



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-78

Date: April 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL & SARAH GEWIRTZ
3912 S OCEAN BLVD APT 701
HIGHLAND BCH, FL 33487

RE: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-13-001-0701)

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 May 14, 2024, at 1:00 P.M., in the *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 E23-0012 changing all existing outlets to AFCI/GFI in kitchen only expired. 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 Compliance 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 April 2024.

Adam Osowsky

Adam Osowsky
Code Compliance Officer

Certified Mail:
7021095000086914732/9589071052701134354301

9589 0710 5270 1134 3543 01

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

- Return Receipt (hardcopy) \$ **3.65**
- Return Receipt (electronic) \$ _____
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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

APR 24 2024

Postage

\$ **.68**

Total Postage and Fees

\$ **8.73**

CC-24-78 NOH

GEWIRTZ

Sent To

Street and Apt.

3912 S OCEAN BLVD APT 701

City, State, Z.

HIGHLAND BCH, FL 33487

Wed, April 24, 2024

12:42PM

Highland Beach, FL 33487



Property Detail

Location Address : 3912 S OCEAN BLVD 701
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-13-001-0701
Subdivision : REGENCY HIGHLAND CLUB COND
Official Records Book/Page : 29037 / 1125
Sale Date : APR-2017
Legal Description : REGENCY HIGHLAND CLUB COND UNIT 701 PHASE I

Owner Information

Owner(s)	Mailing Address
GEWIRTZ MICHAEL & GEWIRTZ SARAH	3912 S OCEAN BLVD APT 701 HIGHLAND BCH FL 33487 3335

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2017	\$455,000	29037 / 01125	WARRANTY DEED	GEWIRTZ MICHAEL &
DEC-2009	\$220,000	23627 / 00071	WARRANTY DEED	HAMMOND J EMMETT
OCT-2001	\$184,000	13104 / 01410	WARRANTY DEED	STOB DAVID J
JAN-1978	\$88,500	02926 / 00220	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
GEWIRTZ MICHAEL & GEWIRTZ MICHAEL & GEWIRTZ SARAH	2024	HOMESTEAD
GEWIRTZ SARAH	2024	ADDITIONAL HOMESTEAD
GEWIRTZ SARAH	2024	HOMESTEAD
GEWIRTZ SARAH	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet** : 1355
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$375,670	\$364,728	\$354,105	\$349,216	\$341,365
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$325,670	\$314,728	\$304,105	\$299,216	\$291,365

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$5,369	\$5,321	\$5,327	\$5,347	\$5,281
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$5,472	\$5,421	\$5,423	\$5,442	\$5,378



NOTICE OF VIOLATION

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

March 6, 2024

MICHAEL & SARAH GEWIRTZ
3912 S OCEAN BLVD APT 701
HIGHLAND BCH FL, 33487

RE: Code Compliance Case No. CC-24-78

Location: 3912 S OCEAN BLVD, 701
HIGHLAND BEACH, FL 33487

Violation Description:

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

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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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Extra Services & Fees (check box, add fees as appropriate)
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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fee:
 \$ 8.73

CC-24-78 NOV
 MICHAEL & SARAH GEWIRTZ
 3912 S OCEAN BLVD APT 701
 HIGHLAND BCH FL, 33487

Sent To
 Street and Apt. No., or
 City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9077

HIGHLAND BEACH, FL 33487
 MAR 08 2024
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 FEV #0237



Mon, April 15, 2024
 11:05AM

Highland Beach, FL 33487