

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Tuesday, January 14, 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. **December 10, 2024**

5. VIOLATIONS

A. **CASE NO. CC-24-446**

Shulman Roberta Personal Res Trust II

Highland Beach FL, 33487

PCN: 24-43-46-28-51-000-0306

Legal Description: VILLA MAGNA COND UNIT 306

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

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

B. **CASE NO. CC-24-429**

Ocean Pines Condominium Association Inc.

3009 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-33-14-000-000

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

Violations: The domestic water pumps are being replaced at this location. No permit for the work.

**C. CASE NO. CC-24-469**

Louis Jr & June Buendia  
3212 S. Ocean Blvd. 106-A  
Highland Beach FL, 33487  
PCN: 24-43-46-33-08-001-1060  
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 106-A

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

Violations: Permit 24-317-WD REMOVE AND REINSTALL ONE DOOR TO IMPACTED has expired.

**D. CASE NO. CC-24-471**

Andrea & Marc Sherry  
3740 S. Ocean Blvd. Apt. 403  
Highland Beach FL, 33487  
PCN: 24-43-47-04-54-005-4030  
Legal Description: TOSCANA SOUTH CONDOMINIUM UNIT # 403

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

Violations: Permit 24-228-BR Removing existing granite tops and backsplashes, and replacing it with quartz has expired.

**E. CASE NO. CC-24-388**

Elsa M & Gustavo R Suarez  
2701 S. Ocean Blvd. 18  
Highland Beach FL, 33487  
PCN: 24-43-46-28-33-000-0180  
Legal Description: CARLTON HOUSE COND UNIT 18

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

Violations: Complete interior remodel without valid permits.

**F. CASE NO. CC-24-451**

Maria G & Robert J Braverman  
3301 S. Ocean Blvd. 110  
Highland Beach FL, 33487

PCN: 24-43-46-33-12-000-0110

Legal Description: AMBASSADORS V SOUTH COND APT 110

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

Violations: Permit P23-0045 Bathroom & Kitchen Remodeling.

**G. CASE NO. CC-24-480**

Diana Kantor Trust

3212 S. Ocean Blvd. 405-A

Highland Beach FL, 33487

PCN: 24-43-46-33-08-001-4050

Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

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

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

**H. CASE NO. 2023-12-017**

**Extension Request**

STEPHEN & MARLA GARCHIK,

2474 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-09-000-0131

Legal Description: BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

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

Violations: Pergola built without an issued permit.

**6. ADJOURNMENT**

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*Any person that decides to appeal any decision made by the Special Magistrate Hearing with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.*

*In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.*

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