



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

NANCY DAIDONE

1019 GRAND CT

Highland Beach FL, 33487

Re: 1019 GRAND CT_., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0160)

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, December 10 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding 30-122 A- REMODEL WITHOUT PERMITS. 14-32(E)(1) WATER CLARITY IN SWIMMING POOLS. IPMC 303.1 SWIMMING POOLS.

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 13 day of November 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410061862

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

9589 0710 5270 1410 0618 62

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

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

OFFICIAL USE

Certified Mail Fee		
\$	4.85	
Extra Services & Fees (check box, add fee as appropriate)		
<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		
\$	1.73	
Total Postage and Fees		
\$	5.58	
Sent To		
NANCY DAIDONE		
Street and Apt. No., or PO Box No.		
1019 GRAND CT		
City, State, ZIP+4 [®]		
Highland Beach FL 33487		

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;
 - 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

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Dgt Done
1019 Grand Ct

Highland Beach FL, 33487

Re: 1019 Grand Ct, Highland Beach FL 33487 (PCN: 24434 7090000 20160)

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

1. I am a ☒ Code Compliance Officer or ☐ Clerk for the Town of Highland Beach.
2. I posted ☒ the "Notice of Violation" or ☐ the "Notice of Hearing/Appearance" at the Property address above and ☒ at Town Hall 3614 S. Ocean Boulevard, Highland Beach, FL 33487.
3. The posting at the location marked above began on 11/14/24 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

11/14/24

Date

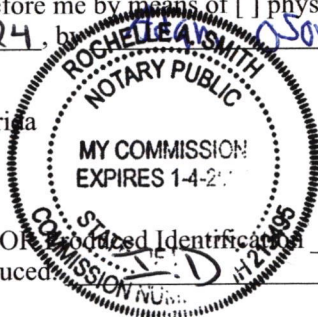
STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 14th day of November, 2024, by Adam Osowsky

Notary Public, State of Florida

My Commission Expires:



Personally Known ☒ Or Produced Identification ☒
Type of Identification Produced: State ID

www.highlandbeach.us

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



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

NANCY DAIDONE

1019 GRAND CT

Highland Beach FL, 33487

Re: 1019 GRAND CT_., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0160)

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, December 10 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard*, regarding 30-122 A- REMODEL WITHOUT PERMITS. 14-32(E)(1) WATER CLARITY IN SWIMMING POOLS. IPMC 303.1 SWIMMING POOLS.

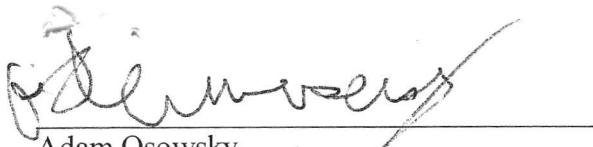
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CERTIFICATE OF SERVICE

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Adam Osowsky

Code Compliance Officer

Certified Mail: 9589071052701410061862

www.highlandbeach.us

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

Thursday, November 14, 2024
08:59AM
Highland Beach, FL 33487



Town of Highland Beach
Code Compliance
3036 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING COMPLAINT
CASE NO. CC-24-414

CC 24414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

NANCY DAIDONE

1019 GRAND CT

Highland Beach FL 33487

NOH

Re: 1019 GRAND CT., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0160)

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Town of Highland Beach



**LEGAL NOTICE
STOP WORK ORDER**

DATE FORFEIT: 11/14/24
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Thursday, November 14, 2024
08:44AM
Highland Beach, FL 33487

Highland Beach



NOTICE OF HEARING COMPLAINT
CASE NO. CC-24-414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

NANCY DAIDONE

1019 GRAND CT

Highland Beach FL 33487

Re: 1019 GRAND CT., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0160)

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, December 10 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard**, regarding 30-122 A- REMODEL WITHOUT PERMITS, 14-32(E)(1) WATER CLARITY IN SWIMMING POOLS, IPMC 303.1 SWIMMING POOLS.

