



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. C C - 2 5 - 2 5 3**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

STEPHEN RAO

2727 S OCEAN BLVD UNIT 1004

Highland Beach FL, 33487

**Re:** 2727 S OCEAN BLVD UNIT 1004., Highland Beach FL 33487 (PCN: 24-43-46-28-51-000-1004)

**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 Special Magistrate will conduct a hearing on ***Tuesday, August 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **30-122 (B) -**, (Permit P22-0138 has expired). During the hearing, the Special Magistrate will 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 Special Magistrate 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 Special Magistrate 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 16 day of July 2025.

---

Adam Osowsky

Code Compliance Officer

Certified Mail: 70210950000086879505

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

Tel (561) 278-4540 • Fax (561) 278-2606

7021 0950 0000 8687 9505

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\$

Extra Services & Fees (check box, add fee as appropriate)

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|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <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

**MAILED**  
JUN 16 2025

**MAILED**

JUN 16 2025  
Postmark  
Here

cc-25-253-noh\*  
STEPHEN RAO  
2727 S OCEAN BLVD UNIT 1004  
Highland Beach FL, 33487



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-253

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

STEPHEN RAO  
2727 S OCEAN BLVD 1004  
Highland Beach FL, 33487

Re: 2727 S OCEAN BLVD 1004 Highland Beach FL 33487 (PCN: 24434628510001004)

I, Adam Osowsky being duly sworn, deposed and say that:

1. I am a X Code Compliance Officer for the Town of Highland Beach.
2. I posted X the "Notice of Hearing/Appeal" X at the Property address above and X at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on JULY 18, 2025 and continued for at least ten (10) days.
4. Copies of the notice(s) and a photograph of the posting(s) are attached hereto as Composite Exhibit "A".

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Adam Osowsky  
Code Compliance Officer

Date July 21, 2025

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 21<sup>st</sup> day of July, 2025, by Adam Osowsky.

Notary Public, State of Florida  
My Commission Expires: 0

Personally Known 0 OR Produced Identification 0  
Type of Identification Produced: \_\_\_\_\_







\*\*\*Photos\*\*\*

CC-25-253

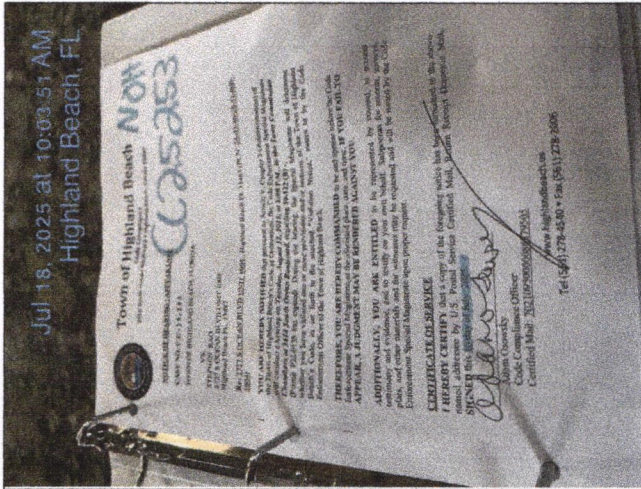
Code Case

**Project Address:**

2727 S OCEAN BLVD Unit/Apt/Suite 1004,  
HIGHLAND BEACH FL 33487

**Owner:**

STEPHEN STEPHEN TR RAO



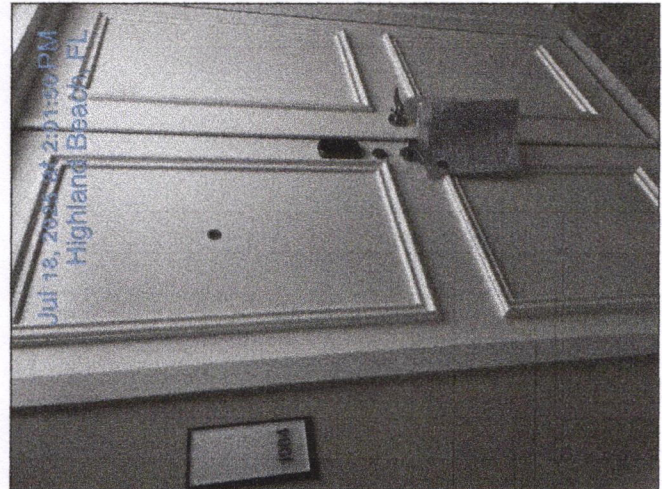
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/21/2025

