

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

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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

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

\$ 4.00

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

☐ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 7.85

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

7021 1970 0002 3024 9896

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



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

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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

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

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

7022 0410 0000 0140 2202

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 \$ 4.00

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

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561-351-6169

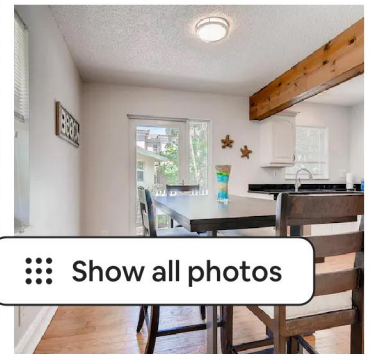
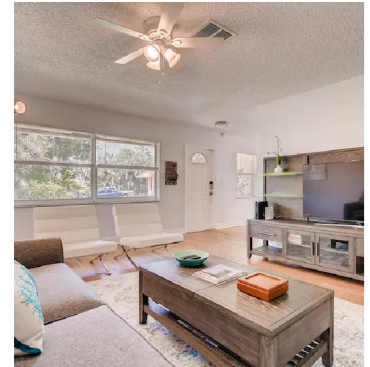
Printed 10/21/2022

Page 1 of 1

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

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

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[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

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](#) >

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](#) >

Hosted by Jordan

Joined in January 2014

★ 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

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Cancellation policy

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

[Add dates](#) >

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Miami

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Key West

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