

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, October 08, 2024 AT 1:00 PM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. **CALL TO ORDER**
2. **EXPLANATION OF PROCEEDINGS**
3. **SWEARING OF WITNESSES**
4. **APPROVAL OF MINUTES**

A. None

5. **VIOLATIONS**

A. CASE NO. CC-24-249

Gail Palestrini
4301 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-003-0220

Legal Description: BEL LIDO LT 22 BLK 3

Code Sections: IPMC 303.1 - Swimming pools.

Violations: Pool water is dirty and unmaintained.

B. CASE NO. CC-24-280

David C Joseph Jr.
1100 Highland Beach Dr. A
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0152

Legal Description: BEL LIDO SLY 110.41 FT OF LT 15 BLK 2

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

Violations: Construction work started without an issued permit: Pavers, fence, electrical, dock/seawall. pool demo, plumbing etc.

C. CASE NO. CC-24-312

Bettye Wolf
4740 S. Ocean Blvd 1010
Highland Beach FL, 33487
PCN: 24-43-47-09-08-000-1010

Legal Description: BRAEMAR ISLE COND UNIT 1010

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

Violations: Permit PWH23-0031 expired. Missing final inspection.

D. CASE NO. CC2023-05-035
Fine Reduction Hearing

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: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental

E. CASE NO. CC2022-10-020
Fine Reeducation Hearing

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: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental

F. CASE NO. CC2022-10-014
Fine Reduction Hearing

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: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental

6. ADJOURNMENT

Any person that decides to appeal any decision made by the Special Magistrate Hearing 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.



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE

CASE NO. CC-24-249

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487 4217

RE: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-003-0220)

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, October 8, 2024, at 1:00 P.M., in the Library Community Room at 3614 South Ocean Boulevard***, regarding

IPMC 303.1 - Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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.

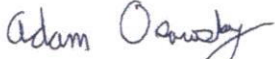
THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

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.

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

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 18 day of Sept. 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065679



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-249

TOWN OF HIGHLAND BEACH, FLORIDA

Paestvini
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility Dr .. Highland Beach FL 33487 (PCN: 24434 704020030220)

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 9/18/24 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

9/18/24
Date

STATE OF FLORIDA

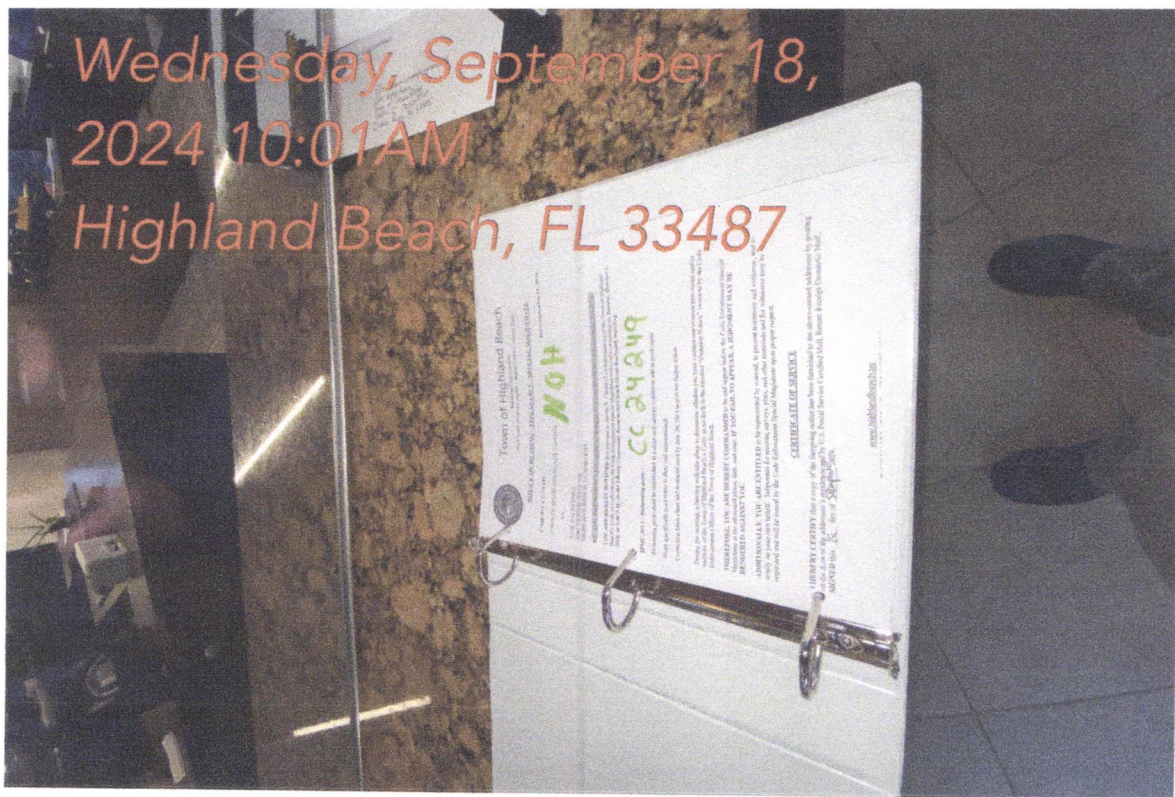
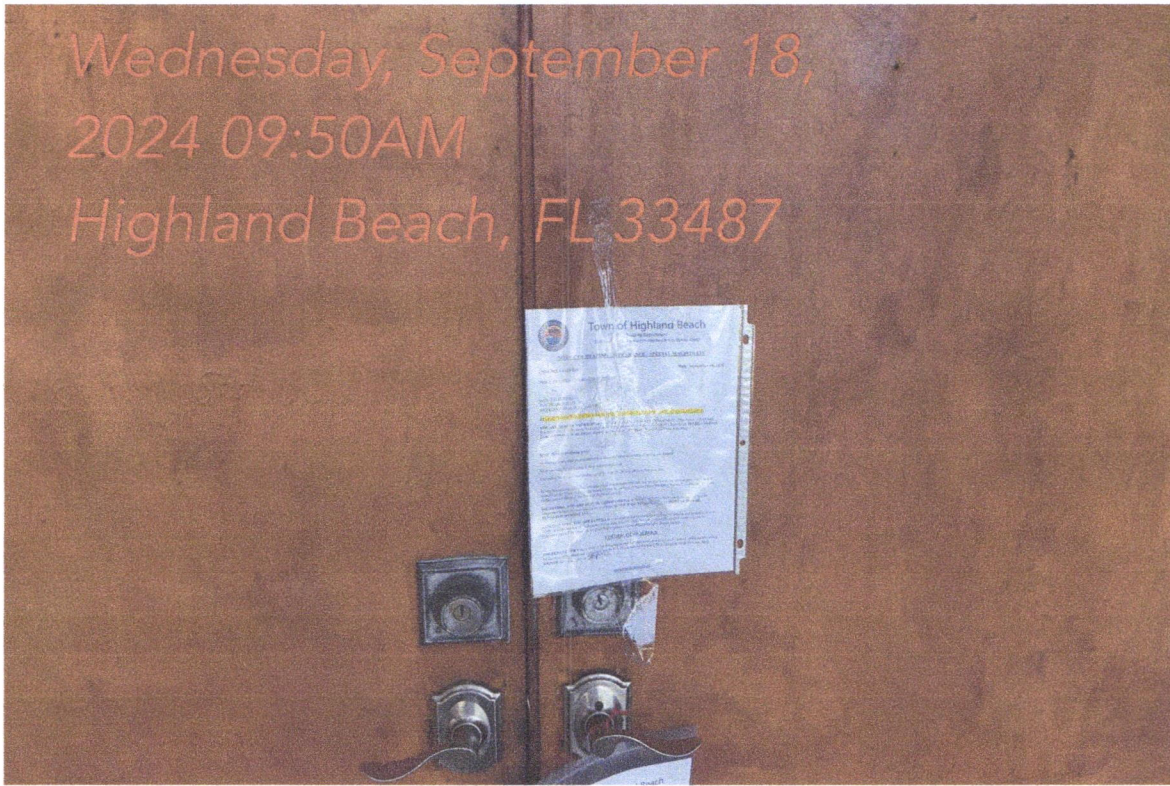
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 18th day of Sept, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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





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)

- | | | |
|--|----|-------|
| <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

\$

Total Postage and Fees

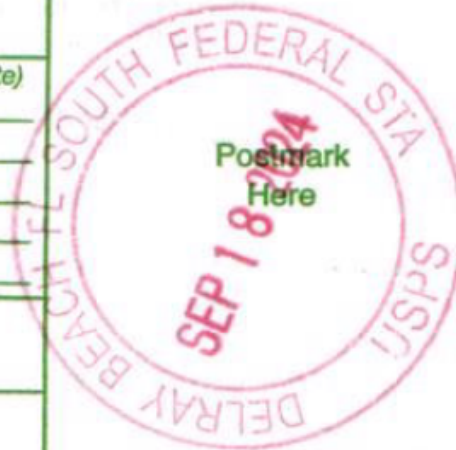
\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Py Estrini NOH 24 249
4301 Tranquility Dr
HP FL 33457



PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-249

Date: August 22, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487 4217

RE: 4301 TRANQUILITY DR HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-003-0220)

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, September 10, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding

IPMC 303.1 - Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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 22 day of August 2024.

www.highlandbeach.us

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

Adam Osowsky

Adam Osowsky
Code Compliance Officer

Certified Mail:
9589071052701410065679/9589071052701410063484



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-249

TOWN OF HIGHLAND BEACH, FLORIDA

VS
Pa. Cestriani
4301 Tranquility Dr

Highland Beach FL, 33487

Re: 4301 Tranquility Dr, Highland Beach FL 33487 (PCN: 24434704020030220)

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/Appearence" 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 8/23/24 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

8/23/24
Date

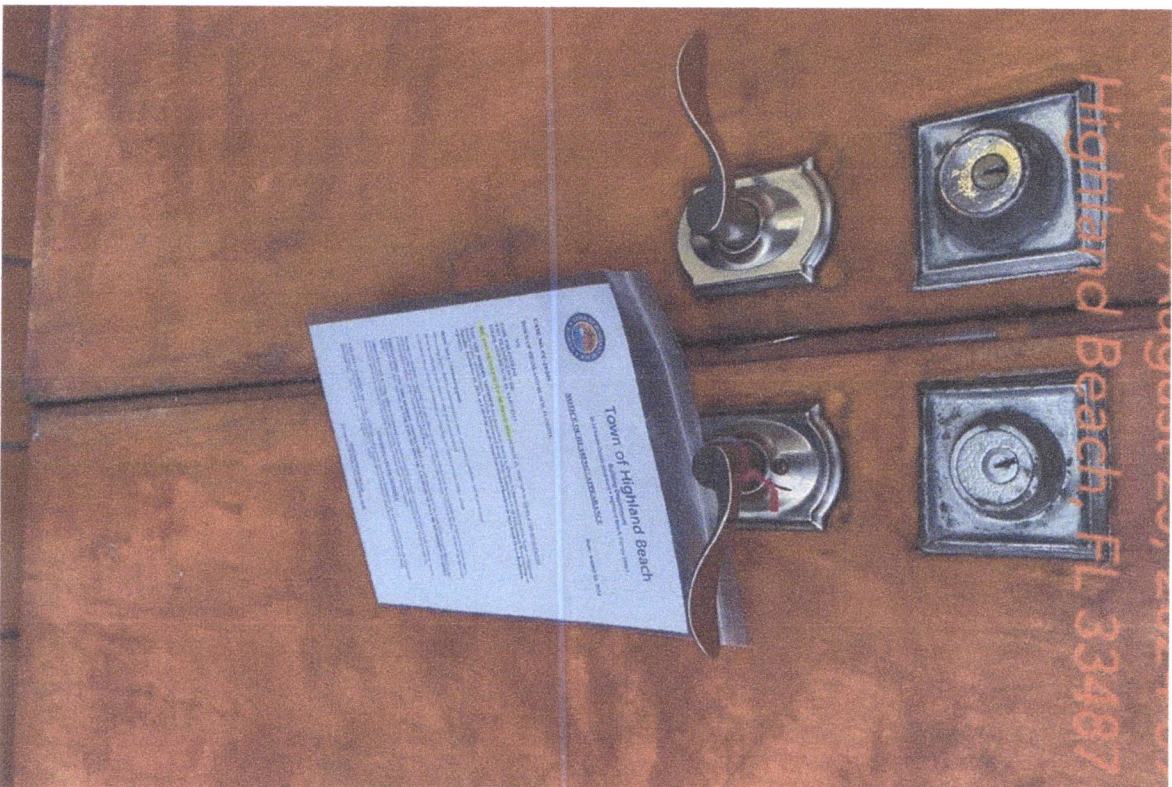
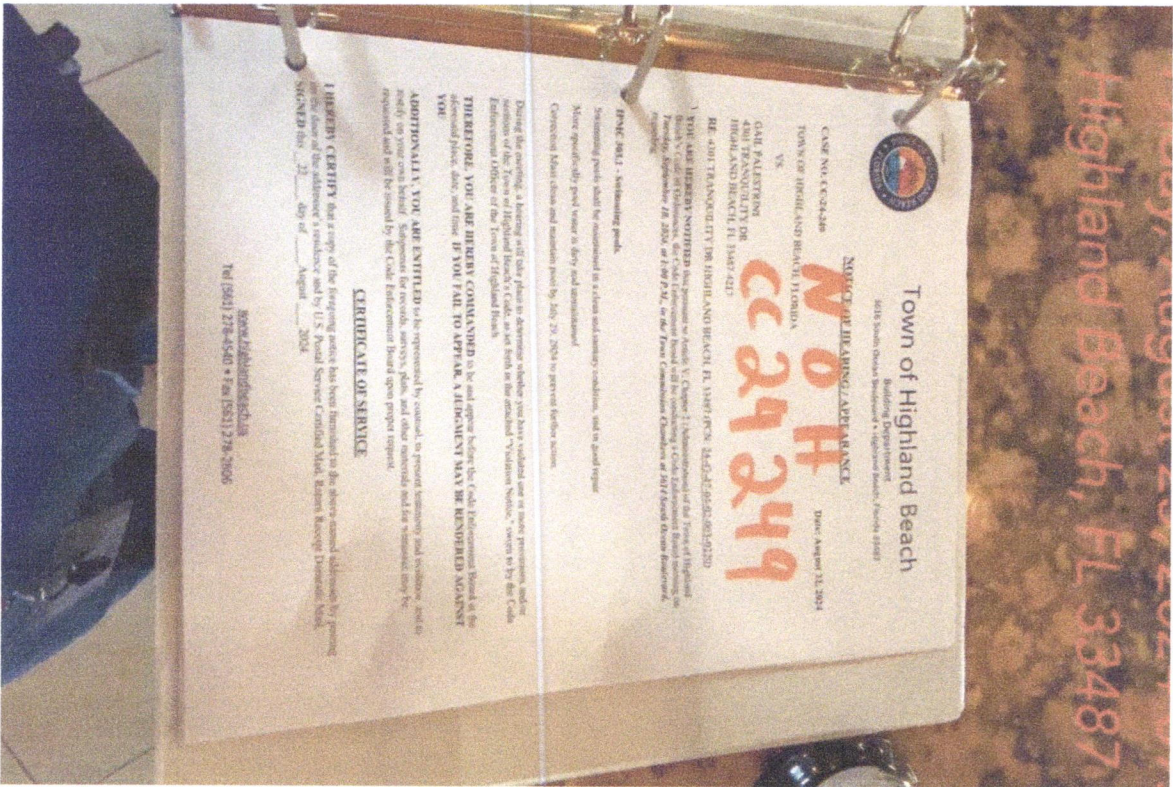
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

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





9589 0710 5270 1410 0634 84

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

Boca Raton, FL 33487

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
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	\$0.73
\$	
Total Postage and Fees	\$9.68
\$	
Sent To	
Street and Apt. No., or P.O. E	
City, State, ZIP+4 [®]	

PS Form 3800, January

HIGHLAND BEACH, FL 33487 4217

CC-24-249 NOH

GAIL PALESTRINI

4301 TRANQUILITY DR

AUG 23 2024

HIGHLAND BEACH, FL 33487

Postmark Here

Property Detail**Item 1.**

Location Address : 4301 TRANQUILITY DR
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-003-0220
Subdivision : BEL LIDO IN
Official Records Book/Page : 34083 / 21
Sale Date : JAN-2023
Legal Description : BEL LIDO LT 22 BLK 3

Owner Information**Owner(s)**

PALESTRINI GAIL

Mailing Address

4301 TRANQUILITY DR
BOCA RATON FL 33487 4217

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2023	\$400,000	34083 / 00021	WARRANTY DEED	PALESTRINI GAIL
JUN-2021	\$10	32572 / 00238	WARRANTY DEED	ROY ANN
APR-2021	\$10	32414 / 00120	LIFE ESTATE	ROY ANN
NOV-2015	\$10	27960 / 01355	LIFE ESTATE	ROY ANN
JUN-1988	\$100	05781 / 01719	QUIT CLAIM	ROY ANN
FEB-1984	\$100	04161 / 01463	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3387
Acres : 0.2609
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$78,684	\$82,030	\$70,758	\$213,065	\$173,663
Land Value	\$1,625,177	\$1,562,670	\$1,569,644	\$1,242,000	\$1,080,000
Total Market Value	\$1,703,861	\$1,644,700	\$1,640,402	\$1,455,065	\$1,253,663

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,703,861	\$590,976	\$573,763	\$557,051	\$549,360
Exemption Amount	\$0	\$80,000	\$75,500	\$75,500	\$75,500
Taxable Value	\$1,703,861	\$510,976	\$498,263	\$481,551	\$473,860

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,001	\$8,618	\$8,620	\$8,638	\$8,678
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$27,195	\$8,806	\$8,804	\$8,816	\$8,851

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov



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

NOTICE OF VIOLATION

July 15, 2024

GAIL PALESTRINI
4301 TRANQUILITY DR
HIGHLAND BEACH FL, 33487 4217

RE: Code Compliance Case No. CC-24-249

Location: 4301 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation Description:

IPMC 303.1 - Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

More specifically pool water is dirty and unmaintained.

Correction Must clean and maintain pool by July 29, 2024 to prevent further action.

