



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
lhmel@juno-beach.fl.us



Town of Juno Beach

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

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