

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, September 08, 2026 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

Town Hall Commission Chambers

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

A. July 22, 2026

A. CASE NO. CC-26-149

KAPPEL JAMES S & DEBRA TRUST & MONTGOMERY JOEL W & SARAH K TRUST

2809 S. Ocean Blvd.

Highland Beach FL, 33487

PCN:24-43-46-33-00-001-0040

Legal Description: 33-46-43, S 200 FT OF N 400 FTOF FRAC SEC LYG BET
FIND CNL & ATLANTIC OCEAN (LESS SR) A/K/ACITY LOT NO 114

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

Violations: Owner failed secure plumbing and electrical permits for the installation of water softener and salt tanks and electrical outlets at exterior of property.

B. CASE NO. CC-26-155

SPELL, CHARLES E.
3912 S. Ocean Blvd., 1210
Highland Beach FL, 33487
PCN: 24-43-47-04-13-001-1210
Legal Description: REGENCY HIGHLAND CLUB COND UNIT 1210 PHASE I

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

Violations: Owner failed to secure permit for water heater changeout.

C. CASE NO. CC-26-165

CHIMIENTI, NICHOLAS
4746 S. Ocean Blvd. 2
Highland Beach FL, 33487
PCN: 24-43-47-09-07-000-0020
Legal Description: EVANTON BAYE TOWNHOMES COND UNIT 2

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

Violations: Owner failed to secure permit for A/C changeout.

D. CASE NO. CC-26-166

WALLACH LAWTON TRUST
2727 S. Ocean Blvd. 1201
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1201
Legal Description: VILLA MAGNA COND UNIT 1201

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

Violations: Owner failed to secure permit for water heater changeout.

E. CASE NO. CC-26-171

WILD OAK FARMSTEAD LLC
1023 Russell Dr. 1
Highland Beach FL, 33487
PCN: 24-43-47-04-03-000-0190
Legal Description: HIGHLAND BEACH ISLES LT 19

Code Sections: 30-68(G)(1)(A) - Accessory Marine Facilities and 30-68(G)(1)(B)
- Accessory Marine Facilities

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.
