

# AGENDA

## SPECIAL MAGISTRATE HEARING



**Tuesday, August 12, 2025 AT 1:00 PM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

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

### **Town Hall Commission Chambers**

1. CALL TO ORDER
2. EXPLANATION OF PROCEEDINGS
3. SWEARING OF WITNESSES
4. APPROVAL OF MINUTES

A. June 10, 2025

5. VIOLATIONS

A. **CASE NO. CC-25-185**

Juliann & Karen Marcy

2425 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-46-28-09-000-0080

Legal Description: BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

Code Sections: 12-4. - Temporary construction fences

Violations: Missing construction fence

B. **CASE NO. CC-25-310**

3715 S Ocean LLC.

3715 S. Ocean Blvd.

Highland Beach FL, 33487

PCN: 24-43-47-04-00-001-0200

Legal Description: 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF  
SR A-1-A A/K/A PT OF CITY LTS 67 & 68

Code Sections: 30-122 (B) - Expiration of building

Violations: Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired

**C. CASE NO. CC-25-253**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder  
2727 S. Ocean Blvd. 1004  
Highland Beach FL, 33487  
PCN: 24-43-46-28-51-000-1004  
Legal Description: VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit P22-0138 has expired

**D. CASE NO. CC-25-236**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder  
2727 S. Ocean Blvd. 1004  
Highland Beach FL, 33487  
PCN: 24-43-46-28-51-000-1004  
Legal Description: VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit BR22-0021 Apartment Renovation has expired.

**E. CASE NO. CC-25-237**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder  
2727 S. Ocean Blvd. 1004  
Highland Beach FL, 33487  
PCN: 24-43-46-28-51-000-1004  
Legal Description: VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

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

**F. CASE NO. CC-25-250**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder  
2727 S. Ocean Blvd. 1004  
Highland Beach FL, 33487  
PCN: 24-43-46-28-51-000-1004  
Legal Description: VILLA MAGNA COND UNIT 1004



Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E22-0153 Electrical wiring Apartment Renovation has expired

**G. CC-24-480  
FINE REDUCTION REQUEST**

Diana Kantor Trust  
3212 S. Ocean Blvd. 405-A  
Highland Beach FL, 33487  
PCN: 24-43-46-33-08-001-4050  
Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.

**H. CASE NO. CC-25-115  
FINE REDUCTION REQUEST**

Michael W Marc D TR Hazel  
3912 S. Ocean Blvd. Apt. 702  
Highland Beach FL, 33487  
PCN: 24-43-47-04-13-001-0702  
Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

**6. ADJOURNMENT**

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**NOTICE:** If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript) There may be one or more Town Commissioners attending the meeting.

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town Clerk's Office at 561-278-4548 at least five calendar days prior to the Hearing.

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**File Attachments for Item:**

A. June 10, 2025



## TOWN OF HIGHLAND BEACH TOWN SPECIAL MAGISTRATE HEARING MINUTES

Town Hall Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: June 10, 2025  
Time: 1:00 PM

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### 1. CALL TO ORDER

Special Magistrate Kevin Wagner called the meeting to order.

### 2. EXPLANATION OF PROCEEDINGS

Special Magistrate Wagner explained the process of the proceedings.

### 3. SWEARING OF WITNESSES

Deputy Clerk DeHart swore in those giving testimony.

### 4. APPROVAL OF MINUTES

#### A. May 13, 2025

Special Magistrate Wagner approved the minutes of May 13, 2025.

### 5. VIOLATIONS

#### A. CASE NO. CC-25-169

Jill & Eric Brown

1033 Boca Cove Ln.

Highland Beach FL, 33487

PCN:24-43-47-04-01-000-1174

Legal Description: DELRAY-BY-THE-SEA TH PT OF LTS 117 & 118 AS IN  
OR5488P1313 A/K/A UNIT 4 BLDG 3 BOCA COVE

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit 24-523-WD has expired for the second time.

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

**B. CASE NO. CC-25-115**

**FINE REDUCTION REQUEST**

**Michael W Marc D TR Hazel  
3912 S. Ocean Blvd. Apt. 702  
Highland Beach FL, 33487  
PCN: 24-43-47-04-13-001-0702**

**Legal Description: REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I**

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

**Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.**

Special Magistrate Wagner opened the hearing.

Code Compliance Officer Adam Osowsky stated that the respondent was not present.

Special Magistrate Wagner recessed the meeting at 1:03 PM to give the respondent time to show up.

Special Magistrate Wagner reconvened the meeting at 1:09 PM.

The respondent was not present. The fine reduction hearing will be rescheduled to a future date.

**6. ADJOURNMENT**

The meeting adjourned at 1:10 PM.

**APPROVED:** August 08, 2025, Special Magistrate Hearing

ATTEST:

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Kevin Wagner,  
Code Enforcement Magistrate

Transcribed by  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

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08/12/2025

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

**File Attachments for Item:**

**A. CASE NO. CC-25-185**

Juliann & Karen Marcy 2425 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-46-28-09-000-0080 Legal Description: BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

Code Sections: 12-4. - Temporary construction fences

Violations: Missing construction fence



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO.** CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY

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2425 S OCEAN BLVD

Highland Beach FL, 33487

**Re: 2425 S OCEAN BLVD.,** Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

**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 **12-4. - (Temporary construction fences).**

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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 9 day of July 2024.

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Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052700339737445

9589 0710 5270 0339 7374 45

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$	<div>MAILED</div> <div>Postmark Here</div> <div>JUN 9 - 2025</div>
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 \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No. 2425 Marcy 25 185 North Ocean	
City, State, ZIP+4® HB FL 33487	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions	





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 2425 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

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 9, 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

7.9.25  
Date

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2025, by Adam Osowsky

Notary Public, State of Florida

My Commission Expires: 2/24/26

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-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JULIANN & KAREN MARCY

2425 S OCEAN BLVD

Highland Beach FL, 33487

**Re: 2425 S OCEAN BLVD.,** Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

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## CERTIFICATE OF SERVICE

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Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052700339737445



Home Projects Plan Review Work Orders Reports Administrator Help MGO Connect Live!

> Home

Photos for Project Number CC-25-185

Print Photos |  Refresh Thumbnails details

[Show Select for Batch Delete](#)

 Description

NOH Property

Date Taken

07/09/2025 08:03

Date Uploaded

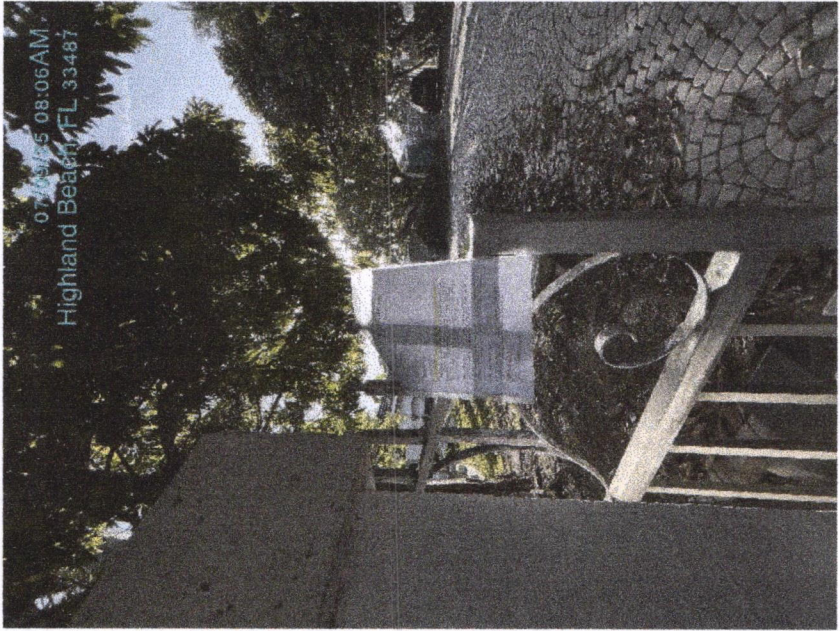
07/09/2025 08:03

Uploaded By

Adam Osowsky

Is Photo of Record





Home Projects Plan Review Work Orders Reports Administrator Help MGO Connect Live!

> Home

Photos for Project Number CC-25-185

Print Photos | Refresh Thumbnails details

Show Select for Batch Delete

Description

NOH Property

Date Taken

07/09/2025 08:03

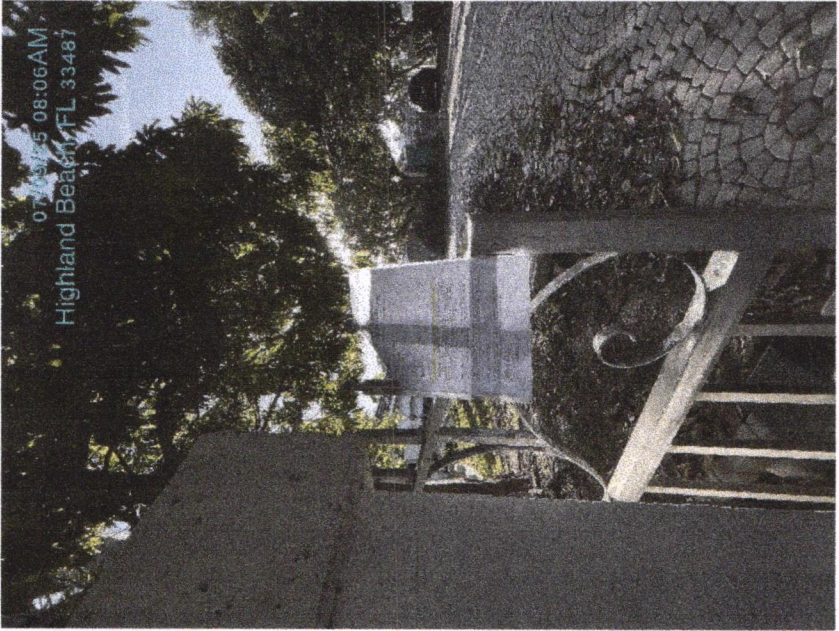
Date Uploaded

07/09/2025 08:03

Uploaded By

Adam Osowsky

Is Photo of Record







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

CC-25-185

Code Case

**Project Address:**

2425 S OCEAN BLVD, HIGHLAND BEACH  
FL 33487

**Owner:**

JULIANN & KAREN MARCY



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 04/21/2025

File Type: jpg

Notes: Initial Site Inspection

Photo of Record: ☒



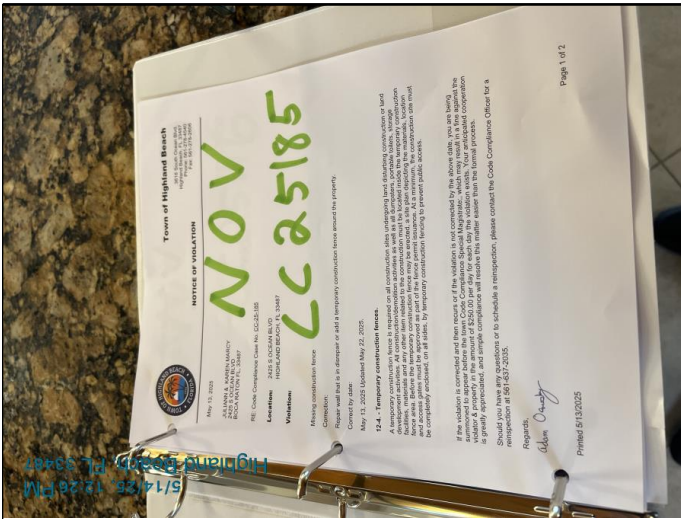
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 04/21/2025

File Type: jpg

Notes: Initial Site Inspection

Photo of Record: ☒



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/14/2025

File Type: jpg

Notes: nov

Photo of Record: ☐



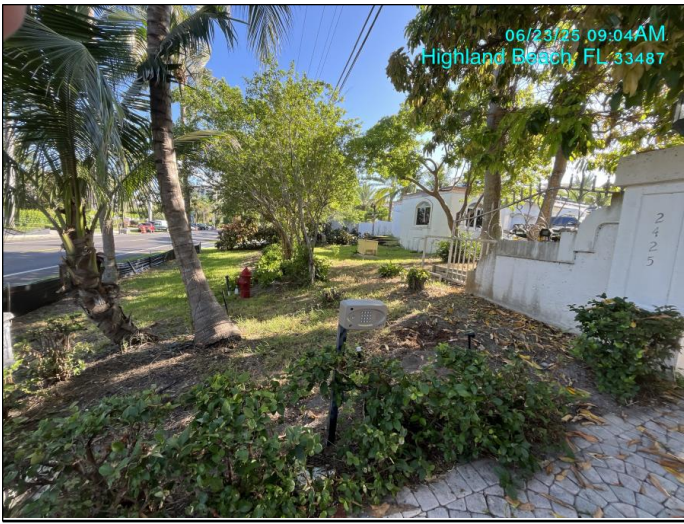
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 05/14/2025

File Type: jpg

Notes:

Photo of Record: ☐



**Uploaded By:** Adam Osowsky - [aosowsky@highlandbeach.us](mailto:aosowsky@highlandbeach.us)

**Upload Date:** 06/23/2025

**File Type:** jpg

**Notes:**

**Photo of Record:** ☒

## Property Detail

**Location Address :** 2425 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-28-09-000-0080  
**Subdivision :** BYRD BEACH SUB IN  
**Official Records Book/Page :** 26875 / 1502  
**Sale Date :** 12/28/2012  
**Legal Description :** BYRD BEACH LTS 8 & 8-A A/K/A CITY LOT NO 130

## Owner Information

Owner(s)	Mailing Address
MARCY JULIANN & MARCY KAREN	2425 S OCEAN BLVD BOCA RATON FL 33487 1833

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/28/2012	\$10	26875 / 01502	WARRANTY DEED	MARCY JULIANN &
04/01/1991	\$100	06798 / 01202	QUIT CLAIM	MARCY JULIANN
01/01/1977	\$100	02830 / 01377		
01/01/1974	\$100	02378 / 00827	WARRANTY DEED	

## Exemption Information

Applicant/Owner(s)	Year	Detail
MARCY JULIANN	2025	HOMESTEAD PARTIAL
MARCY JULIANN	2025	ADDITIONAL HOMESTEAD

## Property Information

**Number of Units :** 2  
**\*Total Square Feet :** 7986  
**Acres :** 1.33  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RE—SINGLE FAMILY ESTATE (24-HIGHLAND BEACH)

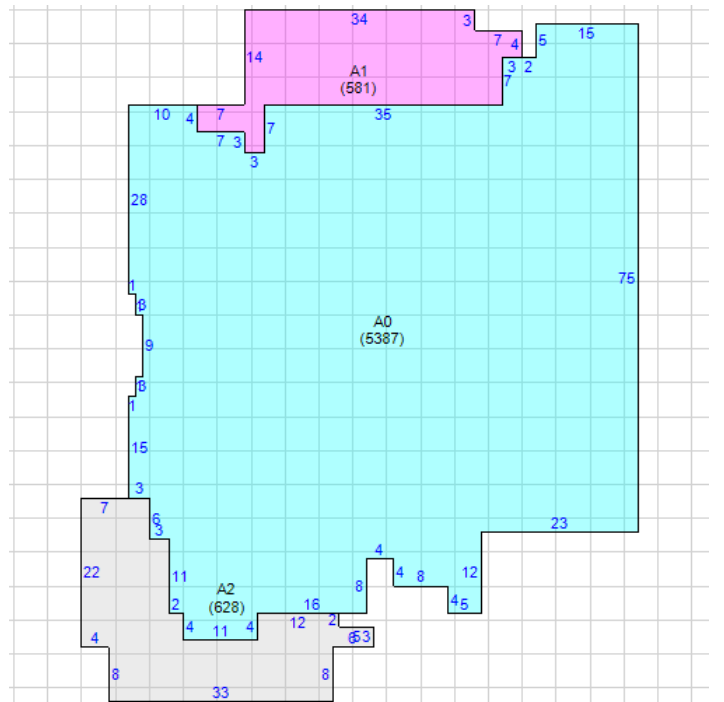
## Building Details

### Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1993	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	4	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	CLAY/BERMUDA TILE	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	MARBLE	
Floor Type 2	CARPETING	
Stories	1	

### Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	628
BAS Base Area	5387
FOP Finished Open Porch	581
Total Square Footage	6596
Area Under Air	5387



### Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1993	1
Boat Dock	1993	155
Wall	1993	1400

### Property Land Details

Land Line #	Description	Zoning	Acres
2	INTRACOASTAL	RE	0.3762
3	ACREAGE BEACH	RE	0.2101
1	OCEAN	RE	0.7416

### Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,289,757	\$1,356,866	\$1,100,845	\$1,311,164	\$1,009,631
Land Value	\$14,434,342	\$13,242,540	\$10,032,300	\$7,920,300	\$7,260,300
Total Market Value	\$15,724,099	\$14,599,406	\$11,133,145	\$9,231,464	\$8,269,931

### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$7,085,057	\$6,579,469	\$6,115,809	\$5,690,384	\$5,331,261
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$7,035,057	\$6,529,469	\$6,065,809	\$5,640,384	\$5,281,261

### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$120,775	\$113,839	\$102,515	\$96,151	\$91,464
NON AD VALOREM	\$388	\$376	\$368	\$356	\$346
TOTAL TAX	\$121,163	\$114,215	\$102,883	\$96,507	\$91,810







# Town of Highland Beach

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

## NOTICE OF VIOLATION

April 21, 2025

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-185

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation:**

Missing construction fence & Overgrowth

Correction:

Repair wall that is in disrepair or add a temporary construction fence around the property. Cut/trim/mow and maintain all landscaping along both sides of A-1-A .