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Property Detail

Location Address : 1019 GRAND CT
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-47-09-00-002-0160
Subdivision :
Official Records Book/Page : 22771 / 162
Sale Date : JUL-2008
Legal Description : 9-47-43, TH PT OF N 1/2 OF GOVLT 2 K/A LT 19 OF UNREC GRAND CAY ESTS

Owner Information

Owner(s)	Mailing Address
DAIDONE NANCY	1019 GRAND CT HIGHLAND BEACH FL 33487 5306

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2008	\$2,050,000	22771 / 00162	WARRANTY DEED	DAIDONE NANCY
DEC-1997	\$175,000	10181 / 00967	WARRANTY DEED	MILLER JEFFREY & LISA

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 7111
Acres : .32
Property Use Code : 0100—SINGLE FAMILY
Zoning : RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,271,834	\$1,288,225	\$1,061,229	\$1,096,727	\$1,009,935
Land Value	\$3,072,115	\$2,400,090	\$2,181,900	\$438,744	\$540,000
Total Market Value	\$4,343,949	\$3,688,315	\$3,243,129	\$1,535,471	\$1,549,935

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,043,712	\$1,857,920	\$1,689,018	\$1,535,471	\$1,549,935
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,043,712	\$1,857,920	\$1,689,018	\$1,535,471	\$1,549,935

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$46,910	\$41,525	\$37,813	\$26,028	\$26,791
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$47,104	\$41,713	\$37,997	\$26,206	\$26,964



Town of Highland Beach

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

NOTICE OF VIOLATION

October 17, 2024

NANCY DAIDONE
1019 GRAND CT
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-414

Location: 1019 GRAND CT
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (A) - Building Permits Required.

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

14-32(E)(1) - Water clarity in swimming pools.

Water clarity shall be maintained so that the water is clear and free from algae.

IPMC 303.1 - Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

More specifically 1) interior remodel without permits 2) dirty pool.

Correction 1) Must obtain ALL required permits 2) Must clean and maintain pool.

Correct by November 7 2024 to prevent further code compliance actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code 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,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0603 84

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

Boca Raton, FL 33487

Certified Mail Fee \$4.85
\$4.10
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 \$0.73

Total Postage and Fees

\$9.68

Sent To

NANCY DAIDONE

Street and Apt. No., or PO Box No.

1019 GRAND CT

City, State, ZIP+4[®]

HIGHLAND BEACH FL, 33487

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



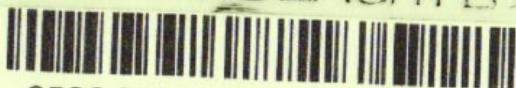
SENDER: COMPLETE THIS SECTION

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.

Article Addressed to:

CC-24-414 nov
NANCY DAIDONE
1019 GRAND CT
HIGHLAND BEACH FL, 33487



9590 9402 7309 2028 7493 24

2 Article Number (Transfer from service label)

9589 0710 5270 1410 0603 84

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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
☐ 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 MailTM
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[®]
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Town of Highland Beach

Building Department

3616 South Ocean Boulevard • Highland Beach, Florida 33487

AFFIDAVIT OF POSTING

CASE NO. CC-24-414

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

Nancy Daidone
1019 Grand Ct
Highland Beach FL, 33487

Re: 1019 Grand CT., Highland Beach FL 33487 (PCN: 24-43-47-09-00-002-0160)

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

1. I am a x Code Compliance Officer for Town of Highland Beach.
2. I posted x the "Notice of Violation" x at the Property address above.
3. The posting at the location marked above began on October 18, 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

 October 18, 2024
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th
day of October , 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

October 17, 2024

NANCY DAIDONE
1019 GRAND CT
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-24-414

Location: 1019 GRAND CT
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (A) - Building Permits Required.

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Town of Highland Beach

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Highland Beach, FL 33487
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Fax: 561-278-2606

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Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540



Photos

CC-24-414

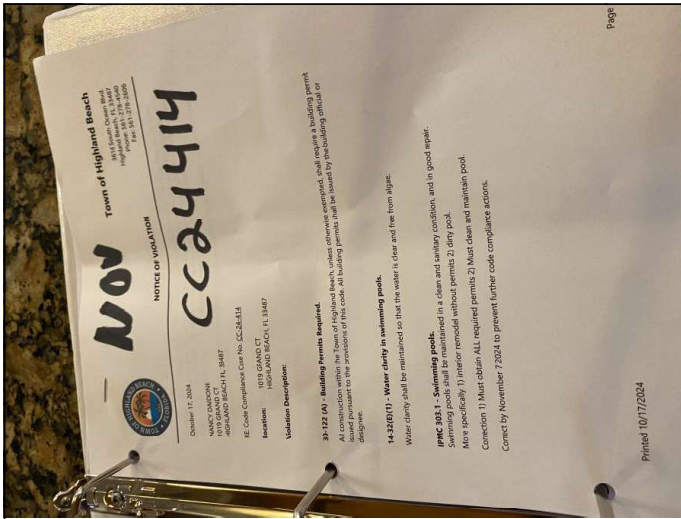
Code Case

Project Address:

