

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Tuesday, April 08, 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. February 11, 2025

5. VIOLATIONS

- A. **CASE NO. CC-24-533**

Denis & Tatiana Petrov

3420 S. Ocean Blvd Apt 3Q

Highland Beach FL, 33487

PCN: 24-43-46-33-24-000-0317

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 3-Q

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

Violations: Kitchen Remodel including drywall and electric without a permit.

- B. **CASE NO. CC-24-539**

Michelle Orris

3300 S. Ocean Blvd. Apt 923C

Highland Beach FL, 33487

PCN: 24-43-46-33-08-005-9230

Legal Description: SEAGATE OF HIGHLAND COND 3 APT 923-C

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

Violations: Interior remodel without permit.

**C. CASE NO. CC-25-19**

Michael W. Hazel, Lucille Freddo Tr., Marc D.Hazel Tr.,

3912 S. Ocean Blvd. 702

Highland Beach FL, 33487

PCN: 24-43-47-04-13-001-0702

Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

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

Violations: PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal permit has expired.

**D. CASE NO. CC-25-41**

Town Houses of Highland Beach Condo Association

2575 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-47-002-0000

Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

**E. CASE NO. CC-25-49**

Town Houses of Highland Beach Condo Association

2575 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-47-002-0000

Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to

the Florida Building Code by failing to submit the required milestone inspection report.

## **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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