



# 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 0**

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 E22-0153 Electrical wiring Apartment Renovation 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 15 day of July 2025.

---

Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410061169

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

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

9569 0710 5270 1410 0611 69

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USPS USE

Certified Mail Fee

\$ 5.30

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

- ☒ Return Receipt (hardcopy) \$ 4.40
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$ .78

Total Postage and Fees

\$ 10.48

Sent To

Street and Apt.

City, State, ZIP+

CC-25-250 NOH\*

STEPHEN RAO

2727 S OCEAN BLVD UNIT 1004

Highland Beach FL, 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047

## 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.**





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-250

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/Appearance" 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:

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





# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-250

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)

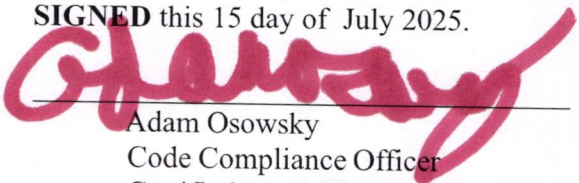
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, August 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding 30-122(B), (Permit E22-0153 Electrical wiring Apartment Renovation 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 15 day of July 2025.

  
Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410061169

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

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





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

CC-25-250

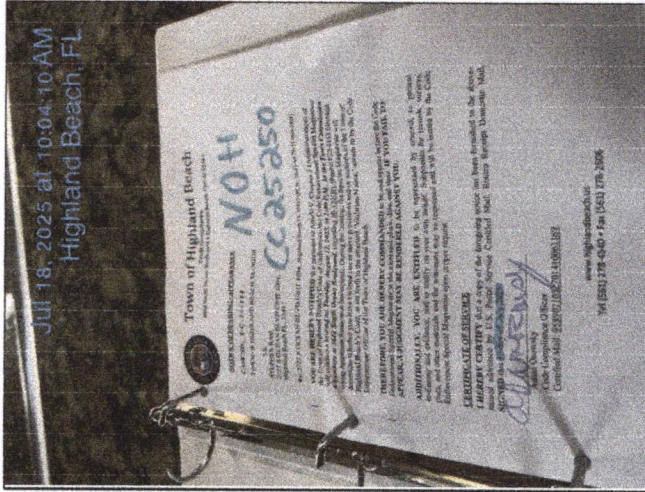
Code Case

**Project Address:**

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

**Owner:**

STEPHEN STEPHEN TR RAO



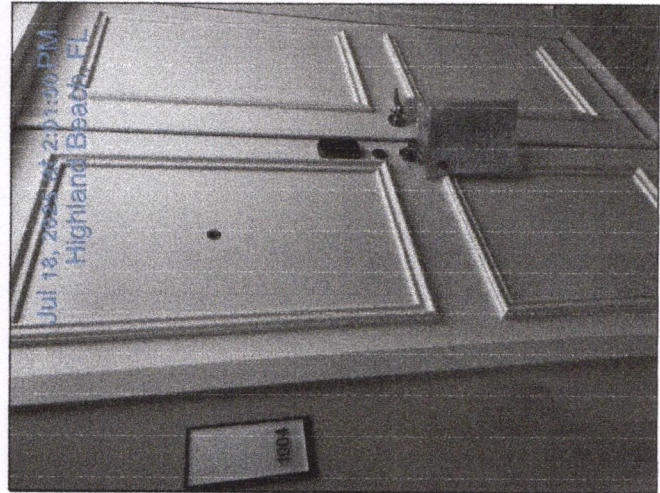
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

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: ☐

## 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

---

June 5, 2025

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

RE: Code Compliance Case No. CC-25-250

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

**Violation:**

Permit E22-0153 Electrical wiring Apartment Renovation has expired.

**CORRECTION=**

Contact permitting 561 278 4540 option 1 or 2 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.

**6-27. - Administrative amendments to Florida Building Code.**

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

**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.





## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

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,

A handwritten signature in blue ink that reads "Adam Osowsky". The signature is fluid and cursive.

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540

**U.S. Postal Service**  
**CERTIFIED MAIL**  
*Domestic Mail Only*

For delivery information, visit [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee 4.85

☒ Additional 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 \$ \_\_\_\_\_

Postmark Here  
**JUN 05 2025**

Postage 1.73

Total Postage and Fees 9.68


Sent To RAO NOV 25 250

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

City, State, ZIP+4®  
HB PL 33487

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

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ <u>4.85</u>	Extra Services & Fees (check box, add fee as appropriate) <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 \$ <u>1.73</u>	Total Postage and Fees \$ <u>5.58</u>
Sent to <b>STEPHEN STEPHEN TR RAO</b> Street and Apt. No. <b>2727 S OCEAN BLVD UNIT 1004</b> City, State, ZIP+4® <b>HIGHLAND BEACH FL 33487</b>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature </p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to: <b>NOV 25 250</b></p> <p><b>R90</b></p> <p><b>2727 Ocean 1004</b></p> <p><b>HB FL 33487</b></p>  <p>9590 9402 9523 5069 3332 26</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>9589 0710 5270 0339 7374 14</b></p>		<p>Domestic Return Receipt</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9033

USPS TRACKING#

959 902 9523 5069 3332 26

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

RECEIVED  
JUN 13 2025  
Town of Highland Beach, FL  
Town of Parks Office

United States  
Postal Service

• Sender: Please print your name, address, and phone number on this box.

TOWN OF HIGHLAND BEACH  
CODE COMPLIANCE  
3614 S OCEAN BLVD  
HIGHLAND BEACH FL 33487