

AGENDA

CODE ENFORCEMENT BOARD REGULAR MEETING



Tuesday, June 13, 2023 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA
3618 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548
Website: www.highlandbeach.us

LIBRARY COMMUNITY ROOM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. May 09, 2023

8. **UNFINISHED BUSINESS**

A. **CASE NO. CC2022-12-008**

Timothy Fischer
1123 Highland Beach Dr. 1
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0221
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Code Sections: FBC 110.5 Inspection requests, FBC 110.6 Approval required

Violations: Violation of FBC [A]110.5 Inspection requests & [A]110.6 Approval required. This job has been Red Tag with a Stop Work Order on 12/14/2022.

9. **NEW BUSINESS**

A. CASE NO. CC2023-04-001

Jordan Cohen
1123 Highland Beach Dr. 3
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0223
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNIT 3 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0925.

B. CASE NO. CC2023-03-021

Jordan Cohen
1119 Highland Beach Dr. 2
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0212
Legal Description: BEL LIDO TH PT OF LT 21 K/A NORTH UNIT BLDG 1 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0934.

C. CASE NO. CC2023-03-020

Jordan Cohen
1119 Highland Beach Dr. 3
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0214
Legal Description: BEL LIDO TH PT OF LT 21 K/A WEST UNIT BLDG 2 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0935.

10. **ANNOUNCEMENTS**

June 20, 2023	1:30 P.M.	Town Commission Meeting
July 13, 2023	9:30 A.M.	Planning Board Regular Meeting
July 11, 2023	1:00 P.M.	Code Enforcement Regular Meeting

11. ADJOURNMENT

Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. May 09, 2023



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

**LIBRARY COMMUNITY ROOM
3618 South Ocean Boulevard
Highland Beach, Florida 33487**

**Date: May 09, 2023
Time: 1:00 PM**

1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

2. ROLL CALL

Board Member James Murray
Board Member Michael Cherbini
Vice Chairperson Jane Perlow
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ABSENT

Board Member David Axelrod
Board Member Robert Lasorsa
Board Member Bryan Perilman

3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board led the Pledge of Allegiance of the United States of America.

4. APPROVAL OF THE AGENDA

Motion: Murray/Perlow - Moved to approve the agenda as presented which passed unanimously 4 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. April 11, 2023

Motion: Cherbini/Murray- Moved to approve the minutes of April 11, 2023, which passed unanimously 4 to 0.

8. UNFINISHED BUSINESS

A. CASE NO. CC202-10-032

Mandalco LLC
1121 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-03-001-0100
Legal Description: BEL LIDO LT 10 BLK 1

Code Sections: 30-122 (A) Building Permits Required

Violations: Exterior work to balcony/railing without permit.

Chairperson Schlam read the title of Item 8.B. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Osowsky provided a brief timeline of the facts since the hearing. The property was out of compliance for 85 days past the date set for compliance. The fine total is \$21,250. The property is now in compliance.

Lorena Moscoso, real estate agent for the property, gave testimony about the violation and the timeline of events that transpired after the hearing. She requested a reduction in fines.

Motion: Perlow/Murray - Moved to reduce the respondents fine to \$10,000.00 payable within 30 days of the date of the hearing or the fine shall revert to the original amount of \$21,250.00. Based up a roll call, Vice Chairperson Perlow (Yes), Member Murray (Yes), Member Cherbini (Yes), and Chairperson Schlam (Yes). The motion passed 4 to 0.

9. NEW BUSINESS

A. CASE NO. CC2023-03-007

Michael Duggan
4229 Tranquility Dr.
Highland Beach FL, 33487

PCN: 24-43-47-04-02-005-0170
Legal Description: BEL LIDO LT 17 BLK 5

Code Sections: 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-4 Temporary construction fences, IPMC 14-35(A) PMC - Rubbish and Garbage

Violations: Construction/Building material not screened to code.

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

B. CASE NO. CC2023-02-014

Margaret Oumano
2565 S. Ocean Blvd. 303N
Highland Beach FL, 33487
PCN: 24-43-46-28-47-001-3030
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG
NORTH UNIT 303-N

Code Sections: 30-122 (B) Expiration of building permit, IPMC 14-35(A) PMC - Rubbish and Garbage, IPMC 304.3 Premises identification- Address numbers

Violations: Expired Permit, Missing address numbers, open store of trash/debris/construction material

Chairperson Schlam read the title of Item 9.B. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, and the violator be fined \$250.00 per day for each day the violations remain after the date set for

compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The public hearing was closed followed by a motion.

Motion: Perlow/Cherbini - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 30 days or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Cherbini (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed 4 to 0.

C. CASE NO. CC2023-04-010

Theodore Harwood
1032 Russell Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-01-000-1052
Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 105 IN OR2759P234
A/K/A UNIT 57 BOCA COVE

Code Sections: 24-3(B) Storage and collection - Time

Violations: Garbage/recycle cans out during prohibited time.

Chairperson Schlam read the title of Item 9.C. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows.

May 11, 2023	9:30 A.M.	Planning Board Regular Meeting
May 16, 2023	1:00 P.M.	Town Commission Meeting
June 06, 2023	1:00 P.M.	Town Commission Meeting
June 08, 2023	9:30 A.M.	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:26 P.M.

APPROVED June 13, 2023, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

June 13, 2023

Jaclyn DeHart
Deputy Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com>

File Attachments for Item:

A. CASE NO. CC2022-12-008

Timothy Fischer 1123 Highland Beach Dr. 1 Highland Beach FL, 33487 PCN: 24-43-47-04-02-002-0221 Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Code Sections: FBC 110.5 Inspection requests, FBC 110.6 Approval required

Violations: Violation of FBC [A]110.5 Inspection requests & [A]110.6 Approval required. This job has been Red Tag with a Stop Work Order on 12/14/2022.

Adam Osowsky

From: Adam Osowsky
Sent: Wednesday, May 10, 2023 8:13 AM
To: Mark Kairalla
Cc: 'Timothy Fischer'; Jeff Remas
Subject: RE: Code Enforcement Case No. CC2022-12-008

Good morning,

Case: CC2022-12-008 has been schedule for the Fine Reduction hearing on 06/13/2023 at 1pm. The hearing will take place at the Town Library 3618 S Ocean Blvd Highland Beach. You may ask the Code Compliance Board for a reduction at that time.

This e-mail will serve as the Notice of Hearing.

I look forward to seeing you at the hearing. If you have any other questions or concerns, please let me know.

Respectfully,



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Mark Kairalla <mark@tkl-law.com>
Sent: Tuesday, May 9, 2023 4:25 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: 'Timothy Fischer' <1123highlandbeach@gmail.com>; Jeff Remas <bco@highlandbeach.us>
Subject: RE: Code Enforcement Case No. CC2022-12-008

Good Afternoon Mr. Osowsky

Thank you for your email of earlier today with the requested information. Please accept this email as my request for a Fine Reduction Hearing on behalf of my client Timothy Fischer in Code Enforcement Case No. CC2022-12-008. Please let me know if there is anything further you need for me to set the hearing. I look forward to hearing from you in this regard.

Sincerely,

Mark D. Kairalla, Esq.
Tittle, Kairalla & Logan, P.L.
360 Columbia Drive, Suite 100
West Palm Beach, FL 33409
Email: mark@tkl-law.com
Telephone: 561.444.3336
Facsimile: 561.444-3338



Due to the overwhelming amount of fraudulent cashier's checks circulating in Florida, we will require all cash to close to be tendered in the form of a wire transfer. **COMPANY WIRING INSTRUCTIONS ARE ONLY SENT VIA ENCRYPTED EMAIL WHICH MIGHT REQUIRE LOGIN AND PASSWORD. UPON RECEIPT OF ANY WIRING INSTRUCTIONS, PLEASE CONTACT OUR OFFICE TO VERBALLY CONFIRM THESE INSTRUCTIONS BEFORE INITIATING ANY WIRE TRANSFERS. Thank you**

This message and any attachments may contain confidential information protected by the attorney-client or other privilege. If you believe that it has been sent to you in error, please reply to the sender that you received the message in error, and then delete it. Thank you.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

From: Adam Osowsky <aosowsky@highlandbeach.us>
Sent: Tuesday, May 9, 2023 7:15 AM
To: Mark Kairalla <mark@tkl-law.com>
Cc: Timothy Fischer <1123highlandbeach@gmail.com>; Jeff Remas <bco@highlandbeach.us>
Subject: RE: Code Enforcement Case No. CC2022-12-008

Good morning,

As per your request, I have attached the Notice of Violation, The Board Order Finding Violation, and the Case Fee Invoice.

The case was heard and on February 14, 2023, the Board found the property in violation. The property is now in compliance after running in fines for 34 days.

The total fine on the property is \$8,500.

The next step in the process is for the town to start the lien process.

The two options you and Mr. Fisher have at this point is:

- 1) Pay the \$8,500 fine and the case will be closed.
- 2) You may send me an official e-mail request for a Fine Reduction Hearing. The board has the authority to decide if and how much of a fine reduction to grant. However, if they grant a reduction payment must be made within 30 days or the fine reverts back to the full amount.

Respectfully,



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



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From: Mark Kairalla <mark@tkl-law.com>
Sent: Monday, May 8, 2023 4:58 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Subject: Code Enforcement Case No. CC2022-12-008

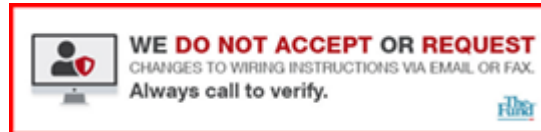
Mr. Osowsky

I have been hired to represent property owner Timothy Fischer concerning the code enforcement case number referenced above about his property at 1123 Highland Beach Boulevard, Unit 1. I would like to work out a resolution of the code enforcement case, but at this point, I am in need of a copy of the written code enforcement violation, and any order(s) from the code enforcement board concerning the violation so that I can educate myself concerning the issues in

the hope of pursuing a resolution of this matter. Could you please email me this information at your earliest convenience? Thank you.

Sincerely,

Mark D. Kairalla, Esq.
Tittle, Kairalla & Logan, P.L.
360 Columbia Drive, Suite 100
West Palm Beach, FL 33409
Email: mark@tkl-law.com
Telephone: 561.444.3336
Facsimile: 561.444-3338



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TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

TIMOTHY FISCHER
64 Laurel Drive
Smithtown, NY 11787

Case No: 2022-12-008

PCN: 24-43-47-04-02-002-0221

Respondent.

LEGAL: BEL LIDO TH PT OF LT 22 K/A
UNITS 1 & 2 BLK 2

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on February 14, 2023, 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 1123 Highland Beach Drive 1, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 110.5 and 110.6 of the Florida Building Code (as incorporated by reference into the Town Code of Ordinances) for work performed outside the scope of issued permits and failure to request inspections.
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 the Town Code of Ordinances and is 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 fourteen (14) days of the date of the hearing **or by February 28, 2023.**

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 thirty (30) 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 such Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute a 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 15th day of Feb, 2023.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent

File Attachments for Item:

A. CASE NO. CC2023-04-001

Jordan Cohen 1123 Highland Beach Dr. 3 Highland Beach FL, 33487 PCN: 24-43-47-04-02-002-0223 Legal Description: BEL LIDO TH PT OF LT 22 K/A UNIT 3 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0925.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

Re: 1123 Highland Beach Dr 3., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0223)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding expired permit APP22-0925 Vacation Rental Unit (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 30th day of May 2023.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2292

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2292

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 \$ 4.15
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 3.35
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 63
Total Postage and Fees \$ 0.13

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201
CC2023-04-001

See Reverse for Instructions



Property Detail

Location Address	1123 HIGHLAND BEACH DR 3		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-02-002-0223		
Subdivision	BEL LIDO IN		
Official Records Book	29756	Page	259
Sale Date	MAR-2018		
Legal Description	BEL LIDO TH PT OF LT 22 K/A UNIT 3 BLK 2		

