



SPECIAL MAGISTRATE HEARING AGENDA

September 18, 2025 at 9:00 AM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: *Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.*

CALL TO ORDER

MINUTES

- [1.](#) Special Magistrate Hearing Minutes for July 17, 2025

CONTINUED - CASE NO. 24-03-22: 509 Sea Oats Drive B-2 - Juno Beach, FL (Property Owner Maria Cole)

ADJOURNMENT



SPECIAL MAGISTRATE HEARING MINUTES

July 17, 2025 at 9:00 AM
Council Chambers – 340 Ocean Drive

PRESENT: MORRIS “SKIP” MILLER, SPECIAL MAGISTRATE
LYNN HAMEL, CODE COMPLIANCE OFFICER
FRANK DAVILA, PLANNING AND ZONING DIRECTOR
LEONARD G. RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

ALSO PRESENT: MARIA COLE, PROPERTY OWNER OF 509 SEA OATS DR B-2

CALL TO ORDER – 9:00AM
MINUTES

1. Special Magistrate Hearing Minutes - May 15, 2025

Special Magistrate Miller approved the minutes for May 15, 2025.

CODE ENFORCEMENT CASE NUMBER 24-03-22: 509 Sea Oats Drive B-2 – Juno Beach, FL
(Property Owner – Maria Cole)

Special Magistrate Miller continued the certification hearing to September 18, 2025.

CODE ENFORCEMENT CASE NUMBER 25-01-13: County Line Pizza – 875 Donald Ross Road
– Juno Beach, FL (Business Owner – Rocco Giovannangelo)

Special Magistrate Miller found the business owner Rocco Giovannangelo and Giovannangelo, Inc. in violation of Section 28-19 of the Juno Beach Code of Ordinances and ordered that the business owner/business pay the Town a fine in the amount of \$1,277.64, certified the amount of the fine, and authorized the imposition of a lien against the business or any personal property owned by Rocco Giovannangelo or Giovannangelo, Inc. based on such certification.

ADJOURNMENT

Special Magistrate Miller adjourned the meeting at 9:26am.

Morris “Skip” Miller, Special Magistrate

Caitlin Copeland-Rodriguez, Town Clerk



Special Magistrate Hearing
Code Enforcement Case No. 24-03-22
July 17, 2025

Staff Report

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

Case No. 24-03-22: 509 Sea Oats Drive B-2 – Juno Beach, FL (Property Owner – Maria Cole). Request for Certification of Costs / Fine(s) and Imposition of Lien for Fines / Costs Accrued to Date i.e. July 17, 2025.

Case No. 24-03-22 was brought before the Special Magistrate on March 20, 2025 as the Property Owner failed to maintain the pool and premises at 509 Sea Oats Drive B-2 in such a manner that the conditions did not create a health, sanitation or safety hazard as required by 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.

Background

The subject property is a townhome located at 509 Sea Oats Drive B-2 in Juno Beach, FL. The property owner is Maria Cole. Please refer to the Staff Report and Special Magistrate Order dated March 20, 2025 for details of Case No. 24-03-22. *(Pages 1-7)*

As no corrective actions were completed as required in the Special Magistrate Order, Staff issued a Notice of Hearing to Ms. Cole on June 9, 2025. The notice informed Ms. Cole that the purpose of the scheduled hearing was to request certification of the accrued fine and costs as well as an imposition of a lien against the property. The notice was mailed to Ms. Cole via Certified Mail – Return Receipt and the notice was also posted at the property. *(Pages 8-10)*

Statement of Current Conditions

Costs incurred by the Town of Juno Beach regarding Case No. 24-03-22 and ordered in the Special Magistrate Order dated March 20, 2025 total **\$823.57** and remain unpaid. *(Page 11 – Invoice)*

Note: The Special Magistrate Order dated March 20, 2025 provided for reimbursement to the Town for the costs incurred in prosecuting the case. (Item 4 on Page 7 – Highlighted Section)

The Special Magistrate Order dated March 20, 2025 also provided for imposition of a fine of **\$100.00 per day** beginning April 7, 2025 and continuing until all of the corrective actions noted in the Order are completed. *(Item 3 on Pages 6-7 – Highlighted Section)*

As observed by Staff on July 8 and 11, 2025, corrective actions have not been completed. *(Pages 12-13)*

Staff Recommendation

Item #1.

