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NOV 03 2025

Town of Highland Beach, FL
Town Clerk's Office


villa magna

November 3, 2025

Lanelda,

I've provided binders for all of the
Commissioners, David Allen and
Jeff Remas, and yourself.

Please distribute for us and we'll
see you at 1:30 tomorrow.

Wish us luck!

Ellen



villa
magna

CONDOMINIUM ASSOCIATION, INC.
2727 South Ocean Boulevard
Highland Beach Florida 33487

Ellen Bonder
General Manager
LCAM

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manager@villamagnacondominium.com

Public Comment 11/4/2025 Town Comm. Mtg

2727 South Ocean Boulevard, Highland Beach, Florida 33487
Telephone (561) 272-1576



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NOV 03 2025

Town of Highland Beach, FL
Town Clerk's Office

October 31, 2025

Dear Highland Beach Commissioners and Staff,

We hope this finds everyone well and looking forward to a great season! We're excited to share our proposed plans to replace our existing Monument Signage and add an additional sign on the west side of A1A. We conceived of this project when the FDOT A1A project was announced, and have worked for many months on the designs of the new signage, along with a renovation of our landscaping on our front lawn and our west side "park".

Our major concern is SAFETY, and our most important objective is to replace our current signage with new signage that is designed and located to produce greater visibility and improved sight-lines. Our current conditions are extremely dangerous. We have 370 linear feet of frontage and three driveways, and we border with the hotel on our south side, which adds tremendously to our traffic volumes. We constantly witness cars and trucks pulling into one of our driveways, only to back into traffic to turn around. The plans that we propose include only one item that we are asking for your support to resolve and approve, and that is the 2nd sign on the south side of our ramp to the parking deck.

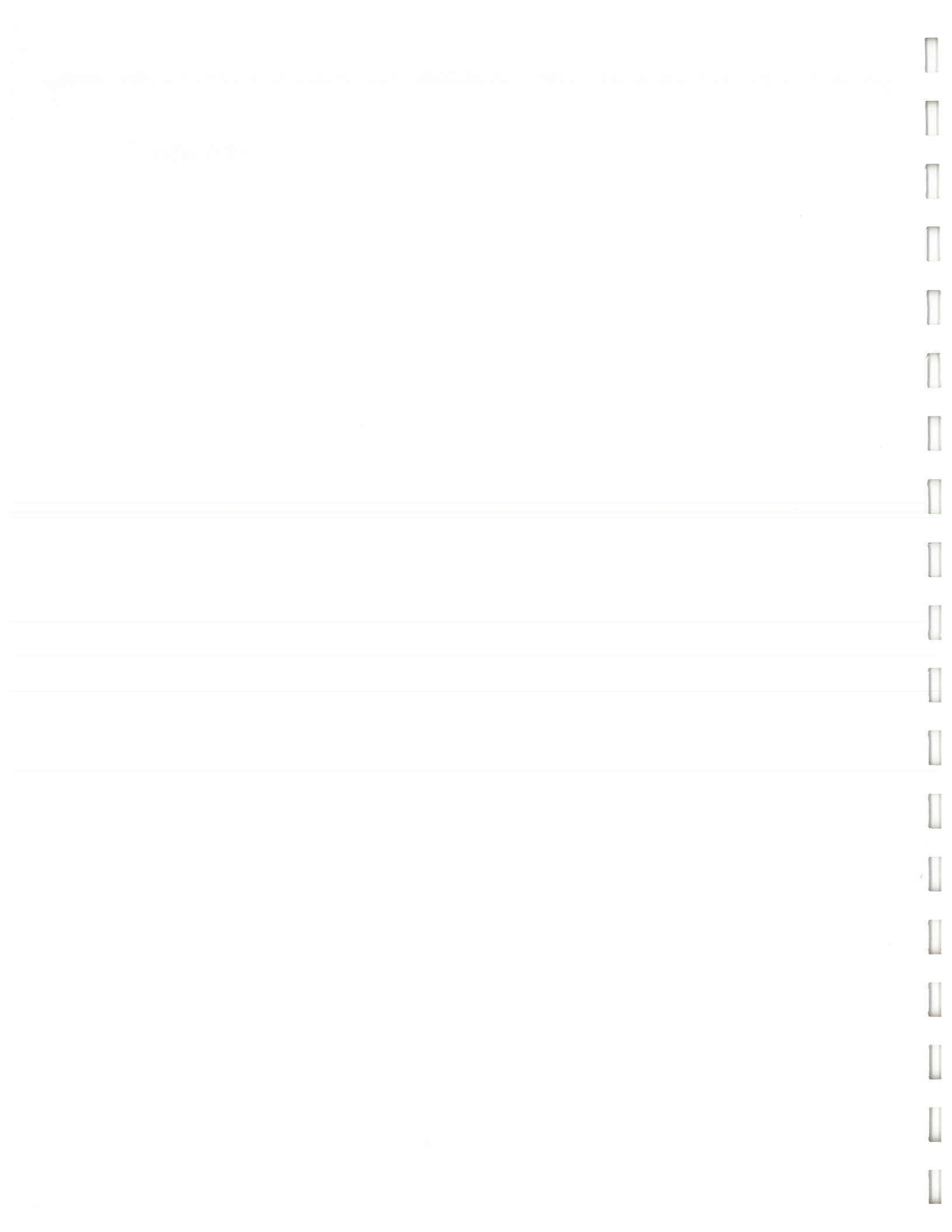
We have had a preliminary meeting with Staff and we're including a handout for all five Commissioners, along with Jeff and Ingrid. Our plan is to attend the November 4th Town Commission meeting and speak under Public Remarks. We will be respectfully requesting your cooperation and support by approving our "code exception". We understand that this is our only path, and look forward to your comments.

