

**MINUTES  
TOWN OF JUNO BEACH, FLORIDA  
SPECIAL MAGISTRATE HEARING**

February 24, 2022  
9:00 AM  
Council Chambers  
340 Ocean Drive

\*\*\*\*\*

PRESENT: Morris (Skip) Miller, Special Magistrate  
Leonard Rubin, Town Attorney  
Buck Evans, Building Official  
Lynn Hamel, Code Compliance Officer  
Estefany Mata, Administrative Secretary

ALSO PRESENT: Caitlin E. Copeland-Rodriguez, Town Clerk

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***(TIME STAMP IS BASED OFF OF RECORDING)***

Special Magistrate Miller called the Special Magistrate Hearing to order at 9:01 a.m.

~Audience – 2

1. **PUBLIC COMMENTS** (Time: :41 – 1:00) -None
2. **MINUTES** (Time: 1:01 – 1:49)

Special Magistrate Miller asked if there were any changes or questions on the minutes.

*Special Magistrate Miller approved the minutes for October 21, 2021.*

Town Attorney Rubin swore in all parties wishing to give testimony for both items on the agenda.

3. **CERTIFICATION OF FINE AND IMPOSITION OF LIEN CASE NO. 21-01-1:**  
**Property Owner: Zachary J Biggins – 25 Grand Bay Circle – Juno Beach, FL.**  
**Re: Failure to submit payment to the Town of Juno Beach for Administrative Costs and Accrued Fines associated with the case as detailed in the Special Magistrate Order dated October 21, 2021. (Violation: Failure to obtain and maintain an open, active Juno Beach Building Permit for the interior renovation of the residence at 25 Grand Bay Circle in Juno Beach FL as required by Section 105.1 of the Florida Building Code.)**  
(Time: 1:50 - 20:59)

Code Enforcement Officer Hamel read the staff report regarding this case (*staff report attached*). She explained that the property is currently in compliance, but there were some delays in obtaining the required permits.

Jay Biggins, 1312 Captain's Landings, gave his testimony and provided photos as backup material (*see attached*).

Special Magistrate Miller inquired about the costs being asked by the Town.

Code Enforcement Officer Hamel stated that the Town is willing to reduce the fees from \$8,100 to \$6,075 plus Town costs.

Special Magistrate Miller stated that he will reduce the fine by 50%. Based on the corrected date that the work passed the final inspection, Special Magistrate Miller ordered that a fine of \$3,075.00 plus the administrative costs of \$998.88 be imposed. The total amount imposed and ordered totals \$4,073.88

**Special Magistrate Miller ordered that a fine imposed in the amount of \$4,073.88.**

**4. CODE ENFORCEMENT CASE NO. 22-01-2 – REPEAT VIOLATION:**

**Property Owner(s): Jared C, Norman H and Susan Thomas – 13757 Cocoanut Avenue – Juno Beach, FL.**

**Failure to apply for and obtain a Juno Beach Building Permit for interior demolition / renovation of the residence as required by Section 105.1 of the Florida Building Code.**

*(Time: 21:00 – 39:10)*

Special Magistrate Miller asked if there was anyone present for this item.

Jared Thomas, 13757 Cocoanut Avenue, presented testimony and stipulated on the record that he is in violation of the Town Code.

Code Enforcement Officer Hamel explained that this is a repeat violation and stated that she observed work being done inside the home without a permit (*staff report attached*). She stated that staff is recommending a fine of \$250 per day beginning today until the violation is rectified.

Special Magistrate Miller asked if the work had been completed on the home at this time.

Mr. Thomas stated that the work is currently stopped, but it is not completed. He agreed to obtain all needed permits and inspections.

Building Official Evans agreed to send an email to Mr. Thomas to schedule a meeting for tomorrow afternoon so he can inspect the property.

**Special Magistrate Miller ordered that a fine of \$250 per day be imposed until a complete building permit package has been submitted. Additional fines will not**

**accrue during the review process but will be reimposed once the permit has been issued until the property passes final inspection. He also assessed administrative costs in the amount of \$1,246.36 be imposed.**

5. **ADJOURNMENT** (Time: 39:11 – 39:38)

Special Magistrate Miller adjourned the hearing at 9:37 am

***Minutes Approved on August 18, 2022.***