



SPECIAL MAGISTRATE HEARING AGENDA

August 15, 2024 at 9:00 AM

Council Chambers – 340 Ocean Drive

NOTICE: If any person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at any meeting, he/she will need a record of the proceeding, and for such proposed, he/she 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. *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 Meeting Minutes for June 20, 2024

PARKING CITATIONS

- [2.](#) Parking Citations

ADJOURNMENT



SPECIAL MAGISTRATE HEARING MINUTES

June 20, 2024 at 9:00 AM

Council Chambers – 340 Ocean Drive

PRESENT: MORRIS “SKIP” MILLER, SPECIAL MAGISTRATE
 LEONARD RUBIN, TOWN ATTORNEY
 LYNN HAMEL, CODE COMPLIANCE OFFICER
 FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 BUCK EVANS, BUILDING OFFICIAL
 FIORELLA VERDECIA, ADMINISTRATIVE SECRETARY

ALSO PRESENT: CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
 ISABELLA HICKEY, SENIOR PLANNER
 FABINNE AZEMAR, PLANNING TECHNICIAN
 RICK KOZALL, ATTORNEY FOR COASTAL PROPERTY CONCEPTS, INC
 DEBBIE HUFFMAN, OCEANSIDE HOA REPRESENTATIVE

AUDIENCE: 5

CALL TO ORDER – 9:00AM

DISCUSSION ITEMS

Town Attorney Rubin swore in all parties wishing to give testimony on the items below.

1. SPECIAL MAGISTRATE HEARING MINUTES - NOVEMBER 16, 2023

Special Magistrate Miller approved the minutes for November 16, 2023.

2. CASE NO. 24-05-36: CONSTRUCTION SITE STANDARDS (13440, 13460, & 13480 US HWY 1)

Code Compliance Officer Hamel stated that that Town and the Respondents have entered into a Stipulation and Waiver of Hearing and submitted the Stipulation to the Magistrate for approval.

3. CASE NO. 24-06-37: EXPIRED BUILDING PERMIT (844 OCEANSIDE DRIVE)

Code Compliance Officer Hamel presented the staff report regarding this case (*staff report attached*).

Rick Kozell, Esquire, appeared on behalf of the Respondent and offered legal argument.

Debbie Huffman appeared on behalf of the Ocean Side at Juno Beach Homeowners' Association and offered testimony.

At the conclusion of the hearing, Special Magistrate Miller found the Respondent in violation of Section 105.4.1.5.4 of the Florida Building Code, as amended in Section 6-24 of the Town Code, and entered the following order:

- 1. The building permit is extended for six months.*
- 2. A fine of \$200 per day is imposed from June 1, 2024 through June 20, 2024, for a total of \$2000.00. An additional fine of \$200 per day is imposed beginning July 20, 2024 and continuing until the Building Permit is closed.*
- 3. The Respondent is required to pay the Town \$1,217.97 in administrative costs.*

ADJOURNMENT

Special Magistrate Miller adjourned the meeting at 9:56am.

Morris (Skip) Miller, Special Magistrate

Fiorella Verdecia, Administrative Secretary



Special Magistrate Hearing
Code Enforcement Case No. 24-06-37
June 20, 2024

Staff Report

Re: 844 Oceanside Drive
Juno Beach, FL 33408

Case No. 24-06-37: Failure to complete all construction work and required building and zoning inspections associated with Juno Beach Building Permit No. 21-9865 by June 1, 2024 as previously authorized by the Juno Beach Town Council at the February 28, 2024 Town Council Meeting.

Code Section

105.4.1.5.4 - Florida Building Code - Permits - Administrative Amendments (Referral to the town's code enforcement Special Magistrate): Failure of the permit holder and/or property owner to complete the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full.

Background

The subject property is a single-family home under construction located at 844 Oceanside Drive in Juno Beach, FL. (Pg 1) The owner of the property is Brian Grossman, Coastal Property Concepts Inc. There are two (2) general contractors associated with the project: 1) Doug Bramer – Triple D Builders LLC and 2) Estaban Campos – E & E Remodeling Inc.

Juno Beach Building Permit No. 21-9565 for the construction of a new 3-story single-family home was issued on November 30, 2021. (Pgs 2-3) Under Section 105.4.1.5 of Section 6-24 of the Juno Beach Code of Ordinances, and based on the area of the project, the time allowed for completion of the project was 24 months.

On May 12, 2023, Lynn Hamel, Code Compliance Officer, provided a 6-month advance notice via written and email correspondence to Mr. Grossman and Mr. Bramer that, based on the provisions included in Section 6-24 of the Juno Beach Code of Ordinances, Building Permit No. 21-9565 was scheduled to expire on November 30, 2023. Also included in Section 6-24 and noted in the correspondence was the mechanism for an owner / contractor to request a one-time extension of 90 days to complete all exterior portions of a project. (Pgs 4-6)

On August 31, 2023 and as a reminder, Ms. Hamel provided a 3-month advance notice via written and email correspondence to Mr. Grossman and Mr. Bramer that, based on the provisions included in Section 6-24 of the Code of Ordinances, Building Permit No. 21-9565 was scheduled to expire on November 30, 2023. (Pgs 7-9)



On November 1, 2023, Mr. Grossman submitted a Change of Contractor form to remove Triple D Builders LLC as the general contractor for the project and to replace the original contractor with E & E Remodeling Inc. *(Pg 12)*

On November 8, 2023, Ms. Hamel emailed Mr. Grossman and Mr. Bramer reminding them of the upcoming expiration date for Building Permit No. 21-9565. As was included in the earlier correspondence, Ms. Hamel informed them that they must: 1) Successfully complete all necessary building and zoning inspections for the project, including the submittal of any other required documents, **OR** 2) Apply for and obtain a 90-day extension to conclude the project. Failure to complete one of the two noted actions would result in issuance of a Notice of Hearing at which fines and costs may be ordered. *(Pgs 10-11)*

On November 21, 2023, Lilian Campos, E & E Remodeling Inc, submitted a letter via email to the Town of Juno Beach requesting a 90-day extension for Building Permit No. 21-9565. *(Pg 13)*

Later that day (November 21, 2023), Frank Davila, Director of Planning & Zoning, authorized a one-time extension (90 days) as requested and also informed the contractor that if the work is not completed within the 90 days, the permit holder / contractor may request a one-time extension from the Juno Beach Town Council for a period of time not to exceed twelve months and that failure to complete the construction within that time frame would constitute a violation and would be referred to the Town's Code Enforcement Special Magistrate. *(Pgs 14-15)*