Correct by date:

May 6, 2025

**12-4. - Temporary construction fences.**

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

**13-2 - Unlawful accumulations—Declared nuisance. Overgrowth.**

Any owner, lessee or occupant of any lot, tract or parcel of land in the town who permits debris, rubbish, trash, cans, papers or stagnant water to accumulate or a dense growth of trees, vines, underbrush, weeds, wild growth or grass in excess of twelve (12) inches from the ground to develop thereon to such an extent that it constitutes or may reasonably become a menace to life, property, the public health, the public welfare or a fire hazard shall, upon conviction thereof, be punished as provided in Chapter 1 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

### 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.

### 28-10 - Failure to Maintain Landscaping. (Part 1) Maintenance standards for cultivated landscape areas.

- (a) General: The owner or assigns of land subject to this chapter shall be responsible for the maintenance of said land in good condition so as to present a healthy, neat and orderly landscape area.
- (b) Use requirements for maintenance of mulch layers: The required mulch layer shall be maintained on all landscape projects.
- (c) Maintenance of plants, replacement: All required plants shall be maintained in a healthy, pest-free condition. Within six (6) months of a determination by the Building Official that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the standards specified in this chapter.
- (d) Removal of dead, diseased or dangerous trees or shrubs: It shall be the responsibility of each private property owner to remove any dead, diseased or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way or property owned by the town. The town shall have the authority to order the removal of any such trees or shrubs.
- (e) Pruning:
- (1) General: All pruning should be accomplished according to good horticultural standards.
- (2) Pruning of trees: Trees shall be pruned only as necessary to promote healthy growth. Unless special approval is provided by the town's landscape consultant, trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards as set forth in the Xeriscape Plant Guide and Pruning Manual maintained by the town.
- (f) Mowing: Grass shall be mown as required in order to encourage deep root growth and therefore the preservation of irrigation water.
- (g) Edging: All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas, Do not use weed-eaters to trim lawn grasses around a tree since they will quickly remove bark causing the deterioration and eventual death of the tree.

### 28-10(A) - Maintenance standards for cultivated landscape areas.

General: The owner, and/or lessee of land subject to this chapter shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way, which shall be maintained in good condition so as to present a healthy, neat and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.



## 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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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

9589 0710 5270 0085 5755 75

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

BOCA RATON, FL 33487

## OFFICIAL USE

Certified Mail Fee \$11.85

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00

Postage \$10.75

Total Postage and Fees \$19.68

Sent To

Street and Apt. No., or PO

City, State, ZIP+4®

CC-25-185-NOV  
JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

PS Form 3800, January 2023

BOCA RATON, FL 33487  
APR 22 2025  
Postmark Here

Highland Beach  
FLORIDA

Town of Highland Beach  
Building Department  
3616 South Ocean Boulevard  
Highland Beach, Florida 33487

RECEIVED  
MAY 16 2025

U.S. POSTAGE PAID  
FCM LETTER  
BOCA RATON, FL 33487  
APR 22, 2025

Retail

33487

\$9.68

S2324M502479-9

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL

Town of Highland Beach, FL  
Town Clerk's Office

CC-25-185-NOV  
JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

2/4/24/25  
8718

NIXIE 331 DE 1 8805/14/

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 33487339316 \*1206-84242-2

589 0710 5270 0085 5755 75





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-25-185

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MARCY  
2425 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 2425 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-28-09-000-0080)

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

1. I am a X Code Compliance Officer or \_\_\_\_\_ Clerk for the Town of Highland Beach.
2. I posted X the "Notice of Violation" or \_\_\_\_\_ 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 May 14, 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

May 14, 2025  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup>  
day of May, 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

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

### NOTICE OF VIOLATION

May 13, 2025

JULIANN & KAREN MARCY  
2425 S OCEAN BLVD  
BOCA RATON FL, 33487

RE: Code Compliance Case No. CC-25-185

**Location:** 2425 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

**Violation:**

Missing construction fence

Correction:

Repair wall that is in disrepair or add a temporary construction fence around the property.

Correct by date:

May 13, 2025 Updated May 22, 2025.

**12-4. - Temporary construction fences.**

A temporary construction fence is required on all construction sites undergoing land disturbing construction or land development activities. All construction/demolition activities as well as all dumpsters, portable toilets, storage facilities, materials and any other item related to the construction must be located inside the temporary construction fence area. Before the temporary construction fence may be erected, a site plan depicting the materials, location and access gates must be approved as part of the fence permit issuance. At a minimum, the construction site must be completely enclosed, on all sides, by temporary construction fencing to prevent public access.

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,

Printed 5/13/2025

Page 1 of 2



## Town of Highland Beach

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

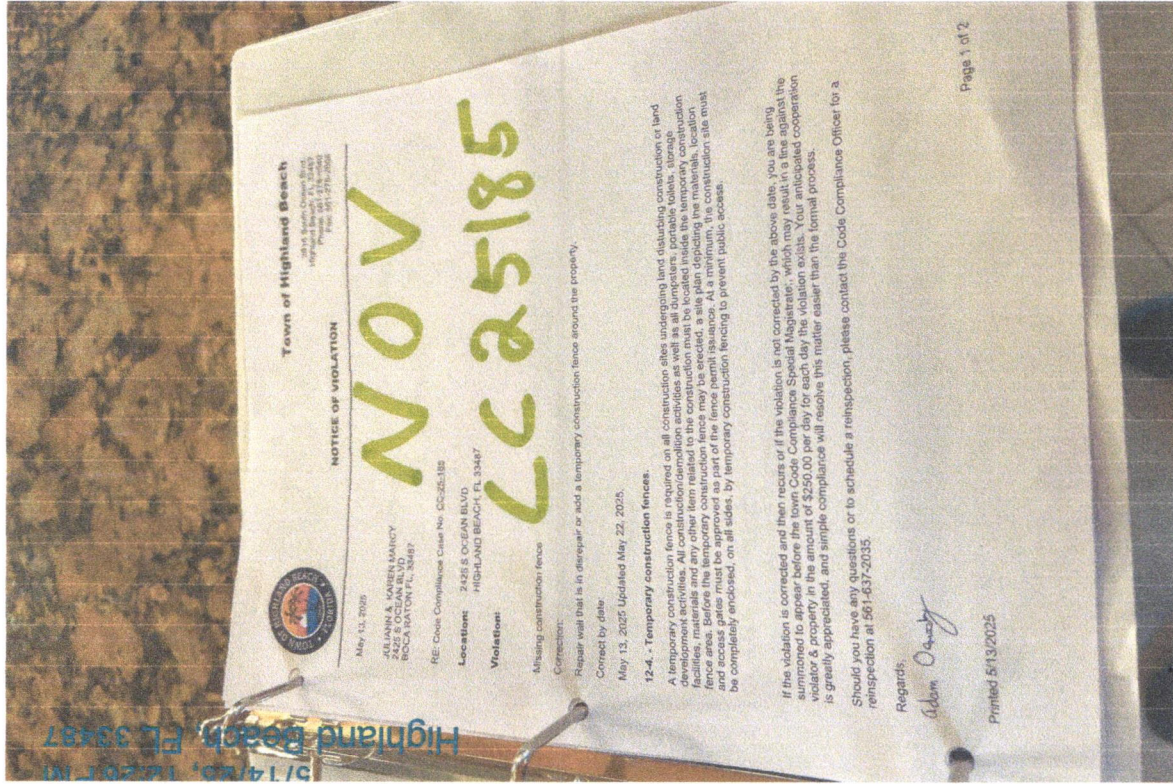
### NOTICE OF VIOLATION

---

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540





**File Attachments for Item:**

**B. CASE NO. CC-25-310**

3715 S Ocean LLC. 3715 S. Ocean Blvd. Highland Beach FL, 33487 PCN: 24-43-47-04-00-001-0200 Legal Description: 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF SR A-1-A A/K/A PT OF CITY LTS 67 & 68

Code Sections: 30-122 (B) - Expiration of building

Violations: Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired





# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING / APPEARANCE**

**CASE NO. C C - 2 5 - 3 1 0**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3715 S OCEAN LLC  
3715 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 3715 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-47-04-00-001-0200)

**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 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER 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: 9589071052703119658886

9589 0710 5270 3119 6588 86

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 USE

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fees 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. No., or PO

City, State, ZIP+4®

CC-25-310 noh\*\*

3715 S OCEAN LLC

3715 S OCEAN BLVD

Highland Beach FL, 33487

Postmark  
Here

JUL 15 2025

PS Form 3800, January 2010

SEE INSTRUCTIONS



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

**CASE NO. CC-25-310**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3715 S OCEAN BLVD LLC  
3715 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 3715 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24434704000010200)

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

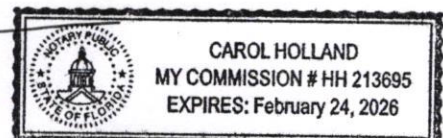
Date July 21, 2025

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this 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. C C - 2 5 - 3 1 0

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

3715 S OCEAN LLC  
3715 S OCEAN BLVD  
Highland Beach FL, 33487

Re: 3715 S OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-47-04-00-001-0200)

**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 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER 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: 9589071052703119658886

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

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



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

CC-25-310

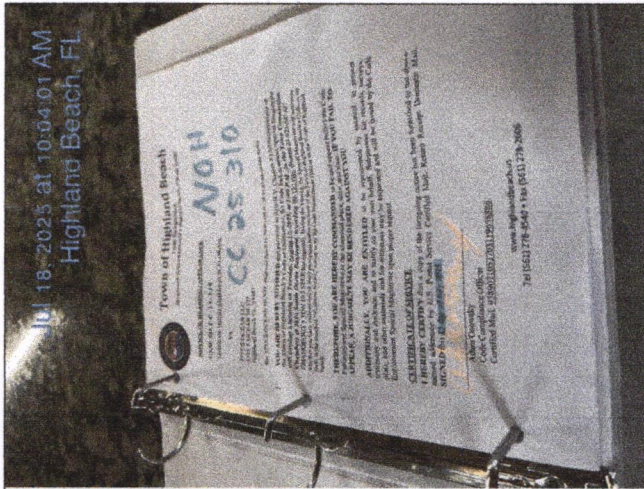
Code Case

**Project Address:**

3715 S OCEAN BLVD, HIGHLAND BEACH  
FL 33487

**Owner:**

3715 S OCEAN LLC



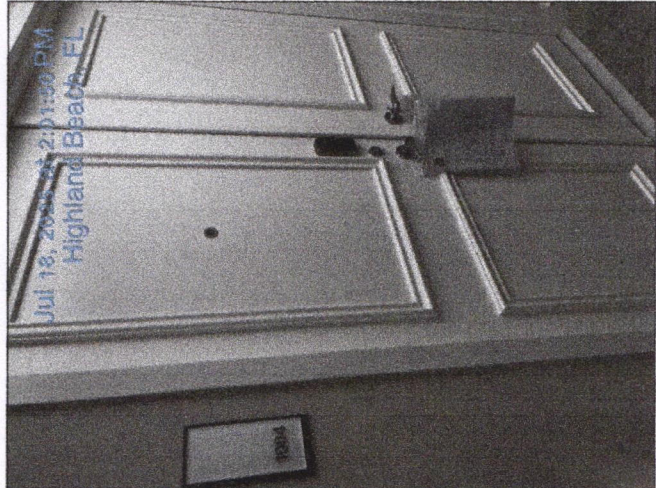
**Uploaded By:** Adam Osowsky - aosowsky@highlandbeach.us

**Upload Date:** 07/21/2025

**File Type:** jpg

**Notes:** NOHTown Hall

**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 :** 3715 S OCEAN BLVD  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-04-00-001-0200  
**Subdivision :**  
**Official Records Book/Page :** 32952 / 1467  
**Sale Date :** 09/23/2021  
**Legal Description :** 4-47-43, S 120 FT OF N 550 FT OF GOV LT 1 LYG E OF SR A-1-AA/K/A PT OF CITY LTS 67 & 68

## Owner Information

### Owner(s)

3715 S OCEAN LLC

### Mailing Address

3715 S OCEAN BLVD  
BOCA RATON FL 33487 3303

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/23/2021	\$29,500,000	32952 / 01467	WARRANTY DEED	3715 S OCEAN LLC
04/09/2021	\$0	32397 / 00948	QUIT CLAIM	MOSKOW MANAGEMENT TRUST
03/08/2021	\$21,576,050	32271 / 01267	WARRANTY DEED	MOSKOW ERIC D TRUST
11/21/2014	\$10	27536 / 00785	QUIT CLAIM	WILLENS DAVID A
01/05/2011	\$125,000	24303 / 01792	WARRANTY DEED	WILLENS DAVID A &
09/01/1999	\$593,800	11346 / 01877	WARRANTY DEED	BAILYN RICHARD S
12/11/1998	\$0	11675 / 00664		

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 15208  
**Acres :** .57  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RS—RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)

## Building Details

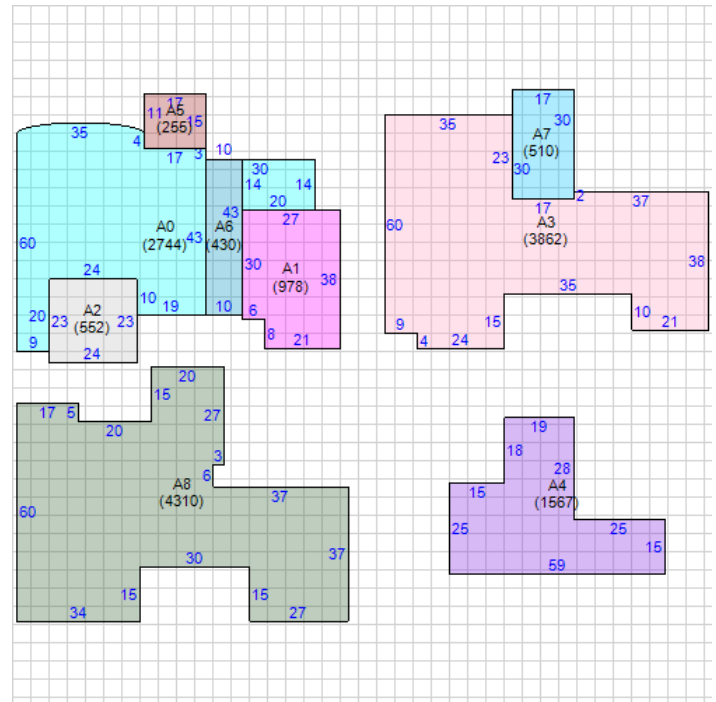
### Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	2017	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	6	
Full Baths	7	
Half Baths		
Roof Structure	WOOD TRUSS	
Roof Cover	BUILT-UP TAR/GRAVEL	
Interior Wall 1	DRYWALL	
Floor Type 1	MARBLE	
Stories	3	

Subarea and Square Footage for Building 1



Code Description	square Footage
FGR Finished Garage	552
FUS Finished Upper Story	3862
FUS Finished Upper Story	4310
FOP Finished Open Porch	430
FOP Finished Open Porch	255
FGR Finished Garage	978
BLC Balcony	510
BLC Balcony	1567
BAS Base Area	2744
Total Square Footage	15208
Area Under Air	10916



## Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2017	1

## Property Land Details

Land Line #	Description	Zoning	Acres
1	OCEAN	RS	0.2991
2	SUBMERGED BEACH	RS	0.2689

## Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$17,235,624	\$17,614,996	\$15,532,404	\$4,433,441	\$5,050,346
Land Value	\$10,028,213	\$9,200,220	\$6,969,900	\$4,752,300	\$4,356,300
Total Market Value	\$27,263,837	\$26,815,216	\$22,502,304	\$9,185,741	\$9,406,646

## Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$27,227,787	\$24,752,534	\$22,502,304	\$7,397,447	\$7,295,313
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$27,227,787	\$24,752,534	\$22,502,304	\$7,347,447	\$7,245,313

## Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$431,704	\$409,089	\$368,799	\$124,718	\$125,414
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$431,898	\$409,277	\$368,983	\$124,896	\$125,587



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

June 30, 2025

3715 S OCEAN LLC  
3715 S OCEAN BLVD  
BOCA RATON FL 33487 3303

RE: Code Compliance Case No. 3715 S OCEAN BLVD

**Location: 3715 S OCEAN BLVD**

**Violation:**

**Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired.**



**Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired.**

**CORRECTION-**

**Contact permitting 561 278 4540 to complete this project by July 14, 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,

Officer A. Osowsky



# Town of Highland Beach

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

## NOTICE OF VIOLATION

June 30, 2025

3715 S OCEAN LLC  
3715 S OCEAN BLVD  
BOCA RATON FL 33487 3303

RE: Code Compliance Case No. 3715 S OCEAN BLVD

**Location: 3715 S OCEAN BLVD**

**Violation:**

**Permit 24-923-AC AC CHANGEOUT 5 TON 19.5 SEER has expired.**



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Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Officer A. Osowsky

0 5270 0339 7374 38

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 USE

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 \$ 73 9.68

Total Postage and Fees \$ 78 14.53

CC-25-310 NOV

3715 S OCEAN LLC

3715 S OCEAN BLVD

BOCA RATON FL 33487 3303

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

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 \$ 73 9.68

Total Postage and Fees \$ 78 14.53

CC-25-310 NOV

3715 S. OCEAN LLC

Sent To 9903 S. Santa Monica Blvd.

Street and 1050

City, State Beverly Hills, CA 90212-1671

PS Form 3800, January 2023 PSN 7530-02-000-0047 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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ROBERT

☐ Agent

☐ Addressee

B. Received by (Printed Name)

ROBERTO

C. Date of Delivery

07/02/23

Address different from item 1? ☐ Yes

or delivery address below: ☐ No

CC-25-310 NOV  
3715 S OCEAN LLC  
3715 S OCEAN BLVD  
BOCA RATON FL 33487 3303



9590 9402 9523 5069 3332 02

Article Number (Transfer from service label)

9589 0710 5270 0339 7374 38

PS Form 3811, July 2020 PSN 7530-02-000-0047

Domestic Return Receipt

USPS TRACKING #



9590 9402 9523 5069 3332 02

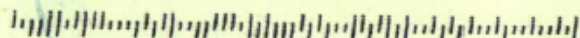
United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box

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

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. 6110

RECEIVED  
JUL 07 2023  
Town of Highland Beach  
Town Clerk's Office



**File Attachments for Item:**

**C. CASE NO. CC-25-253**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder 2727 S. Ocean Blvd.  
1004Highland Beach FL, 33487PCN: 24-43-46-28-51-000-1004Legal Description:  
VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit P22-0138 has expired





# 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

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 USE**

Certified Mail Fee

\$

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

**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.

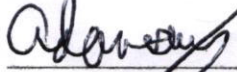
STEPHEN RAO  
2727 S OCEAN BLVD 1004  
Highland Beach FL, 33487

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/Appealance" 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.

  
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

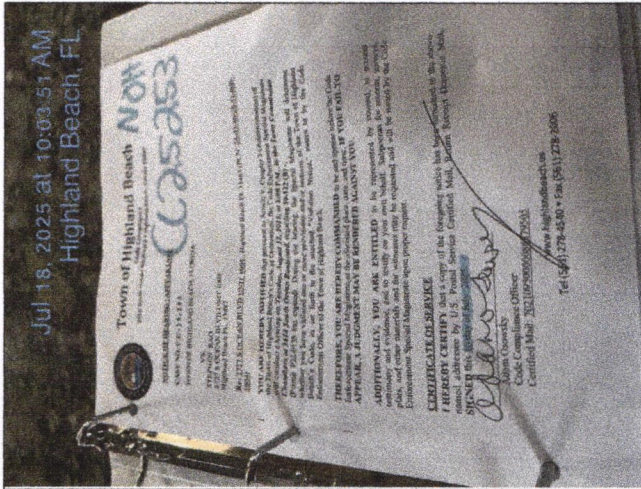
Code Case

**Project Address:**

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

**Owner:**

STEPHEN STEPHEN TR RAO



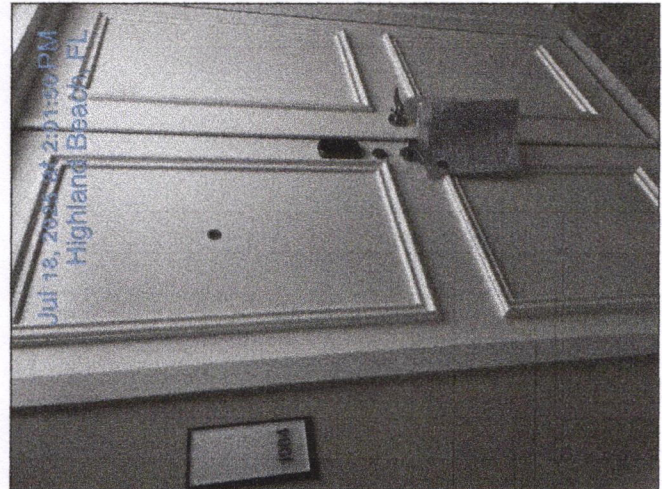
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

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

## 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



## 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

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)



# 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-25-253

**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



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 USE**

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 R40 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: R40 25 253 Nov  
2727 Ocean 1004  
HB FL 33487

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

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

**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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

USPS TRACKING# 9590 02 9523 5069 3331 03

WEST PALM BEACH FL 334

9 JUN 2025 PM 1 L

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

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

RECEIVED  
 TOWN OF HIGHLAND BEACH  
 1615 W OCEAN BLVD  
 WEST PALM BEACH FL 33411

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

**File Attachments for Item:**

**D. CASE NO. CC-25-236**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder 2727 S. Ocean Blvd.  
1004Highland Beach FL, 33487PCN: 24-43-46-28-51-000-1004Legal Description:  
VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit BR22-0021 Apartment Renovation has expired.



# 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](http://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](http://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+

2727 S OCEAN BLVD UNIT 1004  
HIGHLAND BEACH, FL 33487

CC-25236(NOH\*)

STEPHEN RAO







# 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

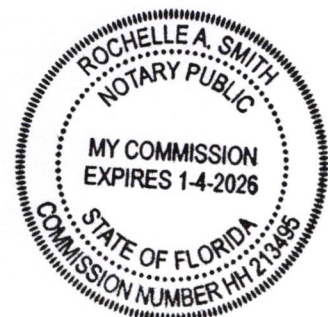
STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of X physical presence or [ ] online notarization, this 16<sup>th</sup> 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)

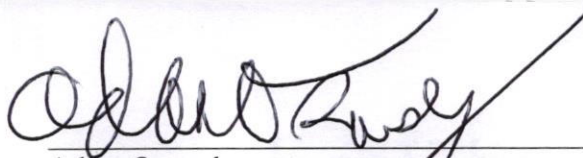
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Adam Osowsky

Code Compliance Officer

Certified Mail: 70210950000086879864

[www.highlandbeach.us](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 &
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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.

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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

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**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

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

City, State, ZIP+4® 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																
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:  <u>RAO NOV 25 236</u>  <u>2727 S Ocean 1004</u>  <u>HB FL 33487</u></p> <p>            9590 9402 8110 2349 4723 26</p> <p>2. Article Number (Transfer from service label)  <u>7021 0950 0000 8691 2257</u></p>	<p>A. Signature  <u>X [Signature]</u> <input 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>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted 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"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	

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

9590 9402 8110 2349 4723 26

**United States Postal Service**

**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



**File Attachments for Item:**

**E. CASE NO. CC-25-237**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder 2727 S. Ocean Blvd.  
1004Highland Beach FL, 33487PCN: 24-43-46-28-51-000-1004Legal Description:  
VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

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



# 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](http://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*

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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,

2727 S OCEAN BLVD UNIT 1004  
HIGHLAND BEACH, FL 33487

CC-25-237 NOH\*

STEPHEN RAO



**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

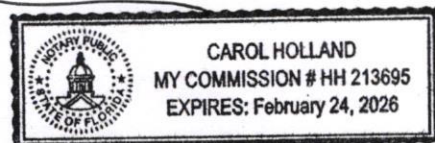
  7/17/2025    
Date

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  , 20  25  , 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

**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.

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**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](http://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 2190 0741 0225 0710 6956

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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  
 Here  
 MAY 30 2025  
 FL 33437

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 <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>Barcode: 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 <input type="checkbox"/> Registered Mail Restricted Delivery (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

Barcode: 9589 9402 5086 9092 0362 28

United States Postal Service

Town of Highland Beach, FL

Post Office Clerk's Office

RECEIVED

• Sender: Please print your name and address •

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

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

187-000016



**File Attachments for Item:**

**F. CASE NO. CC-25-250**

Stephen Rao, Stephen Rao Tr., & Stephen Rao Tr. Title Holder 2727 S. Ocean Blvd.  
1004Highland Beach FL, 33487PCN: 24-43-46-28-51-000-1004Legal Description:  
VILLA MAGNA COND UNIT 1004

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E22-0153 Electrical wiring Apartment Renovation has expired



# 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.**

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## **CERTIFICATE OF SERVICE**

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---

Adam Osowsky  
Code Compliance Officer  
Certified Mail: 9589071052701410061169

9569 0710 5270 1410 0611 69

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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

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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.

