

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Wednesday, July 22, 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](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. November 12, 2025

**5. VIOLATIONS**

A. CASE NO. CC-26-87

4117 S. Ocean LLC

4117 S. Ocean Blvd.

Highland Beach FL, 33487

PCN:24-43-47-04-00-006-0010

Legal Description: 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140  
A/K/A CITY LOT NO 38

Code Sections:30-122 (A) - Building Permits Required. 302.3 - Sidewalks and driveways, 304.2 - Protective treatment, G29. - Property Maintenance Code, I7-3 - Nuisance. Generally; declared unlawful., .J0.69(CXIXAXI) - PARKING LOTS AND VEHICULAR USE AREAS.

Violations: Windows installed without permit, driveway pavers missing permit, damaged driveway pavers, chipping/peeling protective treatment/paint on structure, dirt/mildew on structure and concrete wall/fence, and damaged stucco on structure.

B. CASE NO. CC-26-100

EMC Global LLC  
4226 Tranquility Drive  
Highland Beach FL, 33487  
PCN:24-43-47-04-02-005-0040  
Legal Description: BEL LIDO LT 4 BLK 5

Code Sections: 6-29. - Property Maintenance Code, 30-122 (A) - Building Permits Required., IPMC 304.1 - Exterior Structure- General, 28-10(A) - Maintenance standards for cultivated landscape areas.

Violations: Chipping/Peeling Paint on Fascia, landscaping debris (dead/decaying plant material), faded/cracked damaged driveway, and missing permits for interior renovations.

## **6. FUTURE MEETING DATES**

A. 2026 SPECIAL MAGISTRATE HEARING DATES

## **7. ADJOURNMENT**

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**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.

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