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

Friday, August 02, 2024
07:39AM
Highland Beach, FL 33487



Photos for Project Number CC-24-249

Print Photos |  Refresh Thumbnails details

Show Select for Batch Delete



Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
07/15/2024 13:30	07/15/2024 13:30	Adam Osowsky	<input type="checkbox"/>





Photos

CC-24-249

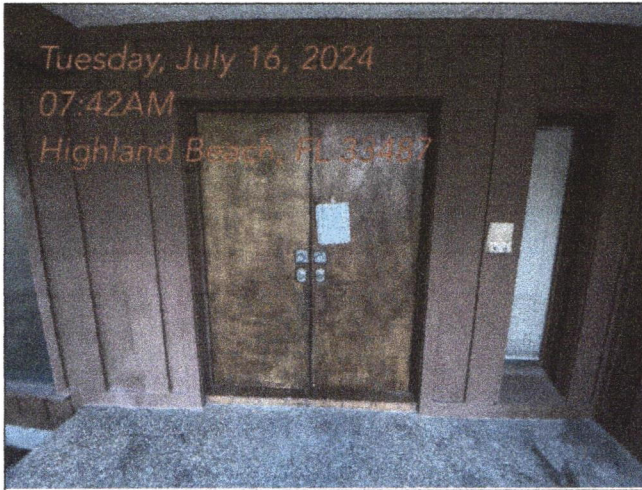
Code Case

Project Address:

4301 TRANQUILITY DR, HIGHLAND
BEACH FL 33487

Owner:

GAIL PALESTRINI



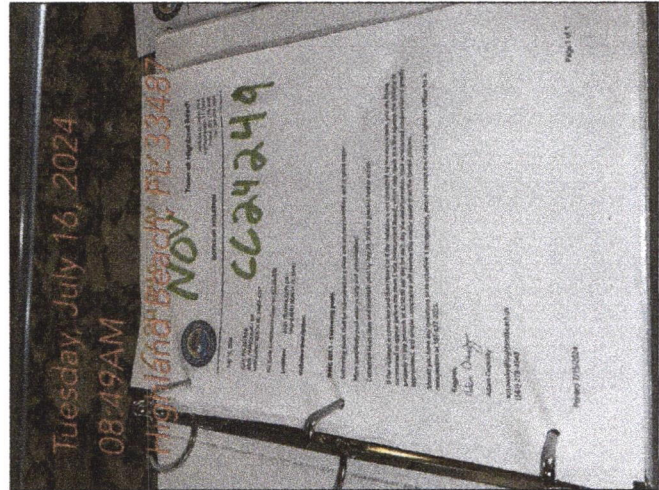
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/16/2024

File Type: jpg

Notes: NOV Posted

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/16/2024

File Type: jpg

Notes: nov Posted

Photo of Record: ☐

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee 4.85

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

<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 1.73 5.58

Total Postage and Fees cc-24-249 nov no card

Sent To GAIL PALESTRINI

Street and Apt. No., or PO Box 4301 TRANQUILITY DR

City, State, ZIP+4® HIGHLAND BEACH FL, 33487 4217

PS Form 3800, January 2023

9589 0710 5270 1410 0656 79

POSTAL SWEETS USPS CPU
 JUL 16 2024
 Postmark Here



Town of Highland Beach

Code Compliance
 3616 South Ocean Boulevard
 Highland Beach, FL 33487

RECEIVED

JUL 29 2024

Town of Highland Beach, FL
 Town Clerk's Office

GAIL PALESTRINI
 4301 TRANQUILITY DR
 HIGHLAND BEACH FL, 33487 4217

RE: Code Compliance Case No. CC-24-249
 33487-4217

CERTIFIED MAIL



9589 0710 5270 1410 0656 79

WEST PALM BEACH FL 334

CPU



U.S. POSTAGE IN
\$5.58
 FCML RDC 99
 Orig: 33431
 Dest: 33487
 07/16/24
 823840500911
 2000052412 02

NTXTP 331 DE 1 0007/26/24

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 33487339316 *0375-01760-16-43



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE

CASE NO. CC-24-280

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach, FL 33487 3397

RE: 1100 HIGHLAND BEACH DR A HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-02-002-0152)

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, October 8, 2024, at 1:00 P.M., in the Library Community Room at 3614 South Ocean Boulevard***, regarding

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 pavers, fence, electrical, dock/seawall, pool demo, plumbing, etc... construction work started without an issued permit.

Correction Must obtain ALL required permits by August 11, 2024 to prevent further actions.

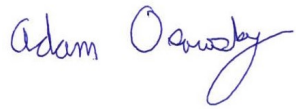
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement 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 _____ day of _____ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410065785

9589 0710 5270 1410 0620 43

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)

<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
 \$ _____

CC-24-280 NOH *
DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
HIGHLAND BEACH, FL 33487 3397

SEP 19 2024
 DELRAY BEACH, FL 33487
 WITH FEDERAL STA. USPS

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.

¹ 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.

3 Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item 2.

AFFIDAVIT OF POSTING

CASE NO. CC-24-280

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487

Re: 1100 HIGHLAND BEACH DR A., Highland Beach FL 33487 (PCN: 24-43-47-04-02-002-0152)

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

1. I am a x Code Compliance Officer or Clerk for the Town of Highland Beach.
2. I posted x the "Notice of Violation" or the "Notice of Hearing/Appearance" at the Property address above and x at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on August 2, 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

August 2, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2024, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires: 2-24-26

Personally Known ☒ OR Produced Identification
Type of Identification Produced:



www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606



Town of Highland Beach

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

NOTICE OF VIOLATION

August 1, 2024

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487 3397

RE: Code Compliance Case No. CC-24-280

Location: 1100 HIGHLAND BEACH DR A
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 pavers, fence, electrical, dock/seawall, pool demo, plumbing, etc... construction work started without an issued permit.

Correction Must obtain ALL required permits by August 11, 2024 to prevent further actions.

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,



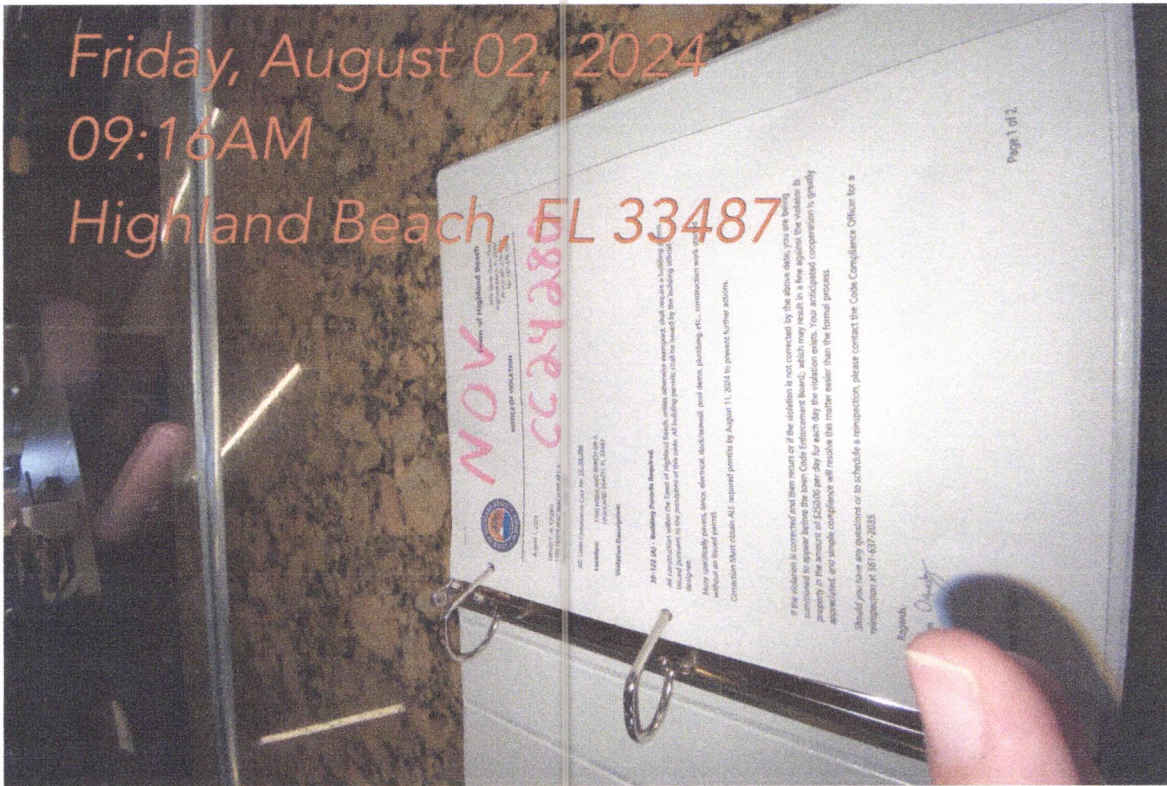
Town of Highland Beach

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

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Property Detail
Item 2.

Location Address : 1100 HIGHLAND BEACH DR A
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-02-002-0152
Subdivision : BEL LIDO IN
Official Records Book/Page : 32889 / 1990
Sale Date : SEP-2021
Legal Description : BEL LIDO SLY 110.41 FT OF LT 15 BLK 2

Owner Information

Owner(s)	Mailing Address
JOSEPH DAVID C JR	1100 HIGHLAND BEACH DR APT A BOCA RATON FL 33487 3397

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2021	\$10	32889 / 01990	QUIT CLAIM	JOSEPH DAVID C JR
JUN-2021	\$10	32642 / 01492	QUIT CLAIM	JOSEPH DAVID C JR
SEP-2020	\$10	31788 / 00166	QUIT CLAIM	JOSEPH DAVID C JR &
MAR-2018	\$10	29762 / 01785	QUIT CLAIM	JOSEPH DAVID C JR &
JUL-2011	\$540,000	24635 / 00726	WARRANTY DEED	JOSEPH DAVID C JR &
JUN-2005	\$1,250,000	18771 / 01705	WARRANTY DEED	CHROMIK STEPHEN &
SEP-2004	\$10	17543 / 01839	REP DEED	FISH AMANDA L
APR-2001	\$888,000	12504 / 01241	WARRANTY DEED	FISH MILTON L JR EST
JUN-2000	\$650,000	11864 / 01438	WARRANTY DEED	STANTON ROBIN &
JUN-1989	\$345,000	06124 / 01763	WARRANTY DEED	
OCT-1984	\$100	04554 / 00481	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
JOSEPH DAVID C JR	2024	HOMESTEAD
JOSEPH DAVID C JR	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3401
Acres : 0.1467
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$384,111	\$380,343	\$315,621	\$490,835	\$465,582
Land Value	\$980,200	\$942,500	\$911,500	\$920,000	\$800,000
Total Market Value	\$1,364,311	\$1,322,843	\$1,227,121	\$1,410,835	\$1,265,582

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$838,292	\$804,944	\$781,499	\$758,737	\$748,261
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$788,292	\$754,944	\$731,499	\$708,737	\$698,261

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$12,650	\$12,232	\$12,152	\$12,186	\$12,245
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$12,757	\$12,335	\$12,252	\$12,282	\$12,340

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcapao.gov



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

NOTICE OF VIOLATION

August 1, 2024

DAVID C JR JOSEPH
1100 HIGHLAND BEACH DR APT A
Highland Beach FL, 33487 3397

RE: Code Compliance Case No. CC-24-280

Location: 1100 HIGHLAND BEACH DR A
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (A) - Building Permits Required.

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More specifically pavers, fence, electrical, dock/seawall, pool demo, plumbing, etc... construction work started without an issued permit.

Correction Must obtain ALL required permits by August 11, 2024 to prevent further actions.

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

Regards,



Town of Highland Beach

Item 2.

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

NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your package.
- 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 addressed bag, with a proper endorsement on the package, you may request a return receipt service, which provides a record of delivery (including the recipient's signature).
- You can request a hardcopy return receipt. You may request a hardcopy return receipt for a Certified Mail item.

Important: Save this receipt for your records. Receipts attach PS Form 3811. Domestic return receipts attach PS Form 3811. Domestic return receipts attach PS Form 3811 to your mailpiece. Receipts attach PS Form 3811 to your mailpiece.

PS Form 3800, January 2023 (Revised) PSN 7530-02-000-0047

9589 0710 5270 1410 0657 85

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

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BOCA RATON FL 33487-3397

Certified Mail Fee \$4.55

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

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.77

Total Postage and Fees \$5.32

Sent To

CC-24-280 NOV
JOSEPH DAVID C JR
1100 HIGHLAND BEACH DR APT A
BOCA RATON FL 33487 3397







08/02/2024

BOCA RATON FL 33487-3397

Search Results

Item 2.

Time spent on query: 0.32 s

Setup Columns ▾		Reset Columns								
	Number ▾		Specific Use ▾	Work Type ▾	Address ▾	Address... ▾	Created	Lot	Duration ▾	
 ^	CC2023-05-017		Not Set	Code Case	1100 HIGHLAND BEACH DR A		05/16/23 14:21		(not set)	
 ^	CC2022-11-004		Not Set	Code Case	1100 HIGHLAND BEACH DR B		11/01/22 13:04		(not set)	
 ^	CC2022-11-003		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		11/01/22 11:23		(not set)	
 ^	CC2021-12-013		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		12/15/21 11:01		(not set)	
 ^	2020-89		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		08/05/20 14:41		(not set)	
 ^	2019-37		Not Set	Code Case	1100 HIGHLAND BEACH DRIVE A		10/09/19 08:20		(not set)	
<div><div>⏪ ⏩ 1 ⏪ ⏩</div><div>35 ▾</div><div>items per page</div></div>										





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE - SPECIAL MAGISTRATE

CASE NO. CC-24-312

Date: September 18, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BETTYE S WOLF
4740 S OCEAN BLVD APT 1010
Highland Beach, FL 33487

RE: 4740 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-09-08-000-1010)

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, October 8, 2024, at 1:00 P.M., in the Library Community Room at 3614 South Ocean Boulevard***, regarding

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

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically Permit PWH23-0031 expired. Missing final inspection. Correction Must contact permitting at 5612784540 to re instate/obtain all required permits by 9/5/24.

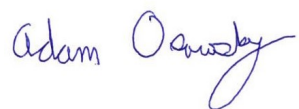
During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement 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 _____ day of _____ 2024.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410063460

9589 0710 5270 1410 0620 74

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)	
<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	
\$	
Total Postage and Fees	
\$	

CC-24-312 NOH *
BETTYE S WOLF
4740 S OCEAN BLVD APT 1010
HIGHLAND BEACH FL 33487

Certified Mail service provides the following benefits:

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 - 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* 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.

Property Detail

Item 3.

Location Address : 4740 S OCEAN BLVD 1010
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-08-000-1010
Subdivision : BRAEMAR ISLE COND DECL FILED 2-18-81
Official Records Book/Page : 27539 / 79
Sale Date : APR-2015
Legal Description : BRAEMAR ISLE COND UNIT 1010

Owner Information**Owner(s)**

WOLF BETTYE S
BETTYE S WOLF TR TITL HLDR
WOLF BETTYE S TR

Mailing Address

4740 S OCEAN BLVD APT 1010
HIGHLAND BEACH FL 33487 5356

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2015	\$10	27539 / 00079	WARRANTY DEED	WOLF BETTYE S
APR-1984	\$230,000	04206 / 01283	WARRANTY DEED	WOLF ALVAN H &
FEB-1982	\$254,000	03676 / 00936	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
WOLF BETTY S	2024	HOMESTEAD
WOLF BETTY S	2024	ADDITIONAL HOMESTEAD
WOLF BETTY S	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 2070
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,220,000	\$1,174,000	\$815,850	\$545,000	\$530,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,220,000	\$1,174,000	\$815,850	\$545,000	\$530,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$444,441	\$431,496	\$418,928	\$406,726	\$401,110
Exemption Amount	\$55,000	\$55,000	\$50,500	\$50,500	\$50,500
Taxable Value	\$389,441	\$376,496	\$368,428	\$356,226	\$350,610

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,329	\$6,181	\$6,201	\$6,210	\$6,236
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,436	\$6,284	\$6,301	\$6,306	\$6,331

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcypo.gov



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

NOTICE OF VIOLATION

August 21, 2024

BETTYE S WOLF
4740 S OCEAN BLVD APT 1010
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-312

Location: 4740 S OCEAN BLVD, 1010
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 PWH23-0031 expired. Missing final inspection. Correction Must contact permitting at 5612784540 to re instate/obtain all required permits by 9/5/24.

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

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 \$ **4.85**

Extra Services & Fees (check box, add fee as applicable) **4.70**

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **.73**

Total Postage and Fees \$ **9.68**

Sent To **BETTYE S WOLF TR TJTL HDR**

Street and Apt **4740 S OCEAN BLVD APT 1010**

City, State, ZIP+4® **HIGHLAND BEACH FL 33487 5356**

Postmark **AUG 22 2024**

cc-24-312 nov

BOCA RATON FL 33431

COMPLETE THIS SECTION

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.

1. Article Number **cc-24-312 nov**

BETTYE S WOLF TR TJTL HDR

4740 S OCEAN BLVD APT 1010

HIGHLAND BEACH FL 33487 5356

Barcode: 9590 9402 5086 9092 0374 61

2. Article Number (transfer from service label) **9590 0710 5270 1410 0634 60**

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **XVP**

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Certified Mail

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Insured Mail (over \$500)

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

USPS TRACKING® # **9590 9402 5086 9092 0374 61**

United States Postal Service

RECEIVED

TOWN OF HIGHLAND BEACH

CODE COMPLIANCE DIVISION

3616 S OCEAN BLVD

HIGHLAND BEACH, FL 33487

Aug 22 2024

Highland Beach, FL

Clerk's Office

- All Departments
- Workspace

Favorites

Permitting

Create Permit

Search Permits

Search Incomplete Permits

Create Estimate

Search Estimates

Search Historical Permits

Permit Reports

Code Enforcement

Licensing

Recurring Inspections

Common

Accounts

Receipts

Administration

Recent

Main

Parcels

Notes

Submittals

Valuations

Fees

Contractors

Contacts

Other Requirements

Details

Cycles/Reviews

Inspections

Workflow

Permit #: PWH23-0031

Status: ISSUED

Contact: WOLF BETTYE S BETTYE S WOLF TR TITL HLD R WOLF BETTYE S TR

Site Address: 4740 S OCEAN BLVD 1010
HIGHLAND BEACH, FL 33487

Type: PLUMBING WH CHANGEOUT

Project Name: Bettye Wolf

Contractor: CLIMATE CONTROL SERVICES

Expand Display

Compress Display

Display Order	Inspection Type	Req	Deferred	Reason	Display Date	Primary Inspector	Inspection Status	State	Results	Has Actions	Has Corrections
<div><div></div>1</div>	PLUMB FINAL	<div><div></div><div></div></div>	<div><div></div><div></div></div>								
Total Hours: 0.00											

Add

Request



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item 4.

NOTICE OF HEARING

CASE NO. CC2023-05-035

Date: September 5, 2024

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

RE: 1119 HIGHLAND BEACH DR 2

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, October 8, 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

**TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD**

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

**JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201**

Case No: 2023-05-035

PCN: 24-43-47-04-02-002-0212

Respondent.

**LEGAL: BEL LIDO TH PT OF LT 21 K/A
NORTH UNIT BLDG 1 BLK 2**

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on July 11, 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 1119 Highland Beach Drive 2, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 34-5(A) of the Town Code of Ordinances for failure to obtain a vacation rental certificate.
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 34-5(A) 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 July 25, 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.

