SETH	2575 S OCEAN BLVD APT 303S BOCA RATON FL 33487 1862

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2012	\$765,000	25506 / 00932	WARRANTY DEED	FISHMAN SETH
MAR-2001	\$10	12433 / 01039	WARRANTY DEED	FRANCE RONALD J &
AUG-1990	\$402,000	06569 / 00646	WARRANTY DEED	
NOV-1987	\$300,000	05474 / 01020	WARRANTY DEED	
MAY-1981	\$364,200	03536 / 00968	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
FISHMAN SETH	2024	HOMESTEAD
FISHMAN SETH	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2107
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,008,000	\$1,487,400	\$890,000	\$890,000	\$910,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$2,008,000	\$1,487,400	\$890,000	\$890,000	\$910,000

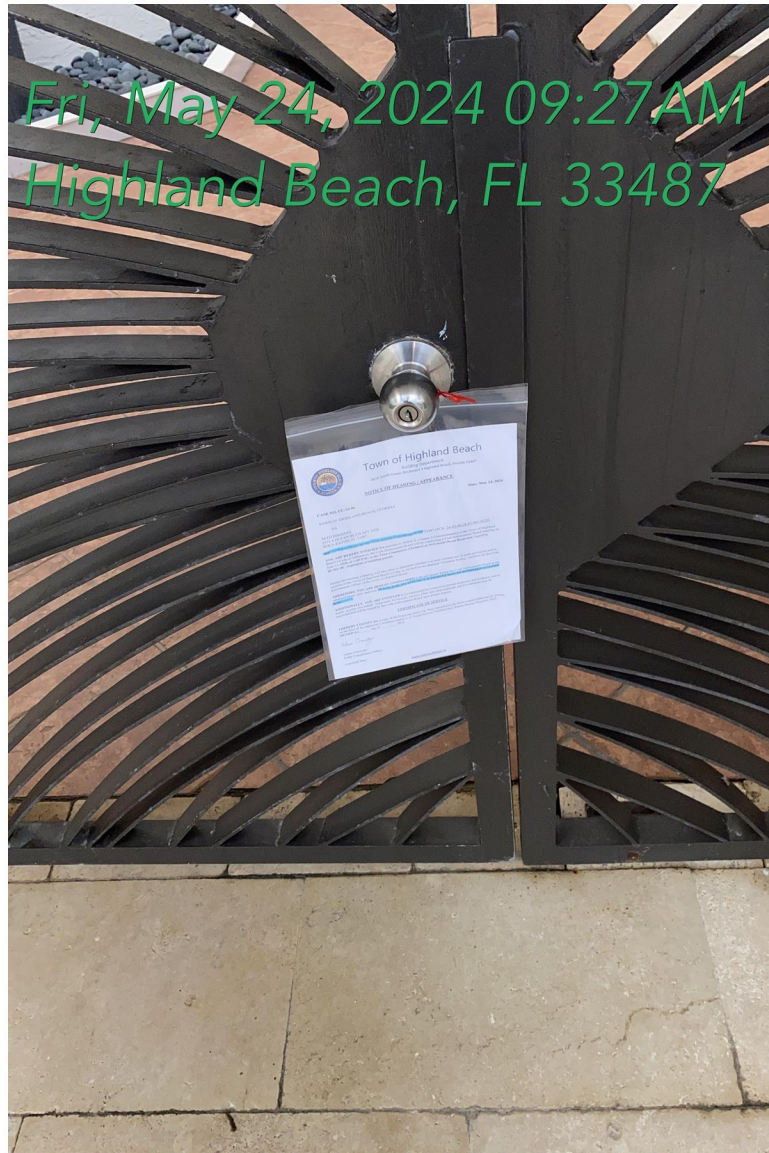
Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$831,034	\$806,829	\$783,329	\$772,514	\$755,146
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$781,034	\$756,829	\$733,329	\$722,514	\$705,146

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$12,649	\$12,567	\$12,602	\$12,664	\$12,525
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$12,752	\$12,667	\$12,698	\$12,759	\$12,622

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpap.gov





NOTICE OF VIOLATION

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

March 13, 2024

SETH FISHMAN
2575 S OCEAN BLVD APT 303S
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-24-86

Location: 2575 S OCEAN BLVD 303S
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 E21-0047 Electrical Sub-permit has expired. Correction, Must contact permitting at 5612784540 to re-instate/obtain all required permits by 4/5/2024. Updated compliance date 4/14/2024.

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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Boca Raton, FL 33487

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☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and
\$8.73

Sent To

Street and Apt. No.,

City, State, ZIP+4®

cc-24-86 nov
SETH FISHMAN
2575 S OCEAN BLVD APT 303S
BOCA RATON FL, 33487



7021 0950 0000 8688 0006

Tue, April 30, 2024 09:34AM
Highland Beach, FL 33487

