



Special Magistrate Hearing  
Code Enforcement Case No. 24-03-22  
July 17, 2025

Staff Report

Re: Maria Cole  
509 Sea Oats Drive B-2  
Juno Beach, FL 33408

**Case No. 24-03-22:** 509 Sea Oats Drive B-2 – Juno Beach, FL (Property Owner – Maria Cole). Request for Certification of Costs / Fine(s) and Imposition of Lien for Fines / Costs Accrued to Date i.e. July 17, 2025.

Case No. 24-03-22 was brought before the Special Magistrate on March 20, 2025 as the Property Owner failed to maintain the pool and premises at 509 Sea Oats Drive B-2 in such a manner that the conditions did not create a health, sanitation or safety hazard as required by Sections 6-60 (9) and 6-107 (2) of the Juno Beach Code of Ordinances and Sections 302.1 and 303.1 of the International Property Maintenance Code.

**Background**

The subject property is a townhome located at 509 Sea Oats Drive B-2 in Juno Beach, FL. The property owner is Maria Cole. Please refer to the Staff Report and Special Magistrate Order dated March 20, 2025 for details of Case No. 24-03-22. (*Pages 1-7*)

As no corrective actions were completed as required in the Special Magistrate Order, Staff issued a Notice of Hearing to Ms. Cole on June 9, 2025. The notice informed Ms. Cole that the purpose of the scheduled hearing was to request certification of the accrued fine and costs as well as an imposition of a lien against the property. The notice was mailed to Ms. Cole via Certified Mail – Return Receipt and the notice was also posted at the property. (*Pages 8-10*)

**Statement of Current Conditions**

Costs incurred by the Town of Juno Beach regarding Case No. 24-03-22 and ordered in the Special Magistrate Ordered dated March 20, 2025 total **\$823.57** and remain unpaid. (*Page 11 – Invoice*)

*Note: The Special Magistrate Order dated March 20, 2025 provided for reimbursement to the Town for the costs incurred in prosecuting the case. (*Item 4 on Page 7 – Highlighted Section*)*

The Special Magistrate Order dated March 20, 2025 also provided for imposition of a fine of **\$100.00 per day** beginning April 7, 2025 and continuing until all of the corrective actions noted in the Order are completed. (*Item 3 on Pages 6-7 – Highlighted Section*)

As observed by Staff on July 8 and 11, 2025, corrective actions have not been completed. (*Pages 12-13*)

### Staff Recommendation

Based on the fact that no corrective actions have been reported by Ms. Cole to Staff as being completed nor is it apparent that any corrective actions have been implemented / completed based on site visits to the property on July 8 and 11, 2025, daily fines of \$100.00 accrued from April 7, 2025 through today's date (July 17, 2025) total \$10,200.00.

**Amount of costs and fines owed to the Town by the property owner total \$11,023.57. (Page 14 – Calculations)**

**Staff requests that the Special Magistrate Order authorize the certification of costs and fines owed to the Town of Juno Beach in the amount of \$11,023.57 plus future additionally accrued fines as well as authorize the imposition of a lien against the property based on such certification.**



Special Magistrate Hearing  
Code Enforcement Case No. 24-03-22  
March 20, 2025

Staff Report

Re: 509 Sea Oats Drive B-6  
Juno Beach, FL 33408

**Case No. 24-03-22:** Failure to maintain pool and premises in such a manner that the conditions do not create a health, sanitation, or safety hazard.

**Code Sections**

- **Juno Beach Code of Ordinances – Section 6-60 (9) – Dangerous Buildings – Criteria for Designating as Dangerous:** Those which because of their condition are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of residents of the town.
- **Juno Beach Code of Ordinances – Section 6-107 (2) – Dangerous Buildings – Uses or Activities constituting a Public Nuisance:** The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.
- **International Property Maintenance Code – Section 302.1 – Exterior Property Areas – Sanitation:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- **International Property Maintenance Code – Section 303.1 – Swimming Pools, Spas and Hot Tubs – Swimming Pools:** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**Background**

The subject property is a single-family townhome in Sea Oats at Juno Beach and is located at 509 Sea Oats Drive, Unit B-2, in Juno Beach, FL. The owner of the property is Maria Cole. **(Pg 1)**

Complaints regarding pool and exterior health and sanitary conditions at the subject property began in July 2023 when Melissa Voight, Sea Oats Association Property Manager, submitted emails with pictures of the rear yard pool area to Code Compliance Officer Lynn Hamel. The pictures as well as an on-site visit indicated that the pool water was dark and appeared untreated. **(Pgs 2-4)** On July 17, 2023, Ms. Hamel stopped by Ms. Cole's residence at which time she reported that a pool company was scheduled to take care of the pool that week. However, later in August, no corrective actions had yet been taken.

Therefore, on August 28, 2023, Ms. Hamel issued a Warning Letter (Case No. 23-08-56) to Ms. Cole citing the potentially unsanitary conditions. **(Pgs 5-6)** On October 11, 2023, Ms. Hamel issued a Notice of Violation and a Notice of Hearing (Case No. 23-08-56) as no corrective actions were observed to have been taken. **(Pgs 7-10)** The Special Magistrate Hearing was scheduled for November 16, 2023. No proof



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of service was returned to Ms. Hamel, therefore, the notices were posted at the property on November 8, 2023. (Pg 11)

Also on November 8, 2023, Ms. Hamel inspected the pool area through the screen door. It appeared that the pool had been chemically treated as indicated by the aqua color of the water and, although the water was not perfectly clear, did not pose any health risk. (Pgs 12-14) Lind Wisniewski, FDOH PBC Environmental Public Health also confirmed via email that the pool appeared to have been chemically treated. (Pgs 15-16) Therefore, the risk at that time was significantly minimized / eliminated so the Special Magistrate Hearing was cancelled on November 10, 2023. (Pg 17)

On December 21, 2023, Mike Lambert, Sea Oats Property Manager, reported unsanitary conditions in Ms. Cole's pool area. Based on Mr. Lambert's picture as well as an on-site visit, the pool appeared to be chemically treated although, again, the water was not perfectly clear. (Pgs 18-20) Ms. Hamel responded to Mr. Lambert based on her observations. (Pg 21)

On March 11, 2024, Roger Raftery, PhD, 601 Sea Oats Drive, Unit D-4, reported unsanitary conditions at Ms. Cole's residence, particularly the pool area, and his concern for diseases due to mosquitoes. (Pg 22) Ms. Hamel visited the property and also spoke with Ms. Cole regarding the needed corrective actions. Ms. Hamel also followed up with Ms. Cole by issuing a Warning Letter on March 28, 2024. (Case No. 24-03-22) The Compliance Date noted on the Warning Letter was April 18, 2024. (Pg 23)

Following issuance of the Warning Letter, Ms. Hamel conducted periodic inspections for a time during which the pool water remained aqua in color.

On November 20, 2024, Dr. Raftery reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at Ms. Cole's pool area; however, in the picture provided by Dr. Raftery as well as an on-site visit to the property, the pool water was aqua in color indicating it was being chemically treated. (Pgs 24-25) On November 21, 2024, Ms. Hamel informed the Holly Galleher, Sea Oats Property Manager, of the determination. (Pg 26)

On February 7, 2025, Dr. Raftery again reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at Ms. Cole's pool area. (Pgs 27-28) Based on observations made during a follow-up on-site visit to the property (dark green ... nearly black water), Ms. Hamel notified Dr. Raftery of the intended actions. (Pg 29-30) Ms. Hamel then re-issued a Notice of Violation with a Notice of Hearing. (Case No. 24-03-22) The Special Magistrate Hearing was scheduled for March 20, 2025. (Pgs 31-34)

On February 24, 2025, Dr. Raftery emailed Ms. Hamel to inform that Ms. Cole's pool conditions remained the same and no improvement was observed. (Pgs 35-37)

Because no verification of delivery / receipt of the NOV and NOH was returned to the Town, Ms. Hamel posted the notices at Ms. Cole's residence on February 27, 2025. (Pg 38)

#### Statement of Current Conditions



On March 14, 2025, Staff visited Ms. Cole's property to determine if any corrective actions had been taken to eliminate / minimize the unsanitary conditions. While on site, there were several containers / pots near the front door nearly full of standing water. (Pg 39) Additionally and more significant was the unsanitary condition of the rear yard pool. (Pgs 40-41) Thus, no corrective actions were observed to have been taken and the unsanitary conditions appeared to not only remain but to have worsened.

#### Staff Recommendation

Staff recommends that Ms. Cole, property owner, be found in violation of the Sections 6-60 (9) and 6-107 (2) of the Juno Beach Code of Ordinances and Sections 302.1 and 303.1 of the International Property Maintenance Code as noted above in this Staff Report.

#### Recommended Fine

Staff recommends a fine of \$100.00 per day, beginning April 7, 2025 and continuing until all of the following corrective actions to eliminate potential health / sanitation hazards are completed:

- The pool is professionally treated and cleaned and routinely maintained i.e. treated and cleaned.
- The pool pump is repaired / replaced as may be needed to ensure it is operating correctly and there is sufficient circulation.
- Accumulated water in various empty containers / pots is emptied as may be needed.
- Screens that are in disrepair are removed / replaced.

**ORDER**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
TOWN OF JUNO BEACH, FLORIDA

TO: Maria Cole  
509 Sea Oats Drive, Unit B-2  
Juno Beach, Florida 33408

RE: Case No. 24-03-22: Failure to maintain pool and premises in such manner that the conditions do not create a health, sanitation or safety hazard

The undersigned Special Magistrate heard testimony at a hearing held March 20, 2025. Maria Cole (the "Owner") the owner of the premises, a single-family townhome located at 509 Sea Oats Drive, Unit B-2, Juno Beach, Florida 33408 (the "Premises") was sent a Notice of Violation and a Notice of Hearing on February 7, 2025 by U.S. Certified Mail, return receipt requested, and regular U.S. Mail. The Town did not receive a return receipt, so on February 27, the Town posted the notices at the Premises and the Town Center. Neither the Owner nor anyone on her behalf attended the hearing. Based on the evidence presented, the following Findings of Fact, Conclusions of Law and Order are entered:

**FINDINGS OF FACT**

1. The Premises is a single-family townhome located in the Sea Oats development.
2. Complaints regarding pool and exterior health and sanitary conditions at the Premises began in July 2023 when Melissa Voight, Sea Oats Association Property Manager, submitted emails with pictures of the rear yard pool area to Code Compliance Officer Lynn Hamel. The pictures as well as an on-site visit indicated that the pool water was dark and appeared untreated. On July 17, 2023, Ms. Hamel stopped by the Premises at which time she reported that a pool company was scheduled to take care of the pool that week. However, later in August or 2023, no corrective actions had yet been taken. Therefore, on August 28, 2023, Ms. Hamel issued a Warning Letter (Case No. 23-08-56) to the Owner citing the potentially unsanitary conditions. On October 11, 2023, Ms. Hamel issued a Notice of Violation and a Notice of Hearing as no corrective actions were observed to have been taken. The Special Magistrate Hearing was scheduled for November 16, 2023.
3. On November 8, 2023, Ms. Hamel inspected the pool area through the screen door. It appeared that the pool had been chemically treated as indicated by the aqua color of the water and, although the water was not perfectly clear, did not pose any health risk. Lind Wisniewski, FDOH PBC Environmental Public Health also confirmed via email that the pool appeared to have been chemically treated. Therefore, the risk at that time was significantly minimized / eliminated so the Special Magistrate Hearing was cancelled on November 10, 2023.

4. On December 21, 2023, Mike Lambert, Sea Oats Property Manager, reported unsanitary conditions at the Premises. Based on Mr. Lambert's picture as well as an on-site visit, the pool appeared to be chemically treated although, again, the water was not perfectly clear. Ms. Hamel responded to Mr. Lambert based on her observations.
5. On March 11, 2024, Roger Raftery, PhD, 601 Sea Oats Drive, Unit D-4, reported unsanitary conditions at the Premises, particularly the pool area, and his concern for diseases due to mosquitoes. Ms. Hamel visited the property and also spoke with the Owner regarding the needed corrective actions. Ms. Hamel also followed up with the Owner by issuing a Warning Letter on March 28, 2024. (Case No. 24-03-22) The Compliance Date noted on the Warning Letter was April 18, 2024.
6. Following issuance of the Warning Letter, Ms. Hamel conducted periodic inspections for a time during which the pool water remained aqua in color.
7. On November 20, 2024, Dr. Raftery reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at the Owner's pool area; however, in the picture provided by Dr. Raftery as well as an on-site visit to the property, the pool water was aqua in color indicating it was being chemically treated. On November 21, 2024, Ms. Hamel informed the Holly Galleher, Sea Oats Property Manager, of the determination.
8. On February 7, 2025, Dr. Raftery again reported to multiple persons, including Ms. Hamel, via email, regarding unsanitary conditions at the Owner's pool area. Based on observations made during a follow-up on-site visit to the property (dark green ... nearly black water), Ms. Hamel notified Dr. Raftery of the intended actions. Ms. Hamel then re-issued a Notice of Violation with a Notice of Hearing. (Case No. 24-03-22), scheduling the Special Magistrate Hearing for March 20, 2025.
9. On February 24, 2025, Dr. Raftery emailed Ms. Hamel to inform that Ms. Cole's pool conditions remained the same and no improvement was observed.
10. The Notice of Violation issued by the Town on February 7, 2025, cited the following code violations:
  - **Juno Beach Code of Ordinances – Section 6-60 (9) – Dangerous Buildings – Criteria for Designating as Dangerous:** Those which because of their condition are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of residents of the town.
  - **Juno Beach Code of Ordinances – Section 6-107 (2) – Dangerous Buildings – Uses or Activities constituting a Public Nuisance:** The condition of ill repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard.

- **International Property Maintenance Code – Section 302.1 – Exterior Property Areas – Sanitation:** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- **International Property Maintenance Code – Section 303.1 – Swimming Pools, Spas and Hot Tubs – Swimming Pools:** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

11. On March 14, 2025, Staff visited the Premises to determine if any corrective actions had been taken to eliminate / minimize the unsanitary conditions. While on site, there were several containers / pots near the front door nearly full of standing water. Additionally and more significant was the unsanitary condition of the pool. Thus, no corrective actions were observed to have been taken and the unsanitary conditions appeared to not only remain but to have worsened.

#### CONCLUSIONS OF LAW

1. The condition of the pool on the Premises is unsafe, unsanitary and dangerous to the health, morals, safety or general welfare of residents of the town.
2. The condition of the pool on the Premises is unsafe or creates a health, sanitation, or safety hazard.
3. The pool on the Premises is not being maintained in a clean, safe and sanitary condition.
4. The pool is not being maintained in a clean and sanitary condition, and is not in good repair, and therefore violates Section 303.1 of the International Property Maintenance Code, as incorporated by reference in Section 6-104 of the Town of Juno Beach Code of Ordinances.

#### ORDER

Pursuant to the authority granted by Chapter 2, Article 4, Code Enforcement, of the Code of Ordinances of the Town of Juno Beach, Florida, it is hereby Ordered and Adjudged as follows:

1. Owner has committed a violation of Sections 6-60(9) and 6-107(2) of the Town of Juno Beach Code of Ordinances, for the reasons described above.
2. Owner has committed a violation of Sections 302.1 and 303.1 of the International Property Maintenance Code, as incorporated by reference in Section 6-104 of the Town of Juno Beach Code of Ordinances, for the reasons described above.
3. A fine of \$100.00 per day is imposed, beginning April 7, 2025 and continuing until all of the following corrective actions to eliminate potential health / sanitation hazards are completed:

- (i) The pool is professionally treated and cleaned and routinely maintained, i.e., treated and cleaned.
- (ii) The pool pump is repaired / replaced as may be needed to ensure it is operating correctly and there is sufficient circulation.
- (iii) Accumulated water in various empty containers / pots is emptied as may be needed.
- (iv) Screens that are in disrepair are repaired / replaced.

4. The Owner is ordered to reimburse the Town for the costs incurred by the Town in prosecuting the case. The Town has calculated the costs to be \$823.57 for the time of the Special Magistrate and Town Staff, broken down as follows.

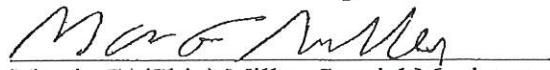
Code Compliance Officer	12.0 hrs. at \$44.05/hr.	\$528.60
Director of Planning and Zoning	1 hr. at \$75.03/hr.	75.03
Special Magistrate	1 hr. at \$200.00/hr.	200.00
Postage		19.94

If a fine is confirmed pursuant to subsequent proceedings of the Town in this matter, the Town will be authorized to proceed to take such measures as it deems appropriate to collect said fine, including but not limited to, recording a certified copy of an order imposing the fine in the public records, which thereafter shall constitute a lien upon the Premises and upon any other real or personal property owned by the violator, filing a petition for enforcement in the Circuit Court or, three (3) months from the filing of any lien which remains unpaid, foreclosing on the lien.

NOTE: It is the responsibility of the violator to notify the Town Code Compliance Officer when compliance with this Order is achieved. After compliance you have the right to request an appearance before the Special Magistrate to waive or modify any fines which may have accumulated. Such requests shall be made in writing to the Town Code Compliance Officer. You also have the right to appeal the final order taken by the Special Magistrate pursuant to Section 2-220, Town of Juno Beach Code of Ordinances.

Any subsequent violations of these Code sections on the Premises within five (5) years shall be considered repeat violations and may result in fines of up to \$500.00 per day per violation for each day the repeat violation continues from the date the violation is found to have occurred.

DONE and ORDERED this 20th day of March, 2025.

  
Morris G. (Skip) Miller, Special Magistrate



**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](http://www.juno-beach.fl.us)  
Email: [junobeach@juno-beach.fl.us](mailto:junobeach@juno-beach.fl.us)

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**REVISION**

June 9, 2025

Maria Cole  
509 Sea Oats Drive – B2  
Juno Beach, FL 33408

**Re: NOTICE OF HEARING: Case No. 24-03-22 (Certification of Fine and Imposition of Lien)  
Failure to comply with the Special Magistrate Order Dated March 20, 2025**

Dear Ms. Cole:

This is to notify you that on **Thursday, July 17, 2025, at 9:00 a.m.** 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 **certification of the fine and administrative costs in accordance with the Special Magistrate Order dated March 20, 2025 and imposition of a lien based on certification of the fine.** The violation specific to this case is included in the Warning Letter dated March 28, 2024 and in the Notice of violation dated February 7, 2025. (Copies of the Warning Letter, Notice of Violation and the Special Magistrate Order were previously enclosed for your reference in the June 5, 2025 correspondence.)

You may appear before the Special Magistrate on the above-noted date to present any oral or written testimony on your behalf. Failure to appear will result in the Special Magistrate proceeding in your absence.

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. However, this hearing relates solely to certification of accrued fines and the imposition of a lien for those amounts.

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 insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Yours truly,

*Lynn Hamel*  
Lynn Hamel  
Code Compliance Officer  
Town of Juno Beach  
561/627-0818  
[lhamel@juno-beach.fl.us](mailto:lhamel@juno-beach.fl.us)

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>■ Complete Items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p><b>A. Signature</b></p> <p><b>X</b></p> <p><b>B. Received by (Printed Name)</b></p> <p><b>C. Date of Delivery</b></p> <p><b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</b></p>	
<p>1. Article Addressed to:</p> <p><b>MARIA COLE</b>  <b>509 SEA OATS DRIVE B2</b>  <b>JUNO BEACH FL 33408</b></p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input checked="" type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery  <small>(over \$500)</small></p> <p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7022 3330 0001 1055 0310</b></p>			
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>			

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

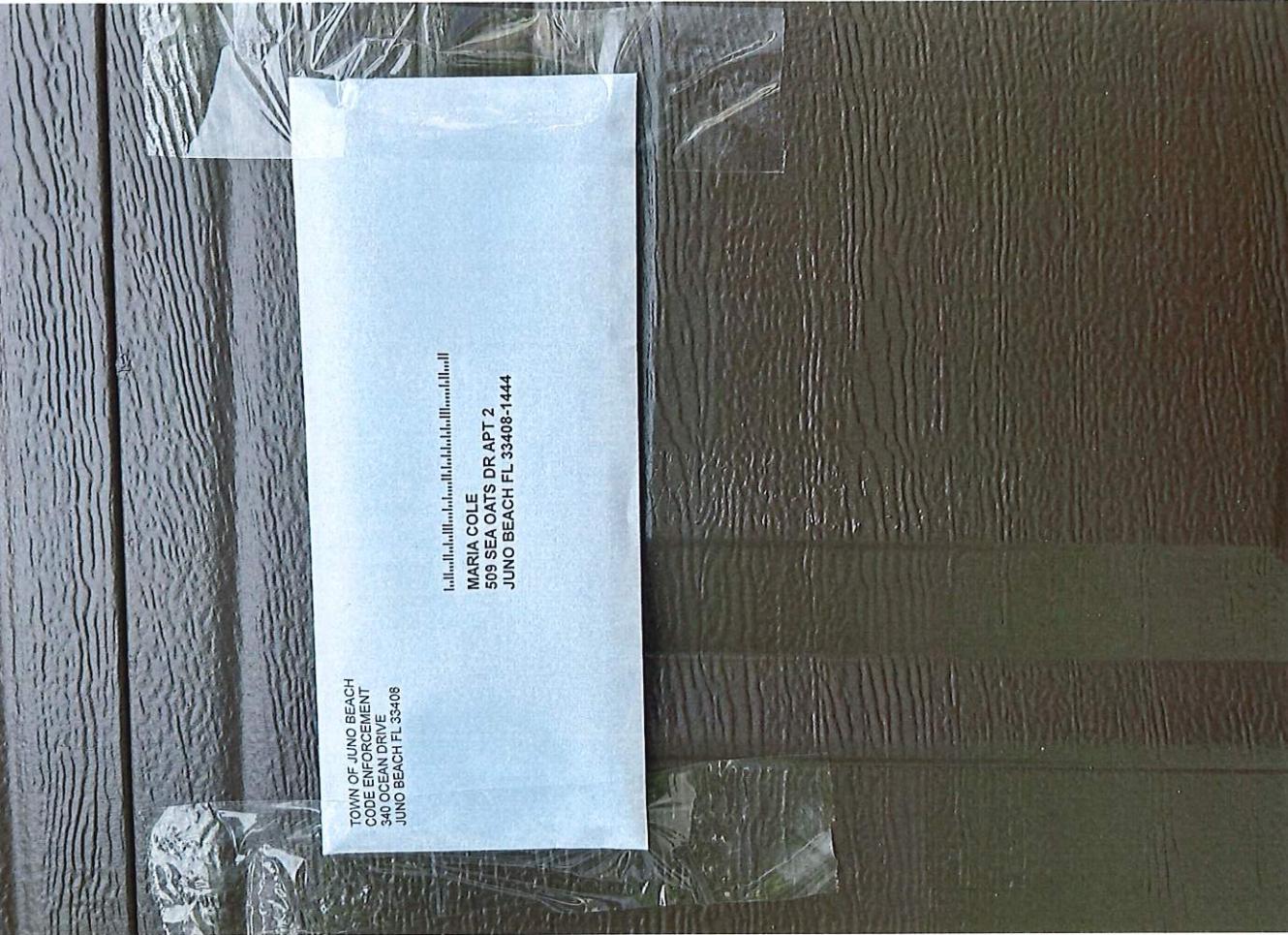
0130 5501 7000 0333 7022 7	Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____  Postage \$ Total Postage and Fees \$  Sent To Street and Apt. No., or P.O. Box No. City, State, ZIP+4	Postmark Here
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*Lynn Hamel - Town of Juno Beach  
340 Ocean Dr.  
Juno Beach FL 33408*

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

6-9-2025





Invoice No.

32225

**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](http://www.juno-beach.fl.us)  
Email: [junobeach@juno-beach.fl.us](mailto:junobeach@juno-beach.fl.us)

**INVOICE****Customer**

Name Maria Cole  
Address 509 Sea Oats Drive - Unit B-2  
City Juno Beach State FL Zip 33408  
Re: Code Enforcement Case No. 24-03-22  
509 Sea Oats Drive - Unit B-2 - Juno Beach, FL 33408

**Misc**

Date 4/22/2025  
Order No.  
Rep  
FOB

Quantity	Description	Unit Price	TOTAL
1	<p><b><u>VIOLATION OF TOWN OF JUNO BEACH CODE:</u></b></p> <p><b><u>Code Enforcement Case No. 24-03-22 - Adminstrative Costs</u></b></p> <p>Administrative Costs Incurred by Town</p> <p><b><u>PAYMENT DUE: APRIL 7, 2025 PAYMENT NOW DELINQUENT</u></b></p> <p><b><u>SUBMIT PAYMENT OF DELINQUENT AMOUNT BY MAY 1, 2025</u></b></p>	\$823.57	\$823.57

Comments	Check	SubTotal \$ 823.57
		Shipping
		<b>TOTAL \$ 823.57</b>

Office Use Only

Please







Special Magistrate Hearing  
Code Enforcement Case No. 24-03-22  
July 17, 2025

Staff Report

Juno Beach Code Enforcement Case No. 24-03-22  
509 Sea Oats Drive B-2 - Juno Beach, FL 334085

**FINE / COSTS CALCULATIONS**

**CODE ENFORCEMENT FINES:** \$100.00 Per Day (April 7, 2025 – July 17, 2025)

\$100.00/Day X 102 Days = **\$10,200.00**

**ADMINISTRATIVE COSTS:** **\$823.57**

**TOTAL FINES / COSTS:** **\$11,023.57**