Based on the fact that no corrective actions have been reported by Ms. Cole to Staff as being completed nor is it apparent that any corrective actions have been implemented / completed based on site visits to the property on July 8 and 11, 2025, daily fines of \$100.00 accrued from April 7, 2025 through today's date (July 17, 2025) total \$10,200.00.

Amount of costs and fines owed to the Town by the property owner total \$11,023.57. *(Page 14 – Calculations)*

Staff requests that the Special Magistrate Order authorize the certification of costs and fines owed to the Town of Juno Beach in the amount of \$11,023.57 plus future additionally accrued fines as well as authorize the imposition of a lien against the property based on such certification.



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.

ORDER**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF JUNO BEACH, FLORIDA**

TO: Maria Cole
509 Sea Oats Drive, Unit B-2
Juno Beach, Florida 33408

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

The undersigned Special Magistrate heard testimony at a hearing held March 20, 2025. Maria Cole (the "Owner") the owner of the premises, a single-family townhome located at 509 Sea Oats Drive, Unit B-2, Juno Beach, Florida 33408 (the "Premises") was sent a Notice of Violation and a Notice of Hearing on February 7, 2025 by U.S. Certified Mail, return receipt requested, and regular U.S. Mail. The Town did not receive a return receipt, so on February 27, the Town posted the notices at the Premises and the Town Center. Neither the Owner nor anyone on her behalf attended the hearing. Based on the evidence presented, the following Findings of Fact, Conclusions of Law and Order are entered:

FINDINGS OF FACT

1. The Premises is a single-family townhome located in the Sea Oats development.
2. Complaints regarding pool and exterior health and sanitary conditions at the Premises 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. On July 17, 2023, Ms. Hamel stopped by the Premises at which time she reported that a pool company was scheduled to take care of the pool that week. However, later in August or 2023, no corrective actions had yet been taken. Therefore, on August 28, 2023, Ms. Hamel issued a Warning Letter (Case No. 23-08-56) to the Owner citing the potentially unsanitary conditions. On October 11, 2023, Ms. Hamel issued a Notice of Violation and a Notice of Hearing as no corrective actions were observed to have been taken. The Special Magistrate Hearing was scheduled for November 16, 2023.
3. 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. Lind Wisniewski, FDOH PBC Environmental Public Health also confirmed via email that the pool appeared to have been chemically treated. Therefore, the risk at that time was significantly minimized / eliminated so the Special Magistrate Hearing was cancelled on November 10, 2023.

4. On December 21, 2023, Mike Lambert, Sea Oats Property Manager, reported unsanitary conditions at the Premises. 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. Ms. Hamel responded to Mr. Lambert based on her observations.
5. On March 11, 2024, Roger Raftery, PhD, 601 Sea Oats Drive, Unit D-4, reported unsanitary conditions at the Premises, particularly the pool area, and his concern for diseases due to mosquitoes. Ms. Hamel visited the property and also spoke with the Owner regarding the needed corrective actions. Ms. Hamel also followed up with the Owner 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.
6. Following issuance of the Warning Letter, Ms. Hamel conducted periodic inspections for a time during which the pool water remained aqua in color.
7. On November 20, 2024, Dr. Raftery reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at the Owner'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. On November 21, 2024, Ms. Hamel informed the Holly Galleher, Sea Oats Property Manager, of the determination.
8. On February 7, 2025, Dr. Raftery again reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at the Owner's pool area. 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. Ms. Hamel then re-issued a Notice of Violation with a Notice of Hearing. (Case No. 24-03-22), scheduling the Special Magistrate Hearing for March 20, 2025.
9. 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.
10. The Notice of Violation issued by the Town on February 7, 2025, cited the following code violations:
 - **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.
11. On March 14, 2025, Staff visited the Premises 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. Additionally and more significant was the unsanitary condition of the pool. Thus, no corrective actions were observed to have been taken and the unsanitary conditions appeared to not only remain but to have worsened.

CONCLUSIONS OF LAW

1. The condition of the pool on the Premises is unsafe, unsanitary and dangerous to the health, morals, safety or general welfare of residents of the town.
2. The condition of the pool on the Premises is unsafe or creates a health, sanitation, or safety hazard.
3. The pool on the Premises is not being maintained in a clean, safe and sanitary condition.
4. The pool is not being maintained in a clean and sanitary condition, and is not in good repair, and therefore violates Section 303.1 of the International Property Maintenance Code, as incorporated by reference in Section 6-104 of the Town of Juno Beach Code of Ordinances.

ORDER

Pursuant to the authority granted by Chapter 2, Article 4, Code Enforcement, of the Code of Ordinances of the Town of Juno Beach, Florida, it is hereby Ordered and Adjudged as follows:

1. Owner has committed a violation of Sections 6-60(9) and 6-107(2) of the Town of Juno Beach Code of Ordinances, for the reasons described above.
2. Owner has committed a violation of Sections 302.1 and 303.1 of the International Property Maintenance Code, as incorporated by reference in Section 6-104 of the Town of Juno Beach Code of Ordinances, for the reasons described above.
3. A fine of \$100.00 per day is imposed, beginning April 7, 2025 and continuing until all of the following corrective actions to eliminate potential health / sanitation hazards are completed:

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

4. The Owner is ordered to reimburse the Town for the costs incurred by the Town in prosecuting the case. The Town has calculated the costs to be \$823.57 for the time of the Special Magistrate and Town Staff, broken down as follows.

Code Compliance Officer	12.0 hrs. at \$44.05/hr.	\$528.60
Director of Planning and Zoning	1 hr. at \$75.03/hr.	75.03
Special Magistrate	1 hr. at \$200.00/hr.	200.00
Postage		19.94

If a fine is confirmed pursuant to subsequent proceedings of the Town in this matter, the Town will be authorized to proceed to take such measures as it deems appropriate to collect said fine, including but not limited to, recording a certified copy of an order imposing the fine in the public records, which thereafter shall constitute a lien upon the Premises and upon any other real or personal property owned by the violator, filing a petition for enforcement in the Circuit Court or, three (3) months from the filing of any lien which remains unpaid, foreclosing on the lien.

NOTE: It is the responsibility of the violator to notify the Town Code Compliance Officer when compliance with this Order is achieved. After compliance you have the right to request an appearance before the Special Magistrate to waive or modify any fines which may have accumulated. Such requests shall be made in writing to the Town Code Compliance Officer. You also have the right to appeal the final order taken by the Special Magistrate pursuant to Section 2-220, Town of Juno Beach Code of Ordinances.

Any subsequent violations of these Code sections on the Premises within five (5) years shall be considered repeat violations and may result in fines of up to \$500.00 per day per violation for each day the repeat violation continues from the date the violation is found to have occurred.

DONE and ORDERED this 20th day of March, 2025.


Morris G. (Skip) Miller, Special Magistrate



TOWN OF JUNO BEACH
 340 OCEAN DRIVE
 JUNO BEACH, FL 33408
 PHONE 561.626.1122 FAX 561.775.0812
 Website: www.juno-beach.fl.us
 Email: junobeach@juno-beach.fl.us

REVISION

June 9, 2025

Maria Cole
 509 Sea Oats Drive – B2
 Juno Beach, FL 33408

**Re: NOTICE OF HEARING: Case No. 24-03-22 (Certification of Fine and Imposition of Lien)
 Failure to comply with the Special Magistrate Order Dated March 20, 2025**

Dear Ms. Cole:

This is to notify you that on **Thursday, July 17, 2025, at 9:00 a.m.** 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 **certification of the fine and administrative costs in accordance with the Special Magistrate Order dated March 20, 2025 and imposition of a lien based on certification of the fine.** The violation specific to this case is included in the Warning Letter dated March 28, 2024 and in the Notice of violation dated February 7, 2025. (Copies of the Warning Letter, Notice of Violation and the Special Magistrate Order were previously enclosed for your reference in the June 5, 2025 correspondence.)

You may appear before the Special Magistrate on the above-noted date to present any oral or written testimony on your behalf. Failure to appear will result in the Special Magistrate proceeding in your absence.

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. However, this hearing relates solely to certification of accrued fines and the imposition of a lien for those amounts.

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 insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Yours truly,

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

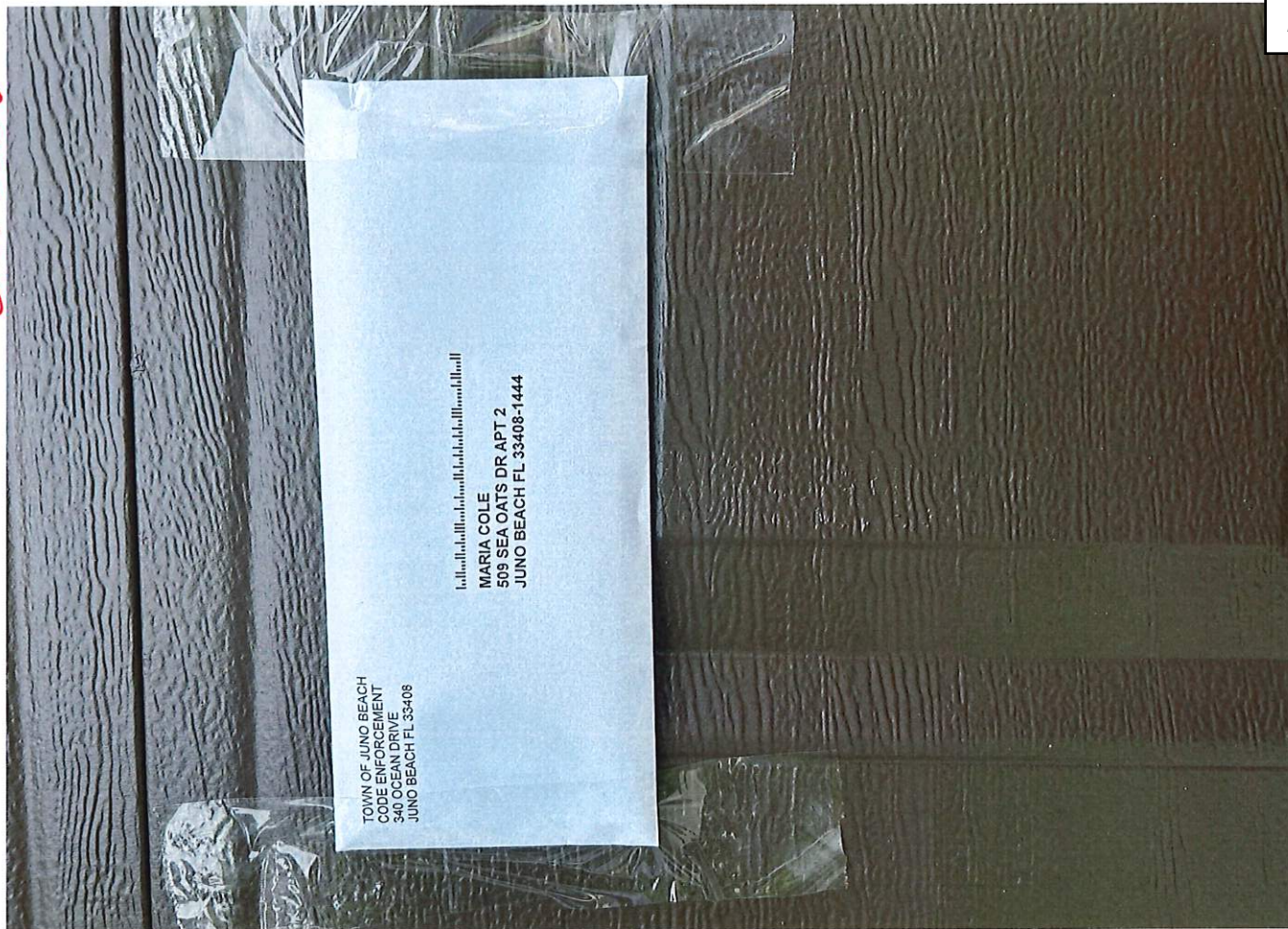
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>MARIA COLE 509 SEA OATS DRIVE B2 JUNO BEACH FL 33408</p>		<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0001 1055 0310</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>9590 9402 7646 2122 1335 84</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input checked="" 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)</p> <p><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</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7022 3330 0001 1055 0310

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee</p> <p>\$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage</p> <p>\$ _____</p> <p>Total Postage and Fees</p> <p>\$ _____</p>	<p>Postmark Here</p>
<p>Sent To</p> <p>Lynn Hamel - Town of Juno Bch</p> <p>Street and Apt. No., or PO Box No.</p> <p>346 Ocean Dr.</p> <p>City, State, ZIP+4®</p> <p>Juno Beach FL 33408</p>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

6-9-2025

Item #1.





TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE 561.626.1122 FAX 561.775.0812
Website: www.juno-beach.fl.us
Email: junobeach@juno-beach.fl.us

Invoice No.

3 Item #1.

INVOICE

Customer

Name Maria Cole
Address 509 Sea Oats Drive - Unit B-2
City Juno Beach State FL Zip 33408
Re: Code Enforcement Case-No. 24-03-22
509 Sea Oats Drive - Unit B-2 - Juno Beach, FL 33408

Misc

Date 4/22/2025
Order No.
Rep
FOB

Quantity	Description	Unit Price	TOTAL
	<u>VIOLATION OF TOWN OF JUNO BEACH CODE:</u>		
	<u>Code Enforcement Case No. 24-03-22 - Administrative Costs</u>		
1	Administrative Costs Incurred by Town	\$823.57	\$823.57
PAYMENT DUE: APRIL 7, 2025 PAYMENT NOW DELINQUENT			
<u>SUBMIT PAYMENT OF DELINQUENT AMOUNT BY MAY 1, 2025</u>			
		SubTotal	\$ 823.57
		Shipping	
		TOTAL	\$ 823.57

Check
Comments

Office Use Only

Please







Special Magistrate Hearing
Code Enforcement Case No. 24-03-22
July 17, 2025

Staff Report

Juno Beach Code Enforcement Case No. 24-03-22
509 Sea Oats Drive B-2 - Juno Beach, FL 334085

FINE / COSTS CALCULATIONS

CODE ENFORCEMENT FINES: \$100.00 Per Day (April 7, 2025 – July 17, 2025)

\$100.00/Day X 102 Days = **\$10,200.00**

ADMINISTRATIVE COSTS: \$823.57

TOTAL FINES / COSTS: **\$11,023.57**



Special Magistrate Hearing
Code Enforcement Case No. 25-01-13
July 17, 2025

Re: Rocco Giovannangelo
Giovannangelo Inc. dba County Line Pizza
875 Donald Ross Road
Juno Beach, FL 33408

Case No. 25-01-13: Failure to submit payment for the 2024-2025 Juno Beach Business Tax Receipt as required by Section 28-19 of the Juno Beach Code of Ordinances.

Code Section

Section 28-19 – Juno Beach Code of Ordinances – Local Business Taxes – *No person shall engage in or manage any business, occupation or profession within the town without first obtaining from the town a business tax receipt therefor and paying the required local business tax as set forth in Section 28-27. Such tax may be levied on: (1) Any person who maintains a permanent business location or branch office within the town, for the privilege of engaging in or managing any business within its jurisdiction; (2) Any person who maintains a permanent business location or branch office within the town, for the privilege of engaging in or managing any profession or occupation within its jurisdiction; (3) Any person who does not qualify under the provisions of subsection (1) or (2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce, if such license tax is not prohibited by Section 8 of Article I of the United States Constitution.*

Background

Per Section 28-23, Juno Beach Business Tax Receipts expire on September 30th of each year and, therefore, renewals of Juno Beach Business Tax Receipts are due each October 1st. (Pg 1) Following multiple notices / invoices sent via email to Rocco Giovannangelo, County Line Pizza, to notify the owner / business that the mandated renewal fees were due / delinquent, no payment was submitted / received. (These notices / invoices were emailed on 9/15/2024; 10/4/2024; 10/17/2024; 11/18/2024 and 12/16/2024.)