Thank you very much in advance for your consideration of this matter.

Respectfully,

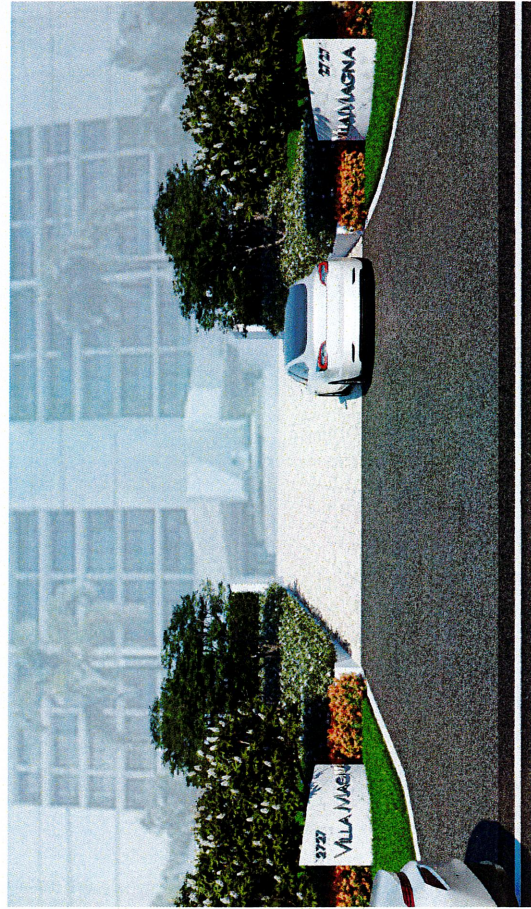
THE VILLA MAGNA BOARD OF DIRECTORS

Public Comment 11/4/2025 Town Comm. Mtg.





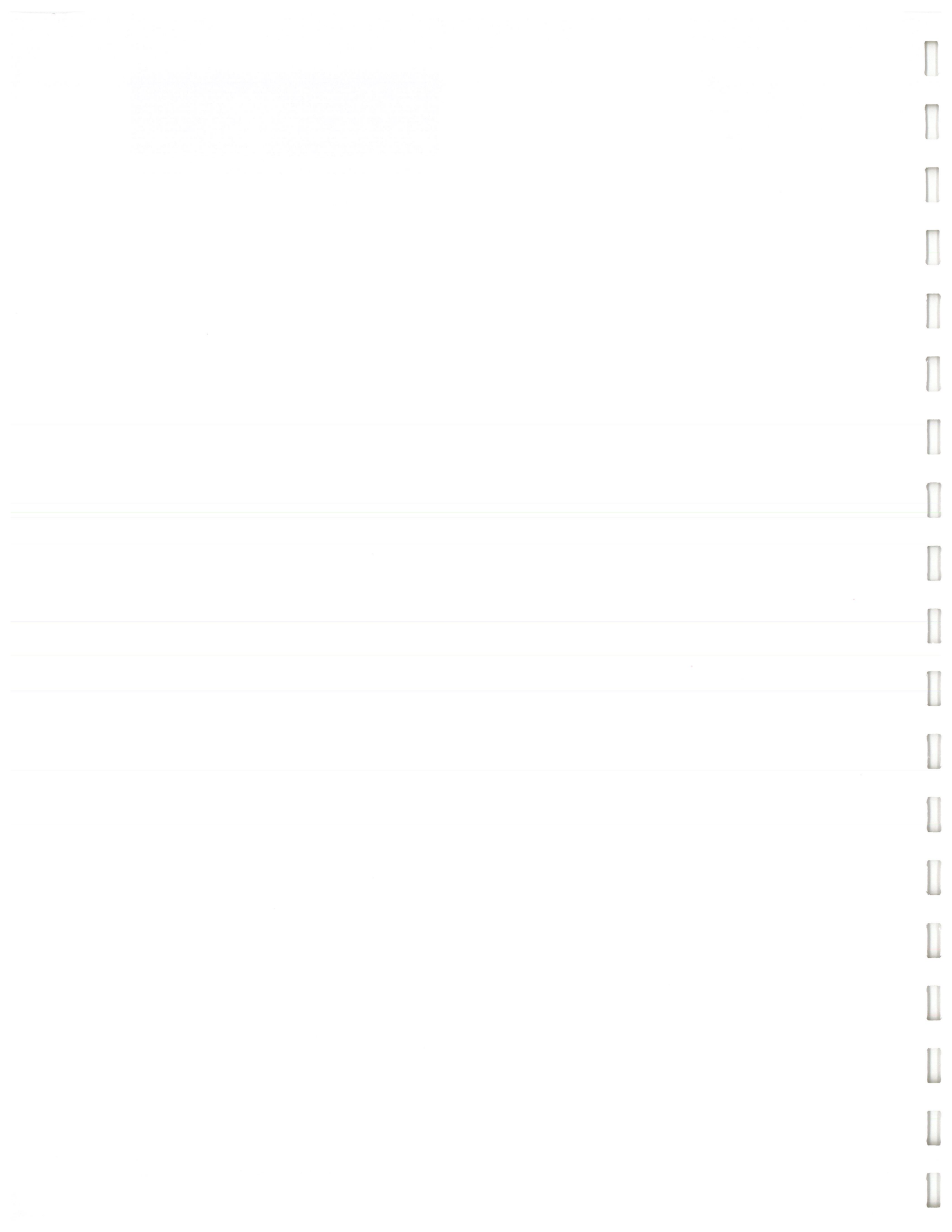
EXISTING ENTRY SIGN



PROPOSED ENTRY SIGNS



PROPOSED ENTRY SIGNS (NIGHT RENDERING)





