



## SPECIAL MAGISTRATE HEARING MINUTES

March 20, 2025 at 9:00 AM

Council Chambers – 340 Ocean Drive

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PRESENT: MORRIS “SKIP” MILLER, SPECIAL MAGISTRATE  
LEONARD RUBIN, TOWN ATTORNEY  
FRANK DAVILA, INTERIM TOWN MANAGER  
LYNN HAMEL, CODE ENFORCEMENT OFFICER  
FIORELLA VERDECIA, ADMINISTRATIVE SECRETARY

ALSO PRESENT: GLENN & NICOLE MACLEAN  
ROGER RAFTERY, PhD  
GEORGE & PATRICIA ROWE

AUDIENCE: 5

**I. CALL TO ORDER – 9:02AM**

**II. APPROVAL OF SPECIAL MAGISTRATE HEARING MINUTES – DECEMBER 19, 2024**

*Special Magistrate Miller approved the minutes for December 19, 2024.*

**III. CODE ENFORCEMENT CASE NO. 24-03-20: 14661 US Highway 1 Lot 39 / Mailbox 40 – Juno Beach, FL (Property Owners – Glenn and Nicole MacLean)**

*Failure to successfully complete all required building / zoning inspections for Juno Beach Building Permit No. 15-5336 which was issued for installation of a shed on the east side of the property, and which is now expired for the 2<sup>nd</sup> time.*

*Special Magistrate Miller ordered that this item be postponed until the Planning & Zoning Department obtains more information regarding the permit issued for the accessory structure located on the adjacent property.*

**IV. CODE ENFORCEMENT CASE NO. 24-03-22: 509 Sea Oats Drive B6 – Juno Beach, FL (Property Owner – Maria Cole)**

*Failure to maintain pool area and premises in a manner so that the conditions do not create a health, sanitation, or safety hazard in accordance with Sections 6-60 (9) and 6-107 (2) of the Juno Beach Code of Ordinances and with Sections 302.1 and 303.1 of the International Property Maintenance Code.*

*Special Magistrate Miller found the property owner in violation of Sections 6-60(9) and 6-107(2) of the Town Code of Ordinances and Sections 302.1 and 303.1 of the International Property Maintenance Code, as incorporated by reference in Section 6-104 of the Town Code. He imposed a fine of \$100 per day beginning April 7, 2025, and continuing until all of the following corrective actions to eliminate potential health / sanitation hazards are completed: the pool is professionally treated and cleaned and routinely maintained i.e. treated and cleaned; the pool pump is repaired / replaced as may be needed to ensure it is operating correctly and there is sufficient circulation; accumulated water in various open containers / pots is emptied as may be needed; and screens that are in disrepair are removed / replaced. He further awarded the Town \$823.57 for costs incurred in prosecuting the case.*

**V. ADJOURNMENT**

Special Magistrate Miller adjourned the meeting at 10:29 am.

  
Morris (Skip) Miller, Special Magistrate

  
Fiorella Verdecia, Administrative Secretary





Special Magistrate Hearing  
Code Enforcement Case No. 24-03-20  
March 20, 2025

Staff Report

Re: 14661 US Highway 1 – Lot 39 / Mailbox 40  
Juno Beach, FL 33408

**Case No. 24-03-20:** Failure to successfully complete all required building / zoning inspections for Juno Beach Building Permit No. 15-5336 which has now expired for the 2<sup>nd</sup> time. The building permit was issued for the installation of a shed on the east side of the property.

**Code Sections**

**Florida Building Code – Section 105.1 - Building Permits (Obtain Required Permit)** - Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**Florida Building Code – 105.4.1 - Building Permits (Work Authorized Must Commence Within Six Months)** - A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

**Background**

The subject property is a single-family mobile home in Juno Beach Mobile Home Condominium and is located at 14661 US Highway 1 – Lot 39 / Mailbox 40 in Juno Beach, FL. The owners of the property are Glenn and Nicole Maclean. (Pg 1)

Juno Beach Building Permit No. 15-5336 was issued on December 17, 2015 for installation of a shed on the east side of the property. (Pg 2) Upon town review of the permit application and prior to issuance of the permit, Planning & Zoning made the following notation: *Side setback shall be 3' if neighbor has accessory structure on the property line.* (Pg 3)

On December 22, 2015, an in-progress (rough) inspection for the shed was conducted by Building Inspector Tom Bubb. There was some confusion because although the permit was issued for installation of the shed, the owner / contractor requested a driveway inspection. However, Mr. Bubb passed the in progress (rough) inspection stating: *conditional upon correct setback (not provided on print).* (Pg 4)



No final building inspection for the shed installation was requested, thus, no final building nor zoning inspections were completed. The building permit ultimately expired due to no activity in June 2016.

In early March 2024, George Rowe, 14661 US Highway 1 – Lot 38A, reported to Code Compliance Officer Lynn Hamel that Mr. MacLean's shed was leaning on his residence and into his property. Mr. Rowe provided pictures of what was reported to be the encroaching shed. (Pgs 5-6) Upon investigation, it was determined, as noted above, that although a building permit was previously issued for installation of the shed on Mr. MacLean's property, no final building nor zoning inspections were completed and that the permit was expired.

Thus, on March 15, 2024 and based on these findings, Ms. Hamel emailed Mr. MacLean with the concerns regarding the expired permit and asked that he renew the expired Juno Beach Building Permit No. 15-5336 so that the required inspections and any necessary actions could be completed so that the permit could be closed. (Pg 7)

On May 20, 2024, Ms. Hamel issued a Notice of Violation (Case No. 24-03-20) to Glenn & Nicole MacLean as Juno Beach Building Permit No. 15-5336 was not renewed. (Pgs 8-10)

On May 24, 2024, Mr. MacLean spoke with Janice Daley and Yasmin Hamel, Building Department, regarding renewal of the expired building permit. Mr. Maclean paid the renewal fee so that the permit was again active. (Pg 11)

On July 17, 2024, Isabella Hickey, Principal Planner, conducted a zoning inspection for the shed installed at the premises. Although it appeared that the shed had been shifted slightly to the west, the inspection failed as the shed did not meet the setback requirement(s). *Note: The Zoning Inspection Comments stated in error that the shed needed to be setback at least 5 feet from the property line; however, the correct setback as noted during the review of the original building permit application stated 3 feet if the neighbor had an accessory structure ... which there was.* (Pg 12-13)

On November 24, 2025, Juno Beach Building Permit No. 15-5336 again expired. Thus, there was no longer a valid building permit for installation of the shed on the premises.

On February 7, 2025, Ms. Hamel issued a Notice of Hearing to Mr. & Ms. MacLean. Included with the Notice of Hearing was the previously issued Notice of Violation; however, the Officer Comments were slightly updated to include the more recent activity. (Pgs 14-17) The Special Magistrate Hearing was scheduled for March 20, 2025.

### **Statement of Current Conditions**

Juno Beach Building Permit No. 15-5336 is expired. The shed located on Mr. & Ms. Maclean's property, Lot 39, does not meet the required 3 ft setback. (Pgs 13 & 18)

Although the Notice of Violation references the requirement to have active / valid building permit for improvements on the property, the fact that the shed as it is currently installed also violates not only the conditions of the issued building permit, but also Section 34-603 – Building Site Area Requirements for Individual Lots within manufacture home Community as stated below:





*Minimum Setback for Accessory Structure Construction Entirely of Materials that Do Not Support Combustion: 0 ft. provided a minimum 3-foot separation is maintained from a structure on an adjacent property. (Pg 19)*

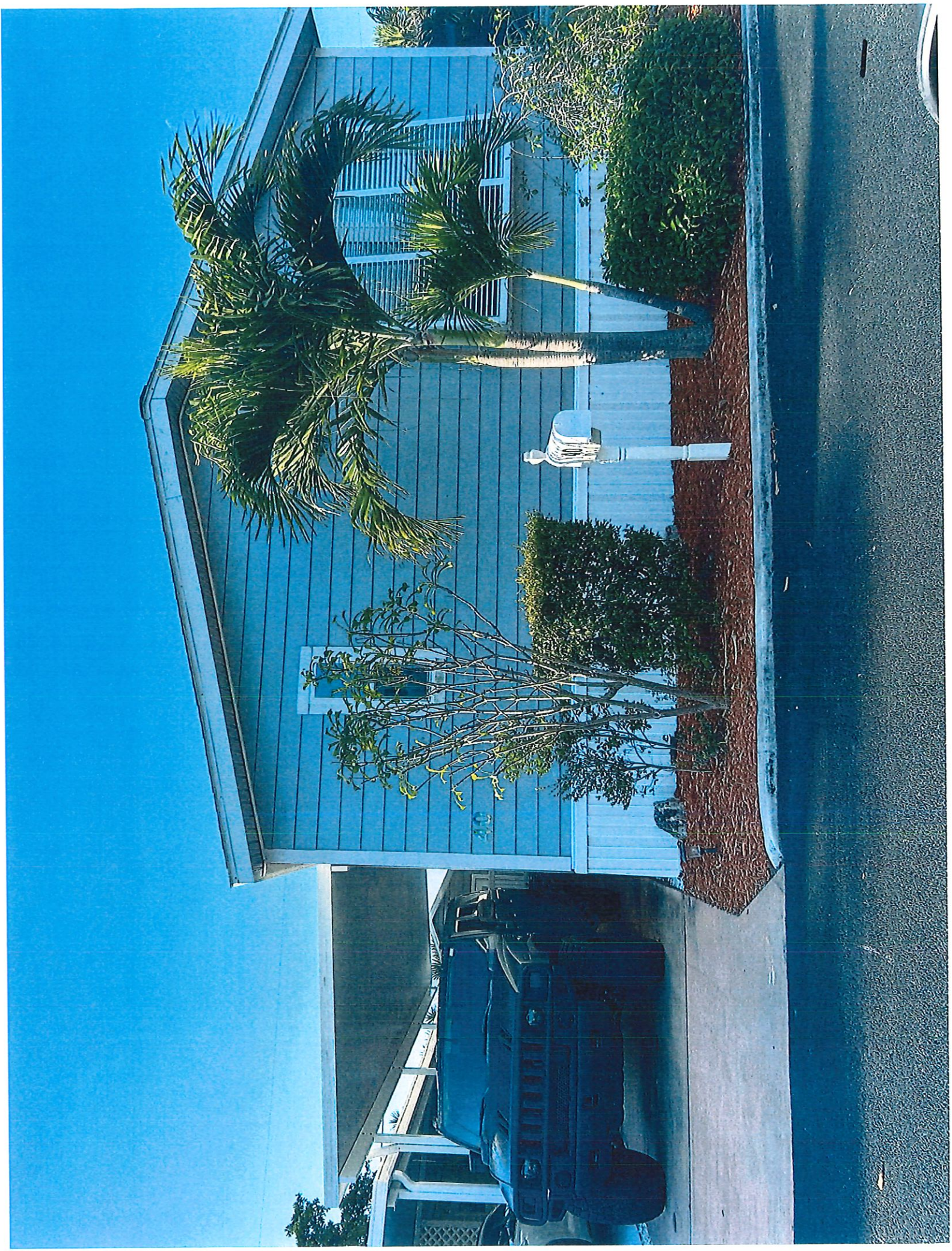
#### **Staff Recommendation**

Staff recommends that Mr. & Ms. MacLean, property owners, be found in violation of the Sections 105.1 and 105.4.1 of the Florida Building Code as noted above in this Staff Report.