1019 GRAND CT, HIGHLAND BEACH FL
33487

Owner:

NANCY DAIDONE



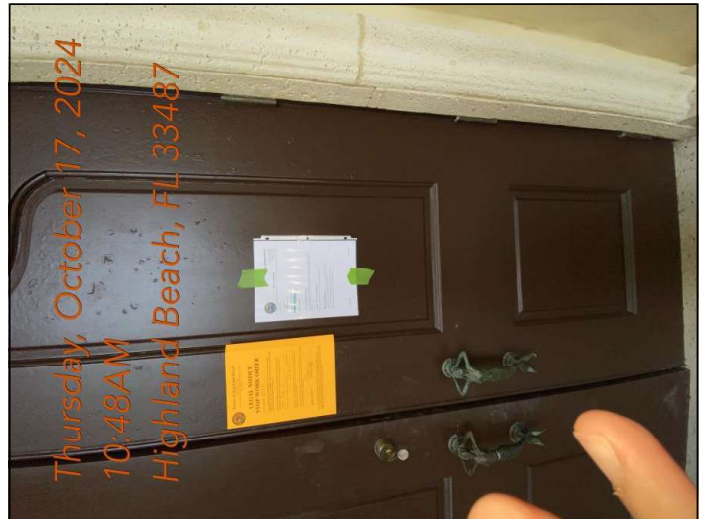
Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

Upload Date: 10/18/2024

File Type: jpg

Notes: posting town hall

Photo of Record: ☐



Uploaded By: Adam Osowsky - aosowsky@highlandbeach.us

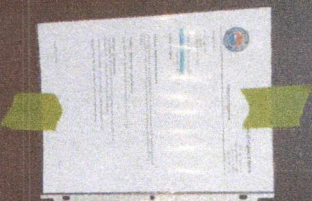
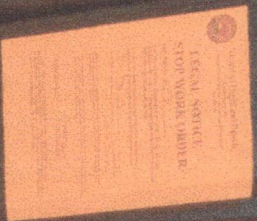
Upload Date: 10/18/2024

File Type: jpg

Notes: posted property

Photo of Record: ☐

Thursday, October 17, 2024
10:48AM
Highland Beach, FL 33487





Nov

Town of Highland

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

NOTICE OF VIOLATION

CC24414

October 17, 2024

NANCY DAIDONE
1019 GRAND CT
HIGHLAND BEACH FL 33487

RE: Code Compliance Case No. CC-24-414

Location: 1019 GRAND CT
HIGHLAND BEACH, FL 33487

Violation Description:

30-122 (A) - Building Permits Required.

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> Home

Photos for Project Number CC-24-414

Print Photos |  Refresh Thumbnails details

[Show Select for Batch Delete](#)



Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
10/17/2024 08:47	10/17/2024 08:47	Adam Osowsky	<input type="checkbox"/>



