

# AGENDA

## CODE ENFORCEMENT BOARD REGULAR MEETING



**Tuesday, June 11, 2024 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](http://www.highlandbeach.us)

### **Town Hall Commission Chambers**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. May 14, 2024

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. **CASE NO. CC-24-118**

John J TR Scott  
2342 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-28-44-000-0012

Legal Description: CAMELOT ON THE ATLANTIC PL 1 PT OF LTS 1 & 2, PT OF TRS A-2, B-1 & B-2 IN OR21555P1107

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

Violations: Permit 20-0151 INSTALL GENERATOR, LIQUID PROPANE, TO RUN KITCHEN & MASTER has

**B. CASE NO. CC-24-112**

Richard K & Cornelius J JR & Moriarty  
3114 S. Ocean Blvd. 810  
Highland Beach FL, 33487  
PCN: 24-43-46-33-09-000-8100

Legal Description: MONTEREY HOUSE COND APT 810

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

Violations: PERMIT E22-0225 Install new electrical receptacles in kitchen and baths has expired.

**C. CASE NO. CC-24-86**

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 COND BLDG SOUTH UNIT 303-S

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

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

**9. ANNOUNCEMENTS**

June 13, 2024	9:30 AM	Planning Board Regular Meeting
June 18, 2024	1:30 PM	Town Commission Meeting
July 09, 2024	1:00 PM	Code Enforcement Board Regular Meeting

**10. ADJOURNMENT**

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*Any person that decides to appeal any decision made by the Board of Adjustment & Appeals 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.*

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**File Attachments for Item:**

A. May 14, 2024



## TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: May 14, 2024  
Time: 1:00 PM

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### 1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

### 2. ROLL CALL

Board Member Bryan Perilman  
Board Member Robert Lasorsa  
Vice Chair Person Jane Perlow  
Chairperson Myles Schlam  
Town Attorney Elizabeth Lenihan  
Deputy Town Clerk Jaclyn DeHart

#### **ABSENT**

Board Member Michael Cherbini  
Board Member David Kaufman

#### **ADDITIONAL STAFF PRESENT**

Code Compliance Officer Adam Osowsky

### 3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board led the Pledge of Allegiance of the United States of America.

### 4. APPROVAL OF THE AGENDA

**Motion:** Perilman/Perlow - Moved to approve the agenda as presented which passed unanimously 4 to 0.

### 5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

### 6. APPROVAL OF MINUTES

A. April 09, 2024

**Motion:** Perlow/Perilman- Moved to approve the minutes of April 09, 2024 which passed unanimously 4 to 0.

**7. UNFINISHED BUSINESS**

A. None.

**8. NEW BUSINESS**

**A. CASE NO. CC-24-64**

Krishna & Sumentra Persaud  
2395 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN:24-43-46-28-09-000-0070

**Legal Description: BYRD BEACH LT 7 A/K/A PT CITY LT NO 131**

**Code Sections: Sec. 25-1. - Obstruction of streets, sidewalks, right-of-way—prohibited.**

**Violations: Stakes, chains, and cones in the Public Right of Ways.**

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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 recommended waiving prosecution costs.

Krishna Persaud, owner, asked if the placement of the cones they have now are placed correctly.

The public hearing was closed and followed by a motion.

**Motion:** Perlow/Perilman - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issued. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Perilman (Yes), Member Lasorsa (Yes), and Chairperson Schlam (Yes). The motion passed on a 4 to 0 vote.

**B. CASE NO. CC-24-78**

**Michael & Sarah Gewirtz**  
**3912 S. Ocean Blvd. 701**  
**Highland Beach FL, 33487**  
**PCN: 24-43-47-04-13-001-0701**

**Legal Description: REGENCY HIGHLAND CLUB COND UNIT 701 PHASE I**

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

**Violations: Permit E23-0012 changing all existing outlets to AFCI/GFI in kitchen only expired.**

Chairperson Schlam read the title of Item 8.B. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

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 remains, but the permit has been reinstated and the final inspection is not done. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 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 by the date set for compliance.