EXISTING ENTRY SIGN (NORTHERN SIDE)



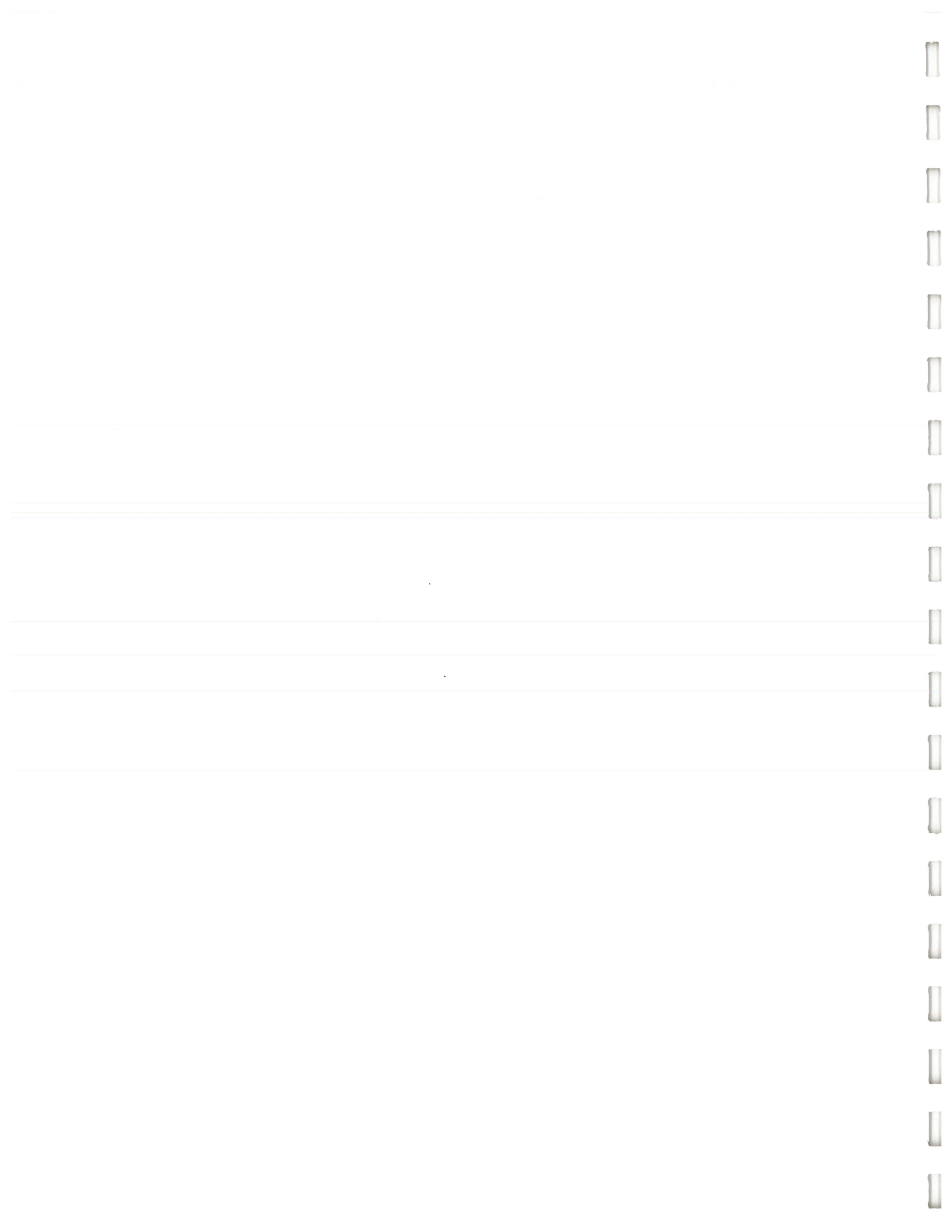
PROPOSED ENTRY SIGN (NORTHERN SIDE)



EXISTING ENTRY SIGN (NORTHERN SIDE) - NIGHT VIEW



PROPOSED ENTRY SIGN (NORTHERN SIDE) - NIGHT RENDERING



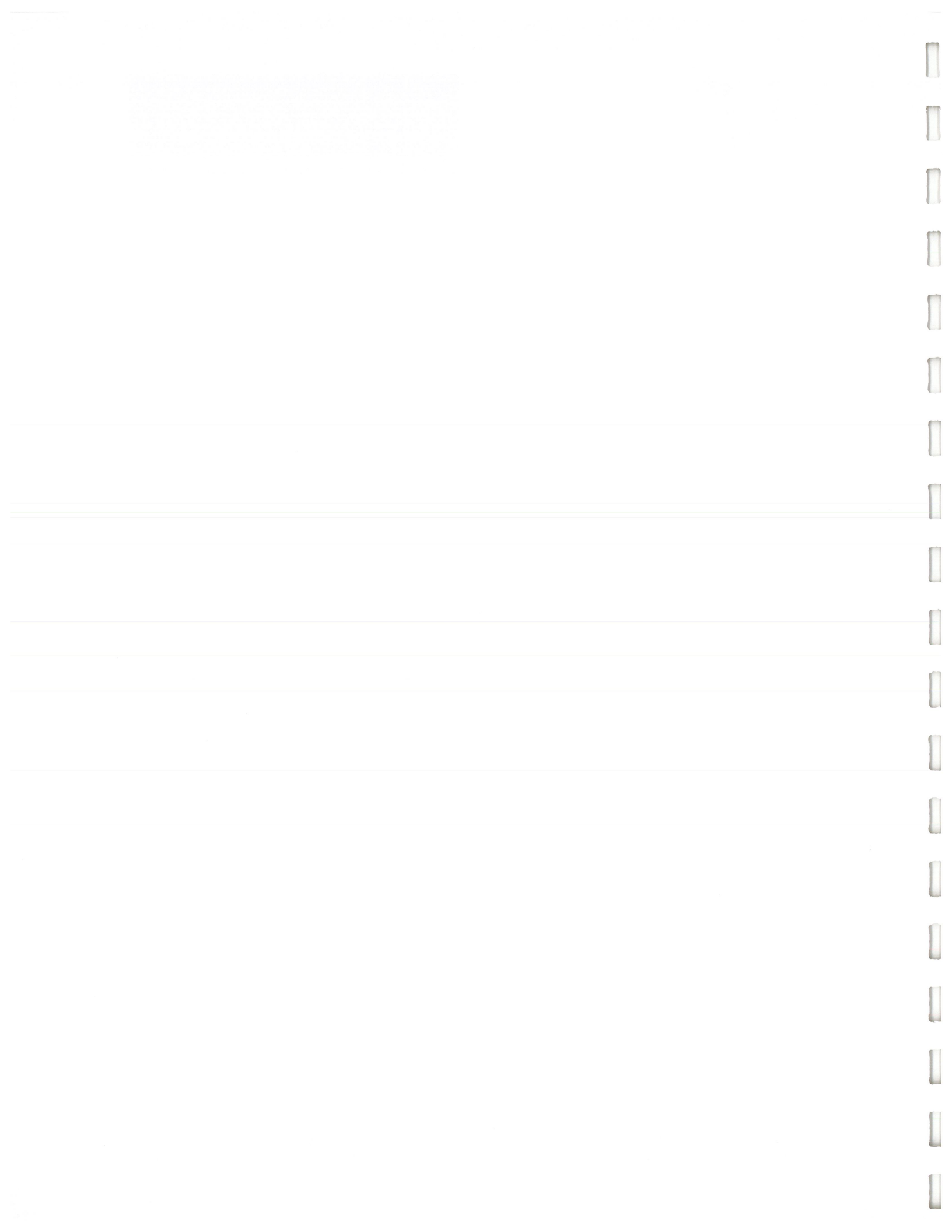


DIRECTIONAL SIGN - NORTH SERVICE (EXISTING)



DIRECTIONAL SIGN - NORTH SERVICE (PROPOSED)

DIRECTIONAL SIGN - NORTH SERVICE (PROPOSED) - NIGHT RENDER





DIRECTIONAL SIGN - SOUTH PRIVATE (EXISTING)



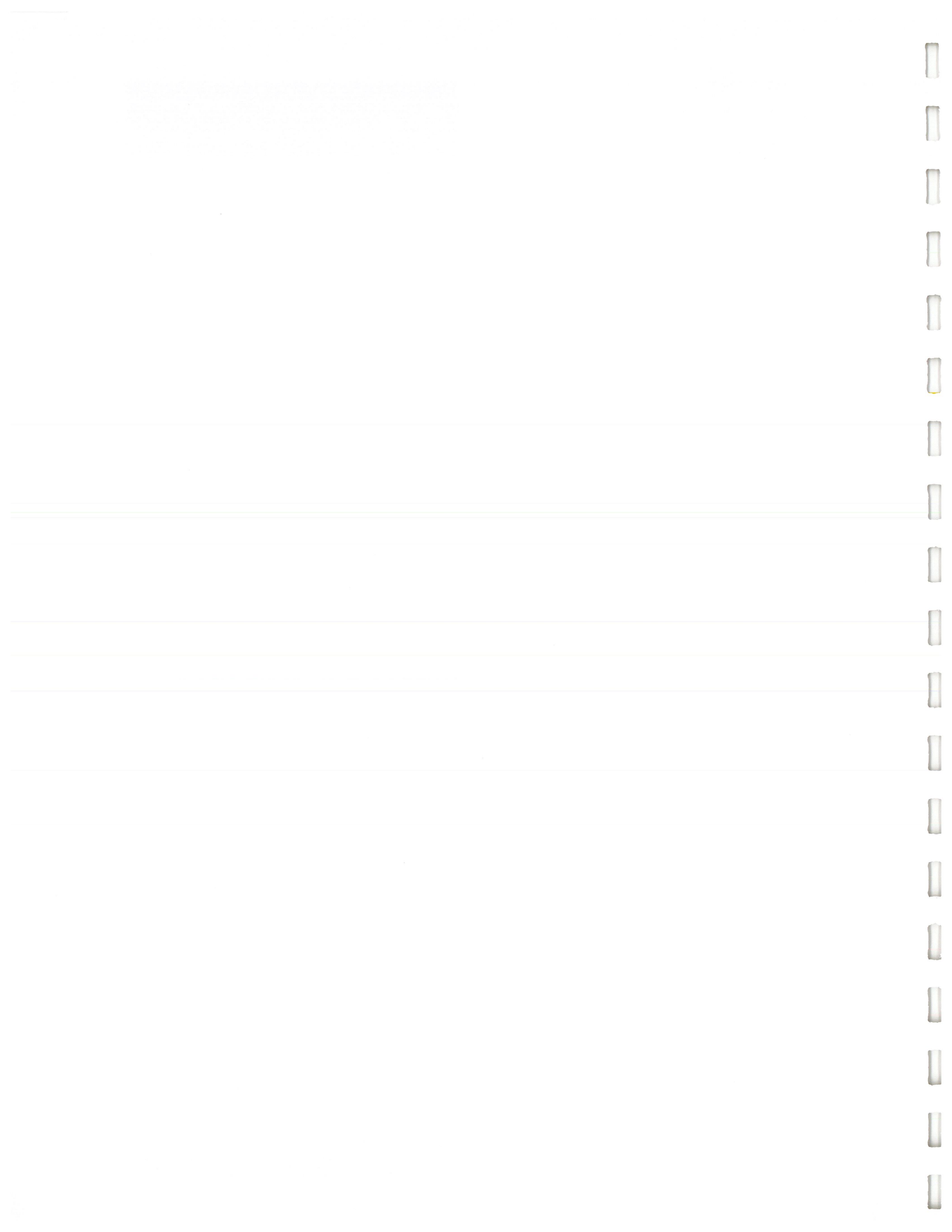
DIRECTIONAL SIGN - SOUTH PRIVATE (PROPOSED)



