



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-05-004

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Karon Hylton
3100 S. Ocean Blvd Unit 316
Boca Raton, FL 33487

Re: 3100 S. Ocean Blvd Unit 3160 Highland Beach FL 33487 (PCN: 24-43-46-33-05-000-3160)

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 *Tuesday, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard*, regarding a complete interior demolition and remodel without required town permits, (30-122 (A) Building Permits Required, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, IPMC 302.1 Sanitation). 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. **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 16th day of June 2023.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2322

www.highlandbeach.us

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

7021 1970 0002 3025 2322

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.15</u>	
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.55</u>	
<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 \$ <u>.63</u>	
Total Postage and Fees \$ <u>8.13</u>	
Karon Hylton 3100 S. Ocean Blvd Apt 316 Boca Raton FL 33487 CC2023-05-004	
Reverse for Instructions	

Property Detail

Location Address	3100 S OCEAN BLVD 3160		
Municipality	HIGHLAND BEACH		
Parcel Control Number	24-43-46-33-05-000-3160		
Subdivision	PENTHOUSE HIGHLANDS COND DECL IN		
Official Records Book	34126	Page	772
Sale Date	FEB-2023		
Legal Description	PENTHOUSE HIGHLANDS APT 316		

Owner Information

Owners	Mailing address
KARON HYLTON	3100 S OCEAN BLVD APT 316 BOCA RATON FL 33487 2503

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2023	\$525,000	34126 / 00772	WARRANTY DEED	KARON HYLTON
JUL-2021	\$10	32738 / 01913	WARRANTY DEED	SWEET RAYMOND &
JUL-2021	\$500,000	32717 / 00528	WARRANTY DEED	SWEET RAYMOND &
DEC-2018	\$424,000	30313 / 00489	WARRANTY DEED	KLOOSTERMAN ESTEBAN M &
MAR-2013	\$208,000	25959 / 00588	WARRANTY DEED	MONTERO BRIAN J
MAR-1999	\$100	11061 / 01433	LIFE ESTATE	CARDINALE DANIEL A &
MAR-1999	\$55,000	11061 / 01432	QUIT CLAIM	
DEC-1986	\$100	05119 / 00001	LIFE ESTATE	

Exemption Information

No Exemption information available

Property Information

Number of Units	1
*Total Square Feet	1166
Acres	
Use Code	0400 - CONDOMINIUM
Zoning	RMH - MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$441,830	\$329,000	\$327,000
Land Value	\$0	\$0	\$0
Total Market Value	\$441,830	\$329,000	\$327,000
All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$441,830	\$329,000	\$327,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$441,830	\$329,000	\$327,000

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$7,241	\$5,577	\$5,652
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$7,341	\$5,673	\$5,747



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Karon Hylton
3100 S. Ocean Blvd Unit 316
Boca Raton, FL 33487

POSTED
ON PROPERTY

6/19/23
DATE

Re: 3100 S. Ocean Blvd Unit 3160 Highland Beach FL 33487 (PCN: 24-43-46-33-05-000-3160)

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 ***Tuesday, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard***, regarding a complete interior demolition and remodel without required town permits, (30-122 (A) Building Permits Required, 12-2(B) Construction Site Cleanliness/Construction Site Safety, 12-2(E) Construction site cleanliness; construction site safety, IPMC 302.1 Sanitation). 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.

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CERTIFICATE OF SERVICE

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 2322

www.highlandbeach.us

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



Mon, June 19, 2023
08:04AM
Highland Beach, FL 33487

[illegible]



Town of Highland Beach

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

May 23, 2023

KARON HYLTON
3100 S OCEAN BLVD APT 316
BOCA RATON, FL 33487-2503

RE: Code Compliance Case No. CC2023-05-004

KARON HYLTON,

Location : 3100 S OCEAN BLVD 3160
HIGHLAND BEACH FL, 33487

Complaint Description:

Complaint/ Violation: Complete interior demolition and remodel without required town permits.

Correction: Must obtain ALL required permits by June 11, 2023 to prevent further action. Contact permitting at 561-278-4540.

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.

12-2(B) Construction Site Cleanliness/Construction Site Safety

Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.

12-2(E) Construction site cleanliness; construction site safety.

All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.

IPMC 302.1 Sanitation

Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, 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 the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.