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**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)

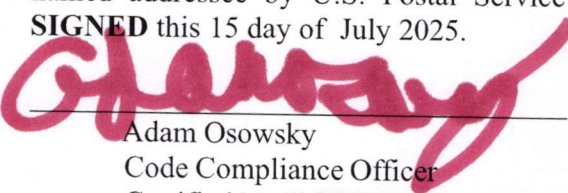
**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, August 12, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, 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

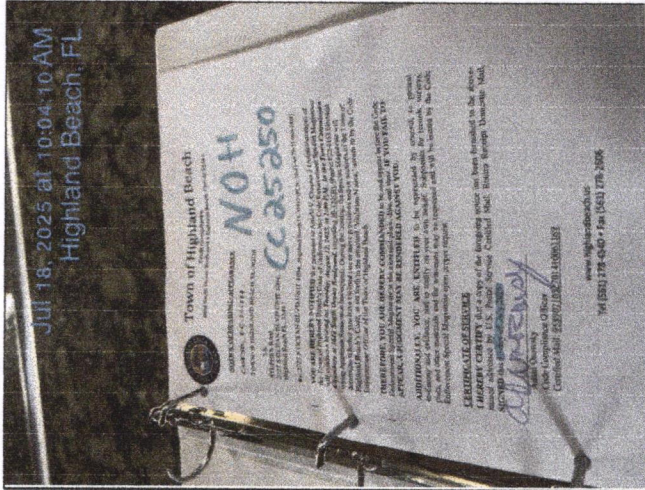
Code Case

**Project Address:**

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

**Owner:**

STEPHEN STEPHEN TR RAO



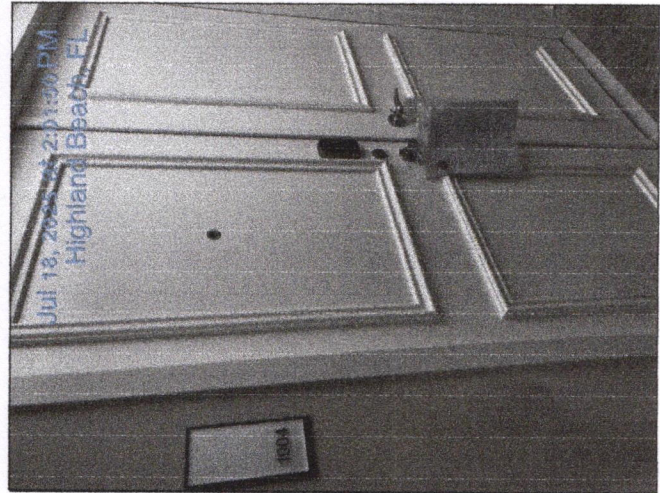
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

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

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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-25-250

**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

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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".

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540

9589 0710 5270 0332 26

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

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

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 NOV 25 250  
2727 Ocean Blvd  
City, State, ZIP+4®  
HB FL 33487

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

9589 0710 5270 0332 26

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

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

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

\$ 1.73  
Total Postage and Fees \$ 5.58

Sent To

STEPHEN STEPHEN TR RAO  
2727 S OCEAN BLVD UNIT 1004  
City, State, ZIP+4®  
HIGHLAND BEACH 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: NOV 25 250  
RAO  
2727 Ocean Blvd  
HB FL 33487

2. Article Number (Transfer from service label)  
9589 0710 5270 0332 26

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 ☒ 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

Domestic Return Receipt

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

USPS TRACKING#

9589 0710 5270 0332 26

United States Postal Service

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

RECEIVED

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

**File Attachments for Item:**

**G. CC-24-480 FINE REDUCTION REQUEST**

Diana Kantor Trust 3212 S. Ocean Blvd. 405-A Highland Beach FL, 33487 PCN: 24-43-46-33-08-001-4050 Legal Description: SEAGATE OF HIGHLAND COND ONE APT 405-A

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit REV23-0224 Add shower pan tile removal and reinstallation expired. Permit BR23-0201 Kitchen expired. Permit P23-0191 PLUMBING expired. Permit E23-0197 Kitchen and Bathroom Remodeling Kantor expired.





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING**

---

**CASE NO. CC-24-480**

**Date: June 27, 2025**

**KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING, NJ 07980**

**RE: 3212 S OCEAN BLVD 405-A**

**YOU ARE HEREBY NOTIFIED** that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, August 12, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

---

Adam Osowsky  
Code Compliance Officer

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

DIANA KANTOR TRUST  
3212 S. Ocean Blvd. 405-A  
Highland Beach, FL 33487

Case No: CC-24-480

PCN: 24-43-46-33-08-001-4050

Respondent.

LEGAL: SEAGATE OF HIGHLAND  
CONDOMINIUM ONE APT 405-A

**ORDER FINDING VIOLATION, ESTABLISHING FINE, AND CLAIM OF LIEN**

THIS MATTER having come before the Code Enforcement Magistrate on January 14, 2025, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Magistrate does find as follows:

**FINDINGS OF FACT**

1. Respondent is the owner of the property located at 3212 S. Ocean Blvd. 405-A, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(B) of the Town Code of Ordinances, for expiration of building permits REV23-0224, BR23-0201, P23-0191, and E23-0197.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

**CONCLUSIONS OF LAW**

1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances, and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.

**ORDER**

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by January 31, 2025.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien prior to January 31, 2025 or appeal this Order in the circuit court within thirty (30) from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute notice pursuant to section 162.07(4), Fla. Stat. and shall constitute a lien against the real and/or personal property owned by Respondent pursuant to section 162.09, Fla. Stat. If a hearing is timely requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 23 day of January, 2025.

  
Kevin Wagner, Magistrate

Copies Furnished to:

Respondent

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

DIANA KANTOR TRUST  
3212 S. Ocean Blvd. 405-A  
Highland Beach, FL 33487

Case No: CC-24-480

PCN: 24-43-46-33-08-001-4050

Respondent.

LEGAL: SEAGATE OF HIGHLAND  
CONDOMINIUM ONE APT 405-A

**ORDER FINDING VIOLATION, ESTABLISHING FINE, AND CLAIM OF LIEN**

THIS MATTER having come before the Code Enforcement Magistrate on January 14, 2025, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Magistrate does find as follows:

**FINDINGS OF FACT**

1. Respondent is the owner of the property located at 3212 S. Ocean Blvd. 405-A, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondent that it was in violation of Section 30-122(B) of the Town Code of Ordinances, for expiration of building permits REV23-0224, BR23-0201, P23-0191, and E23-0197.
3. Respondent was not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

**CONCLUSIONS OF LAW**

1. By reason of the foregoing, Respondent is in violation of Section 30-122(B) of the Town Code of Ordinances, and is therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondent remains in violation of the Code sections cited above.



## ORDER

1. IT IS HEREBY ORDERED that Respondent shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondent shall comply with the Town Code **by January 31, 2025.**

b. Should Respondent fail to bring the Property into compliance by the date specified above, **a fine in the amount of \$250.00 per violation** shall be assessed against Respondent for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondent is further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Magistrate, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondent violate the same code section cited herein, such reoccurrence may subject the Respondent to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondent may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien prior to January 31, 2025 or appeal this Order in the circuit court within thirty (30) from the date this Order was executed. If Respondent fails to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute notice pursuant to section 162.07(4), Fla. Stat. and shall constitute a lien against the real and/or personal property owned by Respondent pursuant to section 162.09, Fla. Stat. If a hearing is timely requested, the Town shall notify Respondent of the hearing date by regular and certified mail. Respondent is not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondent shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 23 day of January, 2025.

  
Kevin Wagner, Magistrate

Copies Furnished to:

**Respondent**



# Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

**CASE NO. CC-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

**Re:** 3212 S OCEAN BLVD 405-A, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 Compliance 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of December 2024.

*Adam Oswalby*

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333

9589 0710 5270 1410 0623 33

# 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 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

\$

73

5.58

Total Postage and Fee

\$

CC-24-480 non posted

Sent To

KANTOR DIANA TRUST

Street and Apt. No.

1252 LONG HILL RD

City, State, ZIP+4®

STIRLING NJ 07980

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

See reverse for Instructions

## 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.**

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





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 S OCEAN BLVD. 405-A, Highland Beach FL 33487 (PCN: 24434633080014050)

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 &   X   at Town Hall 3618 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on December 17, 2024 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

December 17, 2024  
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of December, 2024, 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-24-480**

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

**Re: 3212 S OCEAN BLVD 405-A.**, Highland Beach FL 33487 (PCN:24-43-46-33-08-001-4050)

**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, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (The following permits linked to this address are expired: BR23-0201, REV23-0224, P23-0191 and E23-0197. Contractors will all need to register in the new system as well). 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 Compliance 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.

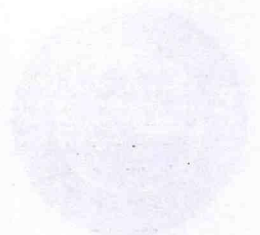
### CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 17 day of December 2024.

*Adam Owsby*

Adam Osowsky  
Code Compliance Officer

Certified Mail: 9589071052701410062333





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



### Property Detail

**Location Address :** 3212 S OCEAN BLVD 405-A  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-46-33-08-001-4050  
**Subdivision :** SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
**Official Records Book/Page :** 27658 / 733  
**Sale Date :** JUN-2015  
**Legal Description :** SEAGATE OF HIGHLAND COND ONE APT 405-A

### Owner Information

**Owner(s)**

KANTOR DIANA TRUST

**Mailing Address**

1252 LONG HILL RD  
STIRLING NJ 07980 1010

### Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2015	\$10	27658 / 00733	WARRANTY DEED	KANTOR DIANA TRUST
MAY-1996	\$120,000	09271 / 00115	WARRANTY DEED	
MAR-1993	\$100	07673 / 00016	QUIT CLAIM	
DEC-1984	\$100,000	04435 / 01206	WARRANTY DEED	
JAN-1973	\$34,000	02111 / 00570	WARRANTY DEED	

### Exemption Information

No Exemption Information Available.