DIRECTIONAL SIGN - SOUTH PRIVATE (EXISTING) - NIGHT VIEW



DIRECTIONAL SIGN - SOUTH PRIVATE (PROPOSED) - NIGHT RENDER





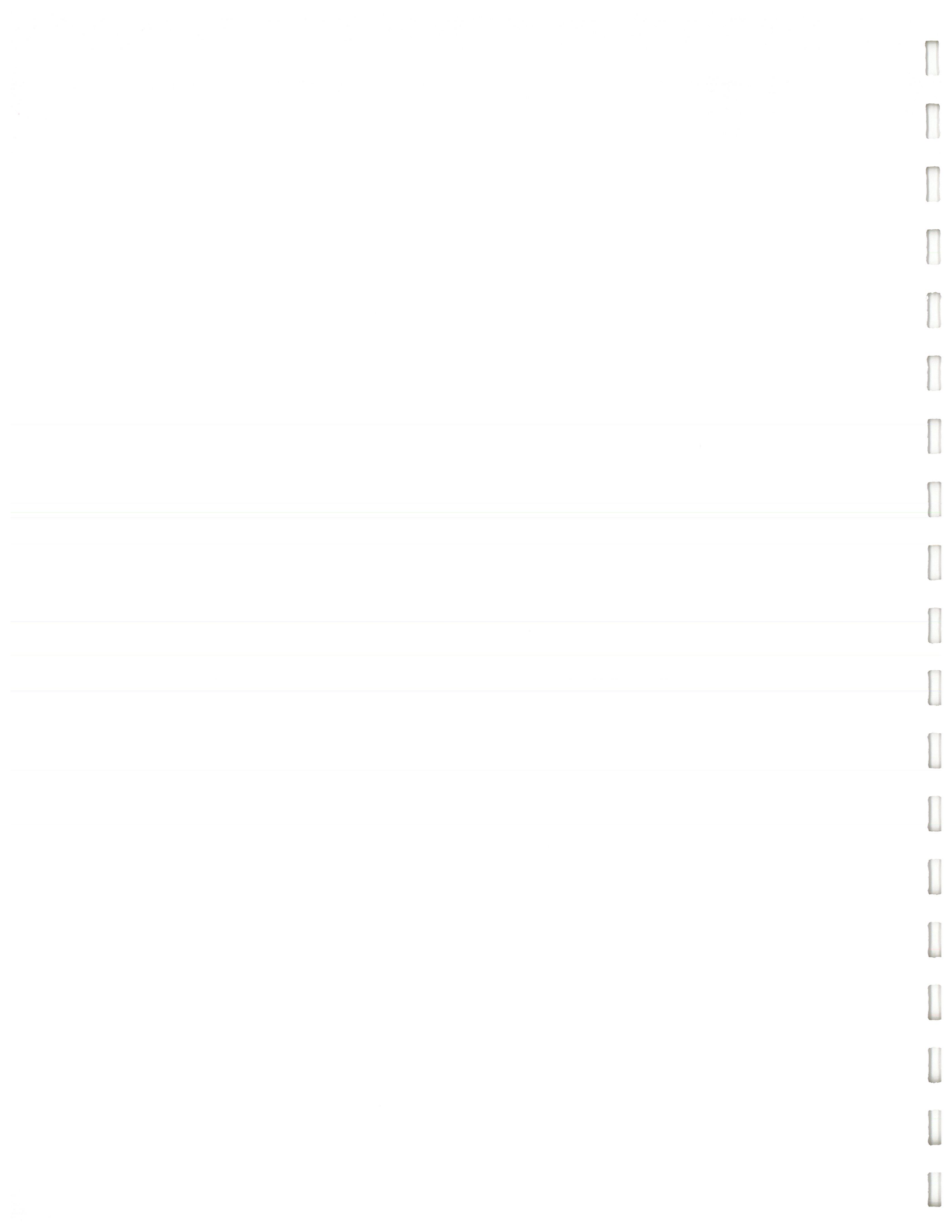
WEST SIDE - PRIVATE VILLA MAGNA PRIVATE SIGN (EXISTING)



