



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, February 11, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding ***30-122 (A), (Building Permits Required)***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

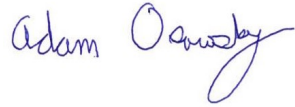
More specifically, repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21 day of January 2025.



Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086912660

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

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

\$

Sent To

SHULMAN

Street and Ap

18 HEARTHSTONE DR

City, State

HUNTINGTON STATION NY 11746



7021 0950 0000 8691 2660



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>CC-24-446-NOH* SHULMAN 18 HEARTHSTONE DR HUNTINGTON STATION NY 11746</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 1/24</p> <p>Address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>																
<p>1. Barcode 9590 9402 5086 9092 0368 15</p> <p>2. Article Number (Transfer from service label) 7021 0950 0000 8691 2660</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</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"/> Return Receipt for 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> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></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"/> Return Receipt for 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)	
<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																
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Return Receipt for 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)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>																

Tracking Number:

[Remove X](#)

7021095000086912660

[Copy](#)

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

Latest Update

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

Get More Out of USPS Tracking:

[USPS Tracking Plus[®]](#)

Delivered

Delivered, Left with Individual

HUNTINGTON STATION, NY 11746

January 24, 2025, 12:41 pm

[See All Tracking History](#)

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

[Text & Email Updates](#)



[USPS Tracking Plus[®]](#)



[Product Information](#)



[See Less ^](#)

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[FAQs](#)



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on **Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding **30-122 (A)**.

(Building Permits Required). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above- named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410062791

www.highlandbeach.us

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

9589 0710 5270 1410 0627 91

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

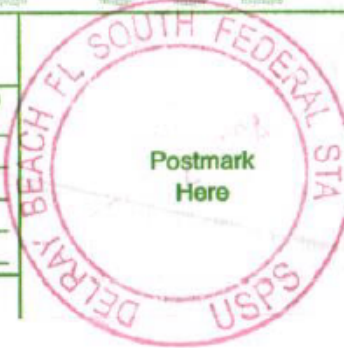
Certified Mail Fee

\$

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

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

Postage



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

Certified Mail service provides the following benefits:

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Shulman
18 Hartnsford Dr
Huntington Station NY 11746

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

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

1. I am a Code Compliance Officer or Clerk for the Town of Highland Beach.
2. I posted the "Notice of Violation" or the "Notice of Hearing/Appearance" at the Property address above and at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 12/12/24 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky
Code Compliance Officer/Clerk

12/12/24
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

Notary Public, State of Florida
My Commission Expires:

Carol Holland

Personally Known OR Produced Identification
Type of Identification Produced: _____





Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA VS.

SHULMAN ROBERTA PERSONAL RES TRUST

II

18 HEARTHSTONE DR

HUNTINGTON STATION NY 11746

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on **Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard, regarding 30-122 (A),**

(Building Permits Required). During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above- named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 12 day of December 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410062791

Thursday, December 12, 2024
09:57AM

3509 0720 5270 1410 0627 93
Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida

OFFICE DEFENSE

NOTICE OF HEARING/APPEARANCE
CASE NO. CC24-46
TOWN OF HIGHLAND BEACH, FLORIDA VS.
SHELMAN ROBERTA PERSONAL RES TRUST
II
18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on Tuesday, December 12, 2024, at 1:00 P.M., in the Town Commissioner Chambers at 3614 South Ocean Boulevard, regarding 24-122 (A) (Building, Accessory Dwelling, and other sections of the Town of Highland Beach's Code, as set forth in attached case or more provisions and/or sections of the Code Enforcement Officer of the Town of Highland Beach.

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

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

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

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

GAL NOTICE
WORK ORDER

3509 0720 5270 1410 0627 93
Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

OFFICE DEFENSE

NOTICE OF HEARING/APPEARANCE
CASE NO. CC-24-26
TOWN OF HIGHLAND BEACH, FLORIDA VS.
SHELMAN ROBERTA PERSONAL RES TRUST
II
18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746

**NO H
CC24446**

Re: 2227 S. OCEAN BLVD 306, Highland Beach FL 33487 (PCN: 24-43-46-26-11-000-0200)

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, December 12, 2024, at 1:00 P.M., in the Town Commissioner Chambers at 3614 South Ocean Boulevard, regarding 24-122 (A) (Building, Accessory Dwelling, and other sections of the Town of Highland Beach's Code, as set forth in attached case or more provisions and/or sections of the Code Enforcement Officer of the Town of Highland Beach.

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

Thursday, December 12, 2024
10:16AM
Highland Beach FL 33487

Property Detail

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

Owner Information**Owner(s)**

SHULMAN ROBERTA PERSONAL RES TRUST II

Mailing Address

18 HEARTHSTONE DR
HUNTINGTON STATION NY 11746 5033

Sales Information

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

Exemption Information

No Exemption Information Available.

Property Information

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

Building Details**Structural Details**

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

Subarea and Square Footage for Building 1

Code Description square Footage
 No data found



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

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

Assessed and Taxable Values

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

Taxes

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



Town of Highland Beach

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

NOTICE OF VIOLATION

October 30, 2024

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

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

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

Violation Description:

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

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

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

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

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

Regards,

A handwritten signature in blue ink that reads 'Adam Osowsky'.

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5225 1127 4354 21

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

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

Huntington Station, NY 11746

Certified Mail Fee	\$4.85	0490
Extra Services & Fees (check box, add fee as appropriate)		02
<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=446=NOV 31 2024
SHULMAN ROBERTA PERSONAL RES TRUST II		
Street and Apt. No., or P.O. Box		18 HEARTHSTONE DR
City, State, ZIP+4®		HUNTINGTON STATION NY 11746 5033
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

Certified Mail service provides the following benefits:

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

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.