#### **Recommended Fine**

Staff recommends a fine of \$100.00 per day, beginning April 18, 2025 and continuing until Juno Beach Building Permit 15-5336 is renewed and active AND all required building / zoning inspections have been successfully completed in order to close Juno Beach Building Permit No. 15-5336 i.e. to include that the previously installed shed is shifted, relocated or removed so that there is not encroachment into the required setback.









**Juno Beach Building Division**  
340 Ocean Drive  
Juno Beach, FL 33408-  
Phone: (561)656-0314 Fax: (561)775-0812

Expires: **6/14/2016**

Permit #: **15-5336**

**Permit**

Permit Type: **Misc Residential Permit**  
Work Classification: **Other Structure**  
Issue Date: **12/17/2015**

Project Address

SBL No.

**14661 US Hwy. 1 (Lot 39) Suite: 40**  
**Juno Beach, FL 33408**

**28-43-41-21-07-000-0390**

Owner Information

Address

Phone

Cell

**Glenn & Nicole MacLean**

**76 Ibis Lane**  
**Key Largo FL 33037-2643**

**(561)693-8375**

**76 Ibis Lane**  
**Key Largo FL 33037-2643**

Contractor(s)

Phone

Primary Contractor

**DISCOUNT CONCRETE CONCEPTS, INC (561)966-3215**

**Yes**

**Required Inspections:**

For Inspections call: **(561)656-0314**

Inspection

IVR

**See Permit Record**

Proposed Construction / Details

Install 8 x 14 Suncrest shed

Valuation:

**\$ 4,270.00**

Total Sq Feet:

**112**

**Fees Due**

**Amount**

Additional Service Fee	\$60.00
Base Fee	\$75.00
DBPR Fee	\$2.03
DCA Fee	\$2.03
<b>Total:</b>	<b>\$139.06</b>

**Total**

**Amt Paid**

**Amt Due**

**\$ 139.06**

**\$ 139.06**

**\$ 0.00**

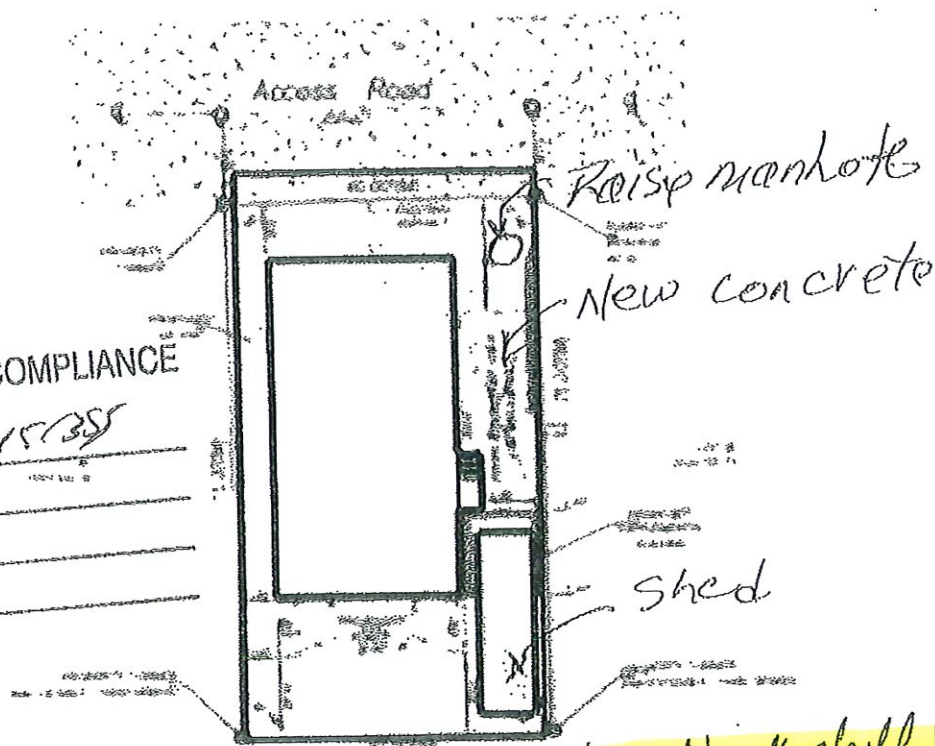
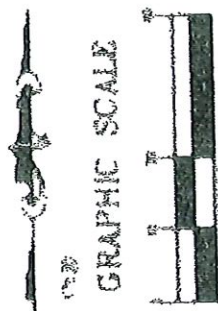
**Building Department**  
**Copy**

11/23/2015

Att: Frank

Re: 140661 Lot 40.  
Juno Condo

Please revise permit to include:



REVIEWED FOR CODE COMPLIANCE

REVIEWED FOR: [illegible]  
Building 12-8-2015/BS

Plumbing

Electrical

Mechanical

Figure 1

1	1. $2x^2 + 3x - 4$
2	2. $5x^3 - 2x^2 + 7x - 1$
3	3. $x^4 - 3x^3 + 2x^2 - x + 5$
4	4. $7x^2 - 4x + 9$
5	5. $3x^3 - 5x^2 + 2x - 8$
6	6. $x^5 - 2x^4 + x^3 - 7x^2 + 4x - 6$
7	7. $4x^3 - 3x^2 + 2x - 1$
8	8. $6x^4 - 5x^3 + 4x^2 - 3x + 2$
9	9. $2x^2 - 3x + 1$
10	10. $5x^3 - 2x^2 + 7x - 1$

FILE COPY

As shown

Side setback shall be 3' if neighbor has Accessory structure on the property line.

Regards;  
Glenn MacLean  
*[Signature]*

340 M  
Date:

340 OFFICIAL

Date: 11/23

☒ Draft  
☐ Copy

☒ Approved  
as noted

☐ Approved  
to submit Per Attached Comments

☐ Additional Copies Req'd

Date: 11/23

Reviewed By: TDS



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**Inspection Worksheet**  
**Town of Juno Beach**  
340 Ocean Drive Juno Beach, FL  
Phone: (561)656-0314 Fax: (561)775-0812

Inspection Number: **INSP-33398**

Permit Number: **15-5336**

Inspection Type: **In Progress**  
Inspector: **Bubb, Tom**

Inspection Date: **12/22/2015**  
Inspection Time: **Anytime**

Owner: **MacLean, Glenn & Nicole**  
Job Address: **14661 US Hwy. 1 (Lot 39) 40**  
**Juno Beach, FL 33408**

Phone Number: **(561)693-8375**

Project: **Juno Beach Condo**

Parcel Number: **28-43-41-21-07-000-0390**

Contractor: **DISCOUNT CONCRETE CONCEPTS, INC.**

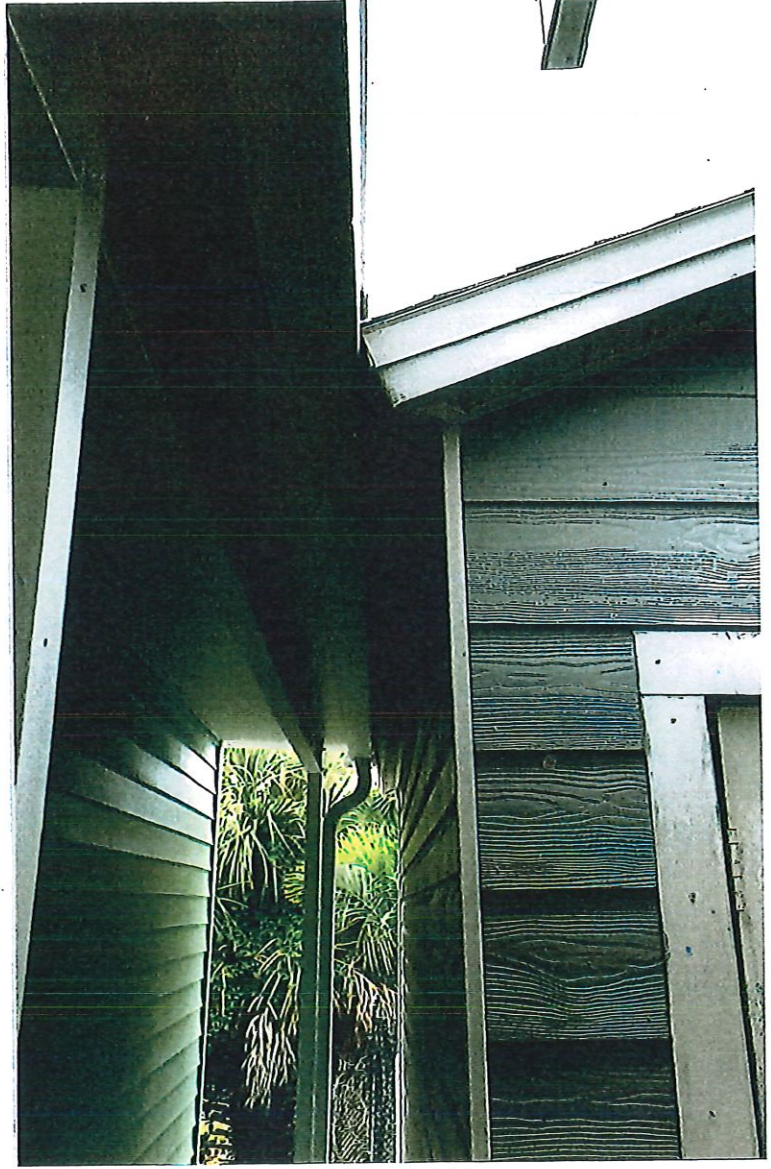
Phone: **(561)966-3215**

Permit Type: **Misc Residential Permit**

**Directions:**

<b>Passed</b>	<input checked="checked" type="checkbox"/>	<b>Inspector Comments</b> Install 8 x 14 Suncrest shed Requested driveway inspection  <i>Cond. upon correct Setback (not provided on print)</i>
<b>Failed</b>	<input type="checkbox"/>	
<b>Correction Needed</b>	<input type="checkbox"/>	
<b>Re-inspection Fee</b>	<input type="checkbox"/>	

No additional inspections can be scheduled until the re-inspection fee is paid.







**From:** Lynn Hamel  
**Sent:** Friday, March 15, 2024 11:21 AM  
**To:** 'glennmaclean936@gmail.com'  
**Cc:** Janice Daley; Nancy Harvey; Yasmin Hamel  
**Subject:** 14661 US Highway 1 Lot 40

Hello Mr. MacLean,

I'm following up on Juno Beach Building Permit No. 15-5336 that was issued in 2015 for the installation of a shed on the above-referenced property. It has come to my attention that this permit was never closed (no final inspection) and that the information on the setback was never provided.

While on the adjacent property for another purpose, it was brought to my attention that the shed appears to be encroaching onto the property to the east. Rather than open a code enforcement case regarding this matter, I thought it better to reach out to you via email as you may not even be aware of the situation and that the permit was never closed.

Please renew this permit at your earliest convenience so that the appropriate action may be taken as may be needed so that the final inspection can be completed and the permit closed.

If you have any questions regarding renewal of the permit, please contact Janice Daley, Permit Coordinator, at 561/656-0304 or at [jdaley@juno-beach.fl.us](mailto:jdaley@juno-beach.fl.us).

I will be out of the office next week, but I will be returning the following Monday if you have questions for me.

Respectfully,

*Lynn Hamel*  
Code Compliance Officer  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
561/627-0818





# Town of Juno Beach Code Enforcement

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

Case Number: **CE-24-03-20**  
Issue Date: 05/20/2024  
Compliance Date: 06/07/2024

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## NOTICE OF VIOLATION

Glenn & Nicole Maclean • 11439 Kidd Lane • Palm Beach Gardens, FL 33410

Glenn & Nicole Maclean • 14661 US Highway 1 - 39 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-07-000-0390

Location Address: 14661 US Highway 1 - 39 • Juno Beach, FL

Zip Code

33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

#### Ordinance Description

**Violation 1: 105.1 - Florida Building Code - Permits - Building Permits (Obtain Required Permit)** - Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

#### Corrective Action

Apply for, renew and /or obtain Juno Beach Building Permit as required / authorized.

#### Ordinance Description

**Violation 2: 105.4.1 - Florida Building Code - Permits - Building Permits (Work Authorized Must Commence Within Six Months)** - A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

#### Corrective Action

Renew expired building permit and complete all work and inspections as required.

#### Officer Comments

Juno Beach Building Permit No. 15-5336 for installation of a shed is expired as no final building inspection was requested and / or passed. Shed appears to be encroaching onto and / or causing damage to adjacent property.

Please renew expired Juno Beach Building Permit No. 15-5336 for installation of a shed on the above-noted premises by the above-noted Compliance Date (April 12, 2024).

Please also complete all required inspections within 60 days of permit renewal.

The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Friday, June 7, 2024 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818

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Lynn Hamel



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**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)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Glenn & Nicole Maclean  
11439 Kidd Lane  
Palm Beach Gardens FL 33408

For Instructions

7052 4507 1054 1054 7501  
7022 3330 0001 1054 7501

**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:

Glenn & Nicole Maclean  
11439 Kidd Lane  
Palm Beach Gardens FL 33408



9590 9402 7646 2122 1329 38

2. Article Number (Transfer from service label)

7022 3330 0001 1054 7501

**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 Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



**Lynn Hamel**

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**From:** Yasmin Favaretto Hamel <yhamel@juno-beach.fl.us> on behalf of Yasmin Favaretto Hamel  
**Sent:** Friday, May 24, 2024 9:09 AM  
**To:** glennmaclean936@gmail.com  
**Cc:** Janice Daley; Lynn Hamel  
**Subject:** Permit 15-5336 - Renewal invoice  
**Attachments:** Glenn Invoice.pdf; mgo\_connect\_cp\_help\_guide.pdf

Hi Glenn,

Please see attached the invoice for the permit renewal. In order for you to pay it online, you will need to create an account with MGO Connect with the matching phone number and email that you have on the permit. I'm also attaching a help guide to navigate it in case you need it, hope this helps.

Let me know if you have any questions,

***Yasmin F. Hamel***

**Permit/License Coordinator**

**Town of Juno Beach**

340 Ocean Drive

Juno Beach, FL 33408

[yhamel@juno-beach.fl.us](mailto:yhamel@juno-beach.fl.us)

Phone: (561)656-0302

**Please note:** Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

5-24-24 Mr MacLean  
came in + spoke w/  
Janice + Yasmin

**Town of Juno Beach**  
**340 Ocean Drive**  
**Juno Beach, FL 33408**  
**(561) 626-1122**



Date: Wednesday, July 17, 2024

Dawn D Kain  
DISCOUNT CONCRETE CONCEPTS, INC.

dcci7@aol.com

Permit Number 15-5336  
Job Address: 14661 US Hwy. 1 (Lot 39) 40, Juno Beach 33408

Dear Dawn D Kain,

Staff has completed its final zoning inspection for the property located at 14661 US Hwy. 1 (Lot 39) 40, Juno Beach 33408. Comments from this inspection follow.

**Zoning Inspection Comments - Failed**

The following comments have been provided by Isabella Hickey. Should you have any questions or require additional information regarding any of these comments, please contact Isabella Hickey by telephone at (561) 656-0318 or by email at [ihickey@juno-beach.fl.us](mailto:ihickey@juno-beach.fl.us).

Shed is not meeting setback requirements. Shed needs to be setback at least 5 feet from the property line. Please see attached photo showing shed is only setback 1 ft from the property line.

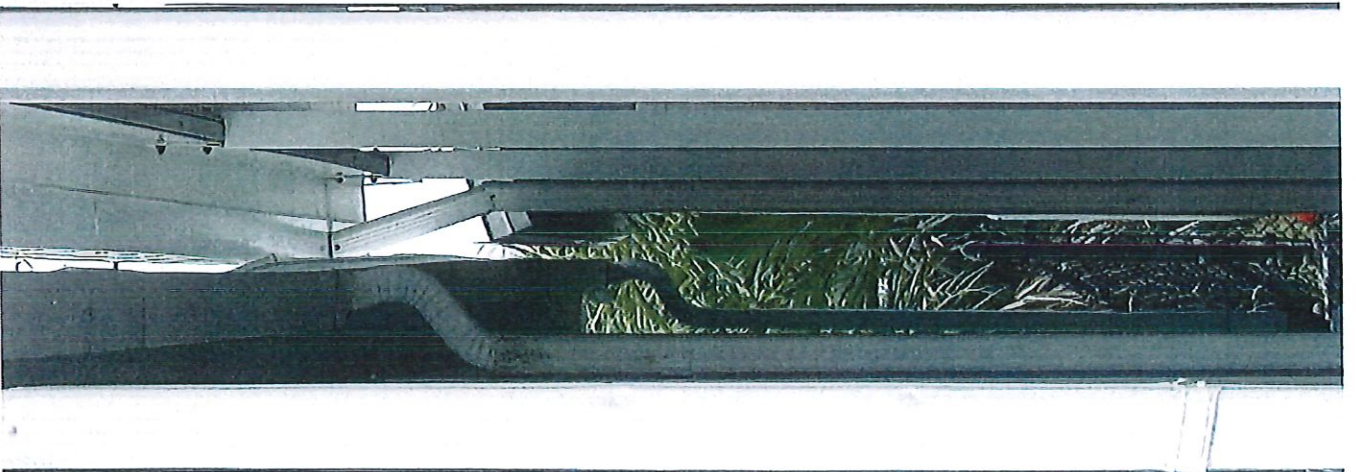
Thank you,

A handwritten signature in blue ink, which appears to read "Isabella Hickey", is located below the "Thank you," text.

Isabella Hickey



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## NOTICE OF HEARING

Town of Juno Beach Code  
Enforcement  
340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (261) 775-0812

Case Number: **CE-24-03-20**

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Date: 2/7/2025  
Compliance Date: 6/7/2024

Glenn & Nicole Maclean  
11439 Kidd Lane  
Palm Beach Gardens, FL 33410

Glenn & Nicole Maclean  
14661 US Highway 1 - 39  
Juno Beach, FL 33408

Dear Property Owner or Responsible Party:

You are hereby notified that an inspection of the following property:

Location Address:

Parcel No.

14661 US Highway 1 - 39  
Juno Beach, FL 33408

28-43-41-21-07-000-0390

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### Code Violations:

105.1 - Florida Building Code - Permits - Building Permits (Obtain Required Permit)

105.4.1 - Florida Building Code - Permits - Building Permits (Work Authorized Must Commence Within Six Months)

You are hereby formally notified that on Thursday, **March 20, 2025 @ 9:00 AM** there will be a hearing conducted by the Town of Juno Beach Special Magistrate in the Council Chambers of the Town of Juno Beach, Town Center, 340 Ocean Drive, concerning the violations as listed above. The violation(s) specific to this case is included in the Notice of Violation dated May 20, 2024. (A copy of this Notice of violation is enclosed for your reference.)

Failure to appear may result in the Special Magistrate proceeding in your absence. IF the violation is corrected prior to the hearing date, the case still may be presented to the Special Magistrate.

Should you be found in violation, the Special Magistrate may enter an order against you and may levy a fine of up to \$250.00 a day, per violation, for every day that the violation continues beyond the date set in its order for compliance. If the Town of Juno Beach prevails in demonstrating a violation, the order entered by the Special Magistrate shall require you to pay all costs incurred by the town of Juno Beach in prosecuting the case.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, they will need a record of the proceedings and for such purpose they 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.

Sincerely,

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818

On behalf of: Morris G Miller -- Special Magistrate





# Town of Juno Beach Code Enforcement

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

Case Number: CE-24-03-20  
Issue Date: 05/20/2024  
Compliance Date: 06/07/2024

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## NOTICE OF VIOLATION

Glenn & Nicole Maclean • 11439 Kidd Lane • Palm Beach Gardens, FL 33410

Glenn & Nicole Maclean • 14661 US Highway 1 - 39 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-07-000-0390

Zip Code

Location Address: 14661 US Highway 1 - 39 • Juno Beach, FL

33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

#### Ordinance Description

**Violation 1: 105.1 - Florida Building Code - Permits - Building Permits (Obtain Required Permit)** - Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

#### Corrective Action

Apply for, renew and /or obtain Juno Beach Building Permit as required / authorized.

#### Ordinance Description

**Violation 2: 105.4.1 - Florida Building Code - Permits - Building Permits (Work Authorized Must Commence Within Six Months)** - A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

#### Corrective Action

Renew expired building permit and complete all work and inspections as required.

### Officer Comments

#### CURRENT COMMENTS - 2/9/2025

On 5/24/2024 and following issuance of the Notice of Violation dated 5/20/2024, Glenn Maclean (property owner) renewed Juno Beach Building Permit No. 15-5336 for installation of a shed on his property located at 14661 US Highway 1 - 39.

On 7/17/2024, Isabella Hickey, Senior Planner, performed a zoning inspection at the premises and, although it appeared the shed had been shifted slightly to the west, the shed still did not comply with the setback requirements for such a structure.

On 11/24/2025, Juno Beach Building Permit No. 15-5336 expired. To date, the shed does not meet the setback requirements, thus, a Notice of Hearing is being issued for the March 20, 2025 Special Magistrate Hearing.

#### PREVIOUS COMMENTS - 5/20/2024

Juno Beach Building Permit No. 15-5336 for installation of a shed is expired as no final building inspection was requested and / or



passed. Shed appears to be encroaching onto and / or causing damage to adjacent property.

Please renew Juno Beach Building Permit No. 15-5336 for installation of a shed on the above-noted premises by the above-noted Compliance Date.

Please also complete all required inspections within 60 days of permit renewal.

16

The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Friday, June 7, 2024 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

**Lynn Hamel**

Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818



17

7022 3330 0001 1055 0167

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ _____	Postmark Here
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 \$ _____	
GLENN & NICOLE MACLEAN 11439 KIDD LANE PALM BEACH GARDENS FL 33410	
See Reverse for Instructions	

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<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>		<b>A. Signature</b> <input checked="" type="checkbox"/> <i>Glenn MacLean</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
<b>1. Article Addressed to:</b>  GLENN & NICOLE MACLEAN 11439 KIDD LANE PALM BEACH GARDENS FL 33410		<b>B. Received by (Printed Name)</b> <i>Glenn MacLean</i>	<b>C. Date of Delivery</b> <i>2-13-26</i>
<b>2. Article Number (Transfer from service label)</b> 7022 3330 0001 1055 0167		<b>D. Is delivery address different from Item 1?</b> <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
9590 9402 7646 2122 1336 52		<b>3. Service Type</b>	
		<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	







### Sec. 34-603. Building site area requirements for individual lots within manufactured home community.

The following building site area requirements for individual lots within manufactured home communities shall apply to the MH manufactured home community district:

Minimum lot area	3,000 sq. ft.
Minimum lot width	40 ft.*
Minimum lot depth	75 ft.*
Minimum front setback	3 ft.* <sup>(a)</sup>
Minimum side setback	5 ft.* <sup>(a)</sup>
Minimum rear setback	10 ft.*
Maximum height	1-story, 18 ft. <sup>(b)</sup>
Maximum lot coverage	75%
Minimum living area (habitable space)	600 sq. ft.
Maximum building dimension	100 ft.
Minimum landscaping requirement	20%
Minimum ocean setback	50 ft. west of CCCL
Minimum parking requirements	1 space/unit (8 ft. wide by 18 ft. deep)
Minimum setback for accessory structure constructed entirely of materials that do not support combustion	0 ft., provided a minimum 3-foot separation is maintained from a structure on an adjacent property <sup>(c)</sup>
Minimum setback for accessory structure constructed of combustible materials	5 ft. <sup>(c)</sup>
Accessory structure maximum height	Height of manufactured home <sup>(b)</sup>

#### NOTES:

\*Lots that are designed to have the longest portion of the manufactured home (length) run parallel with the front property line shall have the following minimum requirements:

Minimum lot width: 90 ft.

Minimum lot depth: 25 ft.

Minimum front setback: 3 ft.<sup>(a)</sup>

Minimum side setback: 10 ft.<sup>(a)</sup>

Minimum rear setback: 5 ft.

<sup>(a)</sup> Corner lots: section 34-899 shall apply to this district. One street side: minimum three-foot setback; other street side: minimum three-foot setback. If adjacent to an arterial or collector street, the arterial or collector street side setback shall be a minimum of ten feet.

<sup>(b)</sup> Building height is measured from average existing grade (prior to land alteration) at the structure's proposed location or from the crown of the road at its highest elevation abutting the property, whichever is greater.

<sup>(c)</sup> If accessory structure is in the front yard, the front yard setback shall apply. However, a storage building shall be located only in the rear one-third depth of the lot.

(Ord. No. 207, § 4.707, 8-8-1979)





Special Magistrate Hearing  
Code Enforcement Case No. 24-03-22  
March 20, 2025

Staff Report

Re: 509 Sea Oats Drive B-6  
Juno Beach, FL 33408

**Case No. 24-03-22:** Failure to maintain pool and premises in such a manner that the conditions do not create a health, sanitation, or safety hazard.

**Code Sections**

- **Juno Beach Code of Ordinances – Section 6-60 (9) – Dangerous Buildings – Criteria for Designating as Dangerous:** Those which because of their condition are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of residents of the town.
- **Juno Beach Code of Ordinances – Section 6-107 (2) – Dangerous Buildings – Uses or Activities constituting a Public Nuisance:** The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.
- **International Property Maintenance Code – Section 302.1 – Exterior Property Areas – Sanitation:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- **International Property Maintenance Code – Section 303.1 – Swimming Pools, Spas and Hot Tubs – Swimming Pools:** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**Background**

The subject property is a single-family townhome in Sea Oats at Juno Beach and is located at 509 Sea Oats Drive, Unit B-2, in Juno Beach, FL. The owner of the property is Maria Cole. (Pg 1)

Complaints regarding pool and exterior health and sanitary conditions at the subject property began in July 2023 when Melissa Voight, Sea Oats Association Property Manager, submitted emails with pictures of the rear yard pool area to Code Compliance Officer Lynn Hamel. The pictures as well as an on-site visit indicated that the pool water was dark and appeared untreated. (Pgs 2-4 ) On July 17, 2023, Ms. Hamel stopped by Ms. Cole's residence at which time she reported that a pool company was scheduled to take care of the pool that week. However, later in August, no corrective actions had yet been taken. Therefore, on August 28, 2023, Ms. Hamel issued a Warning Letter (Case No. 23-08-56) to Ms. Cole citing the potentially unsanitary conditions. (Pgs 5-6) On October 11, 2023, Ms. Hamel issued a Notice of Violation and a Notice of Hearing (Case No. 23-08-56) as no corrective actions were observed to have been taken. (Pgs 7-10) The Special Magistrate Hearing was scheduled for November 16, 2023. No proof



of service was returned to Ms. Hamel, therefore, the notices were posted at the property on November 8, 2023. (Pg 11)

Also on November 8, 2023, Ms. Hamel inspected the pool area through the screen door. It appeared that the pool had been chemically treated as indicated by the aqua color of the water and, although the water was not perfectly clear, did not pose any health risk. (Pgs 12-14) Lind Wisniewski, FDOH PBC Environmental Public Health also confirmed via email that the pool appeared to have been chemically treated. (Pgs 15-16) Therefore, the risk at that time was significantly minimized / eliminated so the Special Magistrate Hearing was cancelled on November 10, 2023. (Pg 17)

On December 21, 2023, Mike Lambert, Sea Oats Property Manager, reported unsanitary conditions in Ms. Cole's pool area. Based on Mr. Lambert's picture as well as an on-site visit, the pool appeared to be chemically treated although, again, the water was not perfectly clear. (Pgs 18-20) Ms. Hamel responded to Mr. Lambert based on her observations. (Pg 21)

On March 11, 2024, Roger Raftery, PhD, 601 Sea Oats Drive, Unit D-4, reported unsanitary conditions at Ms. Cole's residence, particularly the pool area, and his concern for diseases due to mosquitoes. (Pg 22) Ms. Hamel visited the property and also spoke with Ms. Cole regarding the needed corrective actions. Ms. Hamel also followed up with Ms. Cole by issuing a Warning Letter on March 28, 2024. (Case No. 24-03-22) The Compliance Date noted on the Warning Letter was April 18, 2024. (Pg 23)

Following issuance of the Warning Letter, Ms. Hamel conducted periodic inspections for a time during which the pool water remained aqua in color.

On November 20, 2024, Dr. Raftery reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at Ms. Cole's pool area; however, in the picture provided by Dr. Raftery as well as an on-site visit to the property, the pool water was aqua in color indicating it was being chemically treated. (Pgs 24-25) On November 21, 2024, Ms. Hamel informed the Holly Galleher, Sea Oats Property Manager, of the determination. (Pg 26)

On February 7, 2025, Dr. Raftery again reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at Ms. Cole's pool area. (Pgs 27-28) Based on observations made during a follow-up on-site visit to the property (dark green ... nearly black water), Ms. Hamel notified Dr. Raftery of the intended actions. (Pg 29-30) Ms. Hamel then re-issued a Notice of Violation with a Notice of Hearing. (Case No. 24-03-22) The Special Magistrate Hearing was scheduled for March 20, 2025. (Pgs 31-34)

On February 24, 2025, Dr. Raftery emailed Ms. Hamel to inform that Ms. Cole's pool conditions remained the same and no improvement was observed. (Pgs 35-37)

Because no verification of delivery / receipt of the NOV and NOH was returned to the Town, Ms. Hamel posted the notices at Ms. Cole's residence on February 27, 2025. (Pg 38)

#### **Statement of Current Conditions**





On March 14, 2025, Staff visited Ms. Cole's property to determine if any corrective actions had been taken to eliminate / minimize the unsanitary conditions. While on site, there were several containers / pots near the front door nearly full of standing water. (Pg 39) Additionally and more significant was the unsanitary condition of the rear yard pool. (Pgs 40-41) Thus, no corrective actions were observed to have been taken and the unsanitary conditions appeared to not only remain but to have worsened.

