

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Wednesday, November 12, 2025 AT 1:00 PM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

### **Town Hall Commission Chambers**

1. CALL TO ORDER
2. EXPLANATION OF PROCEEDINGS
3. SWEARING OF WITNESSES
4. APPROVAL OF MINUTES

A. October 14, 2025

5. VIOLATIONS

**A. CASE NO. CC-25-421**

Our Time 105A LLC

3212 S. Ocean Blvd 105-A

Highland Beach FL, 33487

PCN: 24-43-46-33-08-001-1050

Legal Description: SEAGATE OF HIGHLAND COND ONE APT 105-A

Code Sections: 30-122 (A) - Building Permits Required.

Violations: HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT. INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

**B. CASE NO. CC-25-388**

Raymond Van Duren

4216 S. Ocean Blvd

Highland Beach FL, 33487

PCN: 24-43-47-04-02-002-0041

Legal Description: BEL LIDO S 1/2 OF LT 4 BLK 2

Code Sections: 30-122 (B) - Expiration of building permit

Violations: Permit 24-484-G [INSTALL A 32KW GENERATOR] has expired

## **6. ADJOURNMENT**

---

**NOTICE:** If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript) There may be one or more Town Commissioners attending the meeting.

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town Clerk's Office at 561-278-4548 at least five calendar days prior to the Hearing.

---