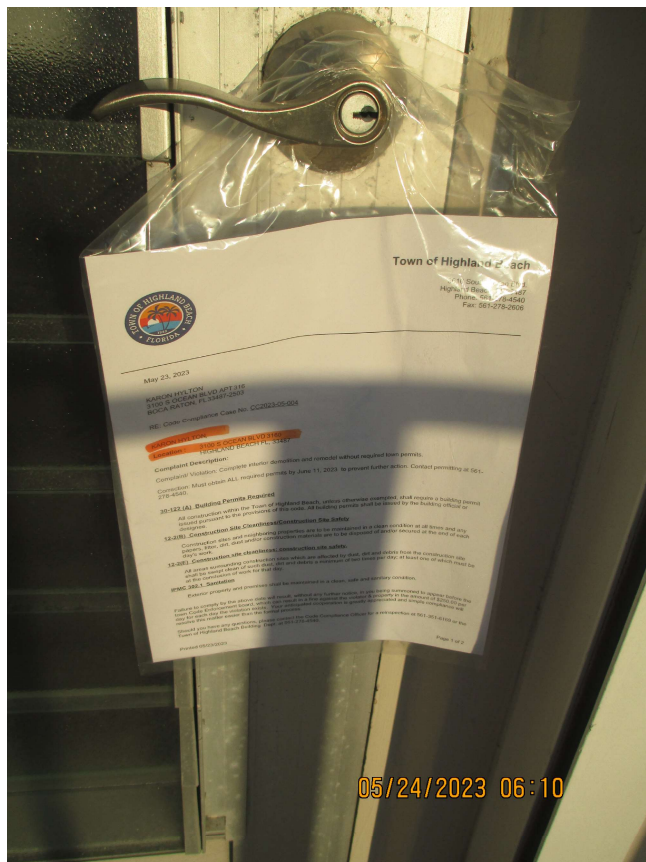
Town of Highland Beach

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

Regards,

Adam Osowsky
Code Compliance Officer
5613516169

Evidence Sheet	
Case Number:	CC2023-05-004
Property Address:	3100 S Ocean Blvd 316
Officer:	Adam Osowsky



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Property Address:	3100 S Ocean Blvd 316
Officer:	Adam Osowsky



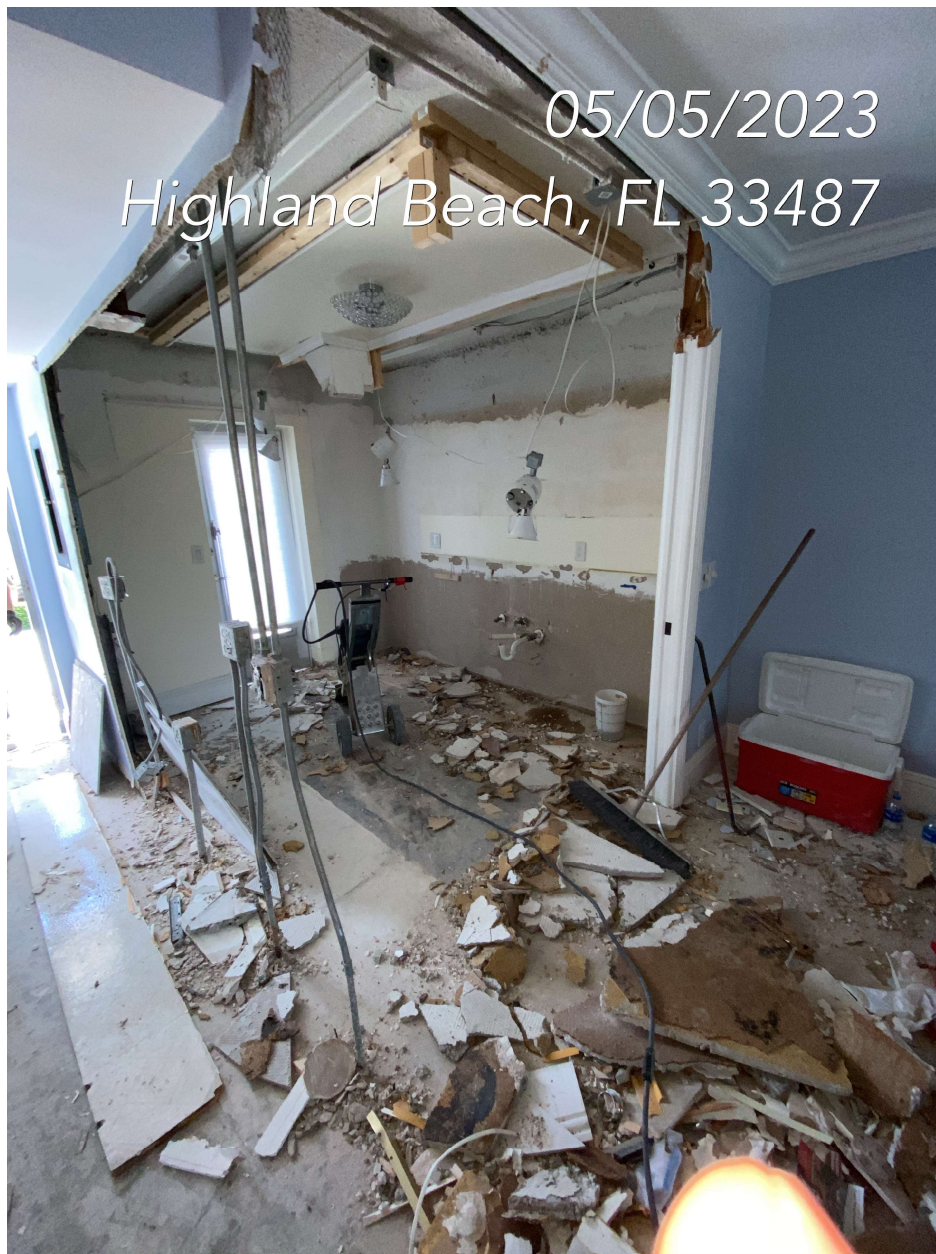
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Domestic Mail Only**

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OFFICIAL USE

Certified Mail Fee \$4.15
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$1.63

Total Postage and Fees \$4.78

HIGHLAND BEACH, FL 33437

Postmark

MAY 24 2023

CPQ # 02237

Spent To \$4.00
Street and Apt. No., or Box No. 3106
City, State, ZIP+4® Hylton NOV 23 54 NOC900
Solean Apt 316
FL 33487

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 8722 2037

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.