



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 16th day of June 2023.

Adam Osowsky
Code Compliance Officer

Sent Registered Mail International

www.highlandbeach.us

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

Registered No.

Date Stamp

To Be Completed By Post Office	Postage \$	RA204782201US	Extra Services & Fees (continued)
	Extra Services & Fees	\$1.45	<input type="checkbox"/> Signature Confirmation
	<input type="checkbox"/> Registered Mail \$	\$19.05	<input type="checkbox"/> Signature Confirmation Restricted Delivery
	<input type="checkbox"/> Return Receipt (hardcopy) \$	\$0.00	<input type="checkbox"/> Signature Confirmation Restricted Delivery
	<input type="checkbox"/> Return Receipt (electronic) \$	\$0.00	<input type="checkbox"/> Signature Confirmation Restricted Delivery
	<input type="checkbox"/> Restricted Delivery \$	\$0.00	<input type="checkbox"/> Signature Confirmation Restricted Delivery
Total Postage & Fees		\$20.50	
Customer Must Declare Full Value		Received by	
\$ 0.00		06/20/2023	

Domestic Insurance up to \$50,000 is included based upon 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
	TO
Tosca Ryan of Highland Beach	
3614 S. Ocean Blvd	
Highland Beach FL 33487	
USA	
A Borg Family Trust	
3502 129 Harrington Street	
Sydney New South Wales 2000	
Australia	

PS Form 3806, Registered Mail Receipt

April 2015, PSN 7530-02-000-9051

Copy 1 - Customer

(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

Owners	Mailing address
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



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

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Adam Osowsky
Code Compliance Officer

Sent Registered Mail International

www.highlandbeach.us

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

A red 'POSTAGE WILL BE PAID BY ADDRESSEE' form from Highland Park, Florida. The form includes fields for address, city, state, and zip code, as well as checkboxes for business, electric, mechanic, and plumbing services. A large 'Highland' watermark is overlaid on the form. The form is addressed to 'HIGHLAND PARK, FL 32110' and includes a return address 'HIGHLAND PARK, FL 32110'. The form is dated 'MAY 1978' and has a 'POSTAGE WILL BE PAID BY ADDRESSEE' stamp. The form is also marked with 'HIGHLAND PARK, FL 32110' and 'HIGHLAND PARK, FL 32110'.

07:59AM

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

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

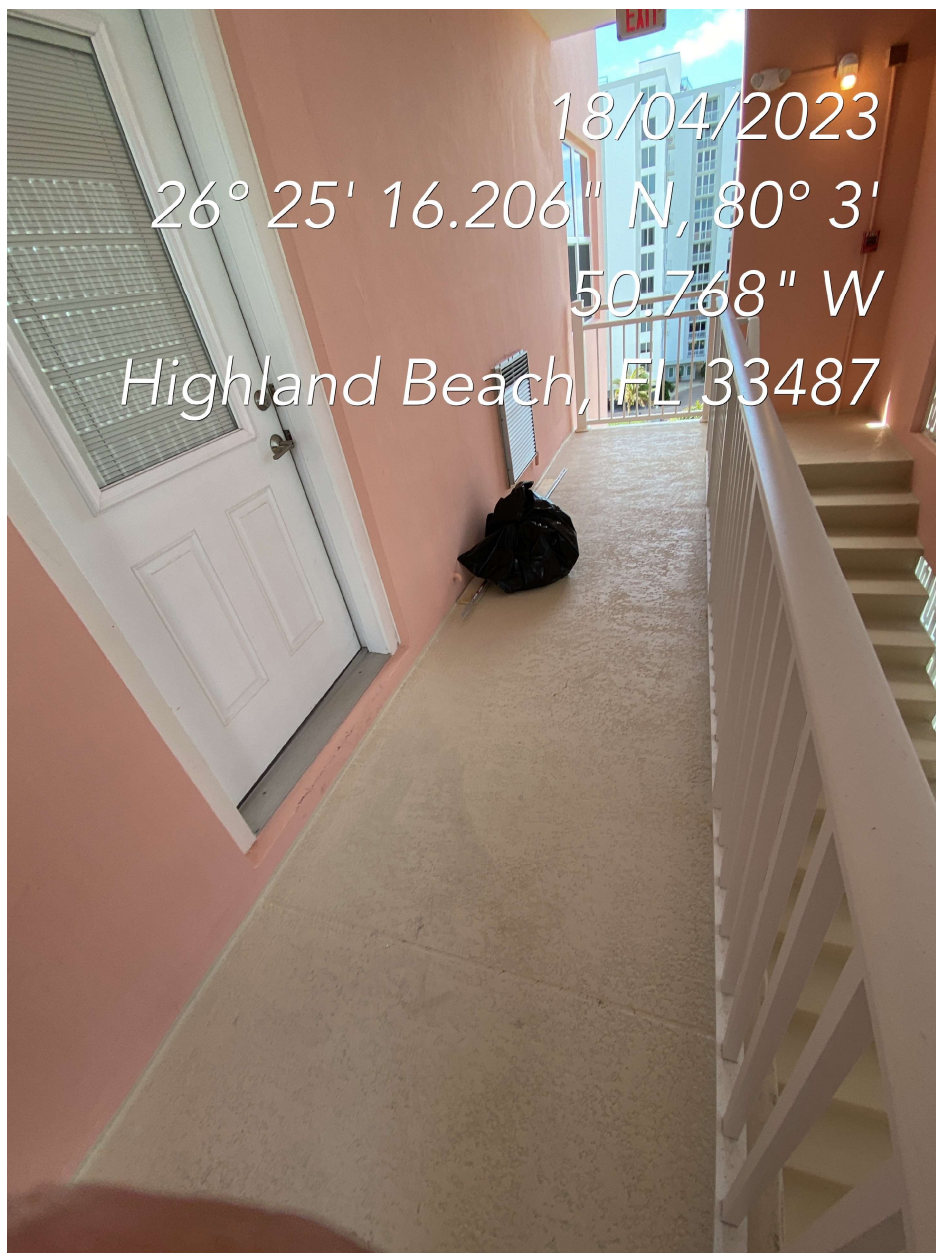
Evidence Sheet	
Case Number:	CC2023-04-035
Property Address:	2921 S OCEAN BLVD 701
Officer:	Adam Osowsky



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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

0400
02To Be Completed
By Post Office

Postage \$	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) \$	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Return Receipt (electronic) \$	Total Postage & Fees
<input type="checkbox"/> Restricted Delivery \$	
Customer Must Declare Full Value \$	Received by



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

FROM	Highland Beach 3616 Ocean Highland Beach FL 33487
TO	Borg Family Trust 3502 129 Herring Ln 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 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. 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.

PS Form 3806, April 2015 (Customer Copy - Reverse) PSN 7530-02-000-9051