Photos
CC-24-446
Code Case

Project Address:
2727 S OCEAN BLVD Unit/Apt/Suite 306,
HIGHLAND BEACH FL 33487
Owner:
ROBERTA PERSONAL RES TRUST II
SHULMAN



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 10/30/2024
File Type: jpg
Notes:
Photo of Record:



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 10/30/2024
File Type: jpg
Notes:
Photo of Record:



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 10/30/2024
File Type: jpg
Notes:
Photo of Record:



Wednesday, October 30, 2024
12:27PM
Highland Beach, FL 33487
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us
Upload Date: 10/30/2024
File Type: jpg
Notes:
Photo of Record:



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

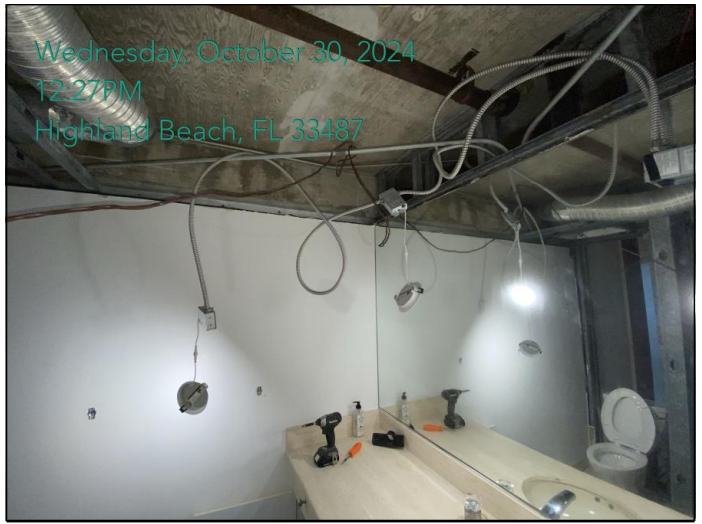
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

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Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

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File Type: jpg

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Photo of Record:



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

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

Notes:

Photo of Record:



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

Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

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Wednesday, October 30, 2024
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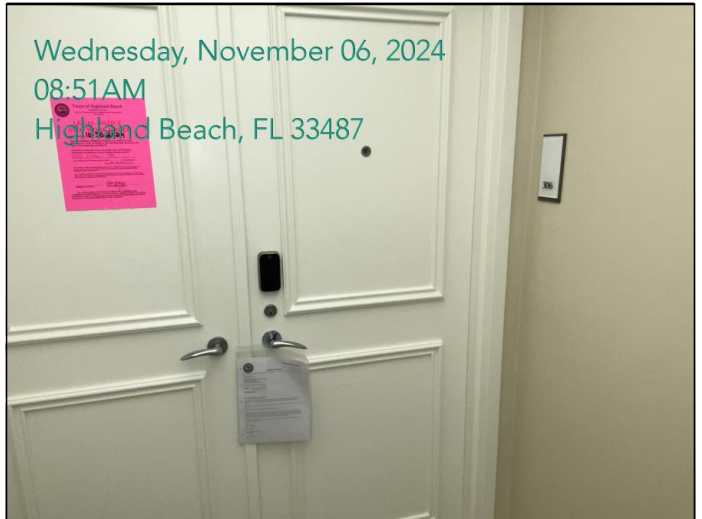
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/30/2024

File Type: jpg

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Photo of Record:



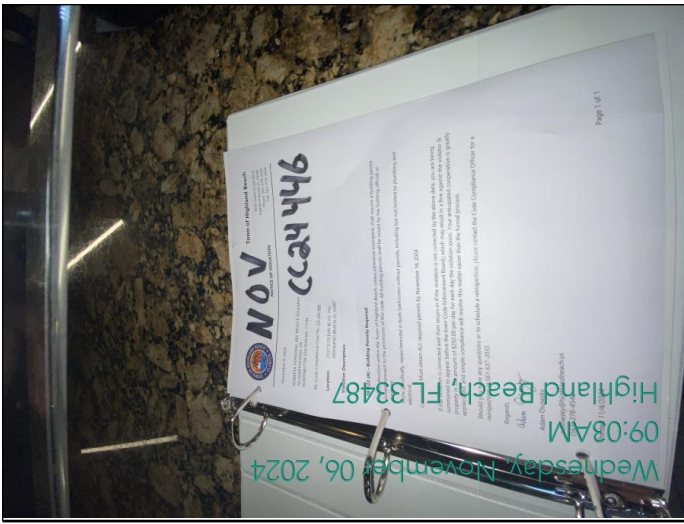
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 11/06/2024

File Type: jpg

Notes:

Photo of Record:



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 11/06/2024

File Type: jpg

Notes:

Photo of Record:



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 11/08/2024

File Type: jpg

Notes:

Photo of Record:



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-446

TOWN OF HIGHLAND BEACH, FLORIDA

vs.
Shyman
18 Hearth Stone Dr

Hunting for Station NY 11746

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

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

1. I am a Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd the "Notice of Violation" or _____ the "Notice of Hearing/Appearance" at the Property address above and at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 11/6/24 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky
Code Compliance Officer/Clerk

11/6/24
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

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

Notary Public, State of Florida
My Commission Expires:

Carol Holland

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





Town of Highland Beach

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

NOTICE OF VIOLATION

October 30, 2024

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

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

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

Violation Description:

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

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

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

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

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

Regards,

A handwritten signature in blue ink that reads 'Adam Osowsky'.

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