Owner Information

Owners	Mailing address
COHEN JORDAN R	102 W BARRE ST BALTIMORE MD 21201 2404

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2018	\$340,000	29756 / 00259	DEED OF TRUST	COHEN JORDAN R
JUN-2015	\$10	27652 / 01670	WARRANTY DEED	ADAMSON TAMARA TRUST
JUN-2015	\$340,000	27607 / 00884	WARRANTY DEED	ADAMSON TAMARA TRUST &
JUN-2009	\$10	23330 / 01327	LIFE ESTATE	SNOEP JOHN A &
JUN-2004	\$275,480	17083 / 01745	WARRANTY DEED	SNOEP JOHN &
MAY-2004	\$0	17044 / 01047	SUMMARY ORDER	KOHUS CATHERINE
AUG-1996	\$90,000	09404 / 00502	WARRANTY DEED	HOPPER DANIEL S EST
MAY-1995	\$69,000	08766 / 00446	WARRANTY DEED	
APR-1994	\$100	08228 / 00647	CERT OF TITLE	
OCT-1987	\$592,000	05483 / 01708	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1200
Acres	0.03
Use Code	0110 - TOWNHOUSE
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$357,500	\$300,000	\$295,000
Land Value	\$0	\$0	\$0
Total Market Value	\$357,500	\$300,000	\$295,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$330,000	\$300,000	\$295,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$330,000	\$300,000	\$295,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$5,588	\$5,085	\$5,099
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$5,688	\$5,181	\$5,194

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-001

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

POSTED
ON PROPERTY

5/30/23

DATE

Re: 1123 Highland Beach Dr 3., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0223)

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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 30th day of May 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2292

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582





Town of Highland Beach

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

April 03, 2023

COHEN JORDAN R
102 W BARRE ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2023-04-001

COHEN JORDAN R,

Location : 1123 HIGHLAND BEACH DR 3
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Permit APP22-0925/VACATION RENTAL UNIT EXPIRED.

Correction: Must reactivate permit by April 23, 2023. Contact permitting at 561-278-4540.

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.

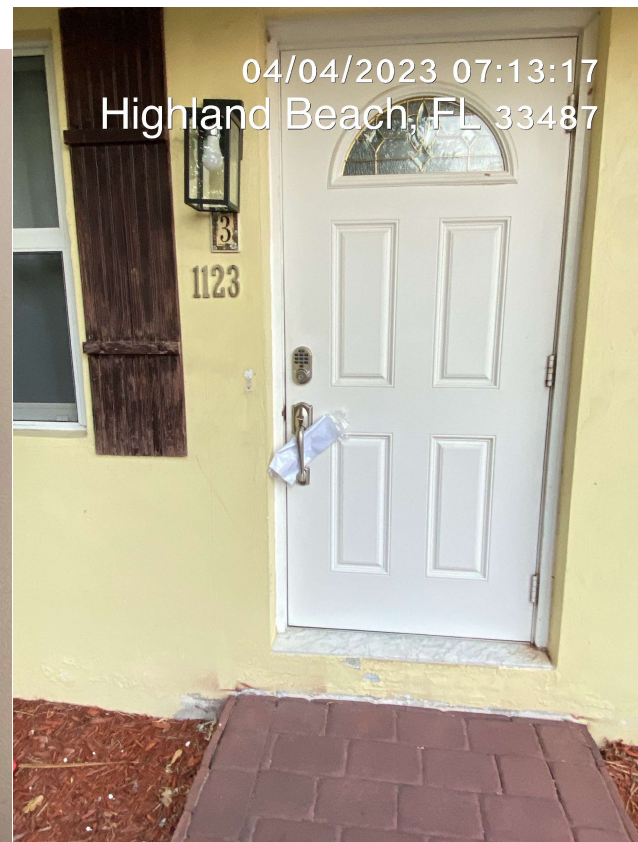
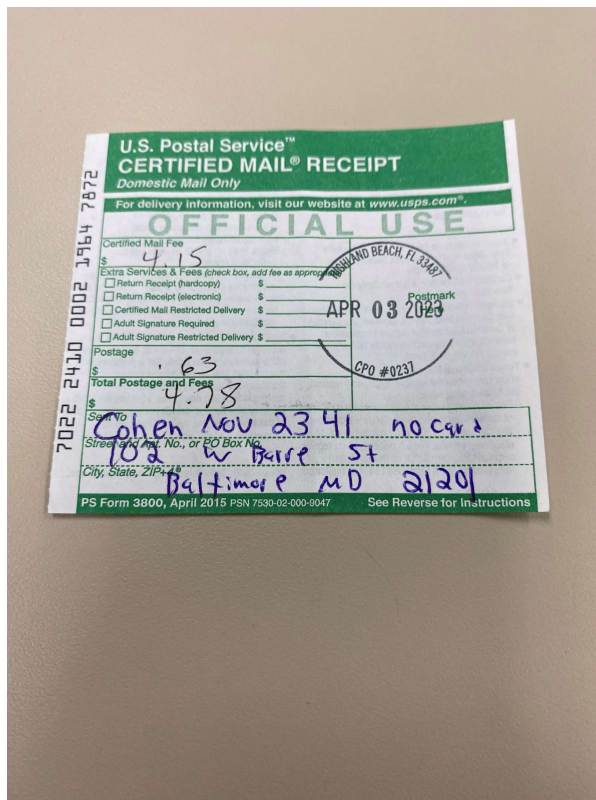
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-04-001
Property Address:	1123 HIGHLAND BEACH DR 3
Officer:	Adam Osowsky



File Attachments for Item:

B. CASE NO. CC2023-03-021

Jordan Cohen 1119 Highland Beach Dr. 2 Highland Beach FL, 33487 PCN: 24-43-47-04-02-002-0212 Legal Description: BEL LIDO TH PT OF LT 21 K/A NORTH UNIT BLDG 1 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0934.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

Re: 1119 Highland Beach Dr 2., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0212)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding expired permit APP22-0934 Vacation Rental Unit (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 30th day of May 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2285

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2265

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	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 6.88
Total Postage and Fees	\$ 8.13
Jordan Cohen	
102 W. Barre St.	
Baltimore, MD 21201	
CC2023-03-021	
Postmark Here	
RICHMOND BEACH FL 33463	
MAY 30 2023	
CPO #0237	
See Reverse for Instructions	

Property Detail

Location Address	1119 HIGHLAND BEACH DR 2		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-02-002-0212		
Subdivision	BEL LIDO IN		
Official Records Book	29450	Page	757
Sale Date	OCT-2017		
Legal Description	BEL LIDO TH PT OF LT 21 K/A NORTH UNIT BLDG 1 BLK 2		

Owner Information

Owners	Mailing address
COHEN JORDAN R	102 W BARRE ST
	BALTIMORE MD 21201 2404

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2017	\$380,000	29450 / 00757	WARRANTY DEED	COHEN JORDAN R
JUN-2009	\$10	23330 / 01324	WARRANTY DEED	SNOEP JOHN A & SONJA TRUST
APR-2005	\$292,500	18623 / 01955	WARRANTY DEED	SNOEP JOHN A &
APR-2005	\$10	18623 / 01952	QUIT CLAIM	WAGNER JUNE GRACE
FEB-2000	\$10	11922 / 01821	QUIT CLAIM	WAGNER JUNE G
JAN-1995	\$100	08936 / 00463	WARRANTY DEED	
JAN-1995	\$75,000	08596 / 00314	WARRANTY DEED	
APR-1994	\$100	08228 / 00647	CERT OF TITLE	
OCT-1987	\$592,000	05483 / 01708	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1221
Acres	0.03
Use Code	0110 - TOWNHOUSE
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$374,179	\$315,145	\$310,145
Land Value	\$0	\$0	\$0
Total Market Value	\$374,179	\$315,145	\$310,145
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$346,660	\$315,145	\$310,145
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$346,660	\$315,145	\$310,145

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$5,861	\$5,342	\$5,361
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$5,961	\$5,438	\$5,456

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

**POSTED
ON PROPERTY**

5/30/23
DATE

Re: 1119 Highland Beach Dr 2., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0212)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding expired permit APP22-0934 Vacation Rental Unit (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 30th day of May 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2285

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582





Town of Highland Beach

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

March 29, 2023

COHEN JORDAN R
102 W BARRE ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2023-03-021

COHEN JORDAN R,

Location : 1119 HIGHLAND BEACH DR 2
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Expired Permit. APP22-0934= VACATION RENTAL UNIT

Correction: Must reactivate permit by April 20, 2023. Contact permitting at 561-278-4540.

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.

