

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, October 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

Town Hall Commission Chambers

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

A. August 12, 2025

5. VIOLATIONS

A. CASE NO. CC-25-316

Carolyn Sheehy

3015 S. Ocean Blvd 302

Highland Beach FL, 33487

PCN: 24-43-46-33-23-000-0302

Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permits 24-494-P (REPLACEMENT OF FIXTURES 2 BATHROOMS) and 24-452-M (INSTALL FANS IN 2 BATHROOMS DUE TO REMODELINGS) have expired.

B. CASE NO. CC-25-311

Carolyn Sheehy

3015 S. Ocean Blvd 302

Highland Beach FL, 33487

PCN: 24-43-46-33-23-000-0302

Legal Description: OCEAN DUNES COND UNIT 302

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

Violations: Permit 24-444-BR(BATHROOM REMODELING) has expired.

C. CASE NO. CC-25-353

Sunny Bliss LLC

3200 S. Ocean Blvd 202

Highland Beach FL, 33487

PCN: 24-43-46-33-45-000-2020

Legal Description: 3200 SOUTH OCEAN A SEAGATE CONDO UNIT 202

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

Violations: No permit issued for completed a/c changeout. APP 2879594
"submitted" only.

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.