Photos for Project Number CC-24-414

Print Photos |  Refresh Thumbnails details

Show Select for Batch Delete

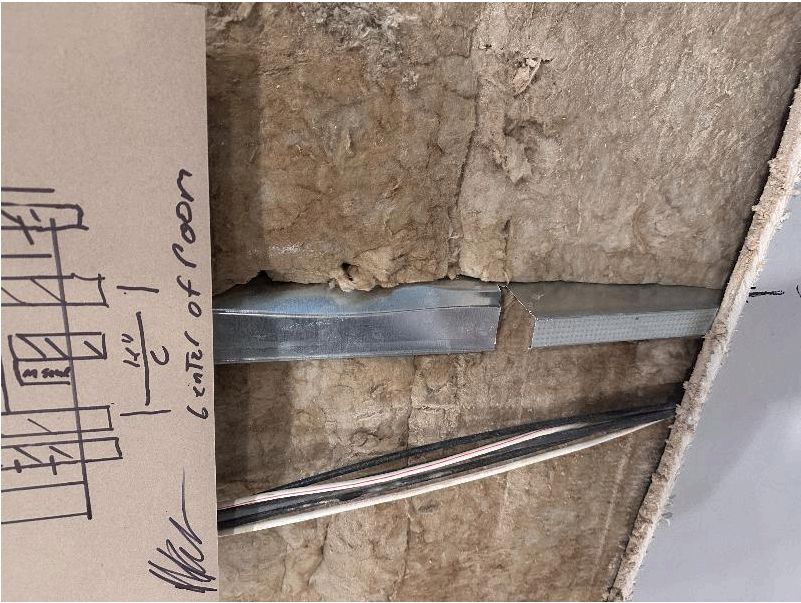
Description

Date Taken
10/17/2024 08:47

Date Uploaded
10/17/2024 08:47

Uploaded By
Adam Osowsky

Is Photo of Record
☐



> Home

Photos for Project Number CC-24-414

Print Photos |  Refresh Thumbnails details

[Show Select for Batch Delete](#)



Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
10/17/2024 08:47	10/17/2024 08:47	Adam Osowsky	<input type="checkbox"/>



> Home

Photos for Project Number CC-24-414

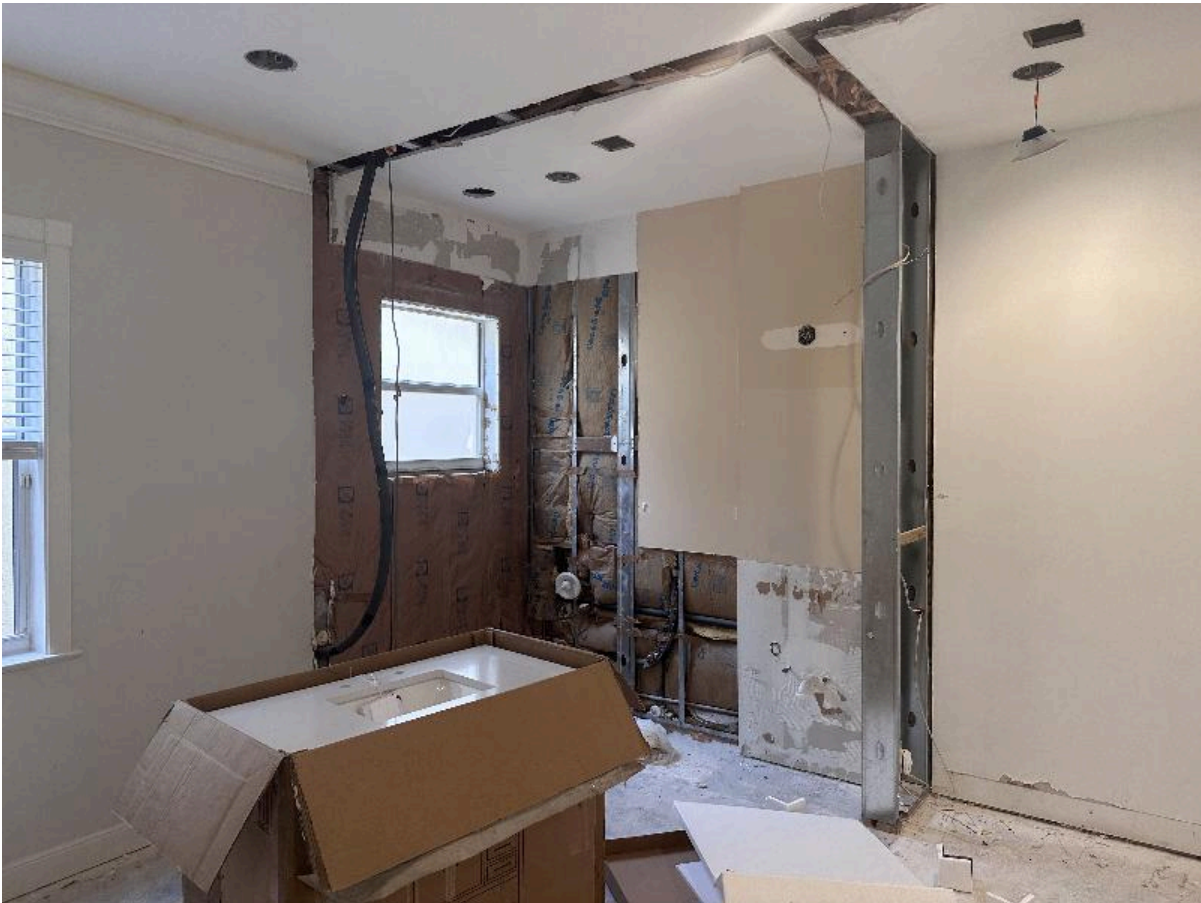
Print Photos |  Refresh Thumbnails details

[Show Select for Batch Delete](#)



Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
10/17/2024 08:47	10/17/2024 08:47	Adam Osowsky	<input type="checkbox"/>



Photos for Project Number CC-24-414

Print Photos

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 Description

Date Taken

10/17/2024 08:47

Date Uploaded

10/17/2024 08:47

Uploaded By

Adam Osowsky

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10/17/2024 08:47	10/17/2024 08:47	Adam Osowsky	<input type="checkbox"/>



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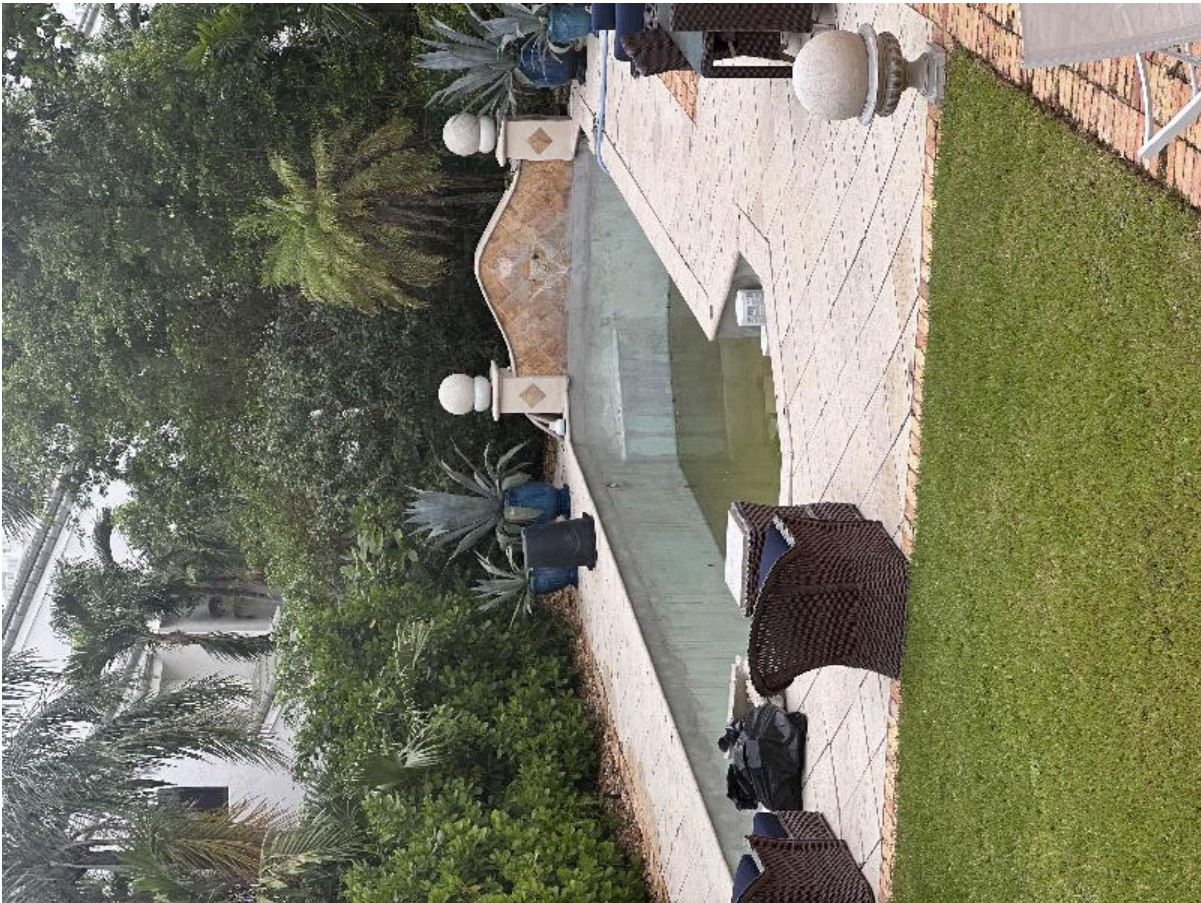
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