



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC2023-04-035**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

A Borg Family Trust  
3502 129 Harrington Street  
Sydney New South Wales 2000 Australia

**Re:** 2921 S. Ocean Blvd Unit 701, Highland Beach FL 33487 (PCN: 24-43-46-33-35-000-7010)

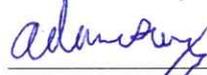
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, July 11, 2023, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding interior remodel without permits, (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. **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 16<sup>th</sup> day of June 2023.

  
\_\_\_\_\_  
Adam Osowsky  
Code Compliance Officer

Sent Registered Mail International

[www.highlandbeach.us](http://www.highlandbeach.us)

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

Registered No.

Date Stamp

To Be Completed By Post Office	Postage \$	RA204782201US \$1.45	Extra Services & Fees (continued)	
	Extra Services & Fees		<input type="checkbox"/> Signature Confirmation \$	
	<input type="checkbox"/> Registered Mail \$		<input type="checkbox"/> Signature Confirmation Restricted Delivery \$	
	<input type="checkbox"/> Return Receipt (hardcopy) \$	\$19.05		
	<input type="checkbox"/> Return Receipt (electronic) \$	\$0.00		
<input type="checkbox"/> Restricted Delivery \$	\$0.00		<b>Total Postage &amp; Fees</b>	
	<b>Customer Must Declare Full Value</b>		<b>Received by</b>	
	\$ 0.00		06/20/2023	Domestic Insurance up to \$50,000 is included based on the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	Town of Highland Beach 3614 S. Ocean Blvd Highland Beach FL 33487 USA
	TO	A Borg Family Trust 3502 129 Harrington Street Sydney New South Wales 2000 Australia

PS Form 3806, Registered Mail Receipt

Copy 1 - Customer

April 2015, PSN 7530-02-000-9051

(See Information on Reverse)

For domestic delivery information, visit our website at www.usps.com®

**Property Detail**

Location Address 2921 S OCEAN BLVD 701  
Municipality HIGHLAND BEACH  
Parcel Control Number 24-43-46-33-35-000-7010  
Subdivision HIGHLAND TOWERS INC 2921 S OCEAN BLVD HIGHLAND BEACH FL  
Official Records Book 33231 Page 1335  
Sale Date JAN-2022  
Legal Description HIGHLAND TOWERS INC APT 701

**Owner Information**

<b>Owners</b>	<b>Mailing address</b>
A BORG FAMILY TRUST	3502 129 HARRINGTON STREET
A BORG PTY LTD TR	SYDNEY NEW SOUTH WALES 2000 AUSTRALIA

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2022	\$580,000	33231 / 01335	PRIOR LEASE-COOP	A BORG FAMILY TRUST
MAR-2001	\$260,000	12441 / 01657	PRIOR LEASE-COOP	MCCARTHY RITA
APR-1998	\$189,000	10360 / 01898	PRIOR LEASE-COOP	WIEDERSUM FAIRFAX
JUL-1995	\$123,000	08846 / 00773	PRIOR LEASE-COOP	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 1  
\*Total Square Feet 1330  
Acres  
Use Code 0510 - COOPERATIVE  
Zoning RMH - MULTI-FAMILY HIGH-DENSITY ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$517,000	\$395,000	\$360,000
Land Value	\$0	\$0	\$0
Total Market Value	\$517,000	\$395,000	\$360,000

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

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$273,513	\$265,547	\$261,881
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$223,513	\$215,547	\$211,881

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$3,826	\$3,826	\$3,838
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$3,926	\$3,922	\$3,933

**Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)**



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-04-035

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

A Borg Family Trust  
3502 129 Harrington Street  
Sydney New South Wales 2000 Australia

**POSTED  
ON PROPERTY**

6/19/23

**DATE**

**Re:** 2921 S. Ocean Blvd Unit 701, Highland Beach FL 33487 (PCN: 24-43-46-33-35-000-7010)

**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 interior remodel without permits, (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.

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## 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 16<sup>th</sup> day of June 2023.

Adam Osowsky  
Code Compliance Officer

Sent Registered Mail International

NO. **NOT APPROVED**  
CORRECTIONS MUST BE MADE AS NOTED BELOW

NO. _____	DATE _____
NAME _____	ADDRESS _____
CITY _____	STATE _____
ZIP _____	PHONE _____
TYPE OF VIOLATION _____	REASON FOR VIOLATION _____
DATE OF VIOLATION _____	DATE OF CORRECTION _____

TOWN OF HIGHLAND BEACH, FLORIDA

Mon, June 19, 2023

07:59AM

Highland Beach, FL 33487

Town of Highland Beach  
2000 Town Center Blvd., Highland Beach, Florida 33487  
NOTICE OF NONCOMPLIANCE

**POSTED ON PROPERTY**  
DATE: 6/19/23

YOUR PROPERTY IS IN VIOLATION OF THE TOWN OF HIGHLAND BEACH ORDINANCES. YOU ARE REQUIRED TO CORRECT THE VIOLATION WITHIN THE SPECIFIED TIME FRAME. FAILURE TO DO SO WILL RESULT IN THE TOWN OF HIGHLAND BEACH TAKING ACTION TO ENFORCE THE ORDINANCES, WHICH MAY INCLUDE THE ISSUANCE OF A STOP WORK ORDER, THE SEIZURE OF THE VIOLATING ITEMS, AND THE IMPOSITION OF FINES AND PENALTIES. YOU WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE ENFORCEMENT OF THE ORDINANCES.

IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE, PLEASE CONTACT THE TOWN OF HIGHLAND BEACH AT (561) 966-1234.



# Town of Highland Beach

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

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April 18, 2023

A BORG FAMILY TRUST  
3502 129 HARRINGTON STREET  
SYDNEY NEW SOUTH WALES 2000  
AUSTRALIA

RE: Code Compliance Case No. CC2023-04-035

A BORG FAMILY TRUST,

**Location :** 2921 S. OCEAN BLVD 701  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint: Work Without Permit

Violation: Interior remodel without permits.

Correction: Must obtain ALL required town permits by May 10, 2023. Contact permitting at 5612784540.

**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.

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.

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169

Evidence Sheet

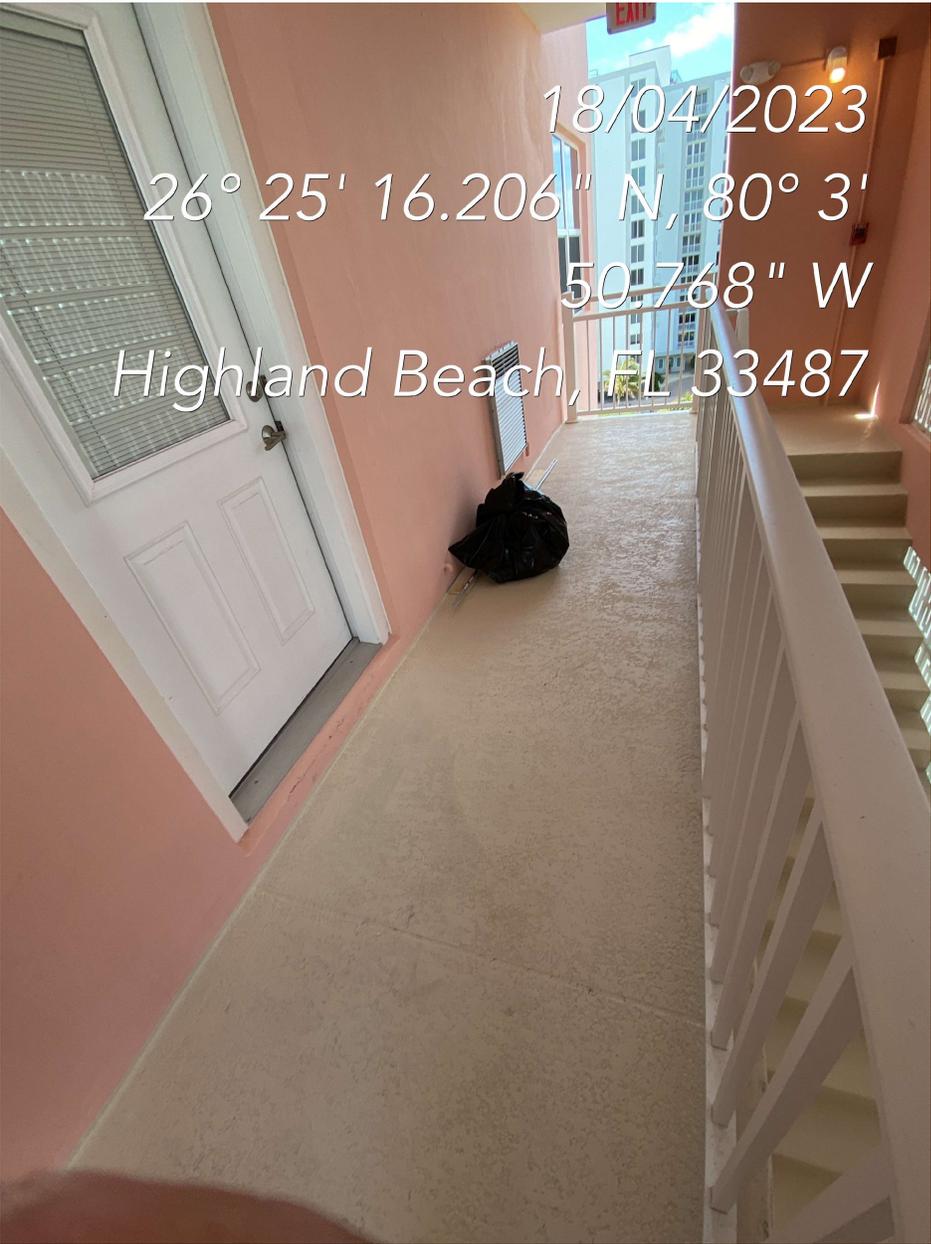
Case Number:	CC2023-04-035
Property Address:	2921 S OCEAN BLVD 701
Officer:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2023-04-035
Property Address:	2921 S OCEAN BLVD 701
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Evidence Sheet	
Case Number:	CC2023-04-035
Property Address:	2921 S OCEAN BLVD 701
Officer:	Adam Osowsky



