



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-236

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) - Expiration of building permit**. 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 11 day of JULY 2025.

Adam Osowsky
Code Compliance Officer
Certified Mail: 7021095000086879864

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

7021 0950 0000 8687 9864

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

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

Boca Raton, FL 33487

Certified Mail Fee \$4.85

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	0.00
<input type="checkbox"/> Adult Signature Required	\$	0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	0.00

Postage \$0.73

Total Postage and Fees

\$9.58

Sent To

Street and Apt. No.

City, State, ZIP+4

CC-25236(NOHI*)
STEPHEN RAO
2727 S OCEAN BLVD UNIT 1004
HIGHLAND BEACH, FL 33487

PS Form 3800

See Reverse for Instructions





Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-25-236

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, depose 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 16, 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/Clerk

July 16, 2025
Date

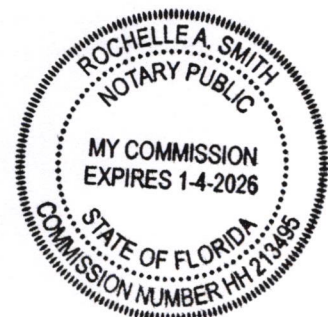
STATE OF FLORIDA
COUNTY OF PALM BEACH

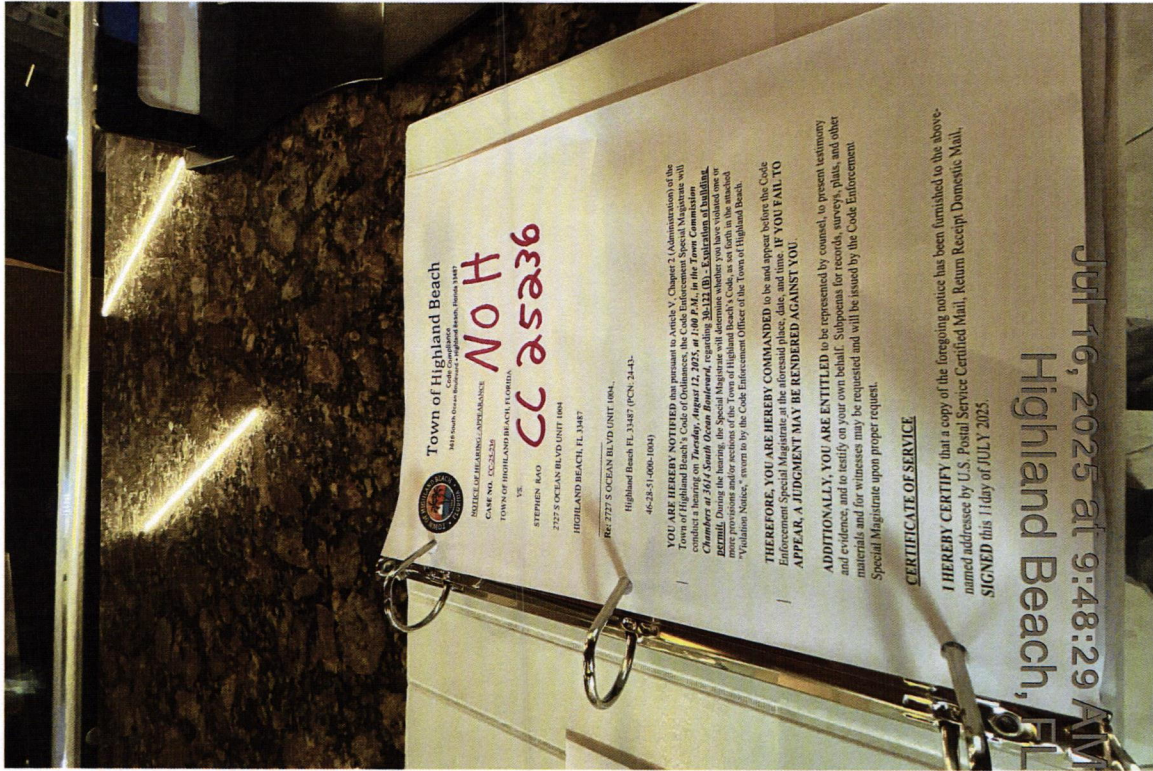
Sworn to and subscribed before me by means of X physical presence or [] online notarization, this 16th day of July, 2025, by Adam Osowsky.

Notary Public, State of Florida
My Commission Expires:

Personally Known X OR Produced Identification X
Type of Identification Produced: ID

Rochelle A. Smith







Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-236

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)

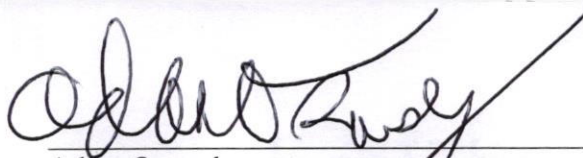
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Adam Osowsky

Code Compliance Officer

Certified Mail: 70210950000086879864

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

May 30, 2025

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

RE: Code Compliance Case No. CC-25-236

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

Violation:

Permit BR22-0021 Apartment Renovation has expired.

Correction=

Contact permitting at 561 278 4540 option 2 to complete this project by June 20, 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

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
 \$ 4.85

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
 \$ 7.30

Total Postage and Fees
 \$ 12.15

Sent To RAO NOV 25 236
2727 S Ocean 1004
HB FL 33487

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery <u>6/2/25</u></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>Article Addressed to: <u>RAO NOV 25 236</u> <u>2727 S Ocean 1004</u> <u>HB FL 33487</u></p> <p>Barcode: 9590 9402 8110 2349 4723 26</p> <p>2. Article Number (Transfer from service label) <u>7021 0950 0000 8691 2257</u></p>	<p>3. Service Type</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

WEST PALM BCH FL 334
3 JUN 2025 PM 1 L

Barcode: 9590 9402 8110 2349 4723 26

United States Postal Service
 Town of Highland Beach, FL
 Clerk's Office
 JUN 05 2025

RECEIVED

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

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

187-333664