On December 7, 2023, Ms. Hamel notified E & E Remodeling Inc that, based on Mr. Davila's authorization for an extension, Building Permit No. 21-9565 would expire on February 28, 2024. Ms. Hamel repeated in the email the information about the process to request an additional extension from the Town Council for a period of time not to exceed twelve months. Ms. Hamel provided the dates of the upcoming Town Council Meetings, i.e., December 13, 2023, January 24, 2024, and February 28, 2024. *(Pgs 16-17)*

On January 19, 2024, Ms. Hamel sent another email to E & E Remodeling Inc. reminding them of the upcoming expiration date for Building Permit No. 21-9565, i.e., February 28, 2024. *(Pgs18-19)*

On January 22, 2024, Mr. Davila emailed Mr. Grossman the information to be included in the request for an additional extension from the Town Council. *(Pgs 20-21)*

Following Mr. Davila's email, Mr. Grossman submitted a request for an extension for Building Permit No. 21-9565 and included the reasons for the requested extension and the remaining work to be completed. The reasons reported by Mr. Grossman for the delay in completing the project within the 2-year period had to do with the placement of an underground manhole as well as material delays and labor shortages due to COVID-19. *(Pg 22)*

On February 28, 2024, Juno Beach Town Council approved the request for an extension to Building Permit No. 21-9565 to June 1, 2024. This was the date by which all exterior and interior work was to be completed. On March 4, 2024, Mr. Davila provided a letter to Mr. Grossman and to Mr. Campos noting the authorized extension. *(Pg 23)*

As all work necessary to close Building Permit No. 21-9565 was not completed within the original and extended time frames allowed, Ms. Hamel posted a Stop Work Order at 844 Oceanside Drive on June 3,



2024 as there was no valid building permit for the premises (with the exception of the permit for the pool and spa). (Pg 24)

Later and also on June 3, 2024, Rick Kozell, Attorney for Mr. Grossman, emailed Len Rubin, Juno Beach Town Attorney, regarding his concerns regarding the Stop Work Order. (Pg 25)

On June 5, 2024, Ms. Hamel issued a Notice of Hearing to Mr. Grossman, Mr. Campos and Mr. Bramer as the authorized extension dates were past and, thus, Building Permit No. 21-9565 is expired. There is currently no valid building permit for any work on the premises (with the exception of the permit for the pool and spa). (Pgs 26-27)

Statement of Current Conditions

Juno Beach Building Permit No. 21-9565 is expired. There is no valid Juno Beach Building Permit for continuing construction at the premises (with the exception for the permit for the pool and spa).

Remaining issues to be addressed and completed prior to Building Permit No. 21-9565 being closed may be found in Attachment A, B, and C:

Attachment A: Building Plan Review Comments from Buck Evans, Juno Beach Building Official, as noted in Mr. Evans' letter dated June 4, 2024. (Pgs 28-29)

Attachment B: Zoning Review Comments from Isabella Hickey, Juno Beach Principal Planner, as noted in Ms. Hickey's letter dated June 4, 2024. (Pgs 30-31)

Attachment C: Outstanding items / issues summarized in Attorney Rick Kozell's letter dated June 13, 2024. (Pgs 32-34)

Juno Beach Building Permit No. 23-11198 for the installation of a pool and spa is currently open.

Juno Beach Building Permit No. 24-11560 F for installation of a fence on the east and south sides of the property is currently in review. A revision is needed to include the north side fence that was relocated on to the top of the retaining wall.

Additionally, the paver driveway was extended into the roadway in a manner conflicting with the provided plans.

Staff Recommendation

Staff recommends Coastal Property Concepts Inc. (Brian Grossman); E & E Remodeling Inc. (Estaban Campos); and Triple D Builders LLC (Douglas Bramer) be found in violation of Section 105.4.1.5.4 of the Florida Building Code which is incorporated into Section 6-24 of the Juno Beach Code of Ordinances.

Staff recommends that a 30-day extension be authorized for the above responsible parties to complete all required actions / submittals / inspections so that Juno Beach Building Permit No. 21-9565 may be closed and a Certificate of Occupancy may be issued.



Recommended Fine

Staff recommends a fine of \$200.00 per day, beginning June 2, 2024 and continuing until all building and zoning inspections are successfully completed; all required documents are submitted to the Town of Juno Beach Building Department; and all accrued fines and hearing costs are paid to the Town.

Note: A Certificate of Occupancy will not be issued until all of the above corrective actions have been completed and all accrued fines and hearing costs are paid to the Town.

Item #1.





Building Division
340 Ocean Drive
Juno Beach, Florida, 33408
(561) 626-1122
www.juno-beach.fl.us

Building Permit

PERMIT NO.
21-9565

DATE ISSUED: 11/30/2021

Request inspections at www.mygovernmentonline.org

Permit Type: Building Permit Fees (Effective October 1st, 2020)

Job Address: 844 Ocean Side Drive, Juno Beach, 33408

Parcel No: 28-43-41-28-58-000-0030 **Lot / Block:** 0030/000

Subdivision: Ocean Side at Juno Beach **Building #:**

Flood Zone: Yes/No - Unknown

Valuation: \$1,776,000.00 **Total Sq. Ft:** 7104

Total Permit Fee:
\$54612.00

Description of Work: New 3 story single family home (FENCE PERMIT 24-11560 F)
COUNTY LINE ELECTRICAL: Install electrical per drawing
MECHANICAL AC SERVICES INC.: Mechanical to new single family home
BLUE FLAME PROFESSIONAL SVCS.: Natural gas connection from existing meter set to six outlets
BLUE FLAME PROFESSIONAL SVCS REVISION: Adding 120' of 1'4" poly @2PSI to new meter location
ALEX'S PLUMBING SERVICE INC.: Plumbing to new single family home
LEO ROOFING & CONSTRUCTION: Installing roof, new construction

Cont: E & E REMODELING INC.
Registration #: 202317
Esteban Campos
406 Pineway Terrace, West Palm Beach, FL 33406
(561) 722-9611

Owner: Coastal Property Concepts Inc.
Brian Grossman
900 E Indiantown Road, Suite 607-144
Jupiter, FL 33477
(561) 222-7456

WARNING TO OWNER:
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A "NOTICE OF COMMENCEMENT" MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

Notice: All permits require an inspection and work must be inspected before covering. This permit will expire if no work is recorded within 180 days. In addition to requirements of this permit, there may be additional requirements applicable to this property which may be found in public records of this county. There may be additional permits required from other governmental entities such as water management districts, state or federal agencies including, but not limited to, the NPDES permit.

