



Town of Highland Beach

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

NOTICE OF VIOLATION

May 20, 2026

EMC GLOBAL LLC
1001 WEST LOOP S STE 6D
HOUSTON TX, 77027

RE: Code Compliance Case No. CC-26-100

Location: 4226 TRANQUILITY DR
HIGHLAND BEACH, FL 33487

Violation:

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.

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.

IPMC 304.1 - Exterior Structure- General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.



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28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.

*****PLEASE REMOVE CHIPPING/PEELING PAINT FROM FASCIA AND REPAINT AS NEEDED*****

*****PLEASE REMOVE LANDSCAPE DEBRIS (DEAD/DECAYING PLANT MATERIAL) FROM PROPERTY*****

*****PLEASE REPAIR/REPLACE FADED/CRACKED/DAMAGED DRIVEWAY, IF REPLACING DRIVEWAY A PERMIT WILL BE NEEDED*****

*****OWNER FAILED TO SUBMIT REQUEST FOR PERMITS FOR INTERIOR RENOVATIONS*****

*****PLEASE APPLY FOR AND GET APPROVED PERMIT FOR INTERIOR RENOVATIONS*****

*****PLEASE COMPLY WITHIN 14 DAYS TO PREVENT ANY 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: