



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT 06092

Re: 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24-43-46-33-12-000-0110)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit P23-0045 Bathroom & Kitchen Remodeling. Robert & Maria Braverman has expired). 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 12 day of December 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410063798

9589 0710 5270 1410 0637 98

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	



CC-24-451 NOH
ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT 06092

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



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT 06092

Re: 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24434633120000110).

I, Adam Osowsky being duly sworn, deposed 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 December 17, 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

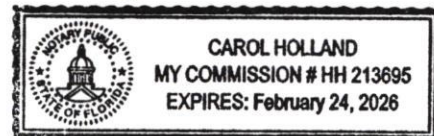
December 17, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of December, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT 06092

Re: 3301 S OCEAN BLVD 110., Highland Beach FL 33487 (PCN: 24-43-46-33-12-000-0110)

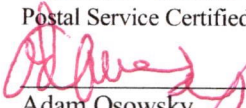
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding **30-122 (B)**, (Permit P23-0045 Bathroom & Kitchen Remodeling. Robert & Maria Braverman has expired). 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 12 day of December 2024.


Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410063798

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

Tuesday, December 17, 2024
11:08AM

Highland Beach, FL 33487
Town of Highland Beach
Building Department
3615 South Ocean Boulevard • Highland Beach, Florida 33487



NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-451

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROBERT J. & MARIA G. BRASTERMAN
32 OLD STONE HING
WEST SIMSBURY CT 06092

CC 24 451

Re: 3901 S OCEAN BLVD 110, Highland Beach FL 33487 (PCS: 24-43-46-33-12-000-0310)

YOU ARE HEREBY NOTICED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on Tuesday, January 14, 2025, at 1:00 P.M. in the Town Commission Chambers & Kitchen Remodeling, Robert & Maria Brasterman (as expired). 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 address and 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, plans, 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 12 day of December, 2024.

Adam Orosky
Adam Orosky
Code Compliance Officer

Certified Mail: 9669071052701410063798

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-7606

Tuesday, December 17, 2024
10:40AM

Highland Beach, FL 33487

Property Detail

Location Address : 3301 S OCEAN BLVD 110
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-12-000-0110
Subdivision : AMBASSADORS V SOUTH COND
Official Records Book/Page : 33544 / 1078
Sale Date : FEB-2022
Legal Description : AMBASSADORS V SOUTH COND APT 110

Owner Information

Owner(s)

BRAVERMAN MARIA G
BRAVERMAN ROBERT J &

Mailing Address

32 OLD STONE XING
WEST SIMSBURY CT 06092 2821

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$650,000	33544 / 01078	WARRANTY DEED	BRAVERMAN ROBERT J &
SEP-2018	\$10	30203 / 00715	QUIT CLAIM	SHUMAN DENNIS M
AUG-2017	\$375,000	29298 / 00544	WARRANTY DEED	SHUMAN DENNIS
JUL-2003	\$290,000	15598 / 00383	WARRANTY DEED	TOLCHIN KENNETH &
MAY-1991	\$100	06835 / 00409	QUIT CLAIM	
MAR-1990	\$100	06415 / 00170	WARRANTY LEASEHOLD	
JAN-1979	\$91,000	03103 / 00491	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1050
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	AMBASSADORS V SOUTH CONDO	
Area	1050	
Year Built	1975	
No of Bedroom(s)	2	
No of Bath(s)	2	
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	WOOD TRUSS	
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
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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	\$577,000	\$577,000	\$468,950	\$350,000	\$325,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$577,000	\$577,000	\$468,950	\$350,000	\$325,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$577,000	\$577,000	\$339,437	\$329,550	\$325,000
Exemption Amount	\$0	\$0	\$50,000	\$50,000	\$50,000
Taxable Value	\$577,000	\$577,000	\$289,437	\$279,550	\$275,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$9,144	\$9,226	\$4,907	\$4,911	\$4,929
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$9,251	\$9,329	\$5,007	\$5,007	\$5,024



Town of Highland Beach

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

NOTICE OF VIOLATION

November 4, 2024

ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT, 06092

RE: Code Compliance Case No. CC-24-451

Location: 3301 S OCEAN BLVD, 110
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 P23-0045 Bathroom & Kitchen Remodeling . Robert & Maria Braverman has expired.

Correction Contact Permitting directly at 561 278 4540 to re instate/ obtain ALL required permits by 12/ 4/ 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

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

West Simsbury, CT 06092-0490

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee):

<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

Sent To **CC 24 451 NOV**
ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT, 06092

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:

CC 24 451 NOV
ROBERT J & MARIA G BRAVERMAN
32 OLD STONE XING
WEST SIMSBURY CT, 06092

2. Article Number (Transfer from service label)
 9590 9402 5086 9092 0233 03

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Maria G Braverman*

B. Received by (Printed Name)
 Maria G Braverman

C. Date of Delivery
☐ Agent
☐ Addressee

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
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

USPS TRACKING #

9590 9402 5086 9092 0233 03

United States Postal Service

RECEIVED
 NOV 18 2024
 Town of Highland Beach, 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