### Property Information

**Number of Units :** 1  
**\*Total Square Feet :** 1201  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

### Building Details

#### Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	SEAGATE OF HIGHLAND 1-4 CONDO	
Area	1201	
Year Built	1970	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	STEEL FRAME OR TRUSS	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
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	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$455,000	\$437,100	\$355,950	\$278,000	\$271,000

#### Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$370,018	\$336,380	\$305,800	\$278,000	\$271,000

#### Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,400	\$6,029	\$5,339	\$4,712	\$4,684
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,507	\$6,132	\$5,439	\$4,808	\$4,779



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 2024.

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 Enforcement Board, 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,



## Town of Highland Beach

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

### NOTICE OF VIOLATION

---

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540







# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## AFFIDAVIT OF POSTING

CASE NO. CC-24-480

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

DIANA KANTOR TRUST  
1252 LONG HILL RD  
STIRLING NJ 07980

Re: 3212 s ocean blvd., Highland Beach FL 33487 (PCN: 24-43-46-33-08-001-4050)

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 Violation" or        the "Notice of Hearing/Appealance"  
  x   at the Property address above &   x   at Town Hall 3618 S. Ocean Boulevard,  
Highland Beach, FL 33487.
3. The posting at the location marked above began on   November 21, 2024   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

  November 21, 2024    
Date

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this   21    
day of   November  , 20   24  , by   Adam Osowsky  

Notary Public, State of Florida  
My Commission Expires:       

Personally Known ☒ OR Produced Identification         
Type of Identification Produced:       







## Town of Highland Beach

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

### NOTICE OF VIOLATION

November 20, 2024

KANTOR DIANA TRUST  
1252 LONG HILL RD  
STIRLING NJ, 07980

RE: Code Compliance Case No. CC-24-480

**Location:** 3212 S OCEAN BLVD 405-A  
HIGHLAND BEACH, FL 33487

**Violation Description:**

**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.

More specifically permit 1) REV23-0224 Add shower pan tile removal and reinstallation 2) BR23-0201 Kitchen Remodeling Kantor 3) P23-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kantor have expired.

Correction contact permitting 561 278 4540 to reinstate/obtain and register all permits & contractors by December 11, 2024.

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 Enforcement Board, 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 O'Quinn*

Printed 11/20/2024

Page 1 of 2



## Town of Highland Beach

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

### NOTICE OF VIOLATION

Adam Osowsky

aosowsky@highlandbeach.us  
(561) 278-4540



Thursday, November 21, 2024  
07:38AM  
Highland Beach, FL 33487

405



Thursday, November 21, 2024  
07:47AM  
Highland Beach, FL 33487

Printed 11/20/2024

Regards,  
*Adam O'Leary*

Should you have any questions or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

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 Enforcement Board; 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 the matter easier than the formal process.

Correction: contact permitting 561-276-4540 to renew/re-obtain and register all permits & contractors by December 14, 2024.

**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. If the work is not commenced within that time period, the permit is suspended or abandoned for a period of six (6) months after the time the work is commenced by the building official. (3) Extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official. More specifically permit 31 REV3-0224 Add shower pan tile removal and reinstallation 21 BR23-0201 Kitchen Remodeling Kenner 31 923-0191 PLUMBING and 4) E23-0197 Kitchen and Bathroom Remodeling Kenner have expired.

**Location:** 3312 E. COASTAL BLVD. #405A  
Highland Beach, FL 33480

**Violation Description:**

**NOV**  
**CC 24480**



NOTICE OF VIOLATION

Town of Highland Beach  
Highland Beach, FL 33480  
Phone: 561-637-2035  
Fax: 561-637-2036

**File Attachments for Item:**

**H. CASE NO. CC-25-115 FINE REDUCTION REQUEST**

Michael W Marc D TR Hazel 3912 S. Ocean Blvd. Apt. 702 Highland Beach FL,  
33487 PCN: 24-43-47-04-13-001-0702 Legal Description: REGENCY HIGHLAND CLUB  
COND UNIT 702 PHASE I

Code Sections: 30-122 (B) - Expiration of building permit.

Violations: Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups  
expired due to missing passed inspections.



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING**

---

**CASE NO. CC-24-115**

**Date: June 11, 2025**

**HAZEL MARC D TR  
3912 S OCEAN BLVD APT 702  
IGHLAND BEACH FL 33487 3335**

**RE: 3912 S OCEAN BLVD APT 702**

**YOU ARE HEREBY NOTIFIED** that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, August 12, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

---

Adam Osowsky  
Code Compliance Officer





# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## **NOTICE OF HEARING**

---

**CASE NO. CC-24-115**

**Date: May 16, 2025**

**HAZEL MARC D TR  
3912 S OCEAN BLVD APT 702  
IGHLAND BEACH FL 33487 3335**

**RE: 3912 S OCEAN BLVD APT 702**

**YOU ARE HEREBY NOTIFIED** that pursuant to your Fine Reduction Request, the Code Compliance Special Magistrate will be conducting a hearing on *Tuesday, June 10, 2025, at 1:00 P.M.*

The hearing will be held in the town council chambers, 3614 S Ocean Blvd, Highland Beach, FL 33487.

---

Adam Osowsky  
Code Compliance Officer



## Adam Osowsky

---

**From:** Tyler Hoover <Tyler@tyconmgmt.com>  
**Sent:** Thursday, May 15, 2025 10:50 PM  
**To:** Adam Osowsky  
**Cc:** HAZELNUT.MH@GMAIL.COM  
**Subject:** RE: CC-24-115

Dear Mr. Osowsky:

Please accept this response on behalf of Michael Hazel as owner of the property at 3912 S Ocean Blvd, Unit 702.

We realize this has been a very extended process, which the owner never wished upon anyone and certainly not to waste the Town's time in any purposeful manner.

Unfortunately, the owner is a disabled amputee with limited ability to move around and is in constant bouts of pain. On top of this situation, this was his first experience in renovating any real estate residence and relied on his contractors to provide assistance in the process, without understanding a problem like this could ever arise. With that being said, he now understands the process and has tried his best to find a new qualified contractor to complete the work and close out all his permits to the satisfaction of the Town.

The owner would respectfully request the Town's boards and magistrate's consideration of this unique set of circumstances due to inexperience in the process and general difficulty in navigating everyday life with one leg. If the Town would consider a fine reduction to the range of 8-10% of the total amount (I.e. a total fine of approximately \$5,000. The owner would be very appreciative and I (the owners representative and GC) would be grateful as we did all that the city required in timely manner. Ther entire permit will be closed out next week. Thanks to the towns (Adam, Rochelle and Carol) for their help diligently working to get it done.

Thank you again for your assistance in this unfortunate situation assisting the owner in the process!

Best,

**Tyler Hoover**  
***Licensed General Contractor***  
**TYCON Manangement, LLC**  
[tyler@tyconmgmt.com](mailto:tyler@tyconmgmt.com)  
Mobile: 561.860.1663



This message contains confidential and/or privileged information and is intended only for the individual or entity named herein. If you are not the named addressee you may not disseminate, distribute or copy this email. Please notify the sender immediately by email or telephone (561.860.1663) if you have received this email in error and completely delete it from your system. Email transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete or contain

viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. IF THE INFORMATION CONTAINED IN THIS EMAIL IS WRITTEN FOR SETTLEMENT PURPOSES, PURSUANT TO THE FEDERAL RULES OF CIVIL PROCEDURE, FEDERAL AND FLORIDA RULES OF EVIDENCE, STATUTORY AND COMMON LAW, IT SHALL NOT BE ADMISSIBLE IN FEDERAL OR STATE COURT.

---

**From:** Adam Osowsky <aosowsky@highlandbeach.us>  
**Sent:** Wednesday, May 14, 2025 3:07 PM  
**To:** Tyler Hoover <Tyler@tyconmgmt.com>  
**Cc:** HAZELNUT.MH@GMAIL.COM  
**Subject:** CC-24-115  
**Importance:** High

Good afternoon,

This is a reminder that the Town is currently awaiting your response regarding the fine reduction request and any potential counteroffer.

Please ensure your submission is received by **Friday, May 16**, in order to be included on the agenda for the **June hearing**.

Thank you for your prompt attention to this matter.



**Adam Osowsky**  
Code Compliance Officer

*Town of Highland Beach*  
3616 S. Ocean Boulevard  
Highland Beach, FL 33487  
(561) 278-4540 Office  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)



**PLEASE NOTE:** Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be

subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

TOWN OF HIGHLAND BEACH, FLORIDA  
CODE ENFORCEMENT BOARD

TOWN OF HIGHLAND BEACH, FLORIDA,

Petitioner,

v.

