



SPECIAL MAGISTRATE HEARING MINUTES

April 01, 2025 at 9:00 AM
Council Chambers – 340 Ocean Drive

PRESENT: MORRIS “SKIP” MILLER, SPECIAL MAGISTRATE
LEONARD RUBIN, TOWN ATTORNEY
FRANK DAVILA, INTERIM TOWN MANAGER
LYNN HAMEL, CODE ENFORCEMENT OFFICER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

ALSO PRESENT: GLENN & NICOLE MACLEAN
GEORGE ROWE

AUDIENCE: 4

I. CALL TO ORDER – 9:00AM

II. CONSENT AGENDA

- Special Magistrate Hearing Minutes - March 20, 2025

Special Magistrate Miller approved the minutes for March 20, 2025.

III. CONTINUED: 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 2nd time.

Special Magistrate Miller found that the property owners were in violation of Section 105.1 of the Florida Building Code (incorporated by reference in Section 6-24 of the Town Code) because there no building permit for the shed. He ordered a fine of \$100 per day, starting in 60 days, if the property owners failed to submit a new permit application for the shed, and an additional fine of \$100 per day, beginning 60 days after the permit issued if the building permit is not closed out. Special Magistrate Miller further ordered the property owners to reimburse the Town for the costs incurred in prosecuting the case in the amount of \$1,159.81.

IV. ADJOURNMENT

Special Magistrate Miller adjourned the meeting at 10:08am.


Morris (Skip) Miller, Special Magistrate


Caitlin E. Copeland-Rodriguez, Town Clerk



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 2nd 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:



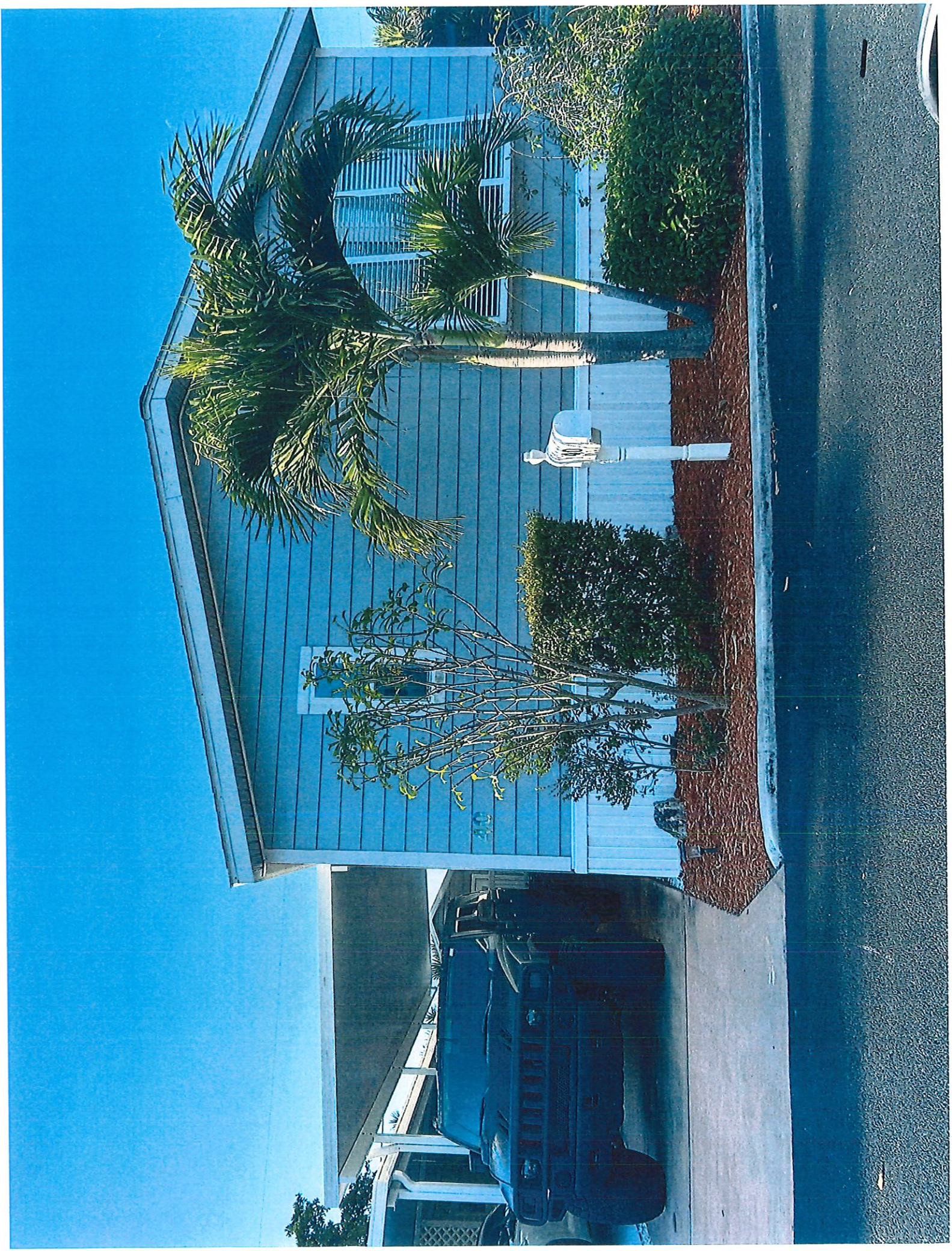
Minimum Setback for Accessory Structure Construction Entirely of Materials that Do Not Support Combustion: 0 ft. provided a minimum 3-foot separation is maintained from a structure on an adjacent property. (Pg 19)

