

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Tuesday, February 11, 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. January 14, 2025

5. VIOLATIONS

- A. **CASE NO. CC-24-482**

Deborah Acosta Trust

3407 S. Ocean Blvd PH A

Highland Beach FL, 33487

PCN: 24-43-46-33-22-000-0111

Legal Description: CLARENDON COND UNIT PH-A

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

Violations: Permit 1) BR21-0259 Full Condo Renovation 2) P21-0274 plumbing for new condo renovation, bathrooms, kitchen, laundry 3) E21-0247 electrical work for new condo renovation and 4) M21-0195 new a/c layout and vents for condo renovation NOVA 4S have all expired.

- B. **CASE NO. CC-24-446**

Shulman Roberta Personal Res Trust II

2727 S. Ocean Blvd 306

Highland Beach FL, 33487

PCN: 24-43-46-28-51-000-0306  
Legal Description: VILLA MAGNA COND UNIT 306

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

Violations: Repair/remodel in both bathrooms without permits. Including but not limited to plumbing and electrical.

**C. CASE NO. CC-24-160  
FINE REDUCTION REQUEST**

Michael Quinlivan  
3420 S. Ocean Blvd. Apt. 8Y  
Highland Beach FL, 33487  
PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: Permit E23-0221 Electrical/Tub to Shower conversion has expired due to missing inspections.

**D. CASE NO. CC-24-172  
FINE REDUCATION REQUEST**

Michael Quinlivan  
3420 S. Ocean Blvd. 8Y  
Highland Beach FL, 33487  
PCN: 24-43-46-33-24-000-0825

Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 8-Y

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

Violations: 1) Permit P23-0199 Tub remodel has expired due to missing inspections and unpaid fees. 2) Permit BR23- 0230 BUILDING - REMODELING has expired due to missing inspections and unpaid fees.

**E. CASE NO. CC-24-86  
STATUS UPDATE**

Seth Fishman  
2575 S. Ocean Blvd., Apt 303S  
Highland Beach FL, 33487  
PCN: 24-43-46-28-47-002-3030

Legal Description: TOWNHOUSES OF HIGHLAND BEACH CONDO BLDG SOUTH UNIT 303-S

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

Violations: Permit E21-0047 Electrical Sub-permit has expired.

## **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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