MARC D. HAZEL & LUCILLE FREDDO,  
TRUSTEES OF THE MICHAEL W.  
HAZEL IRREVOCABLE TRUST  
3912 S. Ocean Boulevard, 702  
Highland Beach, FL 33487

Case No: CC-24-115

PCN: 24-43-47-04-13-001-0702

LEGAL: REGENCY HIGHLAND CLUB  
COND UNIT 702 PHASE I

Respondents.

---

**ORDER FINDING VIOLATION**

THIS MATTER having come before the Code Enforcement Board on July 9, 2024, and having heard the testimony of the parties, and having considered the evidence presented by the parties, and having been fully appraised of the circumstances, the Board does find as follows:

**FINDINGS OF FACT**

1. Respondents are the owner of the property located at 3912 South Ocean Boulevard, 702, Highland Beach, Florida, as described above.
2. By Notice of Violation, the Town advised Respondents that they were in violation of Section 30-122(B) of the Town Code of Ordinances for the expiration of building permit E21-0156.
3. Respondents were not in attendance.
4. All required notices were served in compliance with Section 162.12, Florida Statutes, and Section 2-106 of the Town Code of Ordinances.
5. The testimony and evidence presented at the hearing demonstrated that the violation remained on the Property as of the date of the hearing.

**CONCLUSIONS OF LAW**

1. By reason of the foregoing, Respondents are in violation of Section 30-122(B) of the Town Code of Ordinances and are therefore subject to the provisions of Article V, Chapter 2, of the Code of Ordinances of the Town of Highland Beach, under the authority of Chapter 162 of the Florida Statutes, as both may be amended from time to time.
2. Respondents remain in violation of the Code sections cited above.



## COMPLIANCE

1. IT IS HEREBY ORDERED that Respondents shall comply with the above section of the Town of Highland Beach's Code of Ordinances as follows:

a. Respondents shall comply with the Town Code by September 9, 2024.

b. Should Respondents fail to bring the Property into compliance by the date specified above, a fine in the amount of \$250.00 shall be assessed against Respondents for each day the Property remains in violation past the date set for compliance.

c. No further action shall be required for the entry of such fine.

2. Respondents are further ordered to reimburse the Town in the amount of \$250.00 for administrative costs incurred in prosecuting the case before the Board, which shall be included in the Lien amount. Said costs shall be paid by the date set for compliance.

3. Should Respondents violate the same code section cited herein, such reoccurrence may subject the Respondents to a repeat violator fine of up to \$500.00 per day for every day of the violation, plus administrative costs in enforcing the action, pursuant to Chapter 162, Florida Statutes.

4. Respondents may submit a written request for a hearing to challenge this Order prior to its recordation as a Lien provided Respondents do so within sixty (60) days from the date this Order was executed. If Respondents fail to comply with the Town Code within the specified deadline and timely request such a hearing in writing to the Town, the Town may record a certified copy of this Order in the Public Records of Palm Beach County, Florida, and thereafter the Order shall constitute an Order Imposing Lien against the real and/or personal property owned by Respondents. If such a hearing is requested, the Town shall notify Respondents of the hearing date by regular and certified mail. Respondents are not entitled to a rehearing of the case, and there shall be no presentation of evidence as to the existence or non-existence of the violation. Instead, Respondents shall Show Cause why this Order should not be recorded as a Lien in the Public Records of Palm Beach County, Florida.

DONE AND ORDERED this 7<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Myles Schlam, Chair  
Code Enforcement Board

Copies Furnished to:

**Respondents**



# Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-115

Date: June 24, 2024

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

MICHAEL W MARC D TR HAZEL  
3912 S OCEAN BLVD APT 702  
HIGHLAND BEACH, FL 33487

RE: 3912 S OCEAN BLVD HIGHLAND BEACH, FL 33487 (PCN: 24-43-47-04-13-001-0702)

**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 July 9, 2024, at 1:00 P.M., in the *Town Commission Chambers at 3614 South Ocean Boulevard*, regarding

### **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.

More specifically=Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

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 \_\_\_\_24\_\_\_\_ day of \_\_\_\_June\_\_\_\_ 2024.

Adam Osowsky

Adam Osowsky  
Code Compliance Officer

Certified Mail:  
70210950000086914220/9589071052701410062821

9589 0710 5270 1410 0628 21

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 1410 0628 21

9589 0710 5270 1410 0628 21

**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 USE**

**Certified Mail Fee**

**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**

Postmark  
Here

CC-24-115 NOH NO CARD  
MICHAEL W MARC D TR HAZEL  
3912 S OCEAN BLVD APT 702  
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.**

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



*Wednesday, June 26, 2024*  
*07:41AM*  
*Highland Beach, FL 33487*



**Property Detail**

**Location Address :** 3912 S OCEAN BLVD 702  
**Municipality :** HIGHLAND BEACH  
**Parcel Control Number :** 24-43-47-04-13-001-0702  
**Subdivision :** REGENCY HIGHLAND CLUB COND  
**Official Records Book/Page :** 34322 / 32  
**Sale Date :** APR-2023  
**Legal Description :** REGENCY HIGHLAND CLUB COND UNIT 702 PHASE I

**Owner Information****Owner(s)**

HAZEL MICHAEL W  
 FREDDO LUCILLE TR  
 HAZEL MARC D TR  
 MARC D. HAZEL TR TITL HLDRS

**Mailing Address**

3912 S OCEAN BLVD APT 702  
 HIGHLAND BEACH FL 33487 3335

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2023	\$10	34322 / 00032	WARRANTY DEED	HAZEL MICHAEL W
NOV-2020	\$460,000	31968 / 00829	WARRANTY DEED	HAZEL MICHAEL
NOV-2003	\$259,000	16188 / 01710	WARRANTY DEED	POOLE ALBERT C &
JAN-1980	\$135,000	03282 / 00733	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
HAZEL MICHAEL W	2024	HOMESTEAD
HAZEL MICHAEL W	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1355  
**Acres :**  
**Property Use Code :** 0400—CONDOMINIUM  
**Zoning :** RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$574,000	\$494,500	\$390,000	\$370,000	\$365,000

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$471,900	\$429,000	\$390,000	\$255,930	\$250,176
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$471,900	\$429,000	\$390,000	\$205,930	\$200,176

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$8,205	\$7,458	\$6,611	\$3,735	\$3,684
NON AD VALOREM	\$103	\$100	\$96	\$95	\$97
TOTAL TAX	\$8,308	\$7,558	\$6,707	\$3,830	\$3,781

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpa.gov](http://www.pbcpa.gov)



## NOTICE OF VIOLATION

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

April 8, 2024

MICHAEL W MARC D TR HAZEL  
3912 S OCEAN BLVD APT 702  
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-115

**Location:** 3912 S OCEAN BLVD, 702  
HIGHLAND BEACH, FL 33487

### Violation Description:

#### 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.

More specifically=Permit E21-0156 Relocate electrical fixtures and add washer dryer hookups expired due to missing passed inspections.

Correction= Must contact permitting at 561 278 4540 to re-instate/obtain ALL required permits by 5/6/2024.

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 Enforcement Board, 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






**Town of Highland Beach**  
Code Compliance  
3616 South Ocean Boulevard  
Highland Beach, Florida 33487

**RETURN RECEIPT REQUESTED**

**RECEIVED**

MAY 06 2024

7021 0950 0000 8691 4220



334  
FIRST-CLASS MAIL  
\$008.73  
04000004 ZIP 33487  
043037220112

**US POSTAGE**

CC-24-115 NOV  
HAZEL MICHAEL W  
FREDDO LUCILLE TR  
3912 S OCEAN BLVD APT 702  
HIGHLAND BEACH FL 33487 3335

33487-3335  
33487-3335-77

**Town of Highland Beach, FL**  
Town Clerk's Office  
0885792724  
331 DE 1

NOTE  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
NOT DELIVERABLE TO FORWARD  
BC: 33487339316  
\*0275-06533-09-43

7021 0950 0000 8691 4220

**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 USE**

HIGHLAND BEACH, FL 33487

APR 09 2024  
Postmark  
Here  
CPO #00231

**Certified Mail Fee**  
\$4.40

**Extra Services & Fees (check box, add fee as appropriate)**  
☒ Return Receipt (hardcopy) \$2.65  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

**Postage**  
\$1.68

**Total Postage and Fees**  
\$8.13

**Sent To**  
CC-24-115 NOV  
HAZEL MICHAEL W  
FREDDO LUCILLE TR  
HAZE, MARC D TR  
3912 S OCEAN BLVD APT 702  
HIGHLAND BEACH FL 33487 3335

**Street and Apt. N**  
City, State, ZIP+4

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions