Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
Highland Beach FL, 33487

Re: 2635 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-28-09-000-0204)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***. During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

Sec. *30-64*. - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table *30*-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table *30*-2.

Minimum Side Setback for 1 Story is 12 feet

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 5 day of October. 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 351-6169

Certified Mail: 9589 0710 5270 1731 5665 72

Town of Highland Beach

Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3635 S Ocean Holdings LLC
PO Box 812216
Highland Beach FL, 33487

Re: 3635 S Ocean Blvd. ., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0204)

I, Orlando Curet, being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer or _____ Clerk for the Town of Highland Beach.
2. I postedd _____ the "Notice of Violation" or X the "Notice of Hearing/Appearance" at the Propery address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above begain on 10/5/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A"

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer/Clerk

10/5/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 5th day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 746561
EXPIRES: February 24, 2030

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____



9589 0710 5270 1731 5665 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

CC 24 4

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- ☑ Return Receipt (hardcopy) $ 4.65
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ .82

Total Postage and Fees
$ 11.02

Postmark Here

OCT 05 2026

BOCA RATON FL 33481

Sent To
1635 S Ocean Holdings LLC
Street and Apt. No., or PO Box No.
PO Box 812216
City, State, ZIP+4®
Boca Raton, FL 33481

PS Form **3800**, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form **3800**, January 2023 *(Reverse)* PSN 7530-02-000-9047

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION...

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701731566572

Copy Add to Informed Delivery

Latest Update

Your item was picked up at a postal facility at 6:13 pm on October 8, 2026 in BOCA RATON, FL 33481.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

BOCA RATON, FL 33481
October 8, 2026 6:13 PM

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
October 7, 2026 8:40 AM

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
October 7, 2026 8:23 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
October 6, 2026 12:25 PM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
October 5, 2026 9:37 PM

USPS in possession of item

BOCA RATON, FL 33431
October 5, 2026 1:45 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

NOTICE OF VIOLATION

September 3, 2026

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
BOCA RATON FL, 33481

RE: Code Compliance Case No. CC-26-4

Location: 2635 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Violation:

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

Sec. *30-64.* - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table *30*-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table *30*-2.

Minimum Side Setback for 1 Story is 12 feet

*****The owner has failed to obtain the required permit for the wooden structure located at the rear of the residence. The owner shall submit sufficient documentation and supporting evidence demonstrating that the structure complies with the minimum required side setback established by the applicable Property Development Regulations in order to obtain zoning approval*****

*****PLEASE COMPLY WITHIN 30 DAYS TO PREVENT FURTHER ACTION WHICH MAY RESULT IN DAILY FINES/FEES*****

Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

NOTICE OF VIOLATION

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Compliance Special Magistrate;, which may result in a fine against the violator & property in the amount of $250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated, and simple compliance will resolve this matter easier than the formal process.

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Orlando Curet

codecompliance@highlandbeach.us
(561) 351-6169
Certified Mail: 9589 0710 5270 1410 0627 60



9589 0710 5270 1410 0627 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

CC 26 4

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees (check box, add fee as appropriate)
- [X] Return Receipt (hardcopy) $ 4.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 1.82

Total Postage and Fees
$ 11.02

POSTAL SWEETS USPS CPU
SEP 03 2026
BOCA RATON FL 33431
Postmark Here

Sent To: 2635 S Ocean Holdings LLC
Street and Apt. No., or PO Box No.: PO Box 812216
City, State, ZIP+4®: Boca Raton FL 33481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PS Form **3800**, January 2023 (Reverse) PSN 7530-02-000-9047

ALERT: IMPACTS FROM COASTAL FLOODING IN THE SOUTHEAST AND WEST COAST REGION…

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701410062760

Copy Add to Informed Delivery

Latest Update

Your item was picked up at a postal facility at 6:07 pm on September 10, 2026 in BOCA RATON, FL 33481.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