**Registered No.** RE041369210US

**Date Stamp** 0420 07  
 DELRAY BEACH, FL 33424  
 APR 19 2015

To Be Completed By Post Office	Postage \$ 4.45	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation
	<input type="checkbox"/> Registered Mail \$ 4.45	<input type="checkbox"/> Signature Confirmation Restricted Delivery
	<input type="checkbox"/> Return Receipt (hardcopy) \$	\$
	<input type="checkbox"/> Return Receipt (electronic) \$	\$
<input type="checkbox"/> Restricted Delivery \$	<b>Total Postage &amp; Fees</b> \$	
<b>Customer Must Declare Full Value</b> \$	<b>Received by</b>	Domestic Insurance up to \$50,000 is included based on the declared value. International Insurance is not included. (Reverse).

RE 041 369 210 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	<b>FROM</b>	DELRAY BEACH, FL 33484
		Highland Beach
		3616 S Ocean
		Highland Beach FL 33487
	<b>TO</b>	Borg Family Trust
		3502 Herrington St Sydney New South Wales 2000 Australia

PS Form 3806, Registered Mail Receipt Copy 1 - Customer  
 April 2015, PSN 7530-02-000-9051 (See Information on Reverse)  
 For domestic delivery information, visit our website at www.usps.com®

**RETAIN THIS RECEIPT IN CASE OF LOSS OR DAMAGE TO THE MAIL ITEM**

**Declaration of Value:** You must declare the full value of each Registered Mail™ article at the time of mailing.

**Insurance Coverage:**  
**Domestic:** Insurance up to \$50,000 is included in the Registered Mail fee. Indemnity is limited to the amount of declared value. Insurance is provided in accordance with Postal Service™ regulations in the Domestic Mail Manual (DMM)™ which sets forth the principal types of coverage, terms of insurance, and conditions of payment. The DMM is available online at <http://pe.usps.com>. Limitations on coverage include, but are not limited to, the following:  
 Coverage extends to the least of (1) the actual (depreciated) value of the contents at the time of mailing, (2) the cost of repairs, or (3) the limit fixed for the insurance coverage obtained.  
 No coverage is provided for articles improperly packaged or too fragile to withstand normal handling, concealed damage, spoilage of perishable items, prohibited articles, consequential losses, or delay.  
 Other limitations are set forth in the DMM. Coverage terms and limitations are subject to change.

**International:** Indemnity coverage for international Registered Mail is limited to the maximum set by the Convention of the Universal Postal Union. See the International Mail Manual (IMM)™ and Individual Country Listings online at <http://pe.usps.com> for limitations of coverage, prohibitions, and restrictions. The sender receives payment for an international claim for a lost article or for damaged and/or missing contents, unless the sender waives the right to payment, in writing, in favor of the addressee.

**Filing a Domestic Claim**  
**Claim for loss:** File a claim no sooner than 15 days but no later than 60 days from the mailing date — for an APO/FPO/DPO item, file no later than 1 year from the mailing date. Retain the original mailing receipt and proof of value.  
**Claim for damage or missing contents:** File a claim immediately but no later than 60 days from the mailing date. Retain the original mailing receipt and proof of value, and also retain the article and mailing container.  
 Please file your domestic claim online at [www.usps.com/domestic-claims](http://www.usps.com/domestic-claims). If you are unable to file online, call toll free 800-275-8777 for additional information.

**Filing an International Claim**  
 Before initiating an inquiry on an item mailed to a foreign country, allow sufficient time for delivery of the mailpiece in the foreign country.  
 To report the loss, damage, or missing contents of an item sent to a foreign country, please call our International Research Group at 800-222-1811. You will be asked to provide the relevant information regarding the item, including but not limited to the following: 1) item number appearing under the barcode; 2) names, addresses, and telephone numbers of the mailer and addressee; and 3) date of mailing.  
 The International Research Group will correspond with the respective post in the foreign country. Upon determination that a claim for the item should be initiated, we will provide you with a claim packet, which includes instructions on how to complete and submit the claim.  
 Inquiries and claims for loss of an international registered item must be filed within 6 months of the date of the mailing. File an inquiry for damage or for complete or partial loss of contents immediately but no later than 60 days from the mailing date.