Issued by: Buck Evans, Building Official

Request an inspection through
MyGovernmentOnline.org or call
(866) 957-3764

Permit # 21-9565

Inspection Sequence	Conditions and Restrictions
<p>Priority 6 - Form Survey Priority 11 - Roofing In-Progress Inspection Priority 16 - Exterior Lath Stucco Priority 16 - Footing Steel Monolithic Slab Priority 16 - Framing Priority 16 - Roof Sheathing Priority 16 - Vertical Columns Tie Beam Priority 16 - AC Rough Priority 16 - Electric Rough In Priority 16 - Pre-Inspection for Temporary Power Priority 16 - Plumbing Underground Rough Priority 16 - Roof Dry in Tin Tag & Metal Flashing Priority 16 - Lintel or Tie Beam Priority 16 - Miscellaneous Inspection Priority 16 - Gas UG Rough Priority 16 - Gas Rough Priority 16 - Dry Wall Priority 16 - In Progress/Substrate Inspection Priority 16 - Insulation Building Priority 16 - Wall Sheathing Priority 16 - Electric Slab Rough Priority 16 - Plumbing Rough Priority 16 - Trusses Connectors Engine Priority 16 - Stem Wall Priority 16 - Plumbing Top Out Priority 17 - Mechanical Final Priority 17 - Electric Final Priority 17 - Plumbing Final Priority 17 - Driveway Final Priority 17 - Gas Final Priority 17 - Roofing Final Priority 18 - Building Final</p> <p>Inspection with the same priority number may be scheduled simultaneously. All inspections within one priority number must pass before moving to the next priority number. Exception on Residential: All inspections within the same priority as Open Wall Framing and Building Final, must be scheduled at one time and completed in one site first.</p>	<p>No Conditions Selected</p>

1. The above list of items reflects the inspection sequence, conditions and restrictions required by Town of Juno Beach at the time of permit issuance, Requirements are subject to change should the scope of the work change.
2. It shall be the duty of the holder of the building permit to call (866) 957-3764 to request an inspection 24 hours prior to work being ready for inspection to provide access to and means for inspection of such work as required by the code. Failed inspections may occur an inspection fee.



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

May 12, 2023

Brian Grossman
 Coastal Property Concepts Inc.
 900 E Indiantown Road – Suite 604-144
 Jupiter, FL 33477

Douglas Shea Bramer
 Triple D Builders LLC
 14041 80th Lane North
 Loxahatchee, FL 33470

RE: Juno Beach Building Permit No. 21-9565
844 Ocean Side Drive – Juno Beach, FL

Dear Mr. Grossman & Mr. Bramer:

The purpose of this letter is to give you an advance 6-month notice that Juno Beach Building Permit No. 21-9565 for the construction of a new single-family residence at 844 Ocean Side Drive in Juno Beach, FL is scheduled to expire on **November 30, 2023**.

Section 6-24 of the Juno Beach Code of Ordinances pertains to time limits for construction projects within the Town of Juno Beach based on the square footage of the project. For projects such as yours, greater than 5,000 square feet in size and less than 10,000 square feet in size, the building permit will become invalid unless all work authorized by the permit is completed with twenty-four (24) months of permit issuance.

Included in the Code of Ordinances, however, is a mechanism that allows you to request a one-time extension of 90 days to complete all exterior portions of your project as described and as authorized in your original building permit. Exterior work that must be completed includes any work visible from the outside i.e. the project property must be fully landscaped, all driveways and walkways must be completed, all drainage and related site improvements must be completed and installed, and all construction debris, dumpsters, and temporary fences must be removed from the property. Following completion of all exterior work within this initially-authorized 90 day time period, you may request additional extensions of time periods, not exceeding 90 days each, to complete remaining / unfinished interior work. Remaining work to be completed must not be visible from the exterior.

Please be advised that you must complete one of the below actions prior to November 30, 2023:

- 1) Successfully complete all required building and zoning inspections necessary to close-out Juno Beach Building Permit No. 21-9565, including all sub-contractor permits,

OR

- 2) Apply for and obtain an extension for completion of the project.

Failure to complete one of the above actions prior to expiration of the building permit constitutes a violation of the Juno Beach Code of Ordinances and a Special Magistrate Hearing will be scheduled at which fines and costs may be ordered.

Should you choose to apply for and obtain an extension, please contact Frank Davila, Director of Planning & Zoning, at 561/656-0306 regarding your intentions.

Please feel free to contact Mr. Davila if you have questions or need additional information.

Thank you for your cooperation.

Respectfully,

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



Town of Juno Beach

Item #1.

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

NOTIFICATION OF EXPIRING PERMIT

Date: May 12, 2023

Permit Expiration: **11/30/2023**

Permit Number: 21-9565

Job Address: 844 Ocean Side Drive

Owner's Name: Coastal Property Concepts Inc.

Owner's Address: 900 E Indiantown Road - Suite 604-144
Jupiter, FL 33477

Owner's Phone Number: (561) 222-7456

CONTRACTOR'S INFORMATION:

Contractor's Name: Douglas Shea Bramer
TRIPLE D BUILDERS LLC

Contractor's Address: 14041 80TH Lane North
Loxahatchee, FL 33470

Contractor's Phone: (561) 907-9277

License Number: FL CGC1529422

The original building permit covers a single period of 24 months to complete a project even with approved inspections as per Section 34.119 of the Juno Beach Code of Ordinances. The contractor or owner/builder will have to resubmit for the building permit if your extension request is not approved and / or if you fail to meet the specified requirements.

Town of Juno Beach Building Division



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

August 31, 2023

Brian Grossman
Coastal Property Concepts Inc.
900 E Indiantown Road – Suite 604-144
Jupiter, FL 33477

Douglas Shea Bramer
Triple D Builders LLC
14041 80th Lane North
Loxahatchee, FL 33470

**RE: Juno Beach Building Permit No. 21-9565
844 Ocean Side Drive – Juno Beach, FL**

Dear Mr. Grossman & Mr. Bramer:

The purpose of this letter is to give you an advance 3-month notice that Juno Beach Building Permit No. 21-9565 for the construction of a new single-family residence at 844 Ocean Side Drive in Juno Beach, FL is scheduled to expire on **November 30, 2023**.

Section 6-24 of the Juno Beach Code of Ordinances pertains to time limits for construction projects within the Town of Juno Beach based on the square footage of the project. For projects such as yours, greater than 5,000 square feet in size and less than 10,000 square feet in size, the building permit will become invalid unless all work authorized by the permit is completed with twenty-four (24) months of permit issuance.