#### **Staff Recommendation**

Staff recommends that Ms. Cole, property owner, be found in violation of the Sections 6-60 (9) and 6-107 (2) of the Juno Beach Code of Ordinances and Sections 302.1 and 303.1 of the International Property Maintenance Code as noted above in this Staff Report.

#### **Recommended Fine**

Staff recommends a fine of \$100.00 per day, beginning April 7, 2025 and continuing until all of the following corrective actions to eliminate potential health / sanitation hazards are completed:

- The pool is professionally treated and cleaned and routinely maintained i.e. treated and cleaned.
- The pool pump is repaired / replaced as may be needed to ensure it is operating correctly and there is sufficient circulation.
- Accumulated water in various empty containers / pots is emptied as may be needed.
- Screens that are in disrepair are removed / replaced.







2

Town of Juno Beach  
561/627-0818

From: Mellissa Vought [<mailto:MVought@campbellproperty.com>]  
Sent: Friday, July 07, 2023 10:41 AM  
To: 'lhamel@juno-beach.fl.us' <[lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us)>  
Subject: Sea Oats 509-B2

Hi Lynn,

The above named unit has a pool in the lanai on the rear of the unit that has not been maintained and does not seem to have a working pump. This area and equipment is the responsibility of the unit owner and she continuously fails to take appropriate action on this matter. At this time, the pool is green, collecting foam on the surface, and, due to the broken screen on the lanai, is becoming a breeding ground for mosquitos. We are requesting that code enforcement conduct an inspection of the unit and take any enforcement action possible on the owner. Please let me know if you need any additional information in order to proceed. I can be reached directly on my cell phone at 561-577-5212 if you need to discuss further.

Thank you,

**Mellissa Vought**  
Community Association Manager  
Campbell Property Management  
401 Maplewood Drive Suite 23  
Jupiter, FL 33458  
Phone: 561-203-7910  
Fax: 561-277-2481  
Email: [MVought@campbellproperty.com](mailto:MVought@campbellproperty.com)















## Town of Juno Beach Code Enforcement

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

**Case Number: CE-23-08-56**  
Issue Date: 08/29/2023  
Compliance Date: 09/15/2023

### WARNING LETTER

Maria Cole • 509 Sea Oats Drive B-2 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-14-509-0022  
Location Address: 509 Sea Oats Drive B-2 • Juno Beach, FL

Zip Code  
33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

#### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

##### Ordinance Description

**Violation 1: 6-107 (2) -Juno Beach Code of Ordinances - Buildings and Building Regulations - Uses or Activities Constituting a Public Nuisance** - The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.

##### Corrective Action

Maintain property / premises in a proper state of repair and free from conditions that may be unsafe or create a health, sanitation, or safety hazard.

##### Ordinance Description

**Violation 2: 302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

##### Corrective Action

Maintain property / premises in a clean, safe and sanitary condition as required.

##### Ordinance Description

**Violation 3: 303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools** - Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

##### Corrective Action

Maintain swimming pool in a clean and sanitary condition, and in good repair.

#### Officer Comments

Exterior properties and pools must be maintained in accordance with the above-noted code sections. Such areas and pools must be kept in such a manner that they do not cause a potential health, sanitation or safety hazard.

Stored items and containers present on the rear patio of the premises may hold water which, if not periodically emptied or treated, may create breeding grounds for mosquitoes, rodents, etc. which might be detrimental to the health or safety of nearby residents. Please remove or relocate items / containers that may hold water or periodically treat / empty the water to minimize the potential for the creation of such breeding grounds.

The pool water, which appears dark and untreated, must also be maintained in a sanitary condition so that it does not create a breeding ground for mosquitoes. Please provide the needed sanitation / maintenance of the pool water by the above-noted Compliance Date.



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The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Friday, September 15, 2023 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818



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# Town of Juno Beach Code Enforcement

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

Case Number: CE-23-08-56  
Issue Date: 10/11/2023  
Compliance Date: 10/27/2023

## NOTICE OF VIOLATION

Maria Cole • 509 Sea Oats Drive B-2 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-14-509-0022  
Location Address: 509 Sea Oats Drive B-2 • Juno Beach, FL

Zip Code  
33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

#### Ordinance Description

**Violation 1: 6-107 (2) -Juno Beach Code of Ordinances - Buildings and Building Regulations - Uses or Activities Constituting a Public Nuisance** - The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.

#### Corrective Action

Maintain property / premises in a proper state of repair and free from conditions that may be unsafe or create a health, sanitation, or safety hazard.

#### Ordinance Description

**Violation 2: 302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

#### Corrective Action

Maintain property / premises in a clean, safe and sanitary condition as required.

#### Ordinance Description

**Violation 3: 303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools** - Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

#### Corrective Action

Maintain swimming pool in a clean and sanitary condition, and in good repair.

### Officer Comments

Exterior properties and pools must be maintained in accordance with the above-noted code sections. Such areas and pools must be kept in such a manner that they do not cause a potential health, sanitation or safety hazard.

Stored items and containers present on the rear patio of the premises may hold water which, if not periodically emptied or treated, may create breeding grounds for mosquitoes, rodents, etc. which might be detrimental to the health or safety of nearby residents. Please remove or relocate items / containers that may hold water or periodically treat / empty the water to minimize the potential for the creation of such breeding grounds.

The pool water, which appears dark and untreated, must also be maintained in a sanitary condition so that it does not create a breeding ground for mosquitoes. Please provide the needed sanitation / maintenance of the pool water by the above-noted Compliance Date.



The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Friday, October 27, 2023 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

8

Lynn Hamel

Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818





## NOTICE OF HEARING

Town of Juno Beach Code  
Enforcement  
340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (261) 775-0812

Case Number: **CE-23-08-56**

Date: 10/11/2023  
Compliance Date: 10/27/2023

Maria Cole  
509 Sea Oats Drive B-2  
Juno Beach, FL 33408

Dear Property Owner or Responsible Party:

You are hereby notified that an inspection of the following property:

Location Address:

Parcel No.

509 Sea Oats Drive B-2  
Juno Beach, FL33408

28-43-41-21-14-509-0022

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### Code Violations:

302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation

303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools

6-107 (2) - Uses/Activities - Public Nuisance

You are hereby formally notified that on **Thursday, November 16, 2023 @ 9:00 AM** there will be a hearing conducted by the Town of Juno Beach Special Magistrate in the Council Chambers of the Town of Juno Beach, Town Center, 340 Ocean Drive, concerning the violations as listed above. The violation(s) specific to this case is included in the Notice of Violation dated October 11, 2023. (A copy of this Notice of violation is enclosed for your reference.)

Failure to appear may result in the Special Magistrate proceeding in your absence. IF the violation is corrected prior to the hearing date, the case still may be presented to the Special Magistrate.

Should you be found in violation, the Special Magistrate may enter an order against you and may levy a fine of up to \$250.00 a day, per violation, for every day that the violation continues beyond the date set in its order for compliance. If the Town of Juno Beach prevails in demonstrating a violation, the order entered by the Special Magistrate shall require you to pay all costs incurred by the town of Juno Beach in prosecuting the case.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, they will need a record of the proceedings and for such purpose they 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.

