



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-04-001**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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


**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding expired permit APP22-0925 Vacation Rental Unit (30-122 (B) Expiration of building permit). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 30th day of May 2023.

  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2292

[www.highlandbeach.us](http://www.highlandbeach.us)

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

7021 1970 0002 3025 2292

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

**OFFICIAL USE**

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

Postage \$ 63  
Total Postage and Fees \$ 0.13

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



See Reverse for Instructions

Property Detail

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

Owner Information

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

Sales Information

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

Exemption Information

No Exemption information available
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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



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

**POSTED**  
**ON PROPERTY**

5/30/23

**DATE**

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2292

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30/05/2023

Highland Beach, FL 33487





## Town of Highland Beach

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

April 03, 2023

COHEN JORDAN R  
102 W BARRE ST  
BALTIMORE, MD 21201

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

COHEN JORDAN R,

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

**Complaint Description:**

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

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

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

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

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

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

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169

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