Included in the Code of Ordinances, however, is a mechanism that allows you to request a one-time extension of 90 days to complete all exterior portions of your project as described and as authorized in your original building permit. Exterior work that must be completed includes any work visible from the outside i.e. the project property must be fully landscaped, all driveways and walkways must be completed, all drainage and related site improvements must be completed and installed, and all construction debris, dumpsters, and temporary fences must be removed from the property. Following completion of all exterior work within this initially-authorized 90 day time period, you may request additional extensions of time periods, not exceeding 90 days each, to complete remaining / unfinished interior work. Remaining work to be completed must not be visible from the exterior.

Please be advised that you must complete one of the below actions prior to November 30, 2023:

- 1) Successfully complete all required building and zoning inspections necessary to close-out Juno Beach Building Permit No. 21-9565, including all sub-contractor permits,

OR

- 2) Apply for and obtain an extension for completion of the project.

Failure to complete one of the above actions prior to expiration of the building permit constitutes a violation of the Juno Beach Code of Ordinances and a Special Magistrate Hearing will be scheduled at which fines and costs may be ordered.

Should you choose to apply for and obtain an extension, please contact Frank Davila, Director of Planning & Zoning, at 561/656-0306 regarding your intentions.

Please feel free to contact Mr. Davila if you have questions or need additional information.

Thank you for your cooperation.

Respectfully,



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



Town of Juno Beach

Item #1.

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

NOTIFICATION OF EXPIRING PERMIT

Date: August 31, 2023

Permit Expiration: **11/30/2023**

Permit Number: 21-9565

Job Address: 844 Ocean Side Drive

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Owner's Address: 900 E Indiantown Road - Suite 604-144
Jupiter, FL 33477

Owner's Phone Number: (561) 222-7456

CONTRACTOR'S INFORMATION:

Contractor's Name: Douglas Shea Bramer
TRIPLE D BUILDERS LLC

Contractor's Address: 14041 80TH Lane North
Loxahatchee, FL 33470

Contractor's Phone: (561) 907-9277

License Number: FL CGC1529422

The original building permit covers a single period of 24 months to complete a project even with approved inspections as per Section 34.119 of the Juno Beach Code of Ordinances. The contractor or owner/builder will have to resubmit for the building permit if your extension request is not approved and / or if you fail to meet the specified requirements.

Town of Juno Beach Building Division

Lynn Hamel

From: Lynn Hamel <lhamel@juno-beach.fl.us> on behalf of Lynn Hamel
Sent: Wednesday, November 8, 2023 1:37 PM
To: Brian Grossman; dbibuildersllc@gmail.com; mikemerrill561@aol.com
Cc: Frank Davila; Nancy Harvey; Janice Daley
Subject: Fwd: 844 Ocean Side Drive - Juno Beach Building Permit No. 21-9565 (Notice of Expiring Permit - 3 Months)
Attachments: 844 Ocean Side Drive Cover & Notification of Expiring Permit 3 Month.pdf

Good Afternoon,

Per the below email, Juno Beach Building Permit No. 21-9565 will expire on November 30, 2023. Failure to successfully complete all required building and zoning inspections, including the submittal of any other required documents, **OR** to apply for and obtain a 90-day extension for completion of the project constitutes a violation of the Juno Beach Code of Ordinances and a Special Magistrate Hearing will be scheduled at which fines and costs may be ordered.

If you have any questions, please contact rank Davila, Director of Planning & Zoning, at 561/656-0306 regarding this matter.

Respectfully,

Lynn Hamel

Code Compliance Officer

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

561/627-0818

----- Forwarded message -----

From: Lynn Hamel <lhamel@juno-beach.fl.us>
Date: Thu, Aug 31, 2023 at 11:50 AM
Subject: 844 Ocean Side Drive - Juno Beach Building Permit No. 21-9565 (Notice of Expiring Permit - 3 Months)
To: <coastal.property.concepts@gmail.com>, <dbibuildersllc@gmail.com>, <mikemerrill561@aol.com>
Cc: Frank Davila <fdavila@juno-beach.fl.us>, <nharvey@juno-beach.fl.us>

Hello Mr. Grossman, Mr. Bramer and Mr. Merrill,

The attached correspondence is to notify you that Juno Beach Building Permit No. 21-9565 will expire on November 30, 2023.

This is for your information.

Lynn Hamel

Code Compliance Officer

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

561/627-0818



Town of Juno Beach

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

CHANGE OF CONTRACTOR (Project Engineer / Architect, etc.)

DATE: 11/1/2023

RE: Property located at 844 Ocean side Dr Juno Beach, FL
ADDRESS & LEGAL DESCRIPTION

Ocean Side At Juno Beach Lt 3

Building Division:

As legal owner of subject property, I request the transfer of Permit Number 21-9565

Issued to Triple D.

on (date) Nov, 1st 2023, to new qualified contractor E & E Remodeling INC.

I hereby apply as owner-builder, or authorize BRIAN GROSSMAN

To apply for such additional permits as are necessary to construct or complete the construction on subject property.
***(Certified professionals need to attach signed and sealed letter of acceptance for all current and approved plans associated with project / permit).**

I agree to hold Town of Juno Beach harmless and relieve it from any responsibility or liability for any legal action or damage resulting from the transfer of the existing permit or the issuance of new permits. I furthermore assume responsibility for the correction, if required, of work performed under the permit for which I am requesting transfer.

Very truly yours,

\$50.00 Change of Contractor Fee

BRIAN GROSSMAN
Property Owner or General Contractor

The undersigned, being first duly sworn, deposes and says that he/she is the legal owner of the above property. Sworn to and subscribed before me BRIAN GROSSMAN

this 1st day of NOVEMBER, 2023.

BRIAN GROSSMAN
Authorized Person's Signature)

[Signature]
(Notary Public)





E & E Remodeling Inc

Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

November 21, 2023

RE: 844 Oceanside Dr.
Juno Beach, FL 33408
Permit #: 21-9565

Attention: Building Department,

We are requesting an extension on the mentioned permit. The reason for the extension request is the original GC failed to perform work in a timely manner and that ultimately led to the change of contractor. Current job status is flooring is being installed. What is left to be done is kitchen cabinets and quartz installation, Bath and shower tile installation, Glass balcony railings, Elevator installation, Pavers and Landscape. We are hoping to have this all done within the 90 days. Please do not hesitate to contact me if you have any questions.

Thank you,


Lilian Campos
Office Manager / Project Manager
lcampos@eanderemodeling.com
(561) 891-6782
406 PineWay Terrace
West Palm Beach, FL 33406

Re: 844 Oceanside Dr. (Letter of extension request)

1 message

Frank Davila <fdavila@juno-beach.fl.us>

Tue, Nov 21, 2023 at 11:22 AM

To: Lily Campos <lcampos@eanderemodeling.com>, Lynn Hamel <lhamel@juno-beach.fl.us>

Cc: Janice Daley <jdaley@juno-beach.fl.us>, Brian Grossman <coastal.property.concepts@gmail.com>, J Campos <camposa1j@gmail.com>, craig Washington <tbayln3@icloud.com>

Good morning Ms. Campos

Staff is in receipt of your request. Please use this email as authorization for a one-time extension (90 days) for permit 21-9565.

Please note that if you are unable to complete and obtain a Certificate of Completion by the 90 day extension, the permit holder may request a one-time extension from Town Council for a period of time not to exceed twelve months. Please note that failure of the permit holder and/or property owner to complete the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full.

If you have any questions, please do not hesitate to contact me.

Respectfully,

Frank Davila, CFM

Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0306
FX: (561)775-0812

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.

On Tue, Nov 21, 2023 at 10:58 AM Lily Campos <lcampos@eanderemodeling.com> wrote:

Good Morning Building Department,

As instructed by the building official, I have attached the extension letter request for the mentioned permit below. If you have any questions please feel free to contact me.

Permit #:21-9565

Happy Holidays!

Lilian Campos
Office Manager / Project Manager
lcampos@eanderemodeling.com
(561) 891-6782
406 PineWay Terrace
West Palm Beach, FL 33406



Lynn Hamel

From: Lynn Hamel
Sent: Thursday, December 7, 2023 8:42 AM
To: 'lcampos@eanderemodeling.com'; 'camposa1@gmail.com'
Cc: 'Brian Grossman'; 'tbayln3@icloud.com'; Frank Davila; 'Nancy Harvey'; Janice Daley
Subject: FW: 844 Oceanside Dr. (Letter of extension request)

Good Morning, Mr. Campos,

This is a follow-up regarding Frank Davila's below-noted authorization for a one-time extension of 90 days for Juno Beach Building Permit No. 21-9565. Please note that, based on the extension, the building permit will expire on **February 28, 2024**.

As also indicated in Mr. Davila's email, in addition to this one-time extension authorized by Town Staff, you may also request a one-time extension from Town Council for a period of time not to exceed twelve months.

This is to inform you that the upcoming Town Council Meetings are scheduled for December 13, 2023, January 24, 2024, and February 28, 2024. If you do not expect to be completed with all exterior portions of the project (landscaping, driveways, walkways, drainage, etc.) by the expiration date, it is your responsibility to request to be placed on the Town Council Agenda for one of those meetings to request an additional extension as may be needed.

If you have any questions, please contact Mr. Davila for any additional information or clarification.

Respectfully,

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

From: Frank Davila <fdavila@juno-beach.fl.us>
Sent: Tuesday, November 21, 2023 11:23 AM
To: Lily Campos <lcampos@eanderemodeling.com>; Lynn Hamel <lhamel@juno-beach.fl.us>
Cc: Janice Daley <jdaley@juno-beach.fl.us>; Brian Grossman <coastal.property.concepts@gmail.com>; J Campos <camposa1j@gmail.com>; craig Washington <tbayln3@icloud.com>
Subject: Re: 844 Oceanside Dr. (Letter of extension request)

Good morning Ms. Campos

Staff is in receipt of your request. Please use this email as authorization for a one-time extension (90 days) for permit 21-9565.

Please note that if you are unable to complete and obtain a Certificate of Completion by the 90 day extension, the permit holder may request a one-time extension from Town Council for a period of time not to exceed twelve months. Please note that failure of the permit holder and/or property owner to complete the construction within

the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full.

If you have any questions, please do not hesitate to contact me.

Respectfully,

Frank Davila, CFM

Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0306
FX: (561)775-0812

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.

On Tue, Nov 21, 2023 at 10:58 AM Lily Campos <lcampos@eanderemodeling.com> wrote:

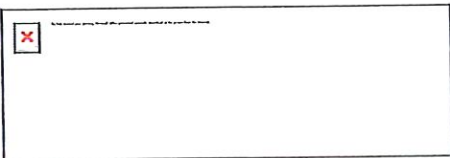
Good Morning Building Department,

As instructed by the building official, I have attached the extension letter request for the mentioned permit below. If you have any questions please feel free to contact me.

Permit #:21-9565

Happy Holidays!

Lilian Campos
Office Manager / Project Manager
lcampos@eanderemodeling.com
(561) 891-6782
406 PineWay Terrace
West Palm Beach, FL 33406



E & E Remodeling Inc.

Lynn Hamel

From: Lynn Hamel
Sent: Friday, January 19, 2024 9:32 AM
To: 'lcampos@eanderemodeling.com'; 'camposa1@gmail.com'
Cc: 'Brian Grossman'; 'tbayln3@icloud.com'; 'fdavila@juno-beach.fl.us'; Nancy Harvey; Janice Daley
Subject: RE: FW: 844 Oceanside Dr. (Letter of extension request)

Good Morning,

This is a reminder that Frank Davila's authorization for a one-time extension of 90 days for Juno Beach Building Permit No. 21-9565 will expire on February 28, 2024.

Please take appropriate action to complete the project as indicated below **OR** by requesting an additional one-time extension to be authorized by Town Council. Please see the below highlighted text regarding such a request to Town Council.

For additional information, please contact Mr. Davila.

Respectfully,

Lynn Hamel

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

----- Forwarded message -----

From: Lynn Hamel <lhamel@juno-beach.fl.us>
Date: Thu, Dec 7, 2023 at 8:44 AM
Subject: FW: 844 Oceanside Dr. (Letter of extension request)
To: <lcampos@eanderemodeling.com>, <camposa1@gmail.com>
Cc: Brian Grossman <coastal.property.concepts@gmail.com>, <tbayln3@icloud.com>, Frank Davila <fdavila@juno-beach.fl.us>, Nancy Harvey <nharvey@juno-beach.fl.us>, Janice Daley <jdaley@juno-beach.fl.us>

Good Morning, Mr. Campos,

This is a follow-up regarding Frank Davila's below-noted authorization for a one-time extension of 90 days for Juno Beach Building Permit No. 21-9565. Please note that, based on the extension, the building permit will expire on **February 28, 2024**.

As also indicated in Mr. Davila's email, in addition to this one-time extension authorized by Town Staff you may also request a one-time extension from Town Council for a period of time not to exceed twelve months.