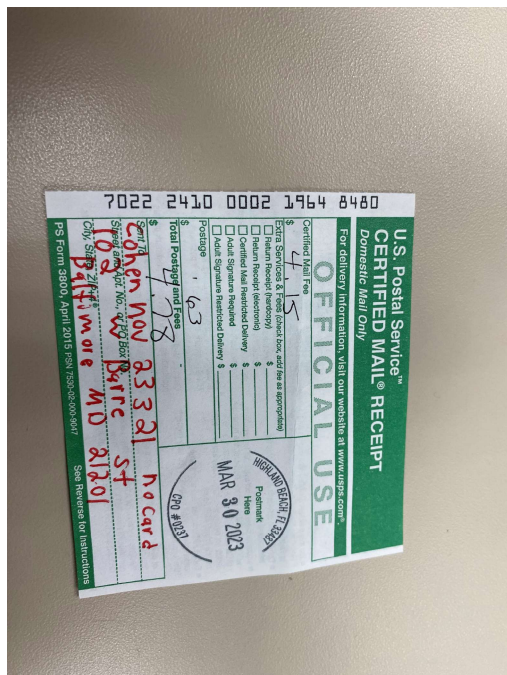
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-03-021
Property Address:	1119 HIGHLAND BEACH DR 2
Officer:	Adam Osowsky



File Attachments for Item:

C. CASE NO. CC2023-03-020

Jordan Cohen1119 Highland Beach Dr. 3Highland Beach FL, 33487PCN: 24-43-47-04-02-002-0214Legal Description: BEL LIDO TH PT OF LT 21 K/A WEST UNIT BLDG 2 BLK 2

Code Sections: 30-122 (B) Expiration of building permit

Violations: Expired Vacation Unit Permit APP22-0935.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

Re: 1119 Highland Beach Dr 3., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0214)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding expired permit APP22-0935 Vacation Rental Unit (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.**

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2278

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3025 2278

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	\$ 0.15
Extra Services & Fees (check box, add fee)	\$ 3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 6.3
Total Postage and Fees	\$ 9.13
Se	Jordan Cohen
Str	102 W. Barre St.
City	Baltimore, MD 21201
PS	CC2023-03-020
See Reverse for Instructions	



Property Detail

Location Address	1119 HIGHLAND BEACH DR 3		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-47-04-02-002-0214		
Subdivision	BEL LIDO IN		
Official Records Book	29844	Page	302
Sale Date	MAY-2018		
Legal Description	BEL LIDO TH PT OF LT 21 K/A WEST UNIT BLDG 2 BLK 2		

Owner Information

Owners	Mailing address
COHEN JORDAN	102 W BARRE ST
	BALTIMORE MD 21201 2404

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2018	\$370,000	29844 / 00302	WARRANTY DEED	COHEN JORDAN
NOV-2000	\$150,000	12160 / 01394	WARRANTY DEED	COCUZZO JENNIFER J
JUL-1997	\$105,000	09892 / 01281	WARRANTY DEED	
DEC-1988	\$91,500	05911 / 00208	WARRANTY DEED	
OCT-1987	\$592,000	05483 / 01708	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1221
Acres	0.03
Use Code	0110 - TOWNHOUSE
Zoning	RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$374,179	\$315,145	\$310,145
Land Value	\$0	\$0	\$0
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All values are as of January 1st each year			

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Tax Year	2022	2021	2020
Assessed Value	\$346,660	\$315,145	\$310,145
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$346,660	\$315,145	\$310,145

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Tax Year	2022	2021	2020
Ad Valorem	\$5,861	\$5,342	\$5,361
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$5,961	\$5,438	\$5,456

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Jordan Cohen
102 W. Barre St.
Baltimore, MD 21201

**POSTED
ON PROPERTY**

5/30/23

DATE

Re: 1119 Highland Beach Dr 3., Highland Beach FL 33487 4786 (PCN: 24-43-47-04-02-002-0214)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding expired permit APP22-0935 Vacation Rental Unit (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.

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2278

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

30/05/2023

Highland Beach, FL 33487





Town of Highland Beach

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

March 29, 2023

COHEN JORDAN R
102 W BARRE ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2023-03-020

COHEN JORDAN R,

Location : 1119 HIGHLAND BEACH DR 3
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation: Expired Permit. APP22-0935= VACATION RENTAL UNIT

Correction: Must reactivate permit by April 19, 2023. Contact permitting at 561-278-4540.

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.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can 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, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023+03+020
Property Address:	1119 Highland Beach Drive 3
Officer:	Adam Osowsky