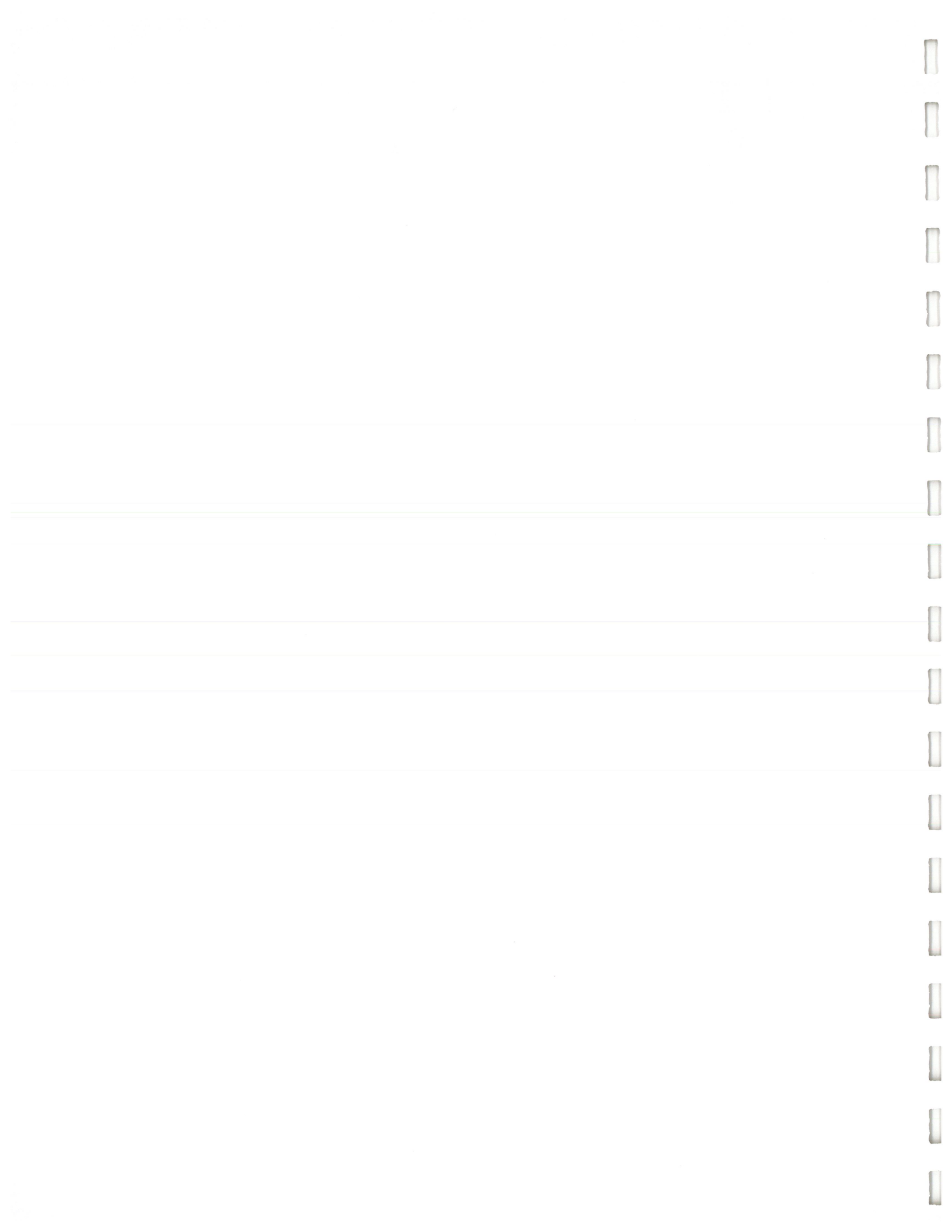
WEST SIDE - PRIVATE VILLA MAGNA PRIVATE SIGN (PROPOSED)

