



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-05-004

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787

Re: 1123 Highland Beach Drive 1 Highland Beach FL, 33487 (PCN: 24-43-47-04-02-002-0221)


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 12, 2022, at 1:00 P.M.**, regarding observed AC changeout (split to mini-split) without permit. 30-122 (A) Building Permits Required. 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 attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 28th day of June 2022.



Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4693

www.highlandbeach.us

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



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4693

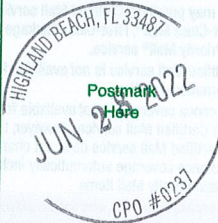
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3.75
Extra Services & Fees (check box, and fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.05
<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	\$	58
Total Postage and Fees		
	\$	7.38
Sent To		
Street and Apt. No., or PO Box		
City, State, ZIP+4®		

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787
CC2022-05-004



Property Detail

Location Address 1123 HIGHLAND BEACH DR 1
 Municipality HIGHLAND BEACH
 Parcel Control Number 24-43-47-04-02-002-0221
 Subdivision BEL LIDO IN
 Official Records Book 31088 Page 39
 Sale Date DEC-2019
 Legal Description BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Owner Information

Owners
 FISCHER TIMOTHY

Mailing address
 64 LAUREL DR
 SMITHTOWN NY 11787 3931

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2019	\$395,000	31088 / 00039	WARRANTY DEED	FISCHER TIMOTHY
SEP-2013	\$115,000	26428 / 01273	WARRANTY DEED	DUNLAP GLENN A &
JUN-2000	\$190,000	11875 / 00450	WARRANTY DEED	DUNLAP ROBERT G &
NOV-1994	\$105,000	08572 / 00248	WARRANTY DEED	
APR-1994	\$100	08228 / 00647	CERT OF TITLE	
NOV-1987	\$592,000	05483 / 01708	WARRANTY DEED	
JAN-1981	\$312,500	03575 / 00528	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 2152
 Acres 0.05
 Use Code 0110 - TOWNHOUSE
 Zoning RML - Multi-Family Low-Density (24-HIGHLAND BEACH)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$385,000	\$370,000	\$395,000
Land Value	\$0	\$0	\$0
Total Market Value	\$385,000	\$370,000	\$395,000

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$385,000	\$370,000	\$298,775
Exemption Amount	\$0	\$0	\$50,000
Taxable Value	\$385,000	\$370,000	\$248,775

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$6,526	\$6,396	\$4,535
Non Ad Valorem	\$96	\$95	\$97
Total tax	\$6,622	\$6,491	\$4,632



Town of Highland Beach

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CASE NO. CC2022-05-004

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787

**POSTED
ON PROPERTY**

**6/28/22
DATE**

Re: 1123 Highland Beach Drive 1 Highland Beach Fl. 33487 (PCN: 24-43-47-04-02-002-0221)

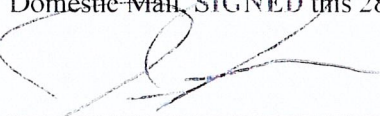
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Jason Manko
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4693

www.highlandbeach.us

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

1123 Highland Beach Dr. #1





Town of Highland Beach

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

May 13, 2022

FISCHER, TIMOTHY
64 LAUREL DR
SMITHTOWN, NY 11787

RE: Code Compliance Case No. CC2022-05-004

TIMOTHY FISCHER,

Location : 1123 HIGHLAND BEACH DRIVE 1
HIGHLAND BEACH FL, 33487

Complaint Description:

AC changeout (split to mini-split) without permit. PLEASE OBTAIN PERMIT BY 5/27/2022.

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.

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 Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2022-05-004
Property Address:	1123 HIGHLANDBEACH DR. #1
Inspector:	Jason Manko

