



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-12-008

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, February 14, 2023, at 1:00 P.M.***, regarding Violation of FBC [A]110.5 Inspection requests & [A]110.6 Approval required, this job has been Red Tag with a Stop Work Order on 12/14/2022. (FBC 110.5 Inspection requests, FBC 110.6 Approval 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 Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.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 30th day of January 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 0007

www.highlandbeach.us

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

7021 1970 0002 3025 0007

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	\$	4.15
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.35
<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	\$.63
Total Postage and Fees		
	\$	8.13

HIGHLAND BEACH, FL 33467
Postmark
Here
JAN 30 2023

Timothy Fischer
64 Lauren Dr.
Smithtown, NY 11787
CEB: CC2022-12-008

for Instructions

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	2022	2021	2020
Improvement Value	\$456,500	\$385,000	\$370,000
Land Value	\$0	\$0	\$0
Total Market Value	\$456,500	\$385,000	\$370,000

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$423,500	\$385,000	\$370,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$423,500	\$385,000	\$370,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$7,156	\$6,526	\$6,396
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$7,256	\$6,622	\$6,491



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CASE NO. CC2022-12-008

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Timothy Fischer
64 Laurel Dr.
Smithtown NY, 11787

**POSTED
ON PROPERTY**

01/30/2023

DATE

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

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 0007

www.highlandbeach.us

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





Town of Highland Beach

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

December 14, 2022

FISCHER, TIMOTHY
64 LAUREL DR
SMITHTOWN, NY 11787

RE: Code Compliance Case No. CC2022-12-008

TIMOTHY FISCHER,

Location : 1123 HIGHLAND BEACH DRIVE
HIGHLAND BEACH FL, 33487

Complaint Description:

Violation of FBC [A]110.5 Inspection requests & [A]110.6 Approval required.

This job has been Red Tag with a Stop Work Order on 12/14/2022.

All violations are to be corrected by 12/28/2022 to prevent further action.

FBC 110.5 Inspection requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

FBC 110.6 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. The contractor failed to request inspections for reinforcing steel, the work that was completed is not compliant per approved plans (photos indicate no reinforcement in areas where windows are attached), windows/doors are installed in openings which are not prepared for the proper sizing, bucks are non compliant per manufacturer installation instructions. Submitted drawings indicate 2 windows in rear (facing A1A) however photos indicate doors were removed and openings blocked without inspection. The worker on site was not an employee of the contractor and no site supervision was present.



Town of Highland Beach

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

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:	CC2022-12-008
Property Address:	1123 Highland Beach Drive 1
Inspector:	Adam Osowsky

CC2022-12-008

1123 Highland Beach Drive 1

Adam Osowsky

01/03/2023 10:50:25
Highland Beach, FL 33487

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
\$ 4.00

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

<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
\$ 1.60

Total Postage and Fees
\$ 4.60

Sent To
Fischer Nov 22/28 (no card)
Street and Apt. No., or PO Box No.
64 Laurel Dr
City, State, ZIP+4®
Smithtown NY 11787

PS Form 3800, May 2012 PSN 7530-02-000-9047 See Reverse for Instructions

DEC 14 2022
CPO #10237
NICHOLAND BEACH, FL 33487

12/14/2022 09:59:07
Highland Beach, FL 33487

[illegible][illegible]

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