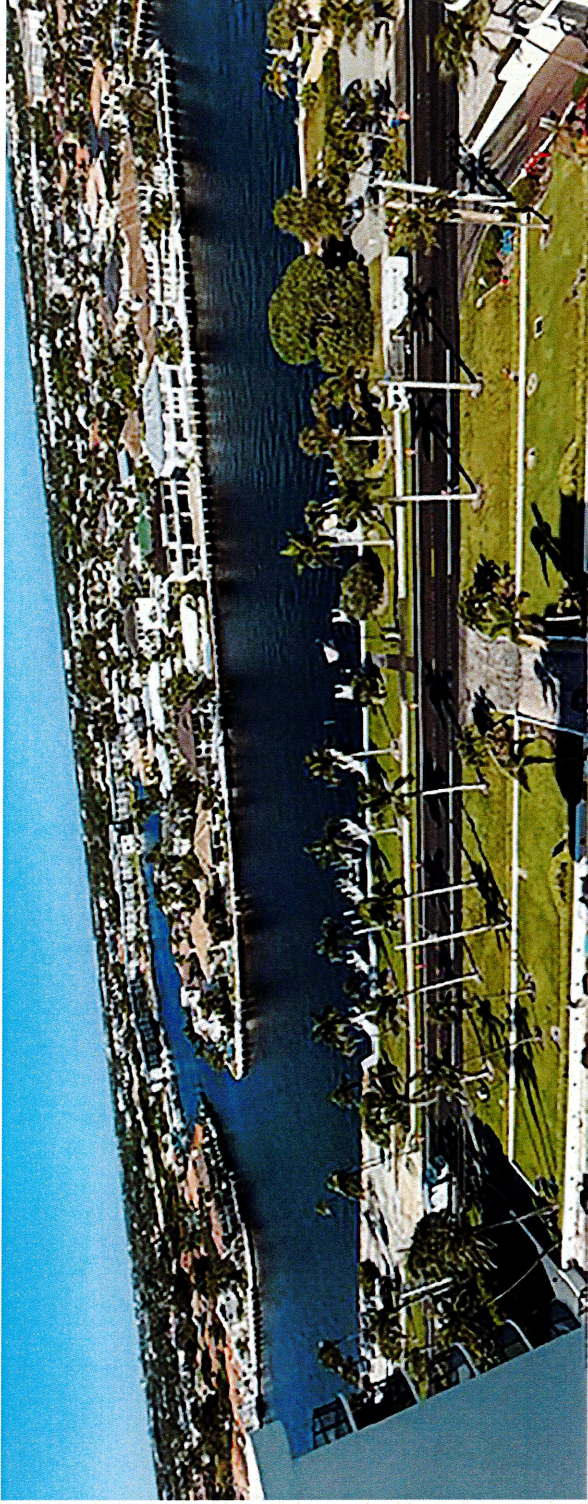


WEST SIDE - PRIVATE VILLA MAGNA PRIVATE SIGN (PROPOSED) - NIGHT RENDER





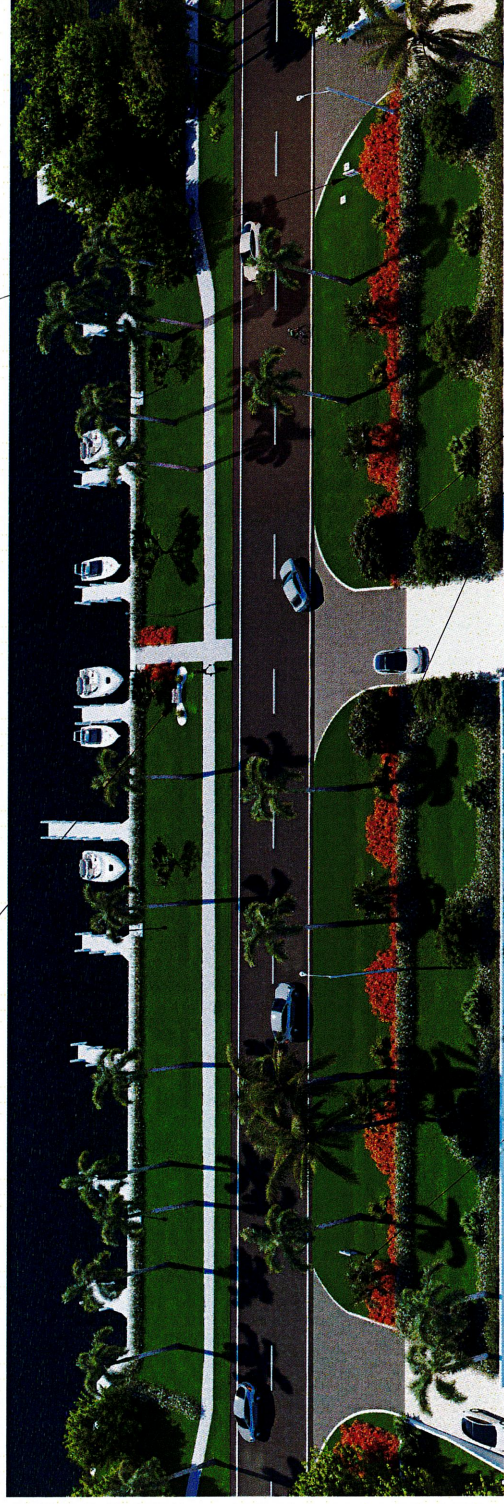




EXISTING BIRDS EYE - PROJECT VIEW

Private Sign - Villa Magna (Single-sided)

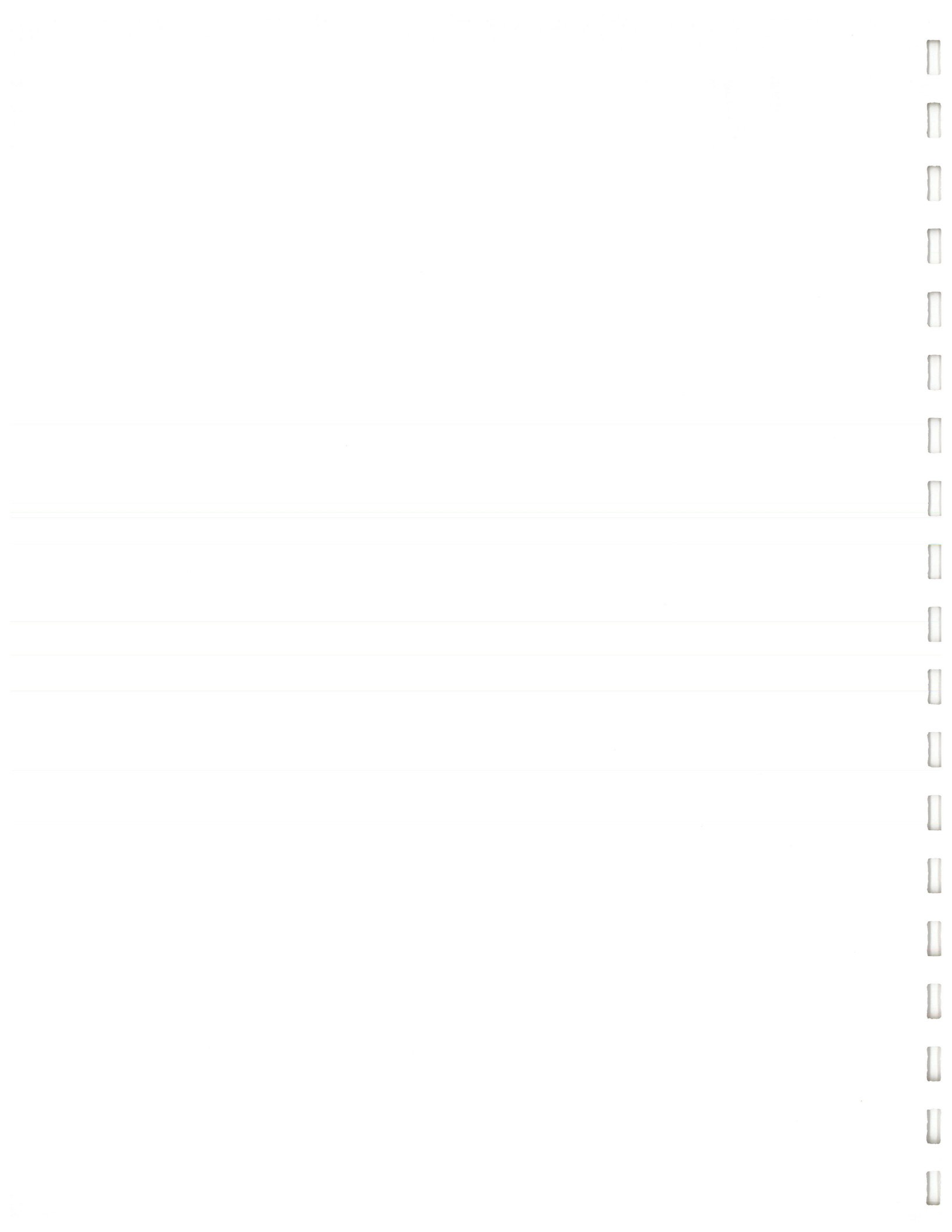
Directional Sign - North Entry (Double-sided)



