



Town of Highland Beach

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

NOTICE OF VIOLATION

May 13, 2026

4117 S OCEAN LLC
150 N WACKER DR STE 1500
CHICAGO IL, 60606

RE: Code Compliance Case No. CC-26-87

Location: 4117 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.

302.3 - Sidewalks and driveways

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

304.2 - Protective treatment

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistance and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust or corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

6-29. - Property Maintenance Code

(a) The International Property Maintenance Code, 2021 edition, published by the International Code Council, is hereby adopted as the property maintenance code for the town and incorporated herein by reference. (b) Any violation of the provisions of the International Property Maintenance Code shall be a violation of this Code and shall be enforced in any manner provided by law or equity, including, but not limited to, the initiation of code enforcement proceedings pursuant to Article IV of Chapter 2 of this Code.



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17-3 - Nuisance. Generally; declared unlawful.

It shall be unlawful for any person to erect, keep, maintain or permit on his property, or any property or in any place in or under his possession or control, any nuisance of any kind, nature or description, which tends to annoy the community or any portion thereof, or which nuisance tends to injure the health, morals or peace of the citizens of the town.

30-69(C)(1)(A)(1) - PARKING LOTS AND VEHICULAR USE AREAS.

Maintenance of vehicular use areas. Off-street parking and vehicular use areas shall be maintained as provided below: a. All areas shall be maintained so as to function as proposed, and to present a neat and clean appearance, including the following: 1. Free of potholes and cracked or broken pavement.

PLEASE APPLY FOR AND OBTAIN PERMITS FOR NEW WINDOWS

PLEASE APPLY FOR AND OBTAIN PERMITS FOR DRIVEWAY PAVERS

PLEASE REPAIR DAMAGED DRIVEWAY PAVERS

PLEASE REPAIR CHIPPING/PEELING PROTECTIVE TREATMENT/PAINT ON STRUCTURE

PLEASE REMOVE DIRT/MILDEW FROM STRUCTURE AND CONCRETE WALL/FENCE

PLEASE REPAIR DAMAGED STUCCO ON STRUCTURE

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

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 0609 64