



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 Orosky

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879093

7021 0950 0000 8687 9093

U.S. Postal Service™
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 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and Fees
\$ _____

CC-24-86-NOH*
 SETH FISHMAN
 2575 S OCEAN BLVD APT 303S
 Highland Beach FL, 33487



Tracking Number:

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7021095000086879093

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

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[USPS Tracking Plus[®]](#)

Delivered

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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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

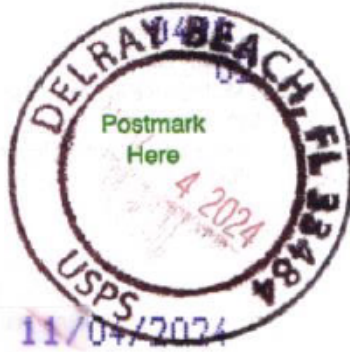
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Harrison, NY 10528 **OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)		\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
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<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 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 <input checked="" type="checkbox"/> X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p>CC-24-89 NOH Steven L. Kessler, Esq. 500 Mamaroneck Avenue Suite 320 Harrison, N.Y. 10528</p> </div>  <p>9590 9402 5086 9092 0370 89</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery <u>1/28</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1134 3547 45</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<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
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<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

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8 NOV 2024 PM 3 L

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 USPS
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9590 9402 5086 9092 0370 89

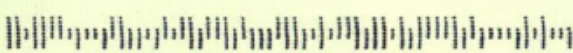
• Sender: Please print your name, address, and ZIP+4® in this box•

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NOV 12 2024

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

Town of Highland Beach, FL
 Town Clerk's Office





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, 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 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:

Carol Holland

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

CASE NO. CC-24-86

Date: November 4, 2024

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

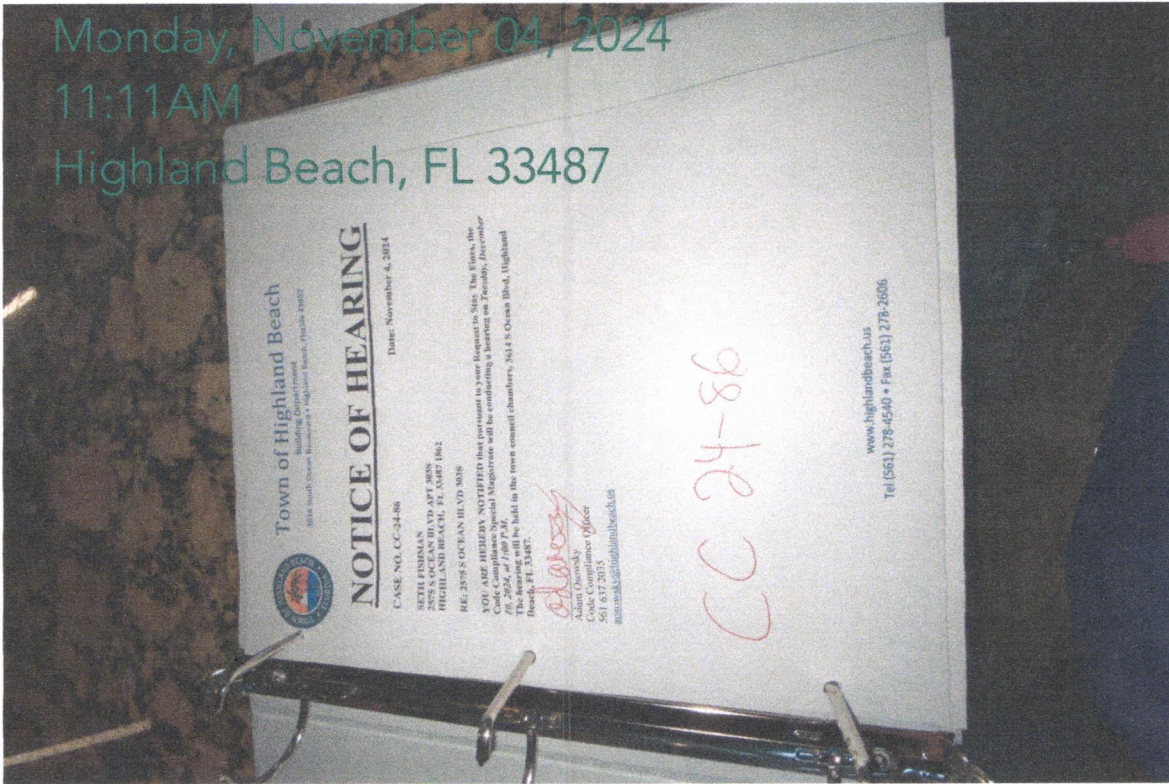
RE: 2575 S OCEAN BLVD 303S

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 7035
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.

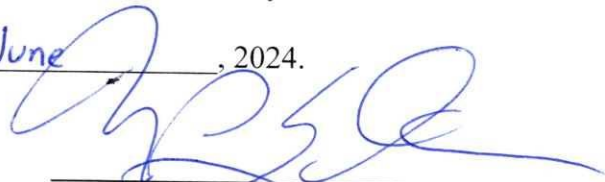
c. No further action shall be required for the entry of such fine.