On January 16, 2025, Lynn Hamel, Code Compliance Officer, issued a Notice of Violation to Rocco Giovannangelo, County Line Pizza, as the business's Business Tax Receipt for 2024-2025 remained delinquent. Even though the Notices of Violation were mailed to the business' address (via US Postal Service and Certified Mail / Return Receipt), the letters were returned to the Town approximately one month later. (Pgs 2-4)

On June 9, 2025, Ms. Hamel re-issued the Notice of Violation with a Notice of Hearing to Mr. Giovannangelo. The Notices were mailed to the business's address (via US Postal Service and Certified Mail / Return Receipt) and were also posted at the premises. The "green card" verifying receipt of the Notices were received by the Town. (Pgs 5-7)

Statement of Current Conditions

The Juno Beach Business Tax Receipt for County Line Pizza has not been renewed, i.e. no payment of fees received, and the BTR remains delinquent. The amount owed to the Town, including late fees, totals \$434.44. (Noteworthy is that County Line Pizza is in the process of being evicted by Plaza la Mer as the business is also delinquent in its rent payment.)



Staff Recommendation

Staff recommends that Rocco Giovannangelo, County Line Pizza, be found in violation of Section 28-19 of the Juno Beach Code of Ordinances and that he be ordered to pay the amount totaled below (\$1,077.64) plus the fees / costs associated with the Special Magistrate.

Additionally, Staff requests that the Special Magistrate authorize the certification of the above-noted fees / costs / fines owed to the Town of Juno Beach and authorize the imposition of a lien against the personal property of Mr. Giovannangelo based on such certification.

Recommended Fine

Section 28-25 of the Juno Beach Code of Ordinances states: ***Penalty for Delinquency or Failure to Obtain Receipt.*** *Penalties for delinquencies and for persons who fail to obtain a business tax receipt shall be as provided in F.S. § 205.053.*

The Business Tax Receipt Fee plus late fees currently due the Town are as follows:

Fee Type	Amt Due	Amt Paid
Restaurants	\$347.55	\$0.00
20% Late Fee	\$69.51	\$0.00
5% Late Fee	\$17.38	\$0.00
Total BTR Fees Due	\$434.44	

Per F.S. § 205.053, the total delinquency penalty may not exceed 25% (as noted above); however, if the Business Tax Receipt Fee is not paid within 150 days after the initial notice of tax due, the responsible person / owner may be subject to *civil actions and penalties, including court costs, reasonable attorney's fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00. (Pg 8)*

Therefore, in addition to the above-noted \$434.44, the Town is seeking the additionally allowed \$250.00 plus the administrative costs as noted below.

Total Costs / Penalties due the Town are as follows:

Business Tax Receipt Plus Late Fees:	\$434.44
Additional Penalty Per F.S. § 202.053:	\$250.00
Administrative Costs:	\$393.20
TOTAL PENALTIES & ADM COSTS:	\$1,077.64

Special Magistrate Costs: \$_____

TOTAL PENALTIES PLUS ADM & SM COSTS: \$_____

State Law reference— Exemptions from taxes, F.S. § 205.054 et seq.

Item #1.

Sec. 28-22. - Fractional-year tax receipts.

Any business tax receipt purchased after April 1 of any license year shall have a tax of one-half of the amount specified in this article.

(Code 1980, § 5-5; Ord. No. 448, § 1, 8-10-1994)

State Law reference— Authority for fractional-year tax receipts, F.S. § 205.053(1).

Sec. 28-23. - Tax receipts limited to one year; expiration.

A business tax receipt is not valid for more than one year and all receipts shall expire on September 30 of each year except as otherwise provided by law.

(Code 1980, § 5-6; Ord. No. 448, § 1, 8-10-1994)

State Law reference— Similar provisions, F.S. § 205.043(1)(c).

Sec. 28-24. - Transfer.

- (a) All business tax receipts may be transferred to a new owner when there is a bona fide sale of the business upon payment of a transfer fee of the lesser of \$25.00 or ten percent of the annual tax and presentation of the original receipt and evidence of the sale.
- (b) Upon written request and presentation of the original business tax receipt, any receipt may be transferred from one location to another location in the town upon payment of a transfer fee of the lesser of \$25.00 or ten percent of the annual tax.

(Code 1980, § 5-7; Ord. No. 448, § 1, 8-10-1994)

State Law reference— Similar provisions, F.S. § 205.043(2), (3).

Sec. 28-25. - Penalty for delinquency or failure to obtain receipt.

Penalties for delinquencies and for persons who fail to obtain a business tax receipt shall be as provided in F.S. § 205.053, or any successor to said statute.

(Code 1980, § 5-8; Ord. No. 448, § 1, 8-10-1994)

State Law reference— Similar provisions, F.S. § 205.053.

Sec. 28-26. - Tax requirements.



Town of Juno Beach Code Enforcement

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

Case Number: CE-25-01-13
Issue Date: 01/16/2025
Compliance Date: 01/31/2025

Item #1.

NOTICE OF VIOLATION

Rocco Giovannangelo • Giovannangelo Inc. (County Line Pizza) • 875 Donald Ross Road • Juno Beach, FL 33408

Dear Property Owner or Responsible Party,

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

Parcel Number: 28-43-41-21-12-000-0010
Location Address: 875 Donald Ross Road • 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: 28-19 - Juno Beach code of Ordinances - Local Business Taxes - No person shall engage in or manage any business, occupation or profession within the town without first obtaining from the town a business tax receipt therefor and paying the required local business tax as set forth in section 28-27. Such tax may be levied on: (1) Any person who maintains a permanent business location or branch office within the town, for the privilege of engaging in or managing any business within its jurisdiction; (2) Any person who maintains a permanent business location or branch office within the town, for the privilege of engaging in or managing any profession or occupation within its jurisdiction; (3) Any person who does not qualify under the provisions of subsection (1) or (2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce, if such license tax is not prohibited by Section 8 of Article I of the United States Constitution.

Corrective Action

Apply for and obtain a Juno Beach Business Tax Receipt for business activities currently conducted on or advertised for the premises by the above-noted Compliance Date.

Officer Comments

The Juno Beach Business Tax Receipt for your business (Giovannangelo Inc. - County Line Pizza) at 875 Donald Ross Road is currently delinquent.

Please submit the Business Tax Receipt fees as noted below to the Town of Juno Beach by the above-noted compliance date: January 31, 2025.

- Restaurant: \$434.44 (\$347.55 + Late Fee(s))
- **Total Due: \$434.44**

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, January 31, 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

Lynn Hamel

Town of Juno Beach - Payment Invoice

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



Item #1.

Tuesday, January 7, 2025

Invoice for License Number 13150

GIOVANNANGELO INC. - Rocco Giovannangelo
875 Donald Ross Road
Juno Beach FL 33408

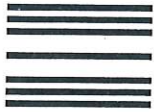
Two Convenient Payment Options Available:

- 1. Pay Online with your credit card through the MGOConnect.org customer portal:**
Go to www.mgoconnect.org and login with your user account. If you are a new user, click the "New Account" button located at the top of the page. If you do not see this option, click the three lines at the top left of your page to show the menu options. Once logged in, on the "Home" page, click "Search Permits". Change the project type to reflect your project (Permit, Solution Center, or Business Tax Receipt) and enter the Project Details, such as the project number or address (we recommend only one for best results, if using an address, exclude the "Dr.", "St.", etc.). Click "Search", click the three white dots next to your project and click "Add to My Account" (If you do not have this option, click "View Project"). Next, click "Dashboard" at the top of your page (or the three lines to view the menu, then "Dashboard") and click "Open" on your project. Go to the "Fees" tab, click "Payments" below the Balance Due, and scroll down to New Payments. Click on the "Pay Online" button near the bottom of the page to pay the balance with credit card. Once you have completed your payment, please allow the permit review staff sufficient time to review your project and follow-up with you.
- 2. Pay In-Person (Cash or Check):**
340 Ocean Drive
Juno Beach, FL 33408
(561) 626-1122

Fee Type	Amount Due	Amount Paid
Restaurants (Effective:10/01/2024 - 09/30/2025)	\$347.55	\$0.00
20% Late Fee	\$69.51	\$0.00
5% Late Fee	\$17.38	\$0.00
	\$434.44	\$0.00

Balance to Pay: \$434.44

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH FL 33408



063S0008925923
\$0.690
US POSTAGE
FIRST-CLASS
FROM 33408
01/17/2025
Stamps



GIOVANNANGELO INC DBA COUNTY LINE PIZZA
ROCCO GIOVANNANGELO
875 DONALD ROSS RD
JUNO BEACH FL 33408-1611

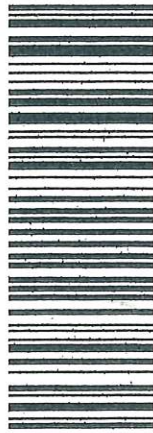
NIXIE 331 FE 1040 0003/22/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 3340820999 *1587-05391-22-15
3340820999

CERTIFIED MAIL

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH FL 33408



063S0008925923
\$9.640
US POSTAGE
FIRST-CLASS
FROM 33408
01/17/2025
Stamps

7022 3330 0001 1054 8027



GIOVANNANGELO INC DBA COUNTY LINE PIZZA
ROCCO GIOVANNANGELO
875 DONALD ROSS RD
JUNO BEACH FL 33408-1611

NIXIE 331 DE 1040 0002/17/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 3340820999 *1587-05325-17-17
3340820999

Item #1.



NOTICE OF HEARING

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

Revision

Case Number: CE-25-0

Item #1.

Date: 6/9/2025

Compliance Date: 1/31/2025

Rocco Giovannangelo • Giovannangelo Inc. (County
Line Pizza)
875 Donald Ross Road
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.

875 Donald Ross Road
Juno Beach, FL 33408

28-43-41-21-12-000-0010

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

Code Violations:

28-19 - Required

You are hereby formally notified that on **Thursday, July 17, 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 January 16, 2025.

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete Items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>GIOVANNANGELO INC DBA COUNTY LINE PIZZA ROCCO GIOVANNANGELO 875 DONALD ROSS RD JUNO BEACH FL 33408-1611</p>		<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0001 1055 0303</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			

9590 9402 7646 2122 1335 77

S Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee</p> <p>\$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage</p> <p>\$ _____</p>	<p>Postmark Here</p>
<p>GIOVANNANGELO INC DBA COUNTY LINE PIZZA ROCCO GIOVANNANGELO 875 DONALD ROSS RD JUNO BEACH FL 33408-1611</p>	
<p>PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions</p>	

TOWN OF JUNO BEACH
CODE ENFORCEMENT
340 OCEAN DRIVE
JUNO BEACH FL 33408

GIOVANNANGELO INC DBA COUNTY LINE PIZZA
ROCCO GIOVANNANGELO
875 DONALD ROSS RD
JUNO BEACH FL 33408-1611

TOWN OF JUNO BEACH
CODE ENFORCEMENT
340 OCEAN DRIVE
JUNO BEACH FL 33408

GIOVANNANGELO INC DBA COUNTY LINE PIZZA
 ROCCO GIOVANNANGELO
 875 DONALD ROSS RD
 JUNO BEACH FL 33408-1611

Select Year: 2024 ▼ Go

The 2024 Florida Statutes (including 2025 Special Session C)

[Title XIV](#)
TAXATION AND FINANCE

[Chapter 205](#)
LOCAL BUSINESS TAXES

[View Entire Chapter](#)

205.053 Business tax receipts; dates due and delinquent; penalties.—

(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(3) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.

History.—s. 1, ch. 72-306; s. 1, ch. 73-144; s. 40, ch. 83-204; s. 7, ch. 93-180; s. 10, ch. 2006-152; s. 1, ch. 2007-97.