



SPECIAL MAGISTRATE HEARING AGENDA

June 20, 2024 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

DISCUSSION ITEMS

- 1. SPECIAL MAGISTRATE HEARING MINUTES - NOVEMBER 16, 2023**
- 2. CASE NO. 24-05-36: CONSTRUCTION SITE STANDARDS (13440, 13460, & 13480 US HWY 1)**
- 3. CASE NO. 24-06-37: EXPIRED BUILDING PERMIT (844 OCEANSIDE DRIVE)**

ADJOURNMENT



SPECIAL MAGISTRATE HEARING MINUTES

November 16, 2023 at 9:00 AM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: LEONARD RUBIN, TOWN ATTORNEY
LYNN HAMEL, CODE COMPLIANCE OFFICER
FRANK DAVILA, PLANNING & ZONING DIRECTOR
MORRIS (SKIP) MILLER, SPECIAL MAGISTRATE

ALSO PRESENT: CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
YASMIN F. HAMEL, ADMINISTRATIVE SECRETARY

AUDIENCE: 1

CALL TO ORDER – 9:00AM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Town Clerk Copeland-Rodriguez added the review and approval of the Minutes to the Special Magistrate Hearing on August 17, 2023 to the agenda.

Special Magistrate Miller approved the minutes for August 17, 2023.

DISCUSSION ITEMS

1. Property Owner Requesting Reduction of Accrued Fines (Case No. 23-01-1)

Special Magistrate Miller waived the non-certified fines accrued regarding Code Enforcement Case No. 23-01-1, with the Respondent being required to pay the costs of the hearing in the amount of \$200.00.

ADJOURNMENT – 9:06AM

Morris (Skip) Miller, Special Magistrate

Yasmin F Hamel, Administrative Secretary

**Town of Juno Beach – Special Magistrate Hearing
Code Enforcement Case No. 23-01-1
November 16, 2023**

**Staff Report
Request for Waiver of Code Enforcement Fines**

**Re: Jared C, Norman H and Susan Thomas
13757 Cocoanut Avenue
Juno Beach, FL 33408**

Case No. 23-01-1: 13757 Cocoanut Avenue – Juno Beach, FL (Property Owners – Jared C, Norman H and Susan Thomas). REPEAT VIOLATION: Failure to obtain Juno Beach Building Permit(s) for interior demolition and / or renovation of the residence at 13757 Cocoanut Avenue in Juno Beach, FL as required by Section 105.1 of the Florida Building Code. (Note: Section 6-23 of the Juno Beach Code of Ordinances adopts and incorporates by reference the Florida Building Code.)

Background

The subject property is a single-family residence located at 13757 Cocoanut Avenue in Juno Beach, FL. The residence is located in the New Palm Beach Heights Subdivision. The property owners are Jared C, Norman H and Susan Thomas.

In 2022 and 2023, there were three code enforcement cases regarding un-permitted work at the above-referenced property. All cases (22-01-2; 22-08-71; and 23-01-1) have since been resolved and compliance achieved.

The certified fines associated with Case Nos. 22-01-2 and 22-08-71 totaled approximately \$150,000.00.

Non-certified costs associated with Case Nos. 22-08-71 and 23-01-1 totaled \$1,451.10.

At the October 25, 2023 Town Council Meeting, the Thomas' requested a reduction in the certified fines and costs associated Case Nos. 22-01-2 and 22-08-71. At the Hearing, the Town Council agreed to reduce the certified fines / costs to 50% of the total amount owed (\$75,343.18). In addition, the Town Council agreed that the additional costs associated with Case Nos. 22-08-71 and 23-01-1 would remain owed to the Town (\$1,451.10).

On November 16, 2023, Norman Thomas paid the total amount of the reduced fines and the costs as noted above. The amount totaled \$76,824.28.

Statement of Current Conditions

On October 30, 2023, Norman Thomas requested to appear before the Special Magistrate to request a waiver of the non-certified fines accrued regarding Code Enforcement Case No. 23-01-1. The amount of non-certified fines total \$10,500.00.

Staff Recommendation

Staff recommends that the Special Magistrate consider waiving the non-certified fines accrued regarding Code Enforcement Case No. 23-01-1.

Staff recommends, however, that Norman Thomas (and / or Jared Thomas and / or Susan Thomas) be responsible for payment of the Town's costs incurred by the Town for the Special Magistrate and Town Attorney fees associated with today's Special Magistrate Hearing.