

**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.