BOCA RATON, FL 33481
September 10, 2026 6:07 PM

Reminder to Schedule Redelivery of your item

September 10, 2026

Available for Pickup

WOODLAND
604 BANYAN TRL
BOCA RATON FL 33431-9992
Mon-Fri 8:00 AM-6:30 PM
Sat 10:00 AM-4:30 PM
September 5, 2026 8:47 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
September 4, 2026 4:59 AM

USPS in possession of item

BOCA RATON, FL 33431
September 3, 2026 10:07 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Property Detail

Location Address : 2635 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-28-09-000-0204
Subdivision : BYRD BEACH SUB IN
Official Records Book/Page : 32415 / 67
Sale Date : 04/20/2021
Legal Description : BYRD BEACH PT OF S 50 FT OF LT 20 & PT OF LT 21 (LESS S 70 FT) K/A UNIT 5 & CABANA LTS 3 & 4 BYRD BEACH ESTS IN OR9276P1601

Owner Information

Owner(s)	Mailing Address
2635 S OCEAN HOLDINGS LLC	PO BOX 812216 BOCA RATON FL 33481 2216

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/20/2021	$3,500,000	32415 / 00067	WARRANTY DEED	2635 S OCEAN HOLDINGS LLC
03/01/1999	$1,850,000	11002 / 00360	WARRANTY DEED	CALDWELL JOHN &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	$904,940	$969,283	$1,001,215	$1,046,630	$827,522
Land Value	$4,077,900	$4,078,296	$3,419,543	$3,137,220	$2,376,820
Total Market Value	$4,982,840	$5,047,579	$4,420,758	$4,183,850	$3,204,342

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	$4,691,477	$4,264,979	$3,877,254	$3,524,776	$3,204,342
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$4,691,477	$4,264,979	$3,877,254	$3,524,776	$3,204,342

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	$75,955	$72,528	$64,874	$60,614	$52,517
NON AD VALOREM	$217	$205	$194	$188	$184
TOTAL TAX	$76,172	$72,733	$65,068	$60,802	$52,701

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Photos
CC-26-4
Code Case

Project Address:
2635 S OCEAN BLVD, HIGHLAND BEACH
FL 33487
Owner:
2635 S OCEAN HOLDINGS LLC - 2635 S
OCEAN HOLDINGS LLC



Uploaded By: Darian Lopez - darian.lopez@bureauveritas.com
Upload Date: 02/17/2026
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Notes:
Photo of Record: ☐



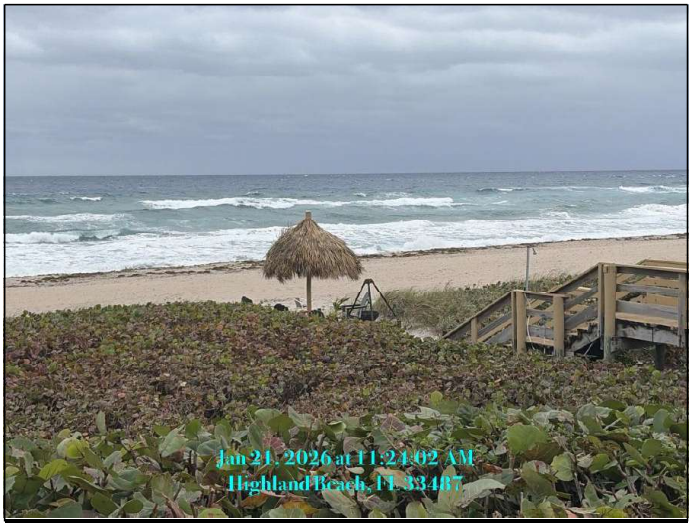
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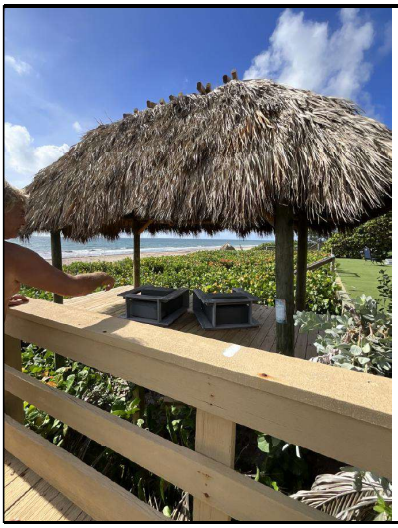
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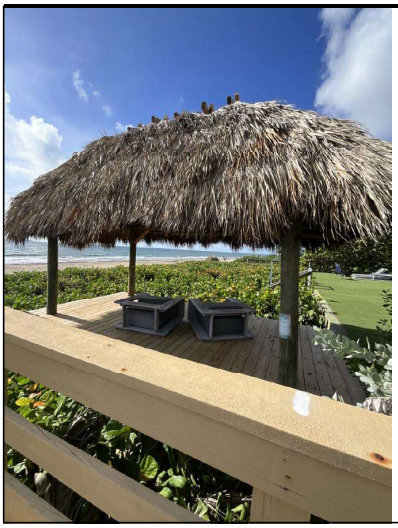
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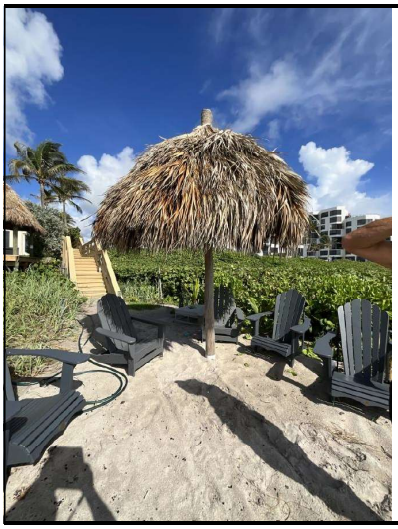
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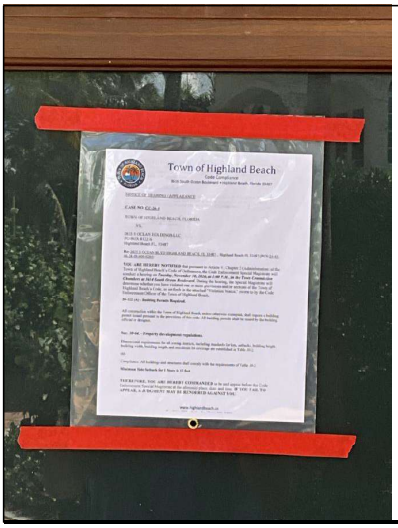
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Upload Date: 10/05/2026

File Type: jpg

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Photo of Record: ☐



Uploaded By: Orlando Curet - codecompliance@highlandbeach.us

Upload Date: 10/05/2026

File Type: jpg

Notes:

Photo of Record: ☐



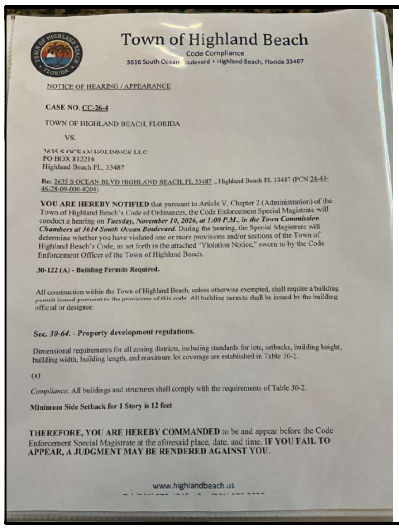
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File Type: jpg

Notes:

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Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S OCEAN HOLDINGS LLC
PO BOX 812216
Highland Beach FL, 33487

Re: 2632 S OCEAN BLVD HIGHLAND BEACH, FL 33487 , Highland Beach FL 33487 (PCN 28-43-46-28-09-001-8200)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, November 10, 2026, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** During the hearing, the Special Magistrate will determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

Sec. 30-64. - Property development regulations.

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table 30-2.

(a)

Compliance. All buildings and structures shall comply with the requirements of Table 30-2.

Minimum Side Setback for 1 Story is 12 feet

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Special Magistrate at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

www.highlandbeach.us

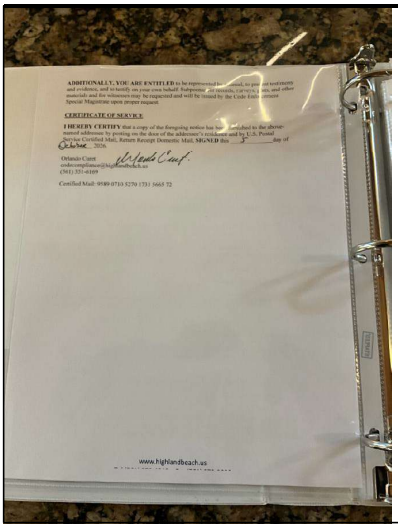
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Upload Date: 10/05/2026

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ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for witnesses, documents, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Special Magistrate upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of October, 2026.

Orlando Curet
codecompliance@highlandbeach.us
(561) 737-6189

Certified Mail: 9589 0710 5270 1731 3665 72

www.highlandbeach.us

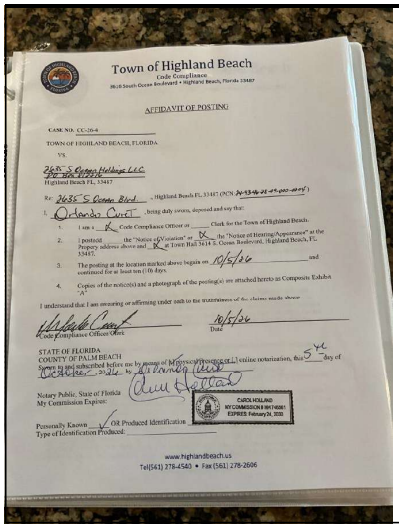
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Upload Date: 10/05/2026

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Notes:

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Town of Highland Beach
Code Compliance
3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-26-4

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

2635 S Ocean Holdings LLC
PO Box 812216
Highland Beach FL 33487

Re: 2635 S Ocean Blvd , Highland Beach FL, 33487 (PCN 24-43-46-28-09-001-8015)

I, Orlando Curet , being duly sworn, deposed and say that:

1. I am a K Code Compliance Officer or ____ Clerk for the Town of Highland Beach.
2. I posted ____ the "Notice of Violation" or K the "Notice of Hearing/Appearance" at the Property address above and K at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 10/5/26 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Orlando Curet
Code Compliance Officer Affiant

10/5/26
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of K physical presence or ____ online notarization, this 5th day of October, 2026, by Orlando Curet.

Notary Public, State of Florida
My Commission Expires:

CAROL HOLLAND
MY COMMISSION # HH 740081
EXPIRES February 24, 2030

Personally Known ✓ OR Produced Identification
Type of Identification Produced: ____

www.highlandbeach.us
Tel(561) 278-4548 • Fax (561) 278-2696

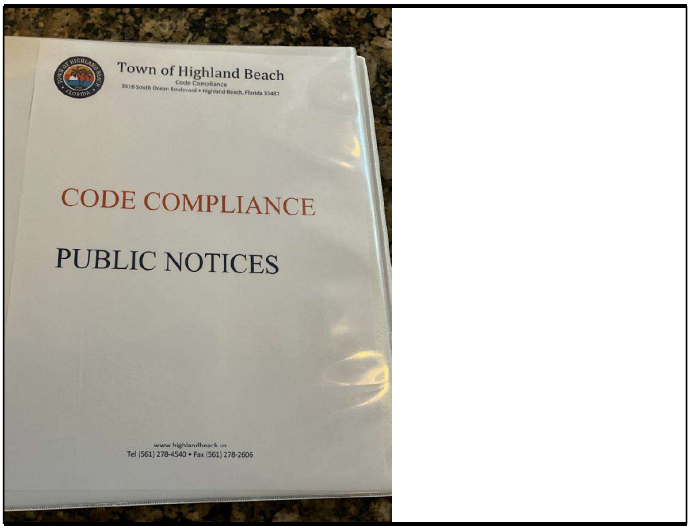
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