Directional Sign - South Entry (Double-sided)

Monument Signs - Main Entry (Single-sided)

PROPOSED BIRDS EYE - PROJECT VIEW



**Item 10.A. Building Department Recertification Program Update
11/4/2025 Town Commission Meeting**

Milestone Inspection Report 11/4/2025

Overall Summary

- Total Number of Buildings: 54

Detailed Analysis

- **Milestone Inspection Recertification Completed: 25 28 Buildings**
 - 45 Ocean- 4505 S Ocean
 - 45 Ocean- 4511 S Ocean
 - Ambassadors East- 3215 S Ocean
 - Ambassadors East- 3221 S Ocean
 - Ambassadors East- 3301 S Ocean
 - Beach Walk East- 3201 S Ocean
 - Braemar Isle Parking Garage- 4740 S Ocean
 - Casuarina- 3450 S Ocean
 - Clarendon- 3407 S Ocean
 - Coronado- 3420 S Ocean
 - Coronado-3400 S Ocean
 - Dalton Place- 4748 S Ocean
 - Delray Sands- 2809 S Ocean
 - Highland Towers- 2921 S Ocean Blvd
 - Highlands Place- 2901 S Ocean
 - Le Sanctuaire- 3425 S Ocean
 - Lloret de Mar Condo- 1001-1013 Bel Air
 - Ocean Dunes- 3015 S Ocean *****
 - Ocean Pines- 3009 S Ocean
 - Regency Highland- 3908 S Ocean
 - Regency Highland- 3912 S Ocean
 - Toscana Beach Club- 3701 S Ocean *****
 - Toscana North- 3700 S Ocean *****
 - Trafalgar- 2917 S Ocean
 - Villa Magna- 2727 S Ocean
 - Villa Mare- 3211 S Ocean
 - Villa Nova- 3505 S Ocean
 - Wiltshire House- 2909 S Ocean
- **In Progress:**
 - **Completed Phase 1 Report & Currently Under Review:** 0 Buildings
 - **Reports Submitted and Reviewed, but Pending Additional Information:** 0 Buildings
 - **Under Permit for Electrical:** 0 Buildings
 - **Overdue on Electrical Application:** 0 Buildings
 - **Reports Received and Reviewed, Concrete Restoration Application Now Overdue:** 0 Buildings

**Item 10.A. Building Department Recertification Program Update
11/4/2025 Town Commission Meeting**

- **Concrete Restoration Application in Progress:** 0 Buildings
- **Requested Extension to Apply and Secure a Concrete Restoration Permit:** 0 Buildings

- **Reports Received and Under Permit for Restoration** 21 Buildings
 - Aberdeen Arms- 4750 S Ocean
 - Braemar Isle- 4740 S Ocean
 - Braemar Isle Townhouses- 4744 S Ocean
 - Carlton House- 2701 S Ocean
 - Carron House- 4600 S Ocean
 - Evanton Baye- 4746 S Ocean (final letter received, awaiting final paperwork/inspection)
 - Highland Beach Club- 3594 S Ocean (permit issued, no inspections called in yet)
 - Highland Beach Club- 3606 S Ocean
 - Monterey House- 3114 S Ocean
 - Ocean Terrace North- 3115 S Ocean
 - Parker Highland- 4605 S Ocean
 - Penthouse Highlands- 3100 S Ocean
 - Penthouse Towers- 3101 S Ocean
 - Seagate- 3212 S Ocean
 - Seagate- 3224 S Ocean
 - Seagate- 3300 S Ocean
 - Seagate- 3310 S Ocean
 - St Lucie's Church- 3500 S Ocean
 - Townhouses of Highland Beach- 2565 S Ocean
 - Townhouses of Highland Beach- 2575 S Ocean
 - Villa Costa- 3210 S Ocean

- **Within Due Date**
 - **Notification Letter Sent, Still Within Due Date:** 2 Buildings
 - Toscana West- 3720 S Ocean
 - **The Ridge Inc's front building, located at 3401 S Ocean, is now required to comply.** This building was **not included in the initial compliance assessment.** The updated compliance deadline has been set for **March 11, 2026.**
- **No Status Mentioned Because Due Date Is Too Far to Be Notified For Requested Reports:** 3 Buildings
 - 3200 So. Ocean A Seagate Condo- 3200 S Ocean
 - Toscana South- 3740 S Ocean
 - Villas at Highland Beach- 3511 S Ocean