File Type: jpg

Notes:

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 07/21/2025

File Type: jpg

Notes:

Photo of Record: ☐



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

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Adam Osowsky

Code Compliance Officer

Certified Mail: 70210950000086879505

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

Tel (561) 278-4540 • Fax (561) 278-2606

## Property Detail

**Location Address :** 2727 S OCEAN BLVD 1004  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-51-000-1004  
**Subdivision :** VILLA MAGNA COND DECL FILED 7-26-82 IN  
**Official Records Book/Page :** 33488 / 783  
**Sale Date :** 04/06/2022  
**Legal Description :** VILLA MAGNA COND UNIT 1004

## Owner Information

### Owner(s)

RAO STEPHEN  
RAO STEPHEN TR  
STEPHEN RAO TR TITL HLDR

### Mailing Address

2727 S OCEAN BLVD UNIT 1004  
HIGHLAND BEACH FL 33487 1842

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/06/2022	\$10	33488 / 00783	WARRANTY DEED	RAO STEPHEN
09/08/2021	\$2,050,000	32897 / 00352	REP DEED	RAO STEPHEN M
09/04/2021	\$100	32897 / 00355	WARRANTY DEED	RAO STEPHEN M
02/23/2015	\$1,275,000	27359 / 00004	WARRANTY DEED	SACHS DAVID &
02/23/2015	\$10	27359 / 00002	WARRANTY DEED	TSAKIRIS MARY J
06/04/2008	\$10	22724 / 01100	LIFE ESTATE	TSAKIRIS MARY J
04/23/2007	\$10	21717 / 00608	WARRANTY DEED	TSAKIRIS MARY J
10/01/1982	\$335,000	03817 / 00959	WARRANTY DEED	TSAKIRIS JOHN P &

## Exemption Information

Applicant/Owner(s)	Year	Detail
RAO STEPHEN	2025	HOMESTEAD
RAO STEPHEN	2025	ADDITIONAL HOMESTEAD

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 2475  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMM—MULTI-FAMILY MEDIUM-DENSITY (24-HIGHLAND BEACH)

## Building Details

### Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	VILLA MAGNA CONDO	
Area	2475	
Year Built	1982	
No of Bedroom(s)	3	
No of Bath(s)	2	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	



Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

#### Subarea and Square Footage for Building 1

Code Description                      square Footage

No data found

No Image Found

#### Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

#### Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

#### Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,597,000	\$1,597,000	\$1,220,400	\$705,000	\$690,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$1,597,000	\$1,597,000	\$1,220,400	\$705,000	\$690,000

#### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,597,000	\$1,597,000	\$1,220,400	\$705,000	\$690,000
Exemption Amount	\$50,000	\$50,000	\$0	\$0	\$50,000
Taxable Value	\$1,547,000	\$1,547,000	\$1,220,400	\$705,000	\$640,000

#### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$24,673	\$24,897	\$20,002	\$11,950	\$11,238
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$24,780	\$25,000	\$20,102	\$12,046	\$11,333



# Town of Highland Beach

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

## NOTICE OF VIOLATION

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June 5, 2025

STEPHEN STEPHEN TR RAO  
2727 S OCEAN BLVD UNIT 1004  
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-253

**Location:** 2727 S OCEAN BLVD, 1004  
HIGHLAND BEACH, FL 33487

**Violation:**

Permit P22-0138 has expired.

Correction

Contact permitting 561 278 4540 to complete this project by June 19, 2025!

**30-122 (B) - Expiration of building permit.**

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

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,

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



69 4262 6EED 0225 0120 6956

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Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 1.73

Total Postage and Fees \$ 9.68

Sent To RAO 25 253 Nov

Street and Apt. No. or PO Box No. 2727 Ocean 1004

City, State, ZIP+4® HB FL 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: RAO 25 253 Nov  
2727 Ocean 1004  
HB FL 33487

2. Article Number (Transfer from service label)  
89 0710 5270 0339 7374 69

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature X [Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#

WEST PALM BEACH FL 334

9 JUN 2025 PM 1 L

9590 02 9523 5069 3331 03

United States Postal Service

Town of Highland Beach, FL

Post Office Clerk's Office

JUN 13 2025

RECEIVED

TOWN OF HIGHLAND BEACH  
 1610 W OCEAN BLVD  
 WEST PALM BEACH FL 33417

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name \_\_\_\_\_ and ZIP+4® in this box•