Jeffery Gewirtz, son of the property owner, gave comments on the issues they had with the contractors and how that affected the project.

The public hearing was closed followed by a motion.

**Motion:** Perilman/Perlow - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issued. The electrical inspection required under the Town Code will be completed no later than June 15, 2024 or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assessed prosecution costs in the amount of \$250.00. Based upon a roll call, Member Perilman (Yes), Vice Chairperson Perlow, Member Lasorsa (Yes), and Chairperson Schlam (Yes). The motion passed 4 to 0.

## **9. ANNOUNCEMENTS**

May 21, 2024

1:30 PM

Town Commission Meeting

June 11, 2024

1:00 PM

Code Enforcement Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 1:25 PM.

**APPROVED:** June 11, 2024 Code Enforcement Regular Meeting.

**ATTEST:**

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Myles B. Schlam, Chairperson

Transcribed by  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

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06/11/2024  
Date

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

**File Attachments for Item:**

**A. CASE NO. CC-24-118**

John J TR Scott 2342 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-46-28-44-000-0012

Legal Description: CAMELOT ON THE ATLANTIC PL 1 PT OF LTS 1 & 2, PT OF TRS A-2, B-1 & B-2 IN OR21555P1107

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

Violations: Permit 20-0151 INSTALL GENERATOR, LIQUID PROPANE, TO RUN KITCHEN & MASTER has



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-118

Date: May 23, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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

**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on June 11, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding **30-122 (B) - Expiration of building permit.**

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

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, SIGNED this 23 day of May 2024.

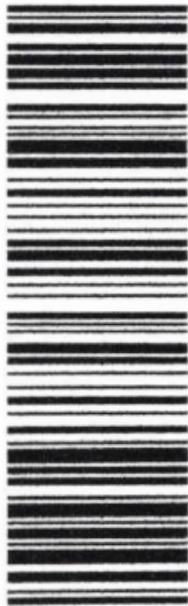
Adam Osowsky  
Code Compliance Officer

Certified Mail:



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

**CERTIFIED MAIL®**



9589 0710 5270 1410 0660 65  
9589 0710 5270 1410 0660 65

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

\$

**Total Postage and Fees**

\$

Sent To

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

City, State, ZIP+4®

Postmark  
Here

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

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

**Certified Mail service provides the following benefits:**

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

**Important Reminders:**

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047

**Property Detail**

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

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

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

**Mailing Address**

2342 S OCEAN BLVD  
 HIGHLAND BEACH FL 33487 1808

**Sales Information**

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

**Exemption Information**

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

**Property Information**

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

**Appraisals**

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

**Assessed and Taxable Values**

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

**Taxes**

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

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)



## NOTICE OF VIOLATION

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

April 9, 2024

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

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

**Location:** 2342 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

### Violation Description:

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

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

More specifically- Permit 20-0151 INSTALL GENERATOR, LIQUID PROPANE, TO RUN KITCHEN & MASTER has expired.

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

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Enforcement Board, which may result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540

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

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**OFFICIAL USE**

Certified Mail Fee  
 \$ 4.40

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) 3.65

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

Postage  
 \$ .68

Total Postage  
 \$ 8.73

CC-24-118 NOV

Sent To JOHN J SCOTT TR TITL HLDR  
 Street 2342 S OCEAN BLVD  
 City, HIGHLAND BEACH FL 33487 1808

Postmark  
 Here  
 APR 09 2024  
 CPO #0237

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

SENDER: COMPLETE THIS SECTION

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

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X 

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

C. Date of Delivery  
 4/11/24

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

3. Service Type

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

Domestic Return Receipt

**File Attachments for Item:**

**B. CASE NO. CC-24-112**

Richard K & Cornelius J JR & Moriarty 3114 S. Ocean Blvd. 810 Highland Beach FL,  
33487 PCN: 24-43-46-33-09-000-8100

Legal Description: MONTEREY HOUSE COND APT 810

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

Violations: PERMIT E22-0225 Install new electrical receptacles in kitchen and baths has expired.



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-112

Date: May 23, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

RICHARD K & CORNELIUS J JR & MORIARTY  
30 LONNI LN  
SMITHTOWN, NY 11787

RE: 3114 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-46-33-09-000-8100)

**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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 23 day of May 2024.

Adam Osowsky  
Code Compliance Officer

Certified Mail:

70210950000086879888/9589071052701410066041

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

**CERTIFIED MAIL®**



9589 0710 5270 1410 0660 41  
9589 0710 5270 1410 0660 41

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

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

Postmark  
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CC-24-112 NOH

RICHARD K & CORNELIUS J JR & MORIARTY

30 LONNI LN

SMITHTOWN, NY 11787

**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 :** 3114 S OCEAN BLVD 810  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-09-000-8100  
**Subdivision :** MONTEREY HOUSE COND DECL IN  
**Official Records Book/Page :** 25432 / 1452  
**Sale Date :** AUG-2012  
**Legal Description :** MONTEREY HOUSE COND APT 810

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

MORIARTY CORNELIUS J JR &  
 MORIARTY KENNETH M  
 MORIARTY RICHARD K &  
 MORIARTY STEPHEN F &

**Mailing Address**

30 LONNI LN  
 SMITHTOWN NY 11787 1642

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2012	\$10	25432 / 01452	LIFE ESTATE	MORIARTY RICHARD K &
AUG-1995	\$100	08920 / 01943	QUIT CLAIM	MORIARTY C J SR &
AUG-1994	\$100	08428 / 00303	LIFE ESTATE	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1102  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$446,200	\$350,300	\$265,000	\$265,000	\$265,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$446,200	\$350,300	\$265,000	\$265,000	\$265,000

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$320,650	\$291,500	\$265,000	\$160,101	\$156,501
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$320,650	\$291,500	\$265,000	\$110,101	\$106,501

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$5,938	\$5,161	\$4,492	\$2,078	\$2,044
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$6,041	\$5,261	\$4,588	\$2,173	\$2,141

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)



## NOTICE OF VIOLATION

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

April 04, 2024

RICHARD K & CORNELIUS J JR & MORIARTY  
30 LONNI LN  
SMITHTOWN NY, 11787

RE: Code Compliance Case No. CC-24-112

**Location:** 3114 S OCEAN BLVD, 810  
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 E22-0225 Install new electrical receptacles in kitchen and baths HAS EXPIRED.

Correction Must obtain/ re-instate ALL required permits by 4/25/2024.

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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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Certified Mail Fee \$ **4.40**

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

☐ Return Receipt (hardcopy) \$ **3.65**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **6.8**

Total Postage and Fees \$ **8.73**

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Street and Apt. No., or PO Box

City, State, ZIP+4®

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

**CC-24-112 NOV**  
**MORIARTY**  
**30 LONNI LN**  
**SMITHTOWN NY 11787 1642**

HIGHLAND BEACH, FL 33487  
 Postmark Here  
**APR 04 2024**

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- 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, April 2015 (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.

1. Article Addressed to

**CC-24-112 NOV**  
**MORIARTY**  
**30 LONNI LN**  
**SMITHTOWN NY 11787**

9590 9402 7309 2028 7476 72

2. Article Number (Transfer from front of mailpiece)

**7021 0950 0000 8687 9888**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **RK** ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

**Domestic Return Receipt**

**USPS TRACKING#**

**9590 9402 7309 2028 7476 72**

**United States Postal Service**

**RECEIVED**

**APR 12 2024**

**Town of Highland Beach, FL**

**Town Clerk's Office**

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

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

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

**File Attachments for Item:**

**C. CASE NO. CC-24-86**

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 COND 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

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

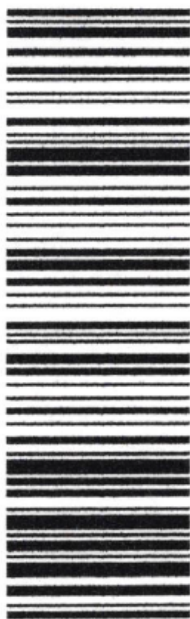
Certified Mail:

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

CERTIFIED MAIL®



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Certified Mail Fee

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

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

Postmark  
Here

Postage

\$

To

\$

Sen.