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

THE LAW OFFICES OF

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

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

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

----- x
:
UNITED STATES OF AMERICA
:
- v. -
:
SETH FISHMAN,
:
Defendant.
:
----- x

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

S6 20 Cr. 160 (MKV)

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).

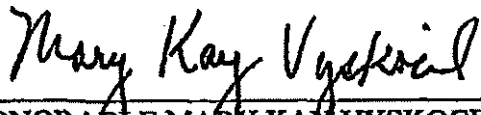
6. The United States may also, to the extent practicable, provide direct written notice to any person, other than the Defendant, known to have an alleged interest in the Substitute Assets, as a substitute for published notice as to those persons so notified.

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@thejacobslawgroup.com

Robert Fishman
Dr. Seth Fishman

 Outlook

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.

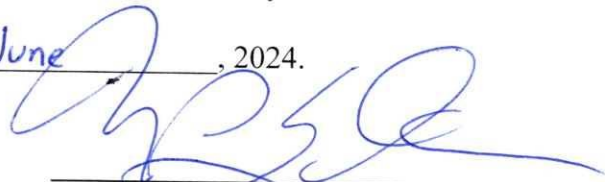
c. No further action shall be required for the entry of such fine.

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

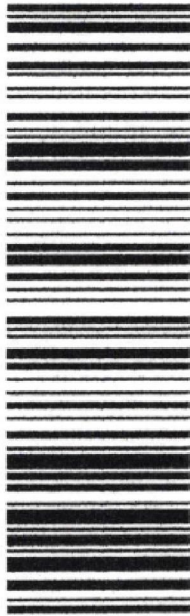
Certified Mail:

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City, State, & Zip

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

PS Form 3800, January 2023 (Reverse)

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.

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- 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

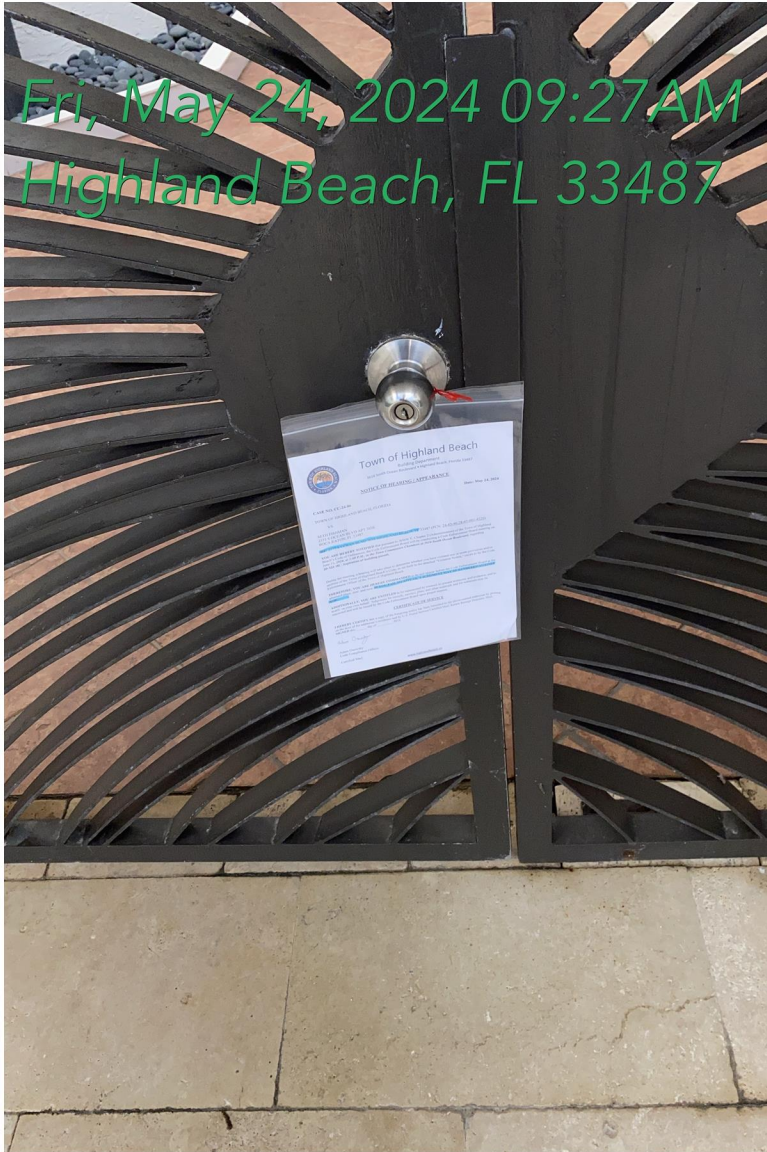
Assessed and Taxable Values

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

Fri, May 24, 2024 09:27 AM
Highland Beach, FL 33487





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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<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 \$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

