



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2021-11-019**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Massimo Musa  
2635 S. Ocean Holdings LLC  
4800 N. Federal Hwy., Ste 201B  
Boca Raton, FL 33431

**Re:** 2635 S. Ocean Blvd., Lot 5, 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 Board will be conducting a Code Enforcement Board meeting on **Wednesday, March 09, 2022, at 1:00 P.M.**, reference the following: observed dune vegetation removed without permit to allow walkway, (20-143 Natural vegetative cover on beach dunes), and (6.1(C) Dune walkover structures; observed construction of wall, staircase, concrete slab, sewage connection, A/C unit and unapproved landfill on property without permit (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to 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.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document, is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **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 Board 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 17<sup>th</sup> day of February 2022.

  
\_\_\_\_\_  
Jason Manko  
Code Compliance Officer

Certified Mail: 7018 3090 0002 0478 2414 [www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582



# Town of Highland Beach

## Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community and visitors alike. In accordance with the State and the County's easing of the COVID-19 restrictions, effective June 01, 2021, all town departments reopened with regular operating hours.

That said, as an added layer of protection for the safety of all attending meetings in the Commission Chambers, the wearing of facial coverings or masks is required. Also, until further notice, Social distancing requirements and in-person meeting capacity limits remains in place. For those interested, Zoom Video Communications and telephone participation are offered.

The following information is guidance for preregistration for in-person, Zoom or telephone participation, and for viewing and providing public comments at the meeting:

### **PREREGISTRATION FOR IN-PERSON ATTENDANCE/PARTICIPATION AT ALL MEETINGS:**

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses **must preregister** to attend/participate in a meeting by sending an email to Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or contacting (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday, if the meeting is scheduled for that Tuesday, etc.**) The subject matter to be discussed must be included in the preregistration request. If the meeting is a **Public Hearing Quasi-Judicial meeting**, the subject matter and application number must be included in the preregistration request.
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the Town Clerk's Office. For **Public Hearing Quasi-Judicial meetings**, precedence into the Commission Chambers will be given to applicants, their representatives and/or witnesses over all others preregistered parties. The Quasi-Judicial meeting participants will also be allowed in the Commission Chambers at the time of the hearing that is relevant to their applicant/client.
- The Zoom Video Communications is an option for those individuals who are interested in participating on the meeting online or via telephone.

### **ZOOM PARTICIPATION:**

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

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For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

### **PROVIDING PUBLIC COMMENT:**

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

### **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.
- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

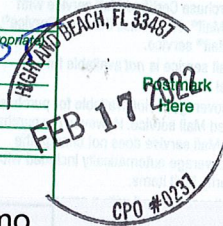
Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

Published: 05.26.2021/Updated 08.02.2021



7018 3090 0002 0478 2414

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 3.15
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .58
Total Postage	\$ 7.38
Sent To	Musa, Massimo
Street and Apt.	4800 N. Federal Hwy Ste 201B
City, State, ZIP	Boca Raton, FL 33431 CC2021-11-019
PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions	



**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 32415 Page 67  
 Sale Date APR-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**

**Owners**  
 2635 S OCEAN HOLDINGS LLC

**Mailing address**  
 4800 N FEDERAL HWY STE 201B  
 BOCA RATON FL 33431 3408

**Sales Information**

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

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
 \*Total Square Feet 4248  
 Acres 0.4232  
 Use Code 0100 - SINGLE FAMILY  
 Zoning RMM - Multi-Family Medium-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2021	2020	2019
Improvement Value	\$1,035,069	\$927,792	\$1,029,108
Land Value	\$1,800,696	\$1,650,630	\$1,500,630
Total Market Value	\$2,835,765	\$2,578,422	\$2,529,738

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2021	2020	2019
Assessed Value	\$2,835,765	\$2,578,422	\$2,529,738
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,835,765	\$2,578,422	\$2,529,738

**Taxes**

Tax Year	2021	2020	2019
Ad Valorem	\$48,069	\$44,569	\$44,293
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$48,247	\$44,742	\$44,468





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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Massimo Musa  
2635 S. Ocean Holdings LLC  
4800 N. Federal Hwy., Ste 201B  
Boca Raton, FL 33431

**POSTED  
ON PROPERTY**

**2/17/2022**

**DATE**

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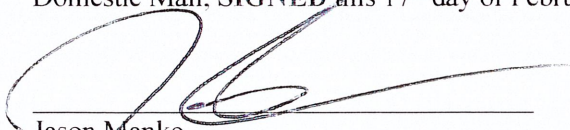
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\_\_\_\_\_  
Jason Manko  
Code Compliance Officer

Certified Mail: 7018 3090 0002 0478 2414 [www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582



2635







## Town of Highland Beach

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

November 24, 2021

Musa, Massimo  
4800 N. FEDERAL HWY STE 201B  
Boca Raton, FL 33431

RE: Code Compliance Case No. CC2021-11-019

Massimo Musa,

**Location :** 2635 S. OCEAN BLVD LOT 5  
HIGHLAND BEACH FL, 33487

### **Complaint Description:**

Observed dune vegetation removed without permit to allow walkway. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BY 12/8/21.

Observed construction of wall, staircase, concrete slab, sewage connection, A/C unit and unapproved landfill on property without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 12/8/21.

### **20-143 Natural vegetative cover on beach dunes**

The natural vegetative cover on beach dunes shall be preserved in an undisturbed state of growth as a fragile ecosystem. Such beach dune vegetation, grass, sea grape and tree development shall be altered, removed or changed only in accordance with the requirements of this division.

### **6.1(C) Dune walkover structures**

Department of Environmental Protection permit required. Prior to construction of any dune walkover structure, each property owner to which this section is applicable shall file an application for a permit to construct the required elevated dune walkover structure(s) with the Department of Environmental Protection. A copy of the application filed by the owner with the Department of Environmental Protection shall be filed with the town's building department within ten (10) days after the application is filed with the Department of Environmental Protection. The application shall be prepared and filed in accordance with the rules and regulations of the Department of Environmental Protection. The building department of the town shall, if requested by the owner, assist the owner in preparing the application to the Department of Environmental Protection. The elevated dune structure shall only be built in accordance with the permit issued by the Department of Environmental Protection and a copy of the Department of Environmental Protection permit issued shall be filed with the town building department.

### **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.





## Town of Highland Beach

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

Failure to comply may result in additional code enforcement actions being taken, which can 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, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko  
Code Compliance Officer  
561-351-6169

Evidence Sheet	
Case Number:	CC2021-11-019
Property Address:	2635 S Ocean Blvd
Inspector:	Jason Manko





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