

**From:** [Cam Milani Milanigroup](#)  
**To:** [Marshall Labadie](#); [Lucia Milani](#); [Lucrezia](#); [Lanelda Gaskins](#)  
**Subject:** Re: Requests for Amendments to Settlement Agreement  
**Date:** Monday, May 25, 2026 6:23:45 PM

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Dear Marshall and Town Clerk,

Further to the below email, could we please be placed on the next Commission meeting for discussion? I believe the next meeting is June 16th.

Thanks.

Cam  
Sent from my iPhone

On May 25, 2026, at 3:42 PM, Cam Milani <[cam.milani@milanigroup.ca](mailto:cam.milani@milanigroup.ca)> wrote:

May 25, 2026

Mayor and Members of the Town Commission  
Town of Highland Beach  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Re: Requests Regarding Settlement Agreement  
Properties: 4612 S Ocean Blvd., Highland Beach, Florida & Lots 9 and 10 West

Dear Mayor and Members of the Commission,

I am writing respectfully regarding two separate properties that are subject to the Settlement Agreement and to request the Town's consideration of certain amendments and extensions of time associated with each property.

1. 4612 S Ocean Blvd. — Request for Ten (10) Year Extension of Time

With respect to 4612 S Ocean Blvd., I am respectfully requesting a ten (10) year extension of time in relation to the Settlement Agreement concerning the demolition of my mother's family home.

This request is deeply personal to our family. My mother has lived in her home for approximately 52 years. As you can appreciate, the prospect of leaving and demolishing one's longtime home after more than five decades is emotionally overwhelming. The reality is that my mother is struggling significantly with the transition and is simply not emotionally prepared to leave her home at this time.

The home is far more than simply a structure to her — it represents familiarity, comfort, independence, and a lifetime of memories accumulated over more than five decades. For someone who has spent such a significant portion of their life in the

same home, the prospect of leaving it is profoundly emotional and difficult.

My mother is also part of a proud and resilient post-World War II generation that does not openly express discomfort or ask others for sympathy. It would not be in her nature to come before the Commission and openly speak about the emotional hardship and difficulty associated with leaving her home. This request is therefore coming from me, as her son, because I know my mother well enough to understand the emotional toll this transition is having on her even if she would not openly express it herself.

Accordingly, we are respectfully requesting that the Town grant a ten (10) year extension of time for 4612 S Ocean Blvd. before any demolition obligations are required to proceed. This extension would provide our family with a more reasonable opportunity to assist my mother through this transition carefully, respectfully, and with dignity.

## 2. Lots 9 and 10 West — Request for Five (5) Year Extension of Time and Height Increase

With respect to Lots 9 and 10 West, we are respectfully requesting a five (5) year extension of time arising from an unresolved title issue concerning what is commonly referred to as the “West 20 Feet.”

At minimum, there is an ongoing property dispute relating to a western 20-foot strip of land that was fraudulently conveyed by the previous developer of Boca Highlands. This 20-foot strip was originally part of a larger disputed 40-foot parcel that was resolved in 1982, with 20 feet allocated to each party. However, in or around 1989, that same developer illegally conveyed our 20-foot portion out from under us, and that interest has since changed hands through a series of wild deeds involving various parties over the years.

The Settlement Agreement with the Town itself includes the disputed 20-foot portion within the legal description of the subject lands, however this title issue was not discovered until after building permits had already been pulled and a Unity of Title application had been completed with the Town and our Title Insurer notified us as part of that process.

We have approached Boca Highland in an effort to discuss and resolve the title issue relating to the disputed conveyance; however, to date, the matter has not been resolved. At this stage, it appears likely that formal court proceedings will ultimately be required to properly determine ownership and resolve the competing title claims affecting the West 20 Feet.

Accordingly, we are respectfully requesting that the Town grant a five (5) year extension of time for Lots 9 and 10 West to allow sufficient time for the legal process to unfold and for the title matters to be properly addressed and resolved.

In addition, in connection with Lots 9 and 10 West, we would respectfully request consideration of an increase to the allowable building height from 40 feet to 46 feet, which we understand is the current maximum permitted height for our zoning classification within the Town today.

The originally contemplated building envelopes and height assumptions date back to planning concepts from approximately 1991 and, respectfully, did not anticipate present-day market expectations, construction standards, and modern building code requirements. In today's market, functional residential units generally require ceiling heights in the range of 9 to 10 feet to remain competitive, marketable, and livable. At the same time, newer building code requirements and modern construction methods require substantially greater floor assembly thicknesses, structural depths, and mechanical systems than were contemplated decades ago.

As a result, under the existing 40-foot limitation, ceiling heights within portions of the proposed building become compromised to levels approaching or falling below 8 feet in certain circumstances once mechanical systems and required floor thicknesses are incorporated. In response, we have already been forced to significantly compromise the design in an effort to preserve functional and marketable ceiling heights within the units.

At present, this has resulted in a reduction of the proposal from nine (9) units to seven (7) units solely to attempt to make the building function within the outdated height restriction. However, it remains our strong preference to preserve the originally permitted nine (9) units if a modest six (6) foot height increase can be achieved.

We would respectfully ask the Town to consider the requested increase to 46 feet in light of current Town standards, modern building realities, and the fact that the original 1991 framework did not contemplate today's construction requirements or market expectations. We are also open to discussing other reasonable concessions or conditions the Town may wish to explore in connection with such a request. We would greatly appreciate the opportunity to sit down collaboratively with staff and hear any suggestions from the Commission or feedback the Town may have regarding a path forward.

Respectfully submitted,

Cam Milani

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