



SPECIAL MAGISTRATE HEARING MINUTES

May 15, 2025 at 9:00 AM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MORRIS “SKIP” MILLER, SPECIAL MAGISTRATE
LYNN HAMEL, CODE COMPLIANCE OFFICER
LEONARD RUBIN, TOWN ATTORNEY
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING

ALSO PRESENT: CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
BUCK EVANS, BUILDING OFFICIAL
DON RAUDENBUSH, BUILDING INSPECTOR
BