



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-169

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JILL L & ERIC J BROWN

1033 BOCA COVE LN

Highland Beach FL, 33487

Re: 1033 BOCA COVE LN., Highland Beach FL 33487 (PCN: 24-43-47-04-01-000-1174)

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, June 10, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B)**, (Permit 24-523-WD has expired for the second time).

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 Compliance 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 21 day of May 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410061510

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

9589 0710 5270 1410 0615 10

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u>	
Extra Services & Fees (check box, fee \$, or fee applicable) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.70</u>	
<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 \$ _____	Postmark Here
Postage \$ <u>.73</u>	
Total Postage and Fees \$ <u>9.68</u>	
Sent To Street and Apt. No., or PO# City, State, ZIP+4®	CC-25-169-NOH* JILL L & ERIC J BROWN 1033 BOCA COVE LN Highland Beach 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-25-169

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

BROWN
1033 BOCA COVE LN
Highland Beach FL, 33487

Re: 1033 BOCA COVE LN., Highland Beach FL 33487 (PCN: 24-43-47-04-01-000-1174)

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 May 27, 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

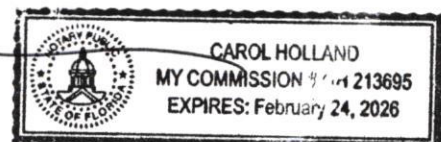
May 27, 2025
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th
day of May, 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-25-169

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

JILL L & ERIC J BROWN

1033 BOCA COVE LN

Highland Beach FL, 33487

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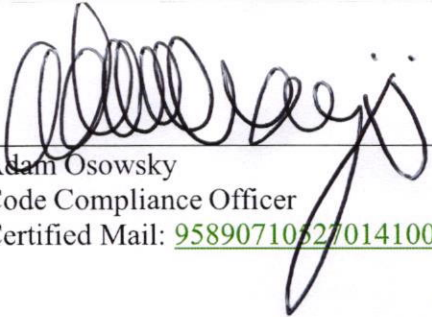
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Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410061510

www.highlandbeach.us

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

Property Detail

Location Address : 1033 BOCA COVE LN
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-04-01-000-1174
Subdivision : DELRAY BY THE SEA IN
Official Records Book/Page : 12109 / 1859
Sale Date : 10/31/2000
Legal Description : DELRAY-BY-THE-SEA TH PT OF LTS 117 & 118 AS IN OR5488P1313 A/K/A UNIT 4 BLDG 3 BOCA COVE

Owner Information

Owner(s)	Mailing Address
BROWN ERIC J & BROWN JILL L	1033 BOCA COVE LN HIGHLAND BEACH FL 33487 4242

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/31/2000	\$355,000	12109 / 01859	WARRANTY DEED	BROWN ERIC J &
11/01/1987	\$270,000	05488 / 01331	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
BROWN ERIC J &	2025	HOMESTEAD
BROWN ERIC J &	2025	ADDITIONAL HOMESTEAD
BROWN JILL L	2025	HOMESTEAD
BROWN JILL L	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2602
Acres : .04
Property Use Code : 0110—TOWNHOUSE
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

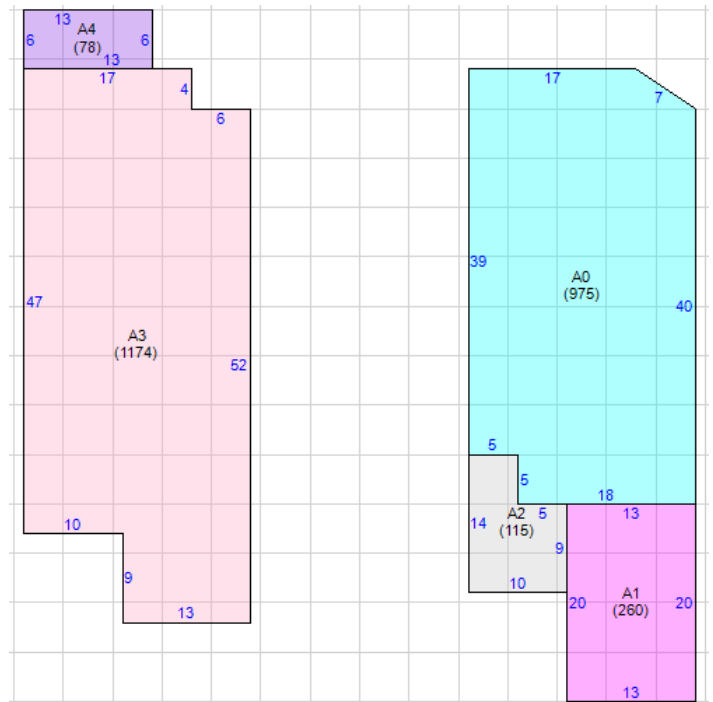
Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1987	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	3	
Full Baths	2	
Half Baths	1	
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	2	

Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	78
BAS Base Area	975
FUS Finished Upper Story	1174
FOP Finished Open Porch	115
FGR Finished Garage	260
Total Square Footage	2602
Area Under Air	2149



Property Extra Feature

Description	Year Built	Units
Fireplace	1987	1
Deck	2007	324

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$973,602	\$973,602	\$751,822	\$648,736	\$653,913
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$973,602	\$973,602	\$751,822	\$648,736	\$653,913

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$438,499	\$425,727	\$413,327	\$401,288	\$395,748
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$388,499	\$375,727	\$363,327	\$351,288	\$345,748

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,314	\$6,169	\$6,118	\$6,127	\$6,152
NON AD VALOREM	\$107	\$103	\$100	\$96	\$95
TOTAL TAX	\$6,421	\$6,272	\$6,218	\$6,223	\$6,247



Town of Highland Beach

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

NOTICE OF VIOLATION

April 15, 2025

ERIC J & JILL L BROWN
1033 BOCA COVE LN
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-169

Location: 1033 BOCA COVE LN
HIGHLAND BEACH, FL 33487

Violation:

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

Correction

Contact permitting at 561 278 4540 option 1 or 2 by May 15, 2025 to complete this project.

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

9589 0710 5270 0085 5755 68

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

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

OFFICIAL USE

Certified Mail Fee
\$

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
\$

Total Postage
\$

Sent To
Street and Apt.
City, State, ZIP

CC-25-169-NOV
ERIC J & JILL L BROWN
1033 BOCA COVE LN
HIGHLAND BEACH FL, 33487

PS Form 3800, For Instructions

MAILED
APR 15 2025
Postmark Here

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:
CC-25-169-NOV
ERIC J & JILL L BROWN
1033 BOCA COVE LN
HIGHLAND BEACH FL, 33487

9590 9402 5086 9092 0369 07

9589 0710 5270 0085 5755 68

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☒ Addressee

B. Received by (Printed Name)
Eric Brown

C. Date of Delivery
4/15/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express[®]
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery
☐ Registered Mail Restricted Delivery (over \$500)

USPS TRACKING # 9589 9402 5086 9092 0369 07

APR 15 2025 PM 1 L

WEST PALM BEACH FL 334

RECEIVED

APR 3 2 2025

Town of Highland Beach, FL
Post Office Clerk's Office

United States Postal Service

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

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

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