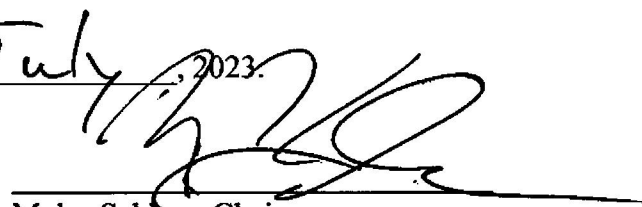
c. No further action shall be required for the entry of such fine.

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.

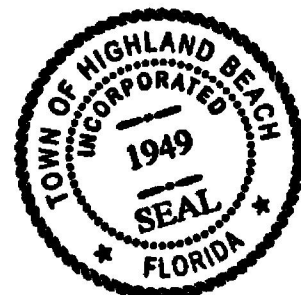
4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondent does so within thirty (30) days from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request 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 12th day of July, 2023.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201

Case No: 2023-05-035

PCN: 24-43-47-04-02-002-0212

Respondent.

LEGAL: BEL LIDO TH PT OF LT 21 K/A
NORTH UNIT BLDG 1 BLK 2

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on July 11, 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 1119 Highland Beach Drive 2, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 34-5(A) of the Town Code of Ordinances for failure to obtain a vacation rental certificate.
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 34-5(A) 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 July 25, 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.

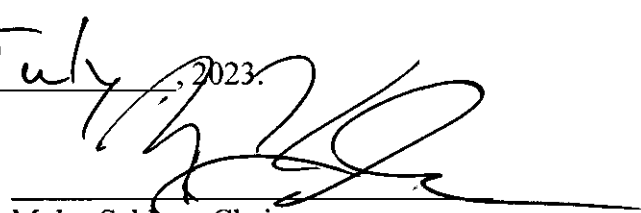
c. No further action shall be required for the entry of such fine.

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 12th day of July, 2023.


Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-05-035

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 (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, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding unregistered vacation rental, (34-5 (A) Application for Vacation Rental Certificate). 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 16th day of June 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2308

www.highlandbeach.us

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

7021 1970 0002 3025 2308

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)	\$ 3.37
<input checked="" 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	\$ 1.63
Total Postage and Fees	\$ 8.15
Jordan Cohen 102 W. Barre St. Baltimore MD 21201 CC2023-05-035	
See Reverse for Instructions	

HIGHLAND BEACH, FL 33487
 JUN 16 2023
 CPO #0237

Property Detail

Location Address	1119 HIGHLAND BEACH DR 2	Item 4.
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. CC2023-05-035

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

**POSTED
ON PROPERTY**

6/19/23
DATE

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

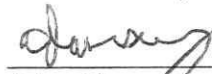
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2308

www.highlandbeach.us

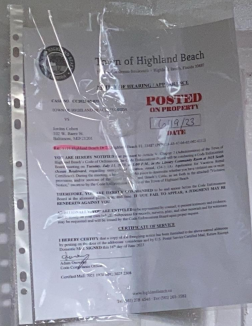
Tel (561) 278-4548 • Fax (561) 265-3582

Item 4.

Mon, June 19, 2023

08:10AM

Highland Beach, FL 33487



2
1119



Town of Highland Beach

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

May 31, 2023

COHEN JORDAN R
102 W BARRE ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2023-05-035

COHEN JORDAN R,

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

Complaint Description:

Violation: Unregistered Vacation Rental

Correction: Must obtain/complete a town vacation rental certificate by June 14, 2023.

34-5 (A) Application for Vacation Rental Certificate

(a) Within one hundred eighty (180) days of the effective date of the vacation rental ordinance, the town will establish the process for obtaining a vacation rental certificate. Once the application process is established, the town will notify the owners or agents of properties with existing rental business tax receipts that the vacation rental certificate application process is available. The town will also place a notice in the newspaper that the vacation rental application process is available. All owners of properties used as vacation rental unit shall be required to submit an application for a vacation rental certificate on a form promulgated by the town within ninety (90) days of the notice sent by the town. If an application together with the required application fee is received prior to the deadline, the property owner will be allowed to continue renting the property while the application is being processed by the town and inspections are scheduled; provided the owner has a valid business tax receipt issued by the town. The town will also allow for a reasonable amount of time for the property to come into compliance in the event of a failed inspection.

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

Printed 05/31/2023

Recent

Administration

Receipts

Accounts

Common

Pending Inspections

Licensing

Code Enforcement

Permit Reports

Search Historical Permits

Search Estimates

Create Estimate

Search Incomplete Permits

Search Permits

Create Permit

Permitting

Favorites

Workspace

All Departments

Item 4.

Primary Parcel: 54-43-47-04-05-005-0575

Zone:

Inspection Area:

State: FL

Site Zip: 33487

Longitude:

Site City: HIGHLAND BEACH

Latitude:

Site Address: 7770 HIGHLAND BEACH DR S

Site Address

Expires: 03\15\2023

Exp Override: ☐

Closed:

20'00 deferred fees due.

Finalized:

0 of 1 inspections completed.

Issued:

Ready:

2120'00 paid (38%), 2520'00 due.

Approved:

No approval steps.

Completed:

0 of 1 submittals received.

Submitted: 15\15\2025

Application is 171 days old

Initiated: 15\15\2025

Last Inspection Date:

Last Activity: 03\13\2023 06:00

Primary Contractor:

Primary Contact: COHEN JORDAN B

Applicant: Cohen, Jordan

Applied for Online: ☒

Fast Track: ☐

Assigned To:

Parent Permit:

Process State: Expired

Status: EXPIRED

Permit Type: VACATION RENTAL UNIT

Initial Application Number: APP25-0034

Project Description:

Project Name: 7770 S Vacation application

Application is 80 days past the expiration date.

Application not yet complete

Main

Notes

Parcels

Submittals

Valuations

Details

Fees

Contractors

Contracts

Inspections

Cycles/Reviews

Workflow

smartgov

Town of Highland Beach

Permit Detail

Adam OsowskySign OutPreferences

office.smartgovcommunity.com/Main#~\Permits\Permit\index\7d3f41ea-4e24-4738-bd1c-a7e0014d13bdb\Main

smartgov

50



Town of Highland Beach
3614 South Ocean Blvd; Highland Beach, FL 33487
Phone: (561) 278-4540; Fax: (561) 278-2606

Vacation Rental Registration Form

The registration of a vacation rental from the Town of Highland Beach does not exempt the applicant from obtaining the appropriate documentation and/or licenses from the Florida Department of Business and Professional Regulation, Florida Department of Revenue and Palm Beach County Tax Collector or any other county or state required permits. A Vacation Rental cannot operate without the Town's approval and a separate registration form is required for each Vacation Rental unit.

If a property is located within a condominium or is subject to a property owner's association or homeowner's association or the like, it is the applicant's responsibility to verify that short-term rentals/vacation rentals are allowed within the community.

Before submitting your registration to the Town, you must obtain the following documentation.

Section I Type of Registration



New Registration



Biennial Renewal

Section II Property Owner Information and Vacation Rental Location

Owner Name: Jordan Cohen Phone: 410 775 6035

Address: 1119 Highland Beach Dr. #2

Email: JReidDevelopment@gmail.com

Registered Agent Name (if applicable): _____

Registered Agent Phone: _____

Registered Agent Email: _____

Section III Responsible Party Information (provide 24hr contact details)

Each vacation rental must designate a responsible party to respond to routine inspections as well as non-routine complaints and any other problems related to the operation of the vacation rental. The property owner may serve in this capacity or shall otherwise designate another person eighteen (18) years or older to perform the duties required by the Town Code.

Name: Jordan Cohen

Address: 102 W. Barre St., Baltimore, MD 21201

24hr Phone: 410-775-6035 Alternate Phone: _____

Email:

JReidDevelopment@gmail.com**Section IV Required Documentation**

Before submitting your registration to the Town, you must obtain the following documentation.

Note: Please initial each item below to confirm your acknowledgement and compliance:

Attach the following with this application:

JRC Attach Application Fee (All fees are Payable to the Town of Highland Beach.)

JRC Copy of the Florida Department of Business and Professional Regulation License as a transient public lodging establishment/vacation rental;

JRC Copy of the Vacation Rental's current and active Certificate of Registration with the Florida Department of Revenue for the purpose of collecting and remitting sales taxes, transient rental taxes and any other taxes required by law to be remitted, as applicable;

JRC Proof of the establishment of an account with the Palm Beach County Tax Collector for the payment of tourist development taxes or that payment is arranged through a third party;

JRC Copies of the postings required by Section VI of this application; and

JRC Copy of a sample lease agreement.

Section V Vacation Rental Standards

Inspection by the Town to verify compliance with the requirements of Chapter 34, "Regulation of Vacation Rental Units" is required subsequent to the initial registration. Non-compliance with the requirements of this division discovered during any inspection shall be treated as a violation of the Town Code and be processed in accordance with the Code.

Note: Please initial each item below to confirm your acknowledgement and compliance:

All vacation rental units, whether single-family homes, duplexes, condominium units, three (3) or four (4) unit complexes, or multiple family complexes, must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the zoning code of the Town of Highland Beach.

Minimum standards and requirements

JRC *Swimming pool, spa, and hot tub safety.* An in-ground or above-ground swimming pool, spa, or hot tub offered or made available as an amenity at a vacation rental unit shall comply with current standards of the Residential Swimming Pool Safety Act, F.S. ch. 515. The property owner or rental agent shall cause the swimming pool drain system, any underwater lighting system, and the electrical pump system of such swimming pools, spas, and hot tubs to be inspected annually by an appropriately licensed technician. Proof of such inspection within the previous twelve (12) months from the date of the request shall be provided to the Town upon request.

