



TOWN OF HIGHLAND BEACH SPECIAL MAGISTRATE HEARING MINUTES

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

Date: November 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. October 14, 2025

Special Magistrate Wagner approved the minutes of October 14, 2025.

5. VIOLATIONS

A. CASE NO. CC-25-421

Our Time 105A LLC
3212 S. Ocean Blvd 105-A
Highland Beach FL, 33487
PCN: 24-43-46-33-08-001-1050
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 105-A

Code Sections: 30-122 (A) - Building Permits Required.

Violations: HOT WATER HEATER CHANGED OUT WITHOUT A VALID PERMIT. INSTALLED NEW ELECTRICAL OUTLET WITHOUT A PERMIT.

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 remains, and the application was submitted today and is now under 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 thirty 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), building permits required, installing a hot water heater without a permit, and the respondent shall comply with the Town Code by December 12, 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-25-388

**Raymond Van Duren
4216 S. Ocean Blvd
Highland Beach FL, 33487
PCN: 24-43-47-04-02-002-0041
Legal Description: BEL LIDO S 1/2 OF LT 4 BLK 2**

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

Violations: Permit 24-484-G [INSTALL A 32KW GENERATOR] 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.

6. ADJOURNMENT

The meeting adjourned at 1:05 PM.

APPROVED: July 22, 2026, Special Magistrate Hearing

ATTEST:

Kevin Wagner,
Code Enforcement Magistrate

Transcribed by
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

07/22/2026

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/>.