



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

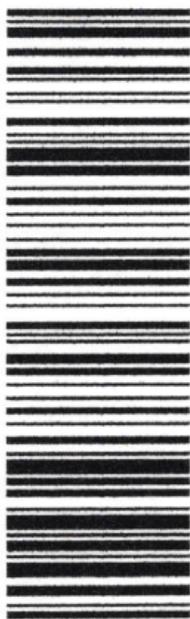
Certified Mail:

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9589 0710 5270 1410 0660 72

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

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- ☐ Return Receipt (electronic) \$ _____
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- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

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To

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Sen.

Street

City, State, ZIP

Postmark
Here

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

PS Form 3800, January 2023

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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- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
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 - 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

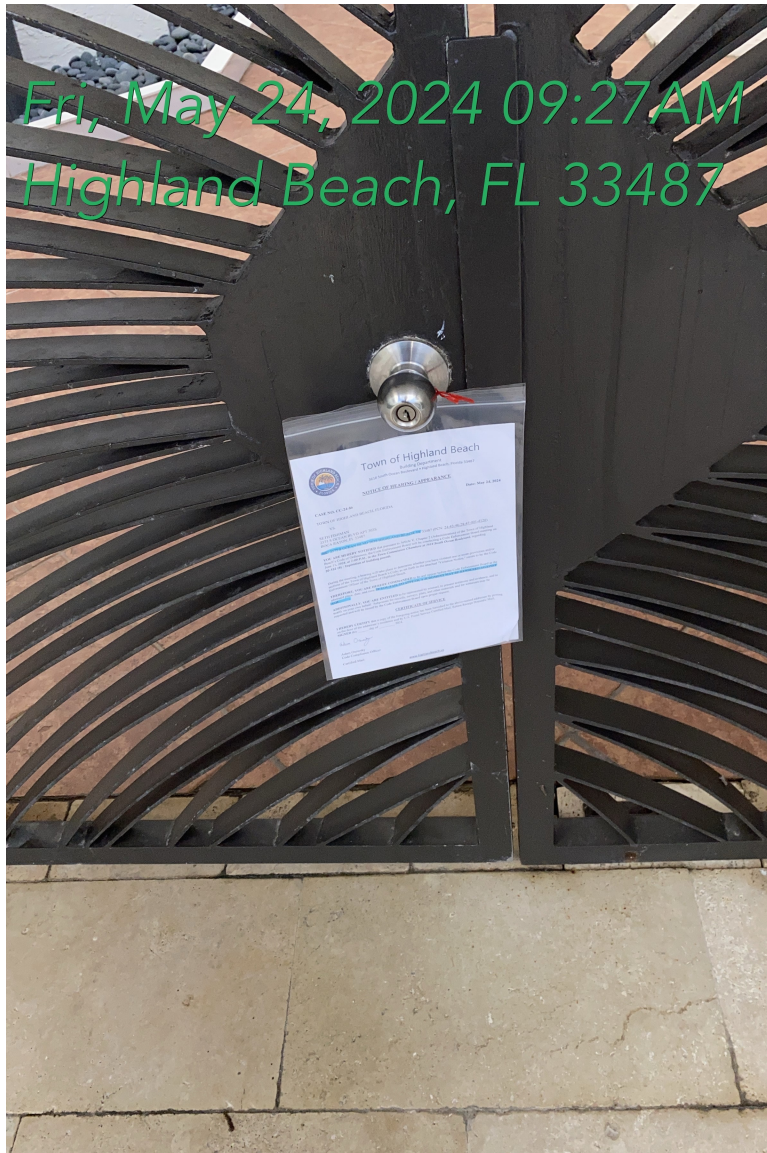
Assessed and Taxable Values

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 09:27AM
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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\$	\$3.65
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and \$8.73

Sent To

Street and Apt. No., 2575 S OCEAN BLVD APT 303S
City, State, ZIP+4[®] BOCA RATON FL, 33487



cc-24-86 nov

SETH FISHMAN

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

