



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-03-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

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

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, June 13, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding expired permit APP22-0934 Vacation Rental Unit (30-122 (B) Expiration of building permit). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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

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

CERTIFICATE OF SERVICE

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

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2285

www.highlandbeach.us

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

7021 1970 0002 3025 2265

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 6.88
Total Postage and Fees	\$ 8.13
Jordan Cohen	
102 W. Barre St.	
Baltimore, MD 21201	
CC2023-03-021	
See Reverse for Instructions	

Postmark Here

MAY 30 2023

CPD #0237

Property Detail

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

Owner Information

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

Sales Information

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

Exemption Information

No Exemption information available

Property Information

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

Appraisals

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

Assessed and Taxable Values

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

Taxes

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



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CASE NO. CC2023-03-021

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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

**POSTED
ON PROPERTY**

5/30/23
DATE

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

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2285

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

30/05/2023

Highland Beach, FL 33487





Town of Highland Beach

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

March 29, 2023

COHEN JORDAN R
102 W BARRE ST
BALTIMORE, MD 21201

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

COHEN JORDAN R,

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

Complaint Description:

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

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

30-122 (B) Expiration of building permit.

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

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

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

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

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