This is to inform you that the upcoming Town Council Meetings are scheduled for December 13, 2023, January 24, 2024, and February 28, 2024. If you do not expect to be completed with all exterior portions of the project (landscaping, driveways, walkways, drainage, etc.) by the expiration date, it is your responsibility to request to be placed on the Town Council Agenda for one of those meetings to request an additional extension as may be needed.

If you have any questions, please contact Mr. Davila for any additional information or clarification.

Respectfully,

Lynn Hamel

Code Compliance Officer

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

561/627-0818

From: Frank Davila <fdavila@juno-beach.fl.us>
Sent: Tuesday, November 21, 2023 11:23 AM
To: Lily Campos <lcampos@eanderemodeling.com>; Lynn Hamel <lhamel@juno-beach.fl.us>
Cc: Janice Daley <jdaley@juno-beach.fl.us>; Brian Grossman <coastal.property.concepts@gmail.com>; J Campos <camposa1j@gmail.com>; craig Washington <tbayln3@icloud.com>
Subject: Re: 844 Oceanside Dr. (Letter of extension request)

Good morning Ms. Campos

Staff is in receipt of your request. Please use this email as authorization for a one-time extension (90 days) for permit 21-9565.

Lynn Hamel

From: Frank Davila <fdavila@juno-beach.fl.us> on behalf of Frank Davila
Sent: Monday, January 22, 2024 3:52 PM
To: Brian Grossman; Isabella Hickey; Lynn Hamel
Subject: Building Permit Extension

Hello gentlemen,

Please see the information below. For the letter, please include the following information.

In a letterhead, indicate why you need the request (justifiable cause), what needs to be completed (list), an estimated time of completion, and a request to be added to the February 28th Town Council meeting.

Sec. 6-24. - Administrative amendments.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTION](#)

The town hereby amends and supplements chapter 1 of the Florida Building Code by the adoption of the following sections of said chapter. [Chapter 1](#), as hereby amended, shall be in full force and effect within the town.

105.4 Conditions of the permit.

105.4.1.5 Each permit issued is subject to and conditioned upon a maximum time schedule for completion of construction projects. Building permits issued for projects occupying a total area of 5,000 square feet or less shall become invalid unless the work authorized by such permits is commenced and completed within twelve (12) months after issuance of the permits. Permits issued for projects occupying a total area greater than 5,000 square feet and less than 10,000 square feet shall become invalid unless the work authorized by such permits is commenced and completed within twenty-four (24) months after issuance of the permits. Permits issued for projects occupying a total area of 10,000 square feet or more shall become invalid unless the work authorized by such permits is commenced and completed within thirty-six (36) months after the issuance of the permits.

105.4.1.5.1 For projects in which only interior work remains to be performed, extensions of time for periods not exceeding ninety (90) days each shall be allowed, provided that the request for an extension is in writing and the permit holder demonstrates justifiable cause. To qualify for these extensions, the work to be performed must not be visible from outside the project, the project property must be fully landscaped, all necessary driveways and walkways on the project property must be completed, all necessary drainage and related site improvements must be completed and installed, and all construction debris, dumpsters, and temporary construction fences must be removed from the project property.

105.4.1.5.2 For all other projects, one extension of time for a period not exceeding ninety (90) days shall be allowed, provided the request for an extension is in writing and the permit holder demonstrates justifiable

cause. For projects that require an extension of more than ninety (90) days, the permit holder may request a one-time extension from the town council for a period of time not to exceed twelve (12) months.

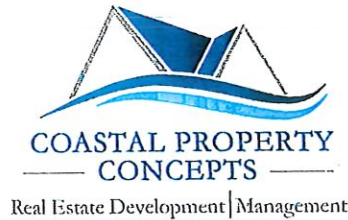
105.4.1.5.3 All extensions shall be in writing and issued by the town manager or the town manager's designee.

105.4.1.5.4 Failure of the permit holder and/or property owner to complete the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full.

Frank Davila, CFM

Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0306
FX: (561)775-0812

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.



To
Frank Davila, CFM
Director of Planning and Zoning
Town of Juno Beach

Dear Mr. Davila,
We are kindly requesting an extension of Permit #21-9596 for 844 Oceanside Drive, Juno Beach, FL, 33408. The development of this project took longer than anticipated due to unforeseen challenges with the construction of the shell. Shell construction delays were associated with an underground manhole that was not located properly by the Loxahatchee River District and was placed outside of the easement that was allocated for the manhole.

Furthermore, this project was constructed through the COVID-19 pandemic which resulted in material delays and labor shortages.

Currently this project is close to completion. The outstanding items that need to be completed are as follows

Interior:

- Kitchen and Bathroom countertops
- Treads and railing installation for staircase
- Elevator installation
- Electrical trim and punch out
- Lighting and plumbing fixtures
- Installation of A/C handlers

Exterior:

- Garage door
- Pool
- Landscape/hardscape
- Aluminum fence
- Lighting fixtures
- Roof tile
- Balcony and rooftop railings

Estimated date of completion to be no later than June 1 2024.

We kindly request to be added to the February 28th Town Council meeting to address the extension.

Respectfully,
Brian Grossman
President, Coastal Property Concepts



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

March 4, 2024

Brian Grossman
Coastal Property Concepts Inc
900 E Indiantown Road – Suite 607-144
Jupiter, FL 33477

Esteban Campos
E & E Remodeling Inc
406 Pine Way Terrace
West Palm Beach, FL 33406

Re: Juno Beach Building Permit No. 21-9565

Dear Mr. Grossman & Mr. Campos:

As requested in your correspondence provided to the Town of Juno Beach on November 21, 2023 via email, the Town Council considered your request for an extension of Juno Beach Building Permit No. 21-9565 for construction of a new 3-story home at 844 Oceanside Drive in Juno Beach, FL at the Juno Beach Town Council Meeting held on February 28, 2024.

This is to formally notify you that the Town Council approved your request for an extension to Juno Beach Building Permit No. 21-9565 to June 1, 2024. This is the date by which all exterior and interior work is to be completed.

Failure to complete all work associated with the building permit will result in a Notice of Hearing being issued for your appearance at the Special Magistrate Hearing scheduled for June 20, 2024 at 9:00 a.m. The Town will seek daily fines / penalties retroactive to the extended completion / expiration date of June 1, 2024.

Should you have any questions, please feel free to contact me for further information.