JRC *Swimming pool, spa and hot tub screening.* In all vacation rental units located in the Town that have in-ground and above-ground swimming pools, spas, and hot tubs shall be screened by a six-foot, one hundred (100) percent opaque on all sides (except

waterfront sides) fence. Swimming pool equipment shall be separately screened on all open sides with a six-foot one hundred (100) percent opaque fence.

JRC *Bedrooms.* All bedrooms within a vacation rental unit shall meet the applicable requirement of the Florida Building Code, and the Florida Fire Code and Life Safety Code.

JRC *Smoke and carbon monoxide (CO) detection and notification system.* A working smoke alarm and carbon monoxide (CO) alarm system shall be present within the vacation rental unit and maintained on a continuing basis consistent with the requirements of Section R314, Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code.

JRC *Fire extinguisher.* A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of a vacation rental unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location of the fire extinguisher.

JRC *Emergency egress maintenance and lighting.* Halls, entrances and interior stairways within a vacation rental unit shall be clean, ventilated and lighted. Hall and stair runners shall be kept in good condition. Rails shall be installed on all stairways and around all porches and steps.

JRC *Parking.* All vacation rental units within the Town are required to provide parking spaces in accordance with the Town Code of Ordinances.

Lease requirements.

JRC There shall be a written or online lease, rental, tenant or other recorded agreement memorializing each vacation rental tenancy between the owner or responsible party and the occupant(s). The agreement shall, at minimum, contain the following information:

- The maximum number of occupants for the unit;
- The number of parking spaces associated with the vacation rental unit, if applicable, and the location of such spaces;
- The names and ages of all persons who will be occupying the unit;
- The dates of such occupancy; and
- A statement that all occupants must evacuate from the vacation rental following any evacuation order issued by local, state, or federal authorities.

Vacation rental responsible party.

JRC Each vacation rental must designate a responsible party to respond to routine inspections as well as non-routine complaints and any other problems related to the operation of the vacation rental. The property owner may serve in this capacity or shall otherwise designate another person eighteen (18) years or older to perform the following duties:

- Be available by telephone at listed phone number twenty-four (24) hours per day, seven (7) days per week and capable of handling any issues relating to the operation of the vacation rental;
- If required, be willing and able to come to the vacation rental within two (2) hours following notification from an occupant, the owner, or the Town to address any issues relating to the operation of the vacation rental;

- Maintain a record of all lease or rental agreements for the vacation rental;
- Receive service of any legal notice on behalf of the owners for violation of the requirements set forth in this division; and
- Otherwise monitor the vacation rental to ensure compliance with the requirements set forth in this division.

Other regulations.

Vacation rentals must comply with all other regulations, standards and requirements set forth in the Town Code of Ordinances, including, but not limited to, the requirements of Chapter 4 (Animals), Chapter 5 (Beaches and Boats), Chapter 16 (Motor Vehicles and Traffic), Chapter 17 (Nuisances), Chapter 28 (Offenses and Miscellaneous provisions), and Chapter 30 (Zoning).

Section VI Required Postings

Note: Please initial each item below to confirm your acknowledgement and compliance:

Minimum required postings of vacation rental information. In each vacation rental unit, either posted in a conspicuous place on a single page, or in a tabbed notebook, there shall be the following information:

- JRC The name, address and phone number of the vacation rental agent or owner;
- JRC The maximum occupancy of the vacation rental unit;
- JRC The days and times of solid waste, recyclables and yard waste pick up;
- JRC The location and phone number of the nearest hospital and urgent care facility;
- JRC The maximum number of vehicles that can be parked at the vacation rental unit;
- JRC Notice of sea turtle nesting season and sea turtle lighting regulations, if applicable; and
- JRC Notice that quiet hours are to be observed between 10:00 p.m. and 7:00 a.m. daily, and that during these hours no excessive or boisterous noise or sound is permitted;

Section VII Owner and Registered Agent Signature

By executing this Registration Form, I, the undersigned, expressly acknowledge and agree to the following:

I have been provided with a copy of Chapter 34 of the Town Code of Ordinances ("Regulation of Vacation Rental Units") and have reviewed same. I intend to operate the vacation rental in compliance with Chapter 34.

I fully understand the definition of "vacation rental unit(s)" as set forth in Section 34-4 of the Town Code of Ordinances.

I understand I am required to renew the Vacation Rental Registration biennially, by October 1st, and that any change(s) to the information or submittals included within the initial or renewal registration must be reported to the Town.

I understand and agree to inspections of the property by the Town on reasonable notice in order for the Town to assure compliance with the Vacation Rental Regulations of Chapter 34 of the

Town Code of Ordinances.

Under penalty of perjury, I certify that all of the information supplied with this Registration Form is true and accurate and agree to abide by all conditions and requirements in the Town's Vacation Rental Regulations.

Owner Name: Jordan Cohen

Owner Signature: [Signature] Date: 10/28/22

ADMINISTERED OATH
SWORN TO & SUBSCRIBED BEFORE ME THIS

28th DAY OF October, 20 22

[Signature]
Signature of Notary

Personally Known: _____



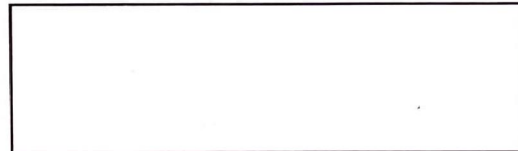
Registered Agent Name: Jordan Cohen

Registered Agent Signature: [Signature] Date: 10/28/22

ADMINISTERED OATH
SWORN TO & SUBSCRIBED BEFORE ME THIS

____ DAY OF _____, 20 ____

Personally Known: _____ or I.D.: _____



Section VIII OFFICE USE ONLY (to be completed for approved registrations only)

Registration Fee Paid (circle one): Yes / No

Date: _____ ☐ Zoning 561-278-4540 _____

Date: _____ ☐ Building 561-278-4540 _____

Date: _____ ☐ Fire Marshall 561-243-7400 _____

Date: _____ ☐ Other _____

To be completed for approved registrations only

Staff Member Name: _____ Signature: _____

Registration Date: _____ Registration Number: _____

Evidence Sheet	
Case Number:	CC2023-05-035
Property Address:	1119 Highland Beach Dr 2
Officer:	Adam Osowsky

Item 4.



7022 2410 0002 1964 7537

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

Postage

\$

.63

Total Postage and Fees

\$

4.78

Sent To

Cohen 23535 New Car

Street and Apt. No., or PO Box No.

102 W Barre St

City, State, ZIP+4®

Baltimore MD 21201

PS Form 3800, April 2015 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.

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item 5.

NOTICE OF HEARING

CASE NO. CC2022-10-020

Date: September 5, 2024

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

RE: 1119 HIGHLAND BEACH DR 3

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, October 8, 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

Adam Osowsky

From: Jordan Cohen <jordanreidcohen@gmail.com>
Sent: Thursday, September 5, 2024 9:13 AM
To: Adam Osowsky; Jeff Remas
Subject: Highland Beach - Hearing

Jeff and Adam,

Thank you so much for meeting with me yesterday. At this time, I would like to request a fine reduction hearing. The addresses for the properties in question are:

1119 Highland Beach Drive #2
1119 Highland Beach Drive #3
1123 Highland Beach Drive #3

Thank you so much and let me know if there is anything else you need from me!

Jordan Cohen

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201

Case No: 2022-10-020

PCN: 24-43-47-04-02-002-0214

Respondent.

LEGAL: BEL LIDO TH PT OF LT 21 K/A
NORTH UNIT BLDG 1 BLK 2

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on December 13, 2022, 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 1119 Highland Beach Drive 2, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 34-5(A) of the Town Code of Ordinances for failure to obtain a vacation rental certificate.
3. Respondent was in attendance via Zoom.
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 34-5(A) 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 fifteen (15) days of the date of the hearing **or by December 28, 2022.**

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 December, 2022.



Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201

Case No: 2022-10-020

PCN: 24-43-47-04-02-002-0214

Respondent.

LEGAL: BEL LIDO TH PT OF LT 21 K/A
NORTH UNIT BLDG 1 BLK 2

ORDER FINDING VIOLATION

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FINDINGS OF FACT

1. Respondent is the owner of the property located at 1119 Highland Beach Drive 2, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 34-5(A) of the Town Code of Ordinances for failure to obtain a vacation rental certificate.
3. Respondent was in attendance via Zoom.
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Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

Re: 1119 HIGHLAND BEACH DRIVE 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, December 13, 2022, at 1:00 P.M.***, regarding Unregistered Vacation Rental, (34-5 (A) Application for Vacation Rental Certificate). 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. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/?>. **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 29th day of November 2022.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9896

www.highlandbeach.us

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

7021 1970 0002 3024 9896

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	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	3.25
<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	\$	78.50

Jordan Cohen
434 S Hanover St.
Baltimore, MD 21201
CEB: CC2022-10-020

HIGHLAND BEACH FL
NOV 2 2022
Postmark Here
CPO #0237

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
 COHEN JORDAN

Mailing address
 434 S HANOVER ST
 BALTIMORE MD 21201 2408

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
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. CC2022-10-020

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

**POSTED
ON PROPERTY**

11/29/2022

DATE

Re: 1119 HIGHLAND BEACH DRIVE 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, December 13, 2022, at 1:00 P.M.**, regarding Unregistered Vacation Rental, (34-5 (A) Application for Vacation Rental Certificate). 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 3024 9896

www.highlandbeach.us

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

1119

3





Town of Highland Beach

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

October 21, 2022

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2022-10-020

COHEN JORDAN R,

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

Complaint Description:

Complaint: Unregistered Vacation Rental
Correction: Must obtain a town vacation rental certificate by 10/31/22.

