



## TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

Date: May 13, 2025  
Time: 1:00 PM

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### 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

Town Clerk Gaskins swore in those giving testimony.

### 4. APPROVAL OF MINUTES

#### A. April 08, 2025

Special Magistrate Wagner approved the minutes of April 08, 2025, with changes.

### VIOLATIONS

### 5. VIOLATIONS

#### A. CASE NO. CC-25-126

Highland Towers, Inc.  
2920/2921 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-33-35-000-0000

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

**Violations: Permit 24-727-E 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.

James Keefe, Board President, was present and provided information.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired and the respondent shall comply with the Town Code by May 30, 2025, or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**B. CASE NO. CC-25-127**

**4117 S. Ocean LLC  
4117 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN:24-43-47-04-00-006-0010  
Legal Description: 4-47-43, S 100 FT OF N 155 FT OF GOV LT 6 E OF RD 140  
A/K/A CITY LOT NO 38**

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

**Violations: Permit E21-0220-E expired for the second time.**

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.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired and the respondent shall comply with the Town Code by May 30, 2025, or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**C. CASE NO. CC-25-110**

**Ocean Dunes Condominium Association, Inc.  
3015 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN:24-43-46-33-23-000-0000**

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

**Violations: Permit 24-205-E 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.

**D. CASE NO. CC-25-130**

**Clarendon Condo Association Inc.  
3407 S. Ocean Blvd  
Highland Beach FL, 33487  
PCN: 24-43-46-33-22-000-0000**

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

**Violations: Permit 24-871-BR and 24-874-P have both 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.

The respondent was not in attendance.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (B), building permits expired and the respondent shall comply with the Town Code by May 30, 2025, or be fined in the amount of \$250 per day. The Respondent is assessed prosecution costs in the amount of \$250 payable by the date set for compliance.

**6. ADJOURNMENT**

The meeting adjourned at 1:16 PM.

**APPROVED:** June 10, 2025, Special Magistrate Hearing

ATTEST:

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Kevin Wagner,  
Code Enforcement Magistrate

Transcribed by  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

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06/10/2025

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/>.