



## TOWN OF HIGHLAND BEACH TOWN SPECIAL MAGISTRATE HEARING MINUTES

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

Date: April 08, 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

Deputy Clerk DeHart swore in those giving testimony.

### 4. APPROVAL OF MINUTES

#### A. February 11, 2025

Special Magistrate Wagner approved the minutes of February 11, 2025.

### 5. VIOLATIONS

#### A. CASE NO. CC-24-533

Denis & Tatiana Petrov  
3420 S. Ocean Blvd APt 3Q  
Highland Beach FL, 33487  
PCN: 24-43-46-33-24-000-0317  
Legal Description: CORONADO AT HIGHLAND BEACH COND UNIT 3-Q

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

Violations: Kitchen Remodel including drywall and electric 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 record that included proof of service, 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 \$250.00 payable within 14 days.

Denis Petrov, owner, was present and provided information.

Special Magistrate Wagner found the respondent in violation of Code Sections 30-122(A) building permits required and assessed prosecution costs in the amount of \$250 to be paid by April 22, 2025.

**B. CASE NO. CC-24-539**

**Michelle Orris**

**3300 S. Ocean Blvd. Apt 923C**

**Highland Beach FL, 33487**

**PCN: 24-43-46-33-08-005-9230**

**Legal Description: SEAGATE OF HIGHLAND COND 3 APT 923-C**

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

**Violations: Interior remodel without 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 record that included proof of service, 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 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 within 30 days.

Special Magistrate Wagner found the respondent in violation of Sections 30-122 (A) building permits required and the respondent shall comply with the Town Code by May 08, 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-25-19**

**Michael W. Hazel, Lucille Freddo Tr., Marc D.Hazel Tr.,**

**3912 S. Ocean Blvd. 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) - Building Permits Expired.**

**Violations: PERMIT BR21-0156 Bathroom remodel, kitchen remodel, closet removal permit 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 record that included proof of service, 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 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 within 30 days.

The respondent was not present.

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 08, 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.

**D. CASE NO. CC-25-41**

**Town Houses of Highland Beach Condo Association  
2575 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-28-47-002-0000**

**Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS**

**Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.**

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 record that included proof of service, 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 per day for each day that the violation remains after the date set for compliance and waive prosecution costs.

Marc Brecher, President of the Association, was present and provided comments.

Special Magistrate Wagner found the respondent in violation of Section 6-27 of the Town Code of Ordinances, Administrative Amendments to the Florida Building Code, Section 110.9(5) Town of Highland Beach Administrative Code Chapter 1 for the 7<sup>th</sup> Edition (2020) Florida Building Code, for failure to submit the required milestone inspection report. and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is not assessed prosecution costs.

**E. CASE NO. CC-25-49**

**Town Houses of Highland Beach Condo Association  
2575 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-28-47-000-0000**

**Code Sections: 6-27. - Administrative amendments to Florida Building Code. 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE - RECERTIFICATION OF BUILDINGS AND COMPONENTS**

**Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.**

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 record that included proof of service, and supporting documents.

Code Compliance Officer Adam Osowsky mentioned that the violations remain and this is a separate case because there are two buildings. 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 per day for each day that the violation remains after the date set for compliance and waive prosecution costs.

Marc Brecher, President of the Association, was present.

Special Magistrate Wagner found the respondent in violation of Section 6-27 of the Town Code of Ordinances, Administrative Amendments to the Florida Building Code, Section 110.9(5) Town of Highland Beach Administrative Code Chapter 1 for the 7<sup>th</sup> Edition (2020) Florida Building Code, for failure to submit the required milestone inspection report and the respondent shall comply with the Town Code by May 08, 2025 or be fined in the amount of \$250 per day. The Respondent is not assessed prosecution costs.

## 6. ADJOURNMENT

The meeting adjourned at 1:21 PM.

**APPROVED:** May 13, 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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05/13/2025

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/>.