Sincerely,

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818

On behalf of:  
Morris (Skip) G. Miller  
Special Magistrate



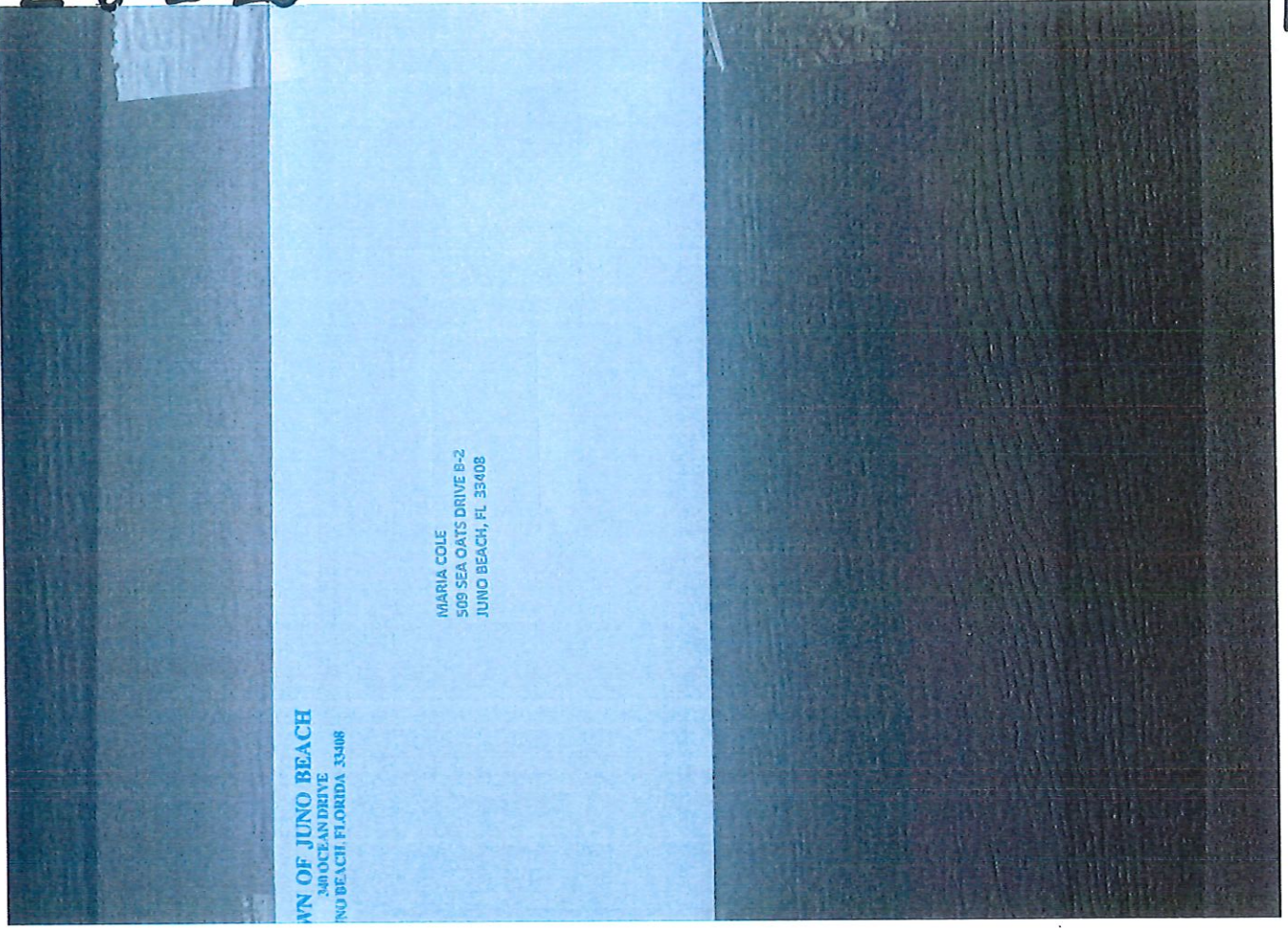
7022 3330 0001 1055 2437

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Certified Mail Fee \$ _____	Postmark Here
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 \$ _____	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Maria Cole 509 Sea Oats Drive B-2 Juno Beach, FL 33408	
PS Form 3800, April 2013 PSN 7530-02-000-9027 See reverse for instructions	



2-8-2023

11





11-8-23

12





11-8-23



13





11-8-23



14





**Lynn Hamel**

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**From:** Wisniewski, Lind <Lind.Wisniewski@flhealth.gov> on behalf of Wisniewski, Lind  
**Sent:** Wednesday, November 8, 2023 4:07 PM  
**To:** lhamel@juno-beach.fl.us  
**Cc:** Kudela Leczynski, Ewa; Hardman, Henry J  
**Subject:** FW: Juno Beach Pool  
**Attachments:** IMG\_5184.jpg; IMG\_5185.jpg; IMG\_5186.jpg; IMG\_5187.jpg; IMG\_5188.jpg; IMG\_5183.jpg

Hello,

The Florida Department of Health does not have the authority to investigate or handle complaints regarding pools not being maintained or the discoloring of private pools (green/black pools). Typically, the local Code Enforcement or Code Compliance agency would handle properties or pools not being maintained if such a local ordinance or rule exists.

The HOA may have authority in their association documents.

The pool is enclosed and from your photos seems like it is being chemically treated.

The property owner should ensure that the pool does not pose a risk to public health or a public nuisance, ie breeding mosquitoes.

Sincerely,

Lind Wisniewski  
 Environmental Supervisor II  
 Water Recreation Program  
 FDOH PBC Environmental Public Health  
 Office (561)450-1287  
[lind.wisniewski@flhealth.gov](mailto:lind.wisniewski@flhealth.gov)  
[palmbeach.floridahealth.gov](http://palmbeach.floridahealth.gov)

Public Records Notification (i.e., Please Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.)

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**From:** Lynn Hamel <lhamel@juno-beach.fl.us>  
**Sent:** Wednesday, November 8, 2023 11:19 AM  
**To:** Wisniewski, Lind <Lind.Wisniewski@flhealth.gov>  
**Subject:** Juno Beach Pool

You don't often get email from [lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us). [Learn why this is important](#)

**EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.**

Hello Lind and thank you for taking the time to speak with me and for your assistance.



16  
Attached are pictures taken today of the pool in question. The HOA complained to me about it being unsanitary. While it's not perfectly blue and clear, I'm not sure if it is considered unsanitary. FYI and as discussed, there is a screen enclosure over the pool area.

The pictures aren't that great but hoping you may provide some insight with regards to the pool's condition based on your experience and expertise.

I appreciate your help and any input you feel comfortable with based on the quality of the pictures provided.

Respectfully,

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
561/627-0818



**Lynn Hamel**

---

**From:** Lynn Hamel  
**Sent:** Friday, November 10, 2023 11:06 AM  
**To:** 'Valentina Caro'  
**Cc:** Frank Davila  
**Subject:** RE: Sea Oats 509-B2

Hello Valentina,

After visiting the residence at 509 Sea Oats Drive B-2 for the purpose of observing the condition of the pool and after conferring with the Florida Health Department, I have cancelled the Special Magistrate Hearing regarding the pool at the residence.

I visited the property on Wednesday, November 8, 2023, and while the pool may not be perfectly clear, it is aqua in color and appears to have been chemically treated. Thus, it does not appear to cause any health risk to residents.

This is for your information.

Respectfully,

*Lynn Hamel*  
Code Compliance Officer  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
561/627-0818

---

**From:** Valentina Caro <VCaro@campbellproperty.com>  
**Sent:** Monday, October 23, 2023 2:54 PM  
**To:** 'Lynn Hamel' <lhamel@juno-beach.fl.us>  
**Subject:** RE: Sea Oats 509-B2

Hi Lynn – Happy Monday !

I just reinspected the unit – the pool is still in disgusting condition. See attached.

**Valentina Caro, LCAM**  
Campbell Property Management  
401 Maplewood Drive, Suite 23  
Phone: 561-203-7910





**Lynn Hamel**

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**From:** Mike Lambert <Mike@cpmfl.com> on behalf of Mike Lambert  
**Sent:** Thursday, December 21, 2023 11:58 AM  
**To:** 'lhamel@juno-beach.fl.us'  
**Subject:** FW: Sea Oats 509-B2

Good afternoon Lynn,

I am the new POA manager for Sea Oats.

Below is a photo of the pool 509 Sea Oats Drive B-2 that was taken this morning. The top screens are hanging allowing mosquitoes to breed. Can you please have someone from code compliance stop over to investigate?



Best Regards,  
Mike Lambert, LCAM  
Coastal Property Management

Stuart / Port St. Lucie Office  
10 SE Central Parkway



12-27-23

19





12-27-23

20





**Lynn Hamel**

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**From:** Lynn Hamel  
**Sent:** Wednesday, December 27, 2023 3:37 PM  
**To:** 'Mike Lambert'  
**Cc:** Frank Davila  
**Subject:** RE: Sea Oats 509-B2

Good Afternoon Mike,

As noted in my November 10<sup>th</sup> email and as you are aware, Ms. Cole's pool is certainly not perfectly clear; however, it does appear that it is at least periodically chemically treated as noted by the aqua color of the water.

Regarding the opening at the top, there is no town or building code requirement for pools to have screen enclosures ... There are pools in our area as well as in other areas with no screen enclosures at all.

Respectfully,

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
561/627-0818

---

**From:** Mike Lambert <Mike@cpmfl.com>  
**Sent:** Thursday, December 21, 2023 11:58 AM  
**To:** 'lhamel@juno-beach.fl.us' <lhamel@juno-beach.fl.us>  
**Subject:** FW: Sea Oats 509-B2

Good afternoon Lynn,

I am the new POA manager for Sea Oats.

Below is a photo of the pool 509 Sea Oats Drive B-2 that was taken this morning. The top screens are hanging allowing mosquitoes to breed. Can you please have someone from code compliance stop over to investigate?



Subject: Fwd: 509 B2 [Sea Oats Dr. Juno Beach 33408](#)

Date: March 11, 2024 at 12:56:24 PM EDT

To: "[lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us)" <[lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us)>

Cc: [amraftery22@gmail.com](mailto:amraftery22@gmail.com)

We are following up with an issue with the above address - 509 B2 [Sea Oats Dr, Juno Beach 33408](#).

Last July we contacted the Mosquito Commission regarding this property. They came out and inspected the area. It was determined that there was not enough chemicals to treat the area.

The code/compliance office of Juno Beach was contacted.

The pool is dark green and is at the top of the coping area; the screens on the lanai covering the pool area are missing in 2 panels,

animals and birds have been seen in this now open enclosure using it as living quarters. There is what appears to be a trash can in the pool and trash throughout the area. The pool filter and pump do not run and haven't run in years - the water is stagnant. It was our understanding this residence was given 20 days or so to correct the ongoing issue. To date it has yet to be addressed.

We are concerned with the number of diseases carry and we understand Palm Beach County has a problem with the mosquito population.

The community, Sea Oats, has constant change in management companies and there has been no follow up to our inquiries regarding this ongoing issue.

Please advise us as to what can be done and accomplished from your end.

Thank you,

Roger Raftery, PhD

[rtrafteryphd@gmail.com](mailto:rtrafteryphd@gmail.com)

732-778-0735





# Town of Juno Beach Code Enforcement

23

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

Case Number: CE-24-03-22  
Issue Date: 03/28/2024  
Compliance Date: 04/18/2024

## WARNING LETTER

Maria Cole • 509 Sea Oats Drive B-2 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-14-509-0022  
Location Address: 509 Sea Oats Drive B-2 • Juno Beach, FL

Zip Code  
33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

#### Ordinance Description

**Violation 1: 302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

#### Corrective Action

Maintain property / premises in a clean, safe and sanitary condition as required.

#### Ordinance Description

**Violation 2: 303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools** - Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

#### Corrective Action

Maintain swimming pool in a clean and sanitary condition, and in good repair.

### Officer Comments

Exterior properties and pools must be maintained in accordance with the above-noted code sections. Such areas and pools must be kept in such a manner that they do not cause a potential health, sanitation or safety hazard.

The pool water must also be continually maintained with proper equipment and routine / periodic chemical treatment so that it remains in a sanitary condition and so that it does not create a breeding ground for mosquitoes. Please provide the needed repair / replacement of the pool pump; additional treatment of pool water, etc. so as to prevent a potential health, sanitation or safety hazard.

Additionally, pots, planters, etc. should be managed / maintained so that water collected in the various containers does not become stagnant and a breeding ground for mosquitoes.

