



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

**Date: August 12, 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. June 10, 2025

Special Magistrate Wagner approved the minutes of June 10, 2025, with a date correction.

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

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

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

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

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

Special Magistrate Wagner opened the hearing.

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 has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and waive the assessment of the prosecution costs.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired but is now in compliance. The Respondent is not assessed prosecution costs.

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.

Special Magistrate Wagner opened the hearing.

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 has been corrected. Therefore, the Town recommended that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and assess prosecution costs in the amount of \$250 payable within 30 days.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired but are now in compliance. The Respondent is assessed prosecution costs in the amount of \$250 payable within 30 days.

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

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

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

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

G. CASE NO. CC-25-250
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.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the property was in violation for 128 days and the fines total is \$32,000. Therefore, the Town recommended a 75% reduction on the fine bringing the total to \$8,000 payable within 30 days, or the fine will revert to the original amount.

Maureen Ryan attorney for the respondent was present and requested the fine be reduced to zero.

Town Attorney, Len Rubin, requested the fine be reduced to \$4,000.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$4,000 to be paid within 30 days or it will revert to the original amount of \$32,000.

**H. CASE NO. CC-24-115
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.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky reviewed the history of the case. He mentioned that the respondent paid the \$250 cost of prosecution, and the property was in violation for 238 days and the fines total is \$59,500. Therefore, the Town recommended a 90% reduction on the fine bringing the total to \$5,950 payable within 30 days or the fine will revert to the original amount.

Tyler Hoover, contractor, was present for the respondent and asked for a fine reduction.

Special Magistrate Wagner granted the respondent's request for a fine reduction in the amount of \$5,950 to be paid within 30 days or it will be reverted to the original amount of \$59,500.

6. ADJOURNMENT

The meeting adjourned at 1:16 PM.

APPROVED: October 14, 2025, Special Magistrate Hearing

Signed Minutes on file in the Town
Clerk's Office

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

10/14/2025

Jaclyn DeHart
Deputy Town Clerk

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/>.