

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.

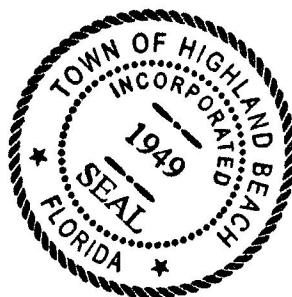
DONE AND ORDERED this 15th day of December, 2022.



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

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

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)

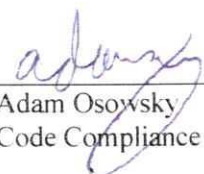
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, December 13, 2022, at 1:00 P.M.*, regarding Unregistered Vacation Rental, (34-5 (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.com/publicmeetings.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

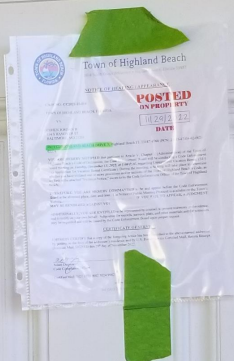
Certified Mail: 7021 1970 0002 3024 9902

www.highlandbeach.us

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



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

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

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
 OCT 20 2022
 BAL BEACH, FL 33462
 097 #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
☐ Insured Mail (over \$500)
☐ Registered Mail Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
 B. Received by (Printed Name) Adam Osowsky
 C. Date of Delivery 10/28/22
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

RECEIVED
 OCT 28 2022
 Town of Highland Beach, FL
 Town Clerk's Office

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

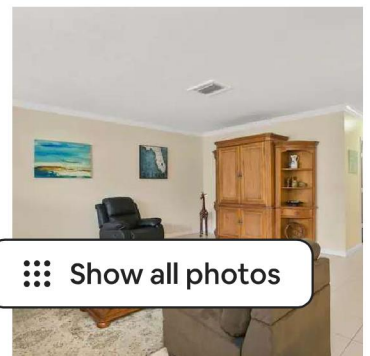
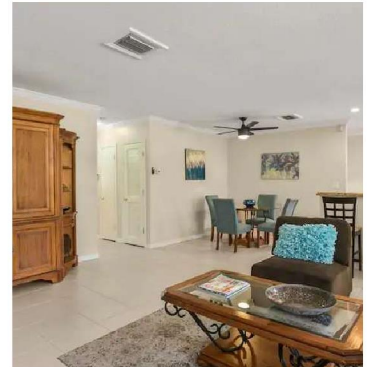
Evidence Sheet	
Case Number:	CC2022-10-014
Property Address:	1123 Highland Beach 3
Inspector:	Adam Osowsky



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](#)

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	1
20	21	22	23	24	25	26	18	19	2
27	28	29	30				25	26	2



★ 4.58 · 33 reviews

Cleanliness

4.5

Accuracy	4.8
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

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

[Airbnb](#) > [United States](#) > [Florida](#) > [Palm Beach County](#) > [Boca Raton](#)

Support

[Help Center](#)

[AirCover](#)

[Safety information](#)

[Supporting people with disabilities](#)

[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](#)

[Explore hosting resources](#)

[Visit our community forum](#)

[How to host responsibly](#)

Airbnb

[Newsroom](#)

[Learn about new features](#)

[Letter from our founders](#)

[Careers](#)

[Investors](#)

[Gift cards](#)

 [English \(US\)](#)  [USD](#)

© 2022 Airbnb, Inc.

[Privacy](#) · [Terms](#) · [Sitemap](#)