The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Thursday, April 18, 2024 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818



**Lynn Hamel**

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**From:** kjacy <kjacy@comcast.net> on behalf of kjacy  
**Sent:** Thursday, November 21, 2024 3:54 AM  
**To:** Ryan Jilg; Lynn Hamel; contact@campbellproperty.com; Marc Licht; KEITH JOHNSON  
**Cc:** amraftery22@gmail.com; Me; RonFiori20@gmail.com  
**Subject:** FW: Pool 509 B2. Follow-up  
**Attachments:** pool 509 B2 11-24.pdf

Ryan

Come up with an action plan to resolve this situation. I am out of the country until 12/7 and would like to see this problem to finally be in our past. If Code enforcement won't do anything then get a junk hauler in there.s pool guy to fix it and a cleaning service. And bill Cole.

Keith

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** Roger Raftery <rtrafteryphd@gmail.com>  
**Date:** 11/20/24 8:55 PM (GMT+01:00)  
**To:** KEITH JOHNSON <kjacy@comcast.net>, Marc Licht <marcnycg@yahoo.com>, Lynn Hamel <lhamel@juno-beach.fl.us>, contact@campbellproperty.com  
**Cc:** Me <rtrphd@aol.com>, amraftery22@gmail.com, RonFiori20@gmail.com  
**Subject:** Pool 509 B2. Follow-up

It has been over 16 months since the situation with 509 B2 has been reported to you - Campbell Property Mgmnt; Coastal Property Mgmnt and Lynn Hamel's office in Juno Beach as well as the Mosquito Commission of PBC (they can not access the property to treat this filth and have acknowledged this is a health concern). The pool pumps do not work. As you can see by the attached photograph the pool is filled with scum. Animals access this area as the screening is off.

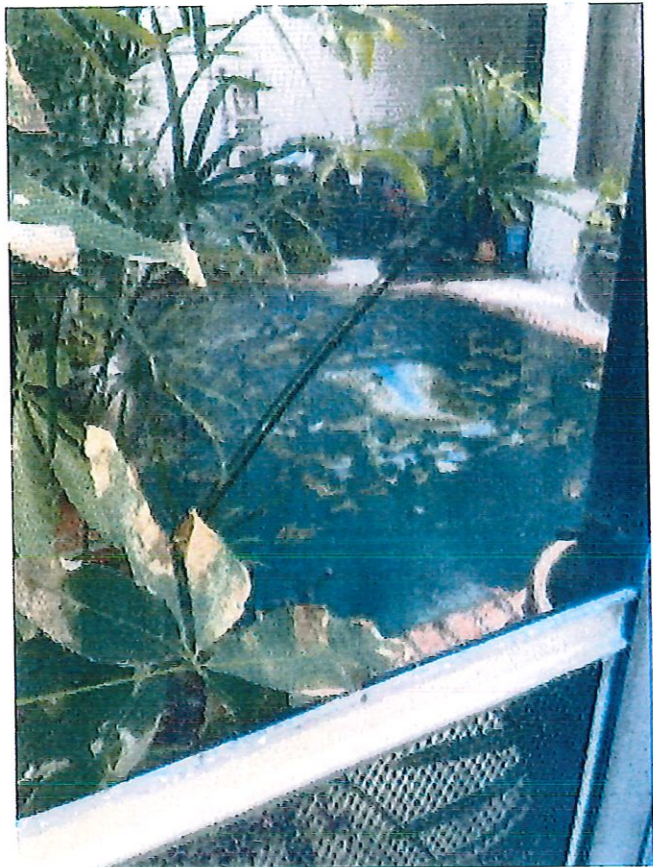
It appears that no one is concerned regarding this matter as you are not living next to this disgusting breeding ground for mosquito's and health concerns.

Attached is an updated picture for your records.

Please respond with your plan of action. There has been NO RESOLVE to date.

This message was also sent to Campbell through the Sea Oats Community website.







**Lynn Hamel**

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**From:** Lynn Hamel <lhamel@juno-beach.fl.us> on behalf of Lynn Hamel  
**Sent:** Thursday, November 21, 2024 11:11 AM  
**To:** Holly Galleher  
**Cc:** kjacy; Lynn Hamel; Contact; Marc Licht; Frank Davila  
**Subject:** RE: Pool 509 B2. Follow-up

Hello Holly,

I was actually looking up pool regulations now regarding sanitation issues but have not found much. Most of the information has to do with barriers and protecting access. When I spoke with the PBC Health Department in November, 2023 and based on the pictures of Ms. Cole's pool that I provided at that time, I was told that based on the aqua color of the water, it appeared that it was being chemically treated which would eliminate / minimize the potential for mosquito / larva infestation.

The recent picture provided by Mr. Raferty also shows pool water that is aqua in color which, again, indicates that the water is being treated. While code enforcement has addressed pool sanitation issues occasionally in the past, it has been in cases where the pool water was a deep murky green with evidence of mosquito development.

I'll continue to research further.

Thank you,

*Lynn Hamel*

Code Compliance Officer  
 Town of Juno Beach  
 340 Ocean Drive  
 Juno Beach, FL 33408  
 561/627-0818

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**From:** Holly Galleher <[HGalleher@campbellproperty.com](mailto:HGalleher@campbellproperty.com)>  
**Sent:** Thursday, November 21, 2024 10:56 AM  
**To:** kjacy <[kjacy@comcast.net](mailto:kjacy@comcast.net)>; Lynn Hamel <[lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us)>; Contact <[contact@campbellproperty.com](mailto:contact@campbellproperty.com)>;  
 Marc Licht <[marcnvg@yahoo.com](mailto:marcnvg@yahoo.com)>  
**Cc:** [amraftery22@gmail.com](mailto:amraftery22@gmail.com); Me <[rtrphd@aol.com](mailto:rtrphd@aol.com)>; [RonFiori20@gmail.com](mailto:RonFiori20@gmail.com)  
**Subject:** RE: Pool 509 B2. Follow-up

We are in the process of reporting the issue to the health department again. Please note; Ryan is no longer the admin for the Community.

**Holly Galleher, LCAM**  
 Regional Manager  
 Campbell Property Management  
 401 Maplewood Drive, Suite 23  
 Jupiter, FL 33458  
 Phone: 561-203-7910



**Lynn Hamel**

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**From:** Roger <rtrafteryphd@gmail.com> on behalf of Roger  
**Sent:** Friday, February 7, 2025 11:49 AM  
**To:** Lynn Hamel; Marc Licht; KEITH JOHNSON; contact@campbellproperty.com; amraftery22@gmail.com  
**Subject:** Re: 509 B2 Sea Oats Dr. Juno Beach 33408  
**Attachments:** IMG\_1262.jpg; IMG\_1261.jpg

It is now 9 months since my last communication with you.

We still await a response regarding 509 B2 Sea Oats Dr.

You see the pool and lanai area is still in disrepair and as filthy as ever. There has been no resolution with this offensive property.

It smells and is a health hazard: breeding mosquitos and we see other wildlife (birds, raccoons, rodents) easily accessing this property.

There are missing screens, the pool pump does not work and there is NO CHLORINE or pool chemicals to stop growth of bacteria and breeding.

What is being done?

Please advise what the health department is doing to correct this ongoing problem. (YEARS have passed with NO resolve)

Attached you will see pictures and a chain of emails.

Thank you,

Roger T Raftery, PhD

Owner. 601 D4 Sea Oats Dr. Juno Beach

On Fri, May 31, 2024 at 10:07 AM Roger Raftery <[rtrafteryphd@gmail.com](mailto:rtrafteryphd@gmail.com)> wrote:



We are following up again regarding the unsanitary conditions of 509 B2 Sea Oats Dr. Juno Beach, 33408.

It is now going on a year since the mosquito commission deemed this property a problem.

The pool continues to be unkept with a non-working pump; green still water at times with floating foam; open containers with standing water and animals that use the patio as screens are missing on the lanai cage.

There has been no improvement with this unsanitary health issue.

We are experiencing an uptick in mosquito activity both in the daytime and at night. We are aware of the ongoing mosquito issues in the county and the diseases that mosquitos carry. This continues to concern us, especially with the proximity of this property to our home. We do know mosquitos travel on average 1-3 miles - having a breeding ground so close to us is unsettling.

Please advise what is being done to address this problem.

