

AGENDA

SPECIAL MAGISTRATE HEARING



Tuesday, August 12, 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. June 10, 2025

5. VIOLATIONS

A. CASE NO. CC-25-185

Juliann & Karen Marcy

2425 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-09-000-0080

Legal Description: BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

Code Sections: 12-4. - Temporary construction fences

Violations: Missing construction fence

B. CASE NO. CC-25-310

3715 S Ocean LLC.

3715 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-47-04-00-001-0200

Legal Description: 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF
SR A-1-A A/K/A PT OF CITY LTS 67 & 68

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

Violations: Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired

C. CASE NO. CC-25-253

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit P22-0138 has expired

D. CASE NO. CC-25-236

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit BR22-0021 Apartment Renovation has expired.

E. CASE NO. CC-25-237

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit M22-0117 New A/C Ducts A/C Ducts has expired due to missing inspections and unpaid fees

F. CASE NO. CC-25-250

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder
2727 S. Ocean Blvd. 1004
Highland Beach FL, 33487
PCN: 24-43-46-28-51-000-1004
Legal Description: VILLA MAGNA COND UNIT 1004

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

Violations: Permit E22-0153 Electrical wiring Apartment Renovation has expired

**G. CC-24-480
FINE REDUCTION REQUEST**

Diana Kantor Trust
3212 S. Ocean Blvd. 405-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-4050
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

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

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

**H. CASE NO. CC-25-115
FINE REDUCTION REQUEST**

Michael W Marc D TR Hazel
3912 S. Ocean Blvd. Apt. 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 (B) - Expiration of building permit.

Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

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.
