AGENDA

SPECIAL MAGISTRATE HEARING

Tuesday, November 10, 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

A. October 13, 2026

5. VIOLATIONS

A. CASE NO. CC-26-129
Anthony Berritto
4320 Intracoastal Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-004-0150
Legal Description: BEL LIDO LOT 15 BLK 4

Code Sections: 6-128 - Approval required for bulkheads, seawalls, retaining walls; required notifcation of abutting property owners. 30-123 - Encorcement, violations and penalties.

Violations: retaining wall built which encroaches upon the Town's drainage easement

B. CASE NO. CC-26-159
Anthony and Patricia Visone
2639 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-28-09-000-0203

Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & LT 21 K/A UNIT 7 OF BYRD BEACH ESTATES INOR9276P1601 BEACH ESTS UNREC

Code Sections: 6-29 Property Maintenance Code. 17-3 Nusiance. Generally; declared unlawful. IPMC 304.1 Exterior Structure - General

Violations: Chipping/peeling paint on fascia, dirt/mildew on structure, damaged/missing soffit. Screens damaged/broken soffit, wasp nest on soffit, damaged/broken decorative foam on structure

C. CASE NO. CC-26-192
1121 Bel Air Drive LLC
1121 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-001-0100
Legal Description: BEL LIDO LT 10 BLK 1

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

Violations:The owner failed to obtain the required permits for interior remodeling work, which may include, but is not limited to, electrical, plumbing, mechanical, and related work.

D. CASE NO. CC-26-184
Laura and Frank Troiano
4610 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-47-09-00-001-0040
Legal Description: 9-47-43, S 67.38 FT OF N 367.38 FT OF WLY 122.75 FT OF N 1/2 OF GOV LT 1

Code Sections: 28-10 Failure to Maintain Landscaping (Part 1), 28-10 (A) Maintence standards for cultivated landscape areas.

Violations: Overgrown landscape on property, overgrown hedges overgrown onto sidewalk.

E. CASE NO. CC-26-172
Brenda and Eric Berch
4425 Tranquility Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-02-003-0090
Legal Description: BEL LIDO LTS 9 & 10 BLK 3

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

Violations: The owner failed to secure permit for new A/C unit.

F. CASE NO. CC-26-182
Barry Axelrod
2908 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-00-001-0090
Legal Description: 33-46-43, S 200 FT OF N 800 FTOF FRAC SEC LYG BET INTRA- COASTAL & SR A-1-A A/K/APT OFCITY LOTS NOS 110 & 111

Code Sections: 6-29 - Property Maintenance Code, 28-10 Failure to Maintain Landscaping (Part 1), IPMC 304.1 - Exterior Structure - General

Violations: Damaged broken soffit and fascia, chipping/peeling paint on fascia and concrete fence, damaged/broken concrete fence, overgrown landscape, dirt/bare spots in front of home.

G. CASE NO. CC-26-4
2635 S. Ocean Holdings LLC
2635 S. Ocean Blvd.
Highland Beach FL, 33487
PCN:24-43-46-28-09-000-0204
Legal Description: BYRD BEACH PT OF S 50 FT OF LT 20 & PT OF LT 21 (LESS S 70 FT) K/A UNIT 5 & CABANALTS 3 & 4 BYRD BEACH ESTS IN OR9276P1601

Code Sections: 30-122 (A) Building Permits Required, 30-64 - Property Development Regulations

Violations: The owner failed to obtain the required permit for the wooden structure located at the rear of the residence. The owner shall submit sufficient documentation and supporting evidence demonstrating that the structure complies with the minimum required side setback established by the applicable Property Development Regulations in order to obtain zoning approval.

6. FUTURE MEETING DATES

A. 2027 Special Magistrate Hearing Dates

7. 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.