

**Susan and Norman Thomas**  
**716 Nighthawk Way**  
**North Palm Beach, FL 33408**

July 18, 2023

To the Honorable Members of the Town Council of Juno Beach,

We humbly request a reduction of fines recommended by staff and imposed by the Special Magistrate. Those fines were imposed as a result of code enforcement actions resulting from work done by our son Jared at his house located at 13757 Coconut Ave, Juno Beach.

The house started as an effort by my wife and I to assist our son into home ownership as well as prospective entrepreneurship with potential income production through rental of part of the structure.

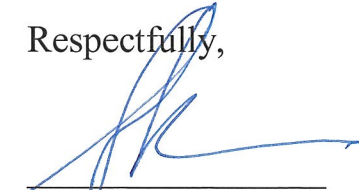
After purchasing and living in it for a few years, Jared felt that interior improvements of new flooring, wall paint, bathroom tile, kitchen cabinets and counter tops were needed. We agreed with him and left that in what we thought were his capable hands. Unfortunately, and we clearly recognize that ignorance is no excuse, Jared proceeded with these improvements without considering that building permits were required and a sad litany of events evolved resulting in fines currently totaling \$167,697.46, exclusive of interest, which we now find ourselves facing. The fines now substantially exceed the cost of the improvements that led to the fines (\$87,900.00).

Further unfortunately, Jared in an effort to satisfy the Town's directions and the Magistrate's Orders, attempted unsuccessfully to obtain the services of contractors and architects to assist in resolving issues. One architect worked a short period and prior to completing anything advised that he was too busy to work further on the job. Another took several weeks simply to complete taking measurements needed to satisfy some requirements. Finally, after several months, Jared was able to engage an engineer who was successful in completing the Permit Application and a permit was issued. Thereafter, at our further urging, Jared engaged an engineer to certify all of the work performed to make certain that it met code. Unfortunately, during this time, in an effort to expedite finishing the work, Jared thoughtlessly performed work in violation of a Stop Work Order adding to the fines.

In conclusion, we have a young inexperienced home owner thoughtlessly unaware of the consequences of what he has caused and permitted to occur. At the outset, we thought that all that was planned was the replacement of existing improvements. Never in our wildest dreams could we imagine facing the magnitude of the existing Lien plus interest. We recognize there is fault here and we are prepared to address it, but we are seeking a reduction of the total amount of the fines, which far exceed the cost of the actual work that was performed.

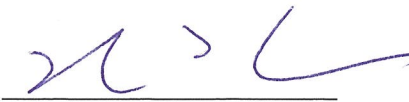
Covid, professional labor shortages, the exploding construction boom, limited work force policies and a naive owner all played a part in this disaster. The delays that were caused by these circumstances did not negatively impact neighbors or the Town; the property was not an eyesore as all improvements were interior in nature. Attached in this regard find letters from two of Jared's neighbors confirming this. While we recognize that fines should attach to ensure that your residents clearly understand that Codes need to be respected and obeyed, we simply request consideration of a reduction.

Respectfully,



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Susan Thomas



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Norman Thomas