



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-237

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 M22-0117 New A/C Ducts A/C Ducts has expired due to missing inspections and unpaid fees).

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 14 day of July 2025.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701731566718

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

9589 0710 5270 1731 5667 18

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 \$5.30
\$
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 \$0.78
\$

Total Postage and Fees \$10.48
\$

Sent To

Street and Apt. No., or P.O. Box

City, State, ZIP+4®

PS Form 3800,

CC-25-237 NOH*

STEPHEN RAO

2727 S OCEAN BLVD UNIT 1004
HIGHLAND BEACH, FL 33487



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-25-237

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

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 17, 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

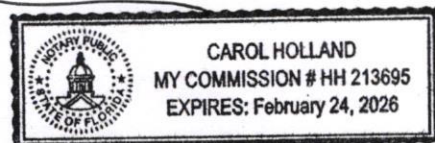
 7/17/2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this
day of July , 2025 , by Adam Osowsky .

Notary Public, State of Florida
My Commission Expires:

Personally Known ☒ 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-25-237

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

STEPHEN RAO

2727 S OCEAN BLVD UNIT 1004

HIGHLAND BEACH, FL 33487

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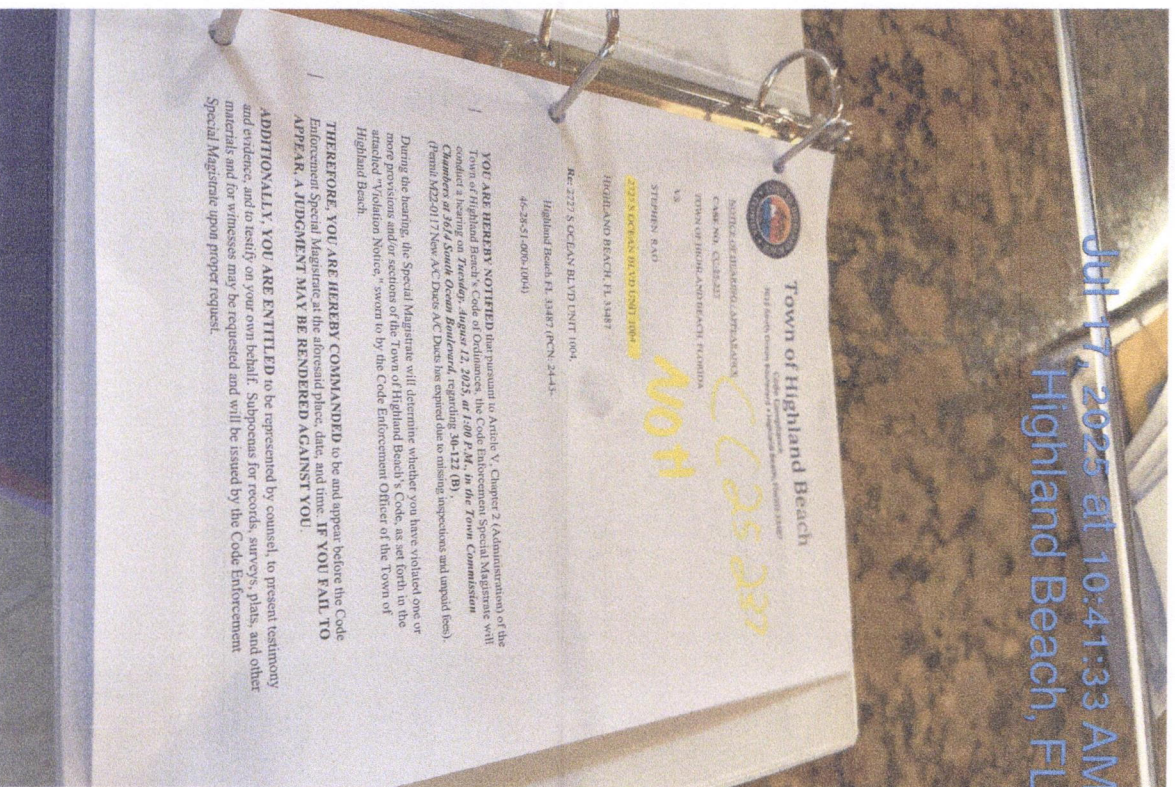
Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701731566718

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

Jul 17, 2025 at 12:34:12 PM
Highland Beach, FL



Jul 17, 2025 at 10:41:33 AM
Highland Beach, FL



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-25-237

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

Violation:

Permit M22-0117 New A/C Ducts A/C Ducts has expired due to missing inspections and unpaid fees.

Correction=

Contact permitting at 561 278 4540 option 2 to complete this project by June 30, 2025 to prevent further action!

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

02 2790 0741 0225 0710 6956

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) \$ 4.70

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73

Total Postage and Fees \$ 9.68

Sent To RAO NOV CC 25237

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

City, State, ZIP+4® HB, FL 33487

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

POSTAL SWEETS U
 MAY 30 2025
 FL 33437

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 <u>x [Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ 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>1. Article Addressed to: <u>CC25237 NOV</u> <u>RAO</u> <u>2727 Ocean Blvd 1004</u> <u>HB FL 33487</u></p> <p> 9590 9402 5086 9092 0362 28</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p>
<p>2. Article Number (Transfer from service label) <u>9589 0710 5270 1410 0612 20</u></p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

USPS TRACKING #

WEST PALM BEACH FL 334

3 JUN 2025 PM 1 L

9589 9402 5086 9092 0362 28

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

RECEIVED

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE DIVISION
3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

United States Postal Service
 Town of Highland Beach, FL
 Post Office Clerk's Office

187-0000016