



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

**Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487**

**Date: October 14, 2025
Time: 1:00 PM**

1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

4. APPROVAL OF MINUTES

A. August 12, 2025

Special Magistrate Wagner approved the minutes of 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.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violations remain. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given 30 days to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), the expiration of two building permits, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

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.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given till November 13, 2025 to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), expiration of the bathroom remodeling permit, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

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.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of services, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violation remains, and the application was submitted and is now under plan review. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and be given fourteen days to come into compliance or be fined \$250.00 per day for each day that the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The respondent was not present.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (A), they do not have a permit for their a/c changeout, and the respondent shall comply with the Town Code by November 13, 2025, or be fined in the amount of \$250.00 per day. The Respondent is assessed prosecution costs in the amount of \$250.00 payable by the date set for compliance.

6. ADJOURNMENT

The meeting adjourned at 1:11 PM.

APPROVED: November 13, 2025, Special Magistrate Hearing

Signed Minutes on file in the Town
Clerk's Office

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

11/12/2025

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.