34-5 (A) Application for Vacation Rental Certificate

(a) Within one hundred eighty (180) days of the effective date of the vacation rental ordinance, the town will establish the process for obtaining a vacation rental certificate. Once the application process is established, the town will notify the owners or agents of properties with existing rental business tax receipts that the vacation rental certificate application process is available. The town will also place a notice in the newspaper that the vacation rental application process is available. All owners of properties used as vacation rental unit shall be required to submit an application for a vacation rental certificate on a form promulgated by the town within ninety (90) days of the notice sent by the town. If an application together with the required application fee is received prior to the deadline, the property owner will be allowed to continue renting the property while the application is being processed by the town and inspections are scheduled; provided the owner has a valid business tax receipt issued by the town. The town will also allow for a reasonable amount of time for the property to come into compliance in the event of a failed inspection.

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

Printed 10/21/2022

Evidence Sheet	
Case Number:	CC2022-10-020
Property Address:	1119 Highland Beach Dr 3
Inspector:	Adam Osowsky

Item 5.

11/17/22, 11:37 AM
Highland Beach

7022 040 0000 0140 5172

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ 4.00

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

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 1.60

Total Postage and Fees \$ 7.85

Sent To COHEN NOV 22 1020

Street and Apt. No., or PO Box No. 434 S Hanger St

City, State, ZIP+4® Baltimore MD 21201

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HIGHLAND BEACH, FL 33487
Postmark Here
OCT 21 2022
CPO #0237



10/21/22, 9:52 AM
Highland Beach



Town of Highland Beach

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

October 21, 2022

COHEN JORDAN R.
434 S HANOVER ST
BALTIMORE, MD 21201

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Regards,


Adam Gsowsky
Code Compliance Officer
561-351-6169

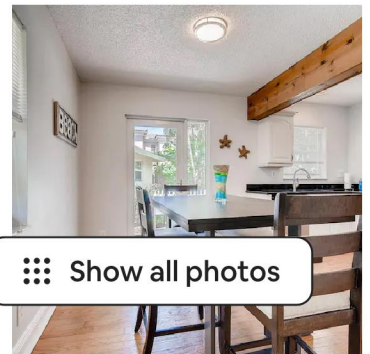
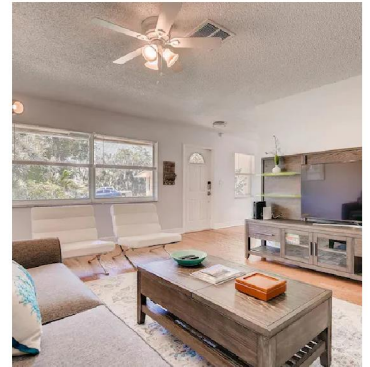
Printed 10/21/2022

Page 1 of 1

Steps to Highland Beach, Pool, Private Patio 19-3

★ 4.73 · [51 reviews](#) · [Highland Beach, Florida, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire rental unit hosted by Jordan

8 guests · 2 bedrooms · 4 beds · 2 baths



Self check-in

Check yourself in with the smartlock.



Great location

100% of recent guests gave the location a 5-star rating.



Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.

\$176 night

★ 4.73 · [51 reviews](#)

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest



[Check availability](#)



[Report this listing](#)

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Come stay at this beautifully furnished villa in the exclusive community of Highland Beach. Located directly across from the beach, minutes to Atlantic Avenue in Delray or Mizner Park in Boca Raton. High end finishes throughout in this single story villa showcasing 2 bedrooms, 2 full baths that sleeps 8! Enjoy the 2 car ...

[Show more](#) >

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

2 queen beds

What this place offers



Public or shared beach access



Kitchen








Wifi



Free parking on premises



Shared outdoor pool - available all year, open 24 hours

-  Pets allowed
-  HDTV with premium cable
-  Free washer – In unit
-  Free dryer – In unit
-  Air conditioning

Show all 49 amenities

Select check-in date

Add your travel dates for exact pricing

October 2022							November 2022		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
						1			1
2	3	4	5	6	7	8	6	7	8
9	10	11	12	13	14	15	13	14	15
16	17	18	19	20	21	22	20	21	22
23	24	25	26	27	28	29	27	28	29
30	31								



★ 4.73 · 51 reviews

Cleanliness	4.7
Accuracy	4.8
Communication	4.9
Location	5.0
Check-in	5.0
Value	4.7

Michelle

October 2022

Great communication! My family enjoyed their stay very much. The location was perfect, easy parking, amenities was great, clean and spacious. We would definitely book here again.

Akmal

September 2022

Jordan made sure we had a comfortable stay. We did not face any issues hence did not have to raise concerns about anything. The pool was clean and we also had access to a beautiful private beach. Would recommend this place without thinking for a second.

[Show more](#) >

John

September 2022

Great stay! Jordan was very responsive and his check-in and check-out was very simple.

The place was in a great location for a weekend trip.

[Show more](#) >

Kenneth

July 2022

We had a great stay at Highland Beach. The house was comfortable and in a great location. The beach was beautiful and only a five minute walk away. There were plenty of great restaurants and shopping opportunities nearby, as well as a variety of grocery stores. The owner was responsive

[Show more](#) >

Item 5.

Norberto

July 2022

1 place to have a good time and quiet for me and family 🧑🏻‍👩🏻 was very good 👍

Lisa

June 2022

Truly pleased with Jordan's place and warmly recommend it to any and everyone who would like a comfortable and luxurious stay near the beach.

Very clean and well-equipped, and super nice, calm area too. ...

[Show more](#) >

Show all 51 reviews

Where you'll be

Highland Beach, Florida, United States

[Show more](#) >

★ 135 Reviews

✓ Identity verified

Policy number: 000016610, 2019114828

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- 🕒 Check-in: After 3:00 PM
- 🕒 Checkout: 10:00 AM
- 🔑 Self check-in with smart lock
- 🚭 No smoking
- 🐾 Pets are allowed

Health & safety

Airbnb's COVID-19 safety practices apply

- 🚫 Carbon monoxide alarm
- 🚫 Smoke alarm

Show more >

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

Explore other options in and around Highland Beach

- | | |
|-----------------|-----------|
| Fort Lauderdale | Hollywood |
| Miami Beach | Miami |
| Florida Keys | Naples |
| Kissimmee | Key West |
| Sarasota | Orlando |
| Tampa | Nassau |

Unique stays on Airbnb

- | | |
|---------------------|-------------------|
| Beach House Rentals | Lakehouse Rentals |
| Tiny House Rentals | Camper Rentals |
| Glamping Rentals | Treehouse Rentals |
| Cabin Rentals | |

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- [AirCover](#)

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Cancellation options

Our COVID-19 Response

Report a neighborhood concern

Community

Airbnb.org: disaster relief housing

Support Afghan refugees

Combating discrimination

Hosting

Try hosting

AirCover for Hosts

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Visit our community forum

How to host responsibly

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Learn about new features

Letter from our founders

Careers

Investors

Gift cards

🌐 English (US) \$ USD

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Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

Item 6.

NOTICE OF HEARING

CASE NO. CC2022-10-014

Date: September 5, 2024

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

RE: 1123 HIGHLAND BEACH DR 3

YOU ARE HEREBY NOTIFIED that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, October 8, 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

Adam Osowsky

From: Jordan Cohen <jordanreidcohen@gmail.com>
Sent: Thursday, September 5, 2024 9:13 AM
To: Adam Osowsky; Jeff Remas
Subject: Highland Beach - Hearing

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Jordan Cohen

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201

Case No: 2022-10-014

PCN: 24-43-47-04-02-002-0223

Respondent.

LEGAL: BEL LIDO TH PT OF LT 22 K/A
UNIT 3 BLK 2

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Board on December 13, 2022, 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 3, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that he was in violation of Section 34-5(A) of the Town Code of Ordinances for failure to obtain a vacation rental certificate.
3. Respondent was in attendance via Zoom.
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 34-5(A) 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 fifteen (15) days of the date of the hearing **or by December 28, 2022.**

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.

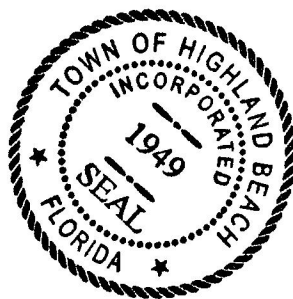
3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

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 December, 2022.



Myles Schlam, Chair
Code Enforcement Board



Copies Furnished to:

Respondent

TOWN OF HIGHLAND BEACH, FLORIDA
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

JORDAN COHEN
102 W. Barre Street
Baltimore, MD 21201

Case No: 2022-10-014

PCN: 24-43-47-04-02-002-0223

Respondent.