Street

City, State, ZIP

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

PS Form 3800, January 2023

See reverse for instructions

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- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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- 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.

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- 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**

<b>Owner(s)</b>	<b>Mailing Address</b>
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

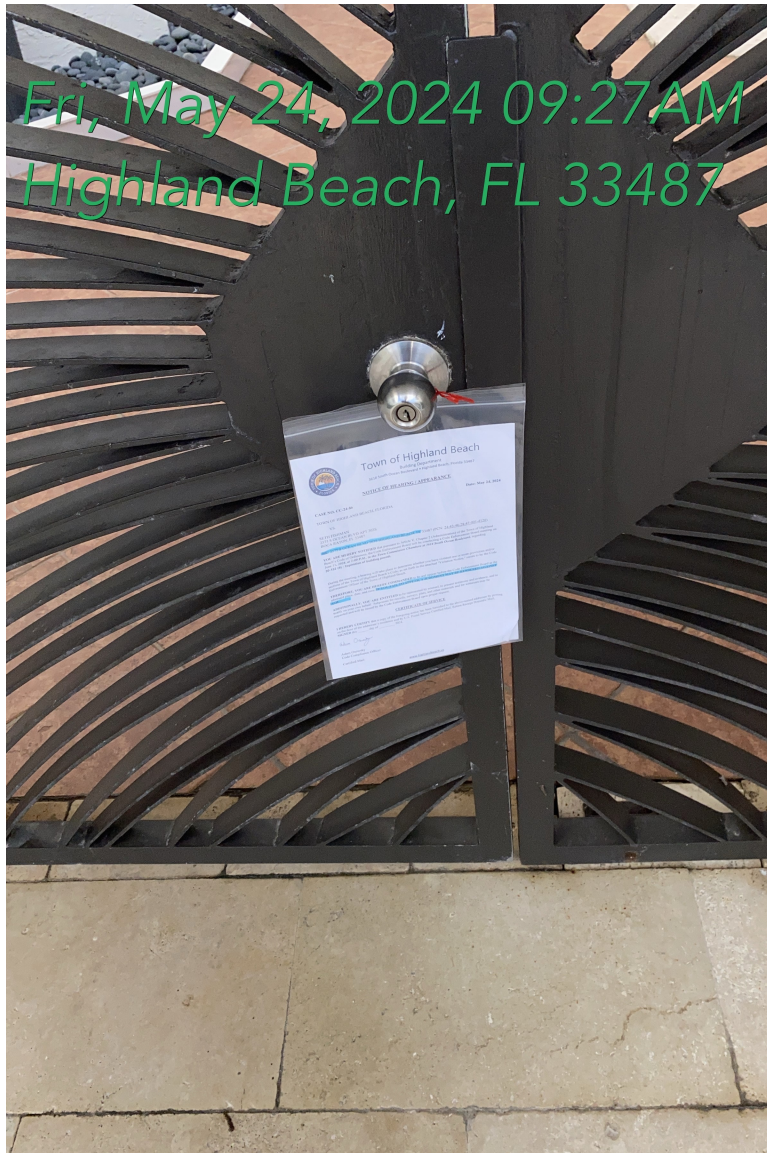
**Assessed and Taxable Values**

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](http://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

7021 0950 0000 8688 0006

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Boca Raton, FL 33487

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Certified Mail Fee	\$4.40
\$	\$3.65
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 \$0.68

\$  
Total Postage and  
\$8.73

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Street and Apt. No.,

City, State, ZIP+4<sup>®</sup>

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



cc-24-86 nov

SETH FISHMAN

2575 S OCEAN BLVD APT 303S

BOCA RATON FL, 33487

See reverse for instructions

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