Respectfully,

Frank Davila
Director of Planning & Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
561/656-0306
fdavila@juno-beach.fl.us

STOP WORK

TOWN OF JUNO BEACH

Department of Planning and Zoning and Office of Building
Official

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

NOTICE

This building has been inspected and

- | | |
|------------------------------|----------------------|
| 1. Zoning | 7. Mechanical Work |
| 2. Setbacks | 8. Electrical Wiring |
| 3. General Construction | 9. Gas Piping |
| 4. Concrete, Masonry, Cement | 10. Steel |
| 5. Plumbing | 11. Other |
| 6. Roofing | |

IS NOT ACCEPTED

**PLEASE CORRECT AS NOTED BELOW BEFORE ANY FURTHER
WORK IS DONE**

JUNO BEACH BUILDING PERMIT NO. 21-9565: WORK NOT
COMPLETED BY JUNE 1, 2024 PER AUTHORIZED EXTENSION DATED
MARCH 4, 2024. NO WORK MAY CONTINUE UNTIL AN ADDITIONAL
EXTENSION IS AUTHORIZED / APPROVED BY THE SPECIAL
MAGISTRATE AT THE SPECIAL MAGISTRATE HEARING
SECHEDULED FOR JUNE 20, 2024.

DO NOT REMOVE THIS NOTICE UNDER PENALTY OF LAW

Date 6-3-24 Time _____ Inspector Hamel

-----Original Message-----

From: Rick Kozell <rick@kozell-law.com>

Sent: Monday, June 03, 2024 12:59 PM

To: Len Rubin <len@torcivialaw.com>



1

Subject: 844 Oceanside

Good afternoon Len,

This morning my clients received an order instructing them to stop all work at 844 Oceanside. The letter came as a bit of a surprise, since the inspector issued final approval last week, and we submitted last week a final request to the town for a certificate of occupancy.

There are a couple of specific concerns implicated by the letter.

First, I understand that the town official, when delivering the letter, may have explained to the people on site that it had "something to do with the loxahatchee River district." This, of course, is the issue you and I have been working on which I have been trying to head off.

Second, my clients have attempted to reach the building official, but were told that he is on vacation all week. It begs the question of why this letter is being delivered now if the responsible official is not even here to be working on this. Certainly if there was advanced planning of this, I would've appreciated a heads up, so that we could work together to mitigate the consequences here.

Third, while this stop work order makes reference to a deadline of June 1, you will recall that that deadline does not apply at all to the construction on the pool. So there would seem to be no basis to require that that work stop on the pool, leaving aside any other concerns or problems that may exist here.

Can you spare a quick minute to discuss this by phone? I'm out of town right now, but trying to figure out if there are some logical next steps to mitigate the current situation. I can be reached at 561-252-5423.

Rick



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-24-0

Item #1.

HEARING NOTICE

Date: 6/5/2024
Compliance Date: 6/1/2024

Brian Grossman • Coastal Property Concepts Inc.
900 E Indiantown Road Suite 607-144
Jupiter, FL 33477

Estaban Campos • E & E Remodeling Inc.
406 Pine Way Terrace
West Palm Beach, FL 33406

Douglas Bramer • Triple D Builders LLC
14041 80th Lane N
Loxahatchee, FL 33470

Dear Property Owner or Responsible Party:

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

Location Address:

Parcel No.

844 Oceanside Drive Juno Beach, FL33408	28-43-41-28-58-000-0030
--	-------------------------

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

Code Violations:

105.4.1.5.4 - Florida Building Code - Permits - Administrative Amendments (Referral to the town's code enforcement Special Magistrate): Failure of the permit holder and/or property owner to complete the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full.

Per your request at the February 28, 2024 Town Council Meeting, Juno Beach Town Council approved your request for an extension to Juno Beach Building Permit No. 21-9565 until June 1, 2024.

As indicated in Frank Davila's letter dated March 4, 2024, failure to complete all work associated with the building permit would result in a Notice of Hearing being issued for your appearance at the Special Magistrate Hearing scheduled for June 20, 2024 at 9:00 a.m.

27

Item #1.

You are hereby formally notified that on **Thursday, June 20, 2024 @ 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 noted above.

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. The certificate of occupancy will not be issued until the ordered fines are paid in full.

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

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



Date: Tuesday, June 4, 2024

Permit Number 21-9565
Job Address: 844 Ocean Side Drive, Juno Beach 33408

Dear ,

Staff has completed its review of plans for the Ocean Side at Juno Beach - 844 that is to be located at 844 Ocean Side Drive, Juno Beach 33408. Comments from this review follow.

Building Plan Review Comments

The following comments have been provided by Building Official. Should you have any questions or require additional information regarding any of these comments, please contact Building Official by telephone at or by email at buildingofficial@juno-beach.fl.us.

Upon receiving the final building affidavit from the private provider please find my review comments as per 553.791 (13) (a).

1. We have not received the blower test as required by R402.4.1.2.
2. We have not received the final soil treatment certificate as required by R318.1.
3. We have no record of any insulation inspections taking place for walls or attic. Please have insulation contractor provide certification.
4. We have record of shower pan test as noted on 8/23/23 by James Tubbs at the plumbing top out inspection.
5. Gas final was approved by the private provider however the town denied a revision to the permit and is still not approved to date.
6. Zoning/Civil approvals have not taken place, they will provide separate comments.

Thank you,

6/4/2024 2:04:50 PM
Ocean Side at Juno Beach - 844
21-9565
Page 2



Building Official

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



Date: Tuesday, June 4, 2024

Brian Grossman
Coastal Property Concepts Inc.
900 E Indiantown Road
Jupiter FL 33477
coastal.property.concepts@gmail.com

Permit Number 21-9565
Job Address: 844 Ocean Side Drive, Juno Beach 33408

Dear Brian Grossman,

Staff has completed its review of plans for the Ocean Side at Juno Beach - 844 that is to be located at 844 Ocean Side Drive, Juno Beach 33408. Comments from this review follow.

Zoning Review Comments

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.

Please note that the previous comments provided on May 10th and May 16th have not been addressed. Loxahatchee River District has not provided an Easement Release Agreement for the gas revision submitted on May 7th regarding the "Adding 120' of 1'4" poly @2PSI to new meter location"

In addition, please provide the following:

1. Signed and sealed final survey
2. Signed and sealed as-built plans (architectural and civil engineering)
3. Signed and sealed final/as-built landscape plans
4. The engineer's certification letter

Once the following has been provided, please note a final engineering walk through inspection and a final zoning walk through inspection shall take place.

6/4/2024 2:34:40 PM
Ocean Side at Juno Beach - 844
21-9565
Page 2

Thank you,



Isabella Hickey



June 13, 2024

Leonard G. Rubin, Esq.
Torcivia, Donlon, Goddeau & Rubin, P.A.
Northpoint Corporate Center
701 Northpoint Parkway, Ste 209
West Palm Beach, FL 33407

Frank Davila
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Re: Our Phone Call on June 12, 2024

Dear Len and Frank:

Thank you for speaking with me yesterday regarding 844 Oceanside Drive, Juno Beach, FL 33408 (the "Property"). As you know, time is of the essence in this file: the Property is under contract to a buyer who has expressed some concern about the delay in issuing a certificate of occupancy; moreover, a magistrate hearing is scheduled for June 20, 2024, even though it is my view this project was timely completed when my client submitted its CO application on May 30, 2024.

I write to address two (2) issues. I ask that you please review this letter and respond at your earliest opportunity.

Issue 1: The Items which the Town Believes to be Outstanding

Despite my view that CO should be issued immediately, you advised in our phone call yesterday that a number of items are, or at least may be, outstanding. Please confirm that the following represents all items which you believe to be outstanding. Please note: I understand that the Town is reserving the right to identify further issues which arise in a final walk-through or inspection. I am not trying to pigeonhole the Town. I am merely trying to make a comprehensive list of all items which are known at this time so that we can expeditiously narrow the issues and resolve them.

The following represents the full list of items we discussed yesterday:

1. As referenced in the Town's letter dated June 4, 2024, the Town is advising it has not received the blower test as required by R402.4.12.

2. As referenced in the Town's letter dated June 4, 2024, the Town is advising it has not received the final soil treatment certificate as required by R318.1.
3. As referenced in the Town's letter dated June 4, 2024, the Town is advising it has not received any certification of insulation inspections taking place for walls or attic.
4. As referenced in the Town's letter dated June 4, 2024, the Town is advising it is missing some document relating to a shower pan test or plumbing top out inspection.
5. As referenced in the Town's letter dated June 4, 2024, the Town is advising it has not issued a revised permit for the gas line as was requested by my Client.
6. As referenced in the Town's letter dated June 4, 2024, the Town is advising zoning and civil approvals have not occurred.
7. As referenced in a second letter from the Town dated June 4, 2024, the Town is advising it has not received an easement release agreement from Loxahatchee River District pertaining to the gas revision.
8. As referenced in a second letter from the Town dated June 4, 2024, the Town is advising it has not received a signed and sealed final survey.
9. As referenced in a second letter from the Town dated June 4, 2024, the Town is advising it has not received signed and sealed as-built plans (architectural and civil engineering).
10. As referenced in a second letter from the Town dated June 4, 2024, the Town is advising it has not received signed and sealed final as-built landscape plans.
11. As referenced in a second letter from the Town dated June 4, 2024, the Town is advising it has not received the engineer's certification letter.
12. As referenced in our phone call yesterday, that Town is advising a fence has been installed on the north wall, owned by the Association, without proper approvals.
13. As referenced in our phone call yesterday, the Town is advising the driveway pavers have been improperly extended into the street.

I understand these are the only known issues the Town currently contends exist at the Property. **Please confirm this is a comprehensive list of known items so that we can address and resolve them as necessary. If there are any other items, please let me know immediately.**

Issue 2: Upcoming Hearing

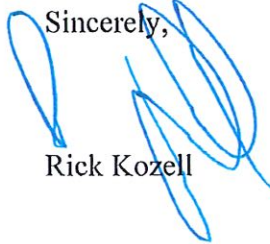
As we discussed by phone, I believe our present situation is being complicated by the third-party issues involving Loxahatchee River District. My clients have worked diligently and will continue working diligently to bring this project to a conclusion. At the magistrate hearing, I would like to present an agreed order providing as follows:

1. The building permit is extended for 20 days from the date of the hearing – until July 10, 2024 – for the property owner to address the following items (TRACK THE LIST ABOVE).
2. The property owner shall work with the Town in good faith to address the list of open items (as set forth above), make any changes to comply with Code, and obtain all final approvals.
3. The stop-work order is immediately lifted.
4. Any decision on fines is deferred.

5. In the event any additional deficiencies are identified, the parties will, within ten (10) days, work together to identify a mutually agreeable schedule for addressing those additional issues.
6. The entry of the agreed order is not, and shall not be construed as, a waiver of the property owner's arguments with respect to the outstanding Loxahatchee River District dispute.

Please let me know if we can submit an agreed order.

I await your response.

Sincerely,

Rick Kozell

The town hereby amends and supplements chapter 1 of the Florida Building Code by the adoption of the following sections of said chapter. Chapter 1, as hereby amended, shall be in full force and effect within the town.

105.4 Conditions of the permit.

105.4.1.5 Each permit issued is subject to and conditioned upon a maximum time schedule for completion of construction projects. Building permits issued for projects occupying a total area of 5,000 square feet or less shall become invalid unless the work authorized by such permits is commenced and completed within twelve (12) months after issuance of the permits. Permits issued for projects occupying a total area greater than 5,000 square feet and less than 10,000 square feet shall become invalid unless the work authorized by such permits is commenced and completed within twenty-four (24) months after issuance of the permits. Permits issued for projects occupying a total area of 10,000 square feet or more shall become invalid unless the work authorized by such permits is commenced and completed within thirty-six (36) months after the issuance of the permits.

105.4.1.5.1 For projects in which only interior work remains to be performed, extensions of time for periods not exceeding ninety (90) days each shall be allowed, provided that the request for an extension is in writing and the permit holder demonstrates justifiable cause. To qualify for these extensions, the work to be performed must not be visible from outside the project, the project property must be fully landscaped, all necessary driveways and walkways on the project property must be completed, all necessary drainage and related site improvements must be completed and installed, and all construction debris, dumpsters, and temporary construction fences must be removed from the project property.

105.4.1.5.2 For all other projects, one extension of time for a period not exceeding ninety (90) days shall be allowed, provided the request for an extension is in writing and the permit holder demonstrates justifiable cause. For projects that require an extension of more than ninety (90) days, the permit holder may request a one-time extension from the town council for a period of time not to exceed twelve (12) months.

105.4.1.5.3 All extensions shall be in writing and issued by the town manager or the town manager's designee.

105.4.1.5.4 Failure of the permit holder and/or property owner to complete the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the town's code enforcement special



AGENDA ITEM

Meeting Name: Special Magistrate Hearing
Meeting Date: August 15, 2024
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Parking Citations

- 1) **CODE CITATION NUMBER 00963:** Michael N Russi – Delray Beach, FL. Request to Contest Citation Re: Article IV Truck Routes.

- 2) **CODE CITATION NUMBER 00964:** Julius Ezechiel, West Palm Beach, FL. Failure to Pay Code Citation Re: Article IV Truck Routes.