LEGAL: BEL LIDO TH PT OF LT 22 K/A
UNIT 3 BLK 2

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Myles Schlam, Chair
Code Enforcement Board

Copies Furnished to:

Respondent



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

Re: 1123 HIGHLAND BEACH DRIVE 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, December 13, 2022, at 1:00 P.M.***, regarding Unregistered Vacation Rental, (34-5 (A) Application for Vacation Rental Certificate). 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. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodem meetings.com/> **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 29th day of November 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9902

www.highlandbeach.us

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

7021 1970 0002 3024 9902

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	\$ 406
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 327
<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	\$ 7:95
Jordan Cohen 434 S Hanover St. Baltimore, MD 21201 CEB: CC2022-10-014	
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
 COHEN JORDAN R

Mailing address
 434 S HANOVER ST
 BALTIMORE MD 21201 2408

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



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-014

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

**POSTED
ON PROPERTY**

11/29/2022

DATE

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

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Adam Osowsky
Code Compliance Officer

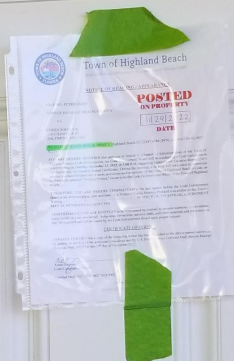
Certified Mail: 7021 1970 0002 3024 9902

www.highlandbeach.us

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



1123





Town of Highland Beach

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

October 20, 2022

COHEN JORDAN R
434 S HANOVER ST
BALTIMORE, MD 21201

RE: Code Compliance Case No. CC2022-10-014

COHEN JORDAN R,

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

Complaint Description:

Complaint: Unregistered Vacation Rental
Correction: Must obtain a town vacation rental certificate by 10/30/22.

34-5 (A) Application for Vacation Rental Certificate

(a) Within one hundred eighty (180) days of the effective date of the vacation rental ordinance, the town will establish the process for obtaining a vacation rental certificate. Once the application process is established, the town will notify the owners or agents of properties with existing rental business tax receipts that the vacation rental certificate application process is available. The town will also place a notice in the newspaper that the vacation rental application process is available. All owners of properties used as vacation rental unit shall be required to submit an application for a vacation rental certificate on a form promulgated by the town within ninety (90) days of the notice sent by the town. If an application together with the required application fee is received prior to the deadline, the property owner will be allowed to continue renting the property while the application is being processed by the town and inspections are scheduled; provided the owner has a valid business tax receipt issued by the town. The town will also allow for a reasonable amount of time for the property to come into compliance in the event of a failed inspection.

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

Printed 10/20/2022

Evidence Sheet	
Case Number:	CC2022-10-014
Property Address:	1123 Highland Beach 3
Inspector:	Adam Osowsky

Item 6.

7021 0950 0000 8690 8151

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 \$ 4.60
Extra Services & Fees (check box, add \$ amount)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ 60
 Total Postage and Fees \$ 7.80

Sent by Cohen Nov 210 014
 Signature No. 434 S h n over st
 City, State, ZIP+4® Baltimore MD 21201

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
HIGHLAND BEACH, FL 33461
OCT 20 2022
Q70 #0231

SENDER: COMPLETE THIS SECTION

■ 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.

1. Article Addressed to: Nov 22031004

2. Barcode
9590 9402 7632 2122 7675 02

3. Service Type
☐ Adult Signature Restricted Delivery
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over \$500)
☒ **Domestic Return Receipt**

4. Signature
☒ Signature
☐ Agent
☐ Addressee

5. Received by (Printed Name)
☒ Adam Osowsky
☐ Date of Delivery
☒ 10/24/22

6. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

RECEIVED
OCT 28 2022

7. Signature of Recipient
☒ Signature of Recipient
☐ Signature of Clerk
☐ Signature of Agent

PS Form 3811, July 2020 PSN 7530-02-000-9000

Evidence Sheet	
Case Number:	CC2022-10-014
Property Address:	1123 Highland Beach 3
Inspector:	Adam Osowsky

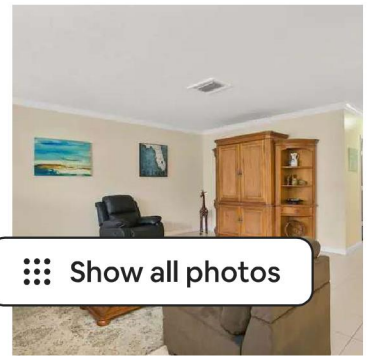
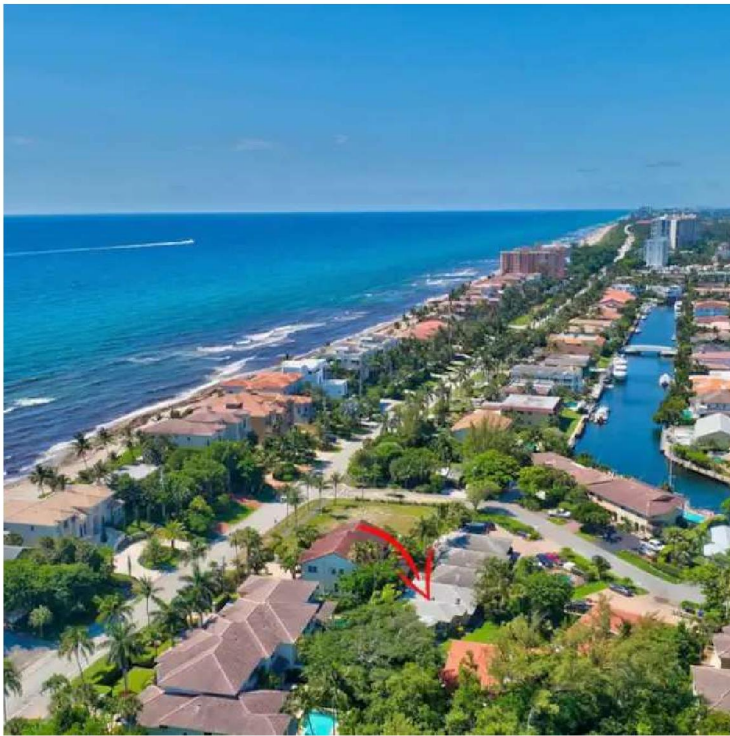
Item 6.



Steps to Highland Beach, Pool, Private Patio 23-3

★ 4.58 · 33 reviews · [Highland Beach, Florida, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire home hosted by Jordan

8 guests · 2 bedrooms · 3 beds · 2 baths



Self check-in

Check yourself in with the smartlock.



Great communication

95% of recent guests rated Jordan 5-star in communication.



Free cancellation for 48 hours.

aircover

Every booking includes free protection from Host cancellations,

listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Item 6.

Come stay at this beautifully furnished villa in the exclusive community of Highland Beach. Located directly across from the beach, minutes to Atlantic Avenue in Delray or Mizner Park in Boca Raton. High end finishes throughout in this single story villa showcasing 2 bedrooms, 2 full baths that sleeps 8! Enjoy the 2 car ...

[Show more](#) >

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

2 queen beds

\$229 night

★ 4.58 · [33 reviews](#)

CHECK-IN
11/11/2022

CHECKOUT
11/18/20...

GUESTS
1 guest



Reserve

You won't be charged yet

\$229 x 7 nights \$1,600

Cleaning fee \$295

Service fee \$268

Total before taxes \$2,163

[Report this listing](#)

What this place offers



Public or shared beach access



Kitchen



Wifi



Free driveway parking on premises – 2 spaces



Shared outdoor pool - available all year, open 24 hours




Pets allowed

 HDTV with premium cable

 Free washer – In unit

 Free dryer – In unit

 Central air conditioning

Show all 49 amenities

7 nights in Highland Beach

Nov 11, 2022 - Nov 18, 2022

< November 2022							December 2022		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
		1	2	3	4	5			
6	7	8	9	10	11	12	4	5	6
13	14	15	16	17	18	19	11	12	13
20	21	22	23	24	25	26	18	19	20
27	28	29	30				25	26	27



★ 4.58 · 33 reviews

Cleanliness

Accuracy

Item 6.

Communication

4.8

Location

4.9

Check-in

4.8

Value

4.5

Tom

October 2022

Nice place overall but one bedroom did not have a tv and the overall cleanliness was lacking. My daughters feet were black from walking around house barefoot, were charged \$250 cleaning fee for a small place so we expected it to be cleaner.

[Show more >](#)

Adeleisy

May 2022

Wonderful location! Beautiful/cozy home as well!

Maria

April 2022

My husband and I rented this apartment for the month of March. It was wonderful! It is in a great location in a quiet and safe neighborhood. It's a five minute walk to the beach (you must walk across A1A). The beach is beautiful and never...

[Show more >](#)

Michael

December 2021

Great location and great hosts...

Kumar

November 2021

Best and quiet location to stay, and who loves private beach. We really enjoyed staying in the house, and thanks to Jordan and Dana for their quick responses.

Yazmine

October 2021

Item 6.

We enjoyed our stay very much and would love to go back! The location is phenomenal for those who want to be close enough to the action (just minutes from Delray and downtown Boca) but also be in a quiet area to relax. The walk to the beach is just five minutes, and it's nice and private...

[Show more >](#)

Show all 33 reviews

Where you'll be

Highland Beach, Florida, United States

[Show more >](#)

Hosted by Jordan

Joined in January 2014

★ 135 Reviews

✓ Identity verified

Policy number: 000016609, 2019114826

Response rate: 100%

Response time: within an hour






Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.






Things to know

House rules

-  Check-in: After 3:00 PM
-  Checkout: 10:00 AM
-  Self check-in with smart lock
-  No smoking
-  Pets are allowed

Health & safety

-  Airbnb's COVID-19 safety practices apply
-  Carbon monoxide alarm
-  Smoke alarm

[Show more >](#)

Cancellation policy

Free cancellation for 48 hours.

Review the Host's full cancellation policy which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

Explore other options in and around Highland Beach

Fort Lauderdale

Hollywood

Miami Beach

Miami

Florida Keys

Naples

Kissimmee

Key West

Sarasota

Orlando

Tampa

Nassau

Unique stays on Airbnb

Glamping Rentals

Camper Rentals

Tiny House Rentals

Lakehouse Rentals

Treehouse Rentals

Cabin Rentals

Beach House Rentals

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