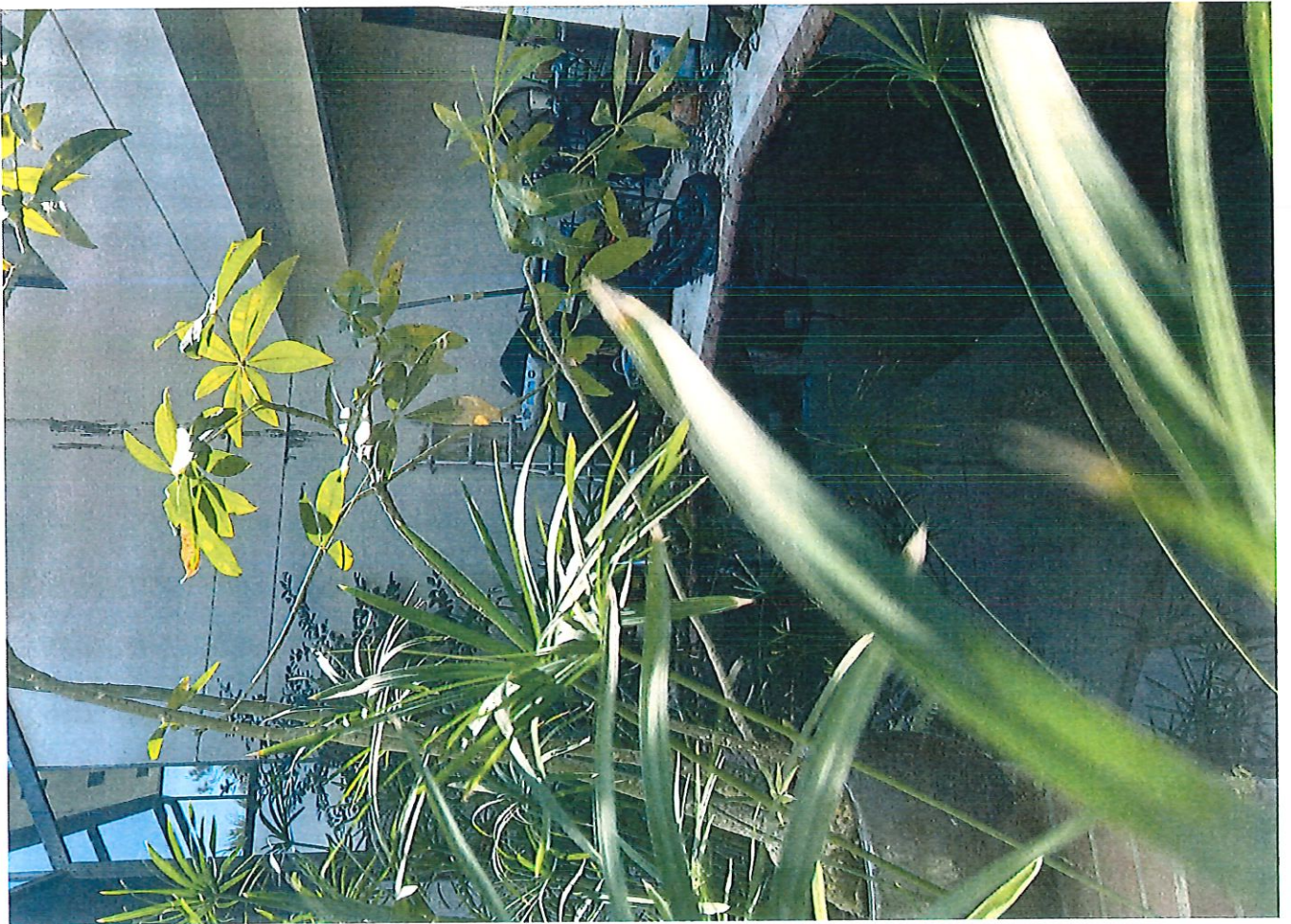
Thank you for your time and consideration.

Our community has been advised of this situation.



2-7-2025

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**Lynn Hamel**

**From:** Lynn Hamel  
**Sent:** Friday, February 7, 2025 3:27 PM  
**To:** 'Roger'; 'Marc Licht'; 'KEITH JOHNSON'; 'contact@campbellproperty.com'; 'amraftery22@gmail.com'  
**Subject:** RE: 509 B2 Sea Oats Dr. Juno Beach 33408

Hello Dr Raftery,

The last email I received from Mr. Johnson in November 2024 indicated the HOA was going to take some steps regarding Ms. Cole's pool. However, that appears not to be the case ... which is understandable.

During my previous visits to the property, Ms. Cole's pool water appeared to be somewhat turquoise and, thus, at least somewhat treated for mosquito control. Because of this, no code enforcement was deemed necessary. I even sent pictures to PBC who agreed with that assessment.

After receipt of your today's email, I did go back to the property. The water appeared to be dark / nearly black in color. Therefore, I am currently working on a Notice of Violation and a Notice of Hearing that will either go out in tomorrow's or Monday's mail.

Please note: There is no requirement for pool / patio areas to be covered with screening.

Regarding your request to let you know what the health department is doing regarding this issue, I don't know the answer to that. You would need to contact them directly.

This is for your information.

Respectfully,

*Lynn Hamel*

Code Compliance Officer  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
561/627-0818

**From:** Roger <rtrafteryphd@gmail.com>  
**Sent:** Friday, February 7, 2025 11:49 AM  
**To:** Lynn Hamel <lhamel@juno-beach.fl.us>; Marc Licht <marcnyg@yahoo.com>; KEITH JOHNSON <kjacy@comcast.net>; contact@campbellproperty.com; amraftery22@gmail.com  
**Subject:** Re: 509 B2 Sea Oats Dr. Juno Beach 33408

It is now 9 months since my last communication with you.  
We still await a response regarding 509 B2 Sea Oats Dr.





# Town of Juno Beach Code Enforcement

31

340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (561) 775-0812

Case Number: CE-24-03-22  
Issue Date: 02/07/2025  
Compliance Date: 03/10/2025

## NOTICE OF VIOLATION

Maria Cole • 509 Sea Oats Drive B-2 • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

You are hereby notified that an inspection of the following property:

Parcel Number: 28-43-41-21-14-509-0022  
Location Address: 509 Sea Oats Drive B-2 • Juno Beach, FL

Zip Code  
33408

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

### OFFICIAL ORDINANCES CITED AND CORRECTIVE ACTION REQUIRED:

#### Ordinance Description

**Violation 1: 6-60 (9): Criteria for Designating as Dangerous** - Those which because of their condition are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of the residents of the town.

#### Corrective Action

Implement actions so that the building / premises are no longer unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of the residents of the town.

#### Ordinance Description

**Violation 2: 6-107 (2) -Juno Beach Code of Ordinances - Buildings and Building Regulations - Uses or Activities Constituting a Public Nuisance** - The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.

#### Corrective Action

Maintain property / premises in a proper state of repair and free from conditions that may be unsafe or create a health, sanitation, or safety hazard.

#### Ordinance Description

**Violation 3: 302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

#### Corrective Action

Maintain property / premises in a clean, safe and sanitary condition as required.

#### Ordinance Description

**Violation 4: 303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools** - Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

#### Corrective Action

Maintain swimming pool in a clean and sanitary condition, and in good repair.

### Officer Comments

**CURRENT COMMENTS: February 7, 2025**

**The previous Corrective Actions have not been completed and / or they have not been continued to eliminate potential health / sanitation hazards to nearby residents.**

- On February 7, 2025, the pool water was black / nearly black.
- The pool pump remains inoperative.
- Standing water remains in pots, planters, containers, etc. in the rear pool deck area as well as in the front door / patio area. Swarming mosquitoes have been noted on occasion.
- The rear patio screens are in disrepair / missing.

**PREVIOUS COMMENTS: March 28,2024**

Exterior properties and pools must be maintained in accordance with the above-noted code sections. Such areas and pools must be kept in such a manner that they do not cause a potential health, sanitation or safety hazard.

The pool water must also be continually maintained with proper equipment and routine / periodic chemical treatment so that it remains in a sanitary condition and so that it does not create a breeding ground for mosquitoes. Please provide the needed repair / replacement of the pool pump; additional treatment of pool water, etc. so as to prevent potential health, sanitation or safety hazard.

Additionally, pots, planters, etc. should be managed / maintained so that water collected in the various containers does not become stagnant and a breeding ground for mosquitoes.

The Town of Juno Beach is notifying you of a code violation as stated above. Please notify the Town of Juno Beach Code Enforcement office at (561) 626-1122 on or before Monday, March 10, 2025 that the violation has been corrected and that you are now in compliance. If you fail to notify the code compliance official, it will be presumed that the violation continues to exist and a Special Magistrate Hearing will be scheduled. You will be responsible for all costs associated with the hearing and may be issued fines by the Special Magistrate.

**Lynn Hamel**  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818







# NOTICE OF HEARING

Town of Juno Beach Code  
Enforcement  
340 Ocean Drive  
Juno Beach, Florida 33408  
Telephone: (561) 626-1122  
Fax: (261) 775-0812

Case Number: **CE-24-03-22**

Date: 2/7/2025  
Compliance Date: 3/10/2025

Maria Cole  
509 Sea Oats Drive B-2  
Juno Beach, FL 33408

Dear Property Owner or Responsible Party:

You are hereby notified that an inspection of the following property:

Location Address:

Parcel No.

509 Sea Oats Drive B-2  
Juno Beach, FL33408

28-43-41-21-14-509-0022

disclosed that you are in violation of the following Town Ordinance(s) of Juno Beach, Florida:

## Code Violations:

- |   |
|---|
| 302.1 - International Property Maintenance Code - Exterior Property Areas: Sanitation               |
| 303.1 - International Property Maintenance Code - Swimming Pools, Spas and Hot Tubs: Swimming Pools |
| 6-107 (2) - Uses/Activities - Public Nuisance   |
| 6-60 (9): Criteria for Designating as Dangerous   |

You are hereby formally notified that on **Thursday, March 20, 2025 @ 9:00 AM** there will be a hearing conducted by the Town of Juno Beach Special Magistrate in the Council Chambers of the Town of Juno Beach, Town Center, 340 Ocean Drive, concerning the violations as listed above. The violation(s) specific to this case is included in the Notice of Violation dated February 07, 2025. (A copy of this Notice of violation is enclosed for your reference.)

Failure to appear may result in the Special Magistrate proceeding in your absence. IF the violation is corrected prior to the hearing date, the case still may be presented to the Special Magistrate.

Should you be found in violation, the Special Magistrate may enter an order against you and may levy a fine of up to \$250.00 a day, per violation, for every day that the violation continues beyond the date set in its order for compliance. If the Town of Juno Beach prevails in demonstrating a violation, the order entered by the Special Magistrate shall require you to pay all costs incurred by the town of Juno Beach in prosecuting the case.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, they will need a record of the proceedings and for such purpose they 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.

Sincerely,

Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
lhamel@juno-beach.fl.us  
(561) 627-0818

On behalf of:  
Morris (Skip) G. Miller – Special Magistrate



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MARIA COLE  
509 SEA OATS DR B2  
JUNO BEACH FL 33408-1444

PS Form 3800, April 2013 Edition

for instructions



**Lynn Hamel**

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**From:** Roger Raftery <rtrafteryphd@gmail.com> on behalf of Roger Raftery  
**Sent:** Monday, February 24, 2025 9:00 AM  
**To:** Holly Galleher  
**Cc:** Lynn Hamel; amraftery22@gmail.com  
**Subject:** Re: 509 B2 Sea Oats Dr. Juno Beach 33408  
**Attachments:** IMG\_6846.pdf; Untitled attachment 00730.htm; IMG\_6848.pdf; Untitled attachment 00733.htm

Good Morning-

Just a follow up to our last email as you see there is no improvement here. With this breeding ground it imposes a health risk with these unsanitary conditions. As you may know mosquitos alone can travel up to 3 miles.

The Condo 2 board has changed again here at Sea Oats and we are relying upon the external agencies to assist with this situation.

Thank you in advance for your follow-up.

Thank you,

Roger Raftery, PhD









2-27-2025

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