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
Total:	\$139.06

Total

Amt Paid

Amt Due

\$ 139.06

\$ 139.06

\$ 0.00

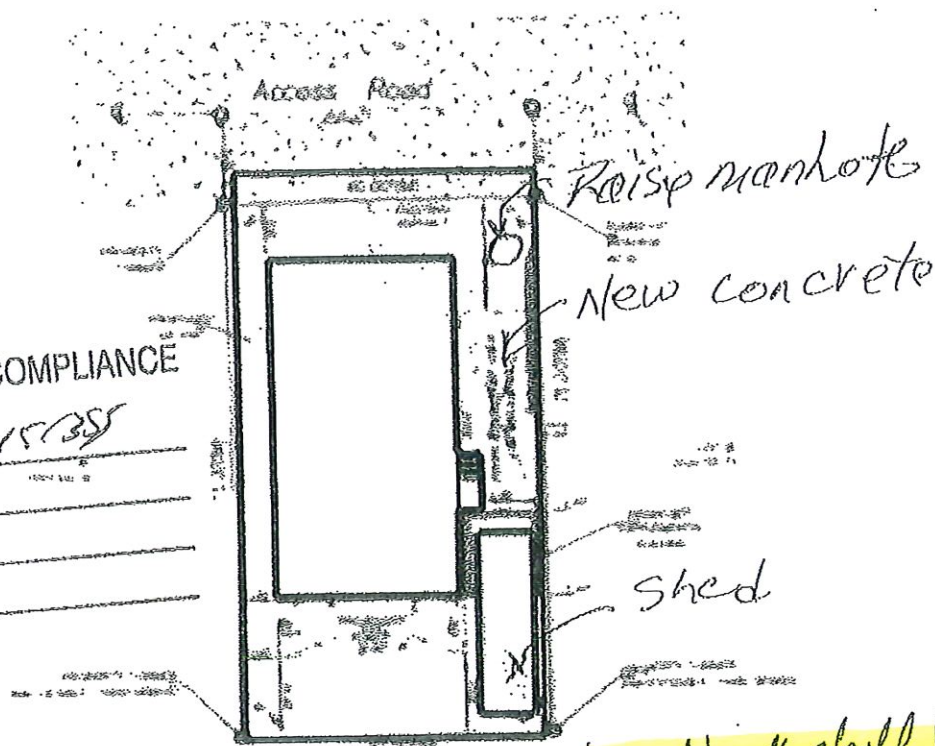
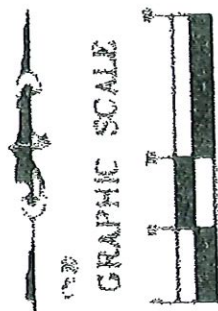
Building Department
Copy

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

[illegible]

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 PUBLICATION UNIT
Tel: (331) 626-1122

Date: 11/23

☒ Draft
☐ Copy

☒ Approved as stated
☐ 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:

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

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

8

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

10

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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	\$ _____

Postmark
Here

Postage

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

For Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
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

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

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

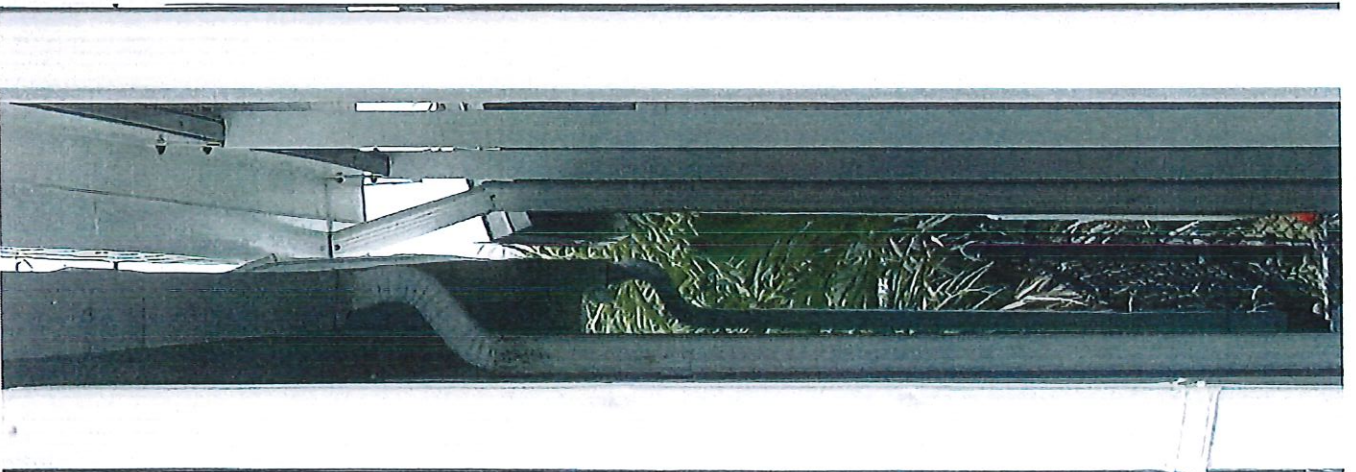
The following comments have been provided by Isabella Hickey. Should you have any questions or require additional information regarding any of these comments, please contact Isabella Hickey by telephone at (561) 656-0318 or by email at ihickey@juno-beach.fl.us.

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,

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

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Corrective Action

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

Ordinance Description

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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.

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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, 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

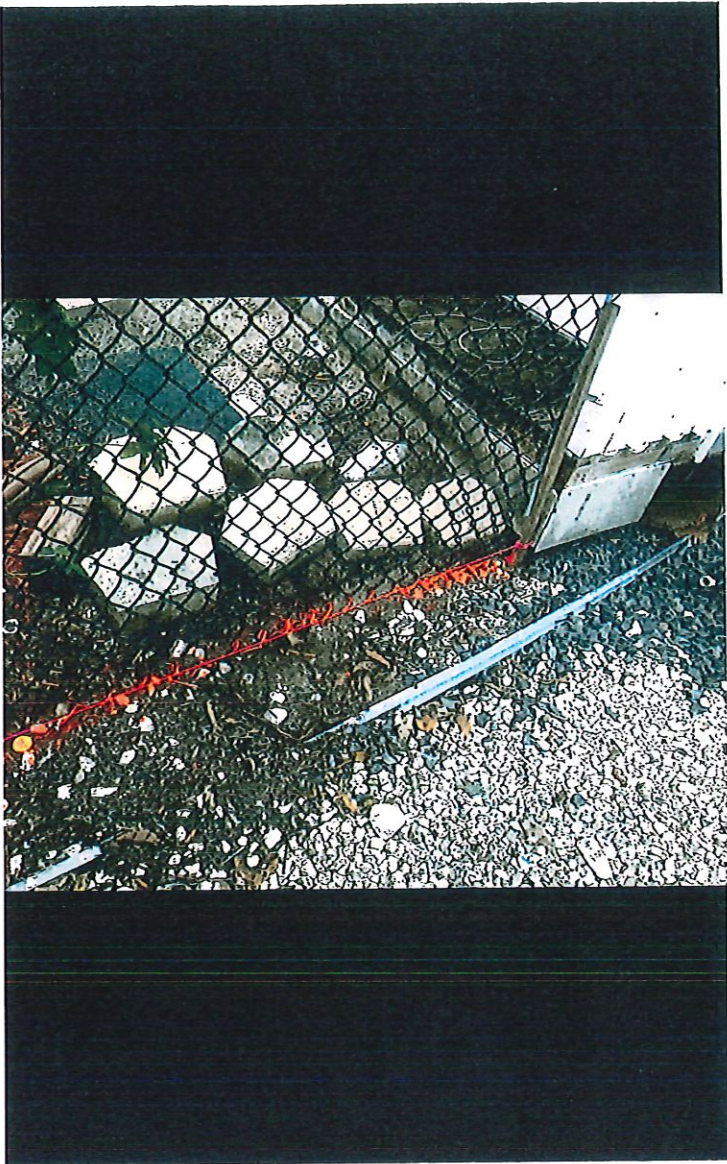


17

7022 3330 0001 1055 0167

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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 \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
GLENN & NICOLE MACLEAN 11439 KIDD LANE PALM BEACH GARDENS FL 33410	
See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> <i>Glenn MacLean</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: GLENN & NICOLE MACLEAN 11439 KIDD LANE PALM BEACH GARDENS FL 33410		B. Received by (Printed Name) <i>Glenn MacLean</i>	C. Date of Delivery <i>2-13-26</i>
2. Article Number (Transfer from service label) 7022 3330 0001 1055 0167		D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
9590 9402 7646 2122 1336 52		3. Service Type	
		<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.* ^(a)
Minimum side setback	5 ft.* ^(a)
Minimum rear setback	10 ft.*
Maximum height	1-story, 18 ft. ^(b)
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 ^(c)
Minimum setback for accessory structure constructed of combustible materials	5 ft. ^(c)
Accessory structure maximum height	Height of manufactured home ^(b)

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.^(a)

Minimum side setback: 10 ft.^(a)

Minimum rear setback: 5 ft.

^(a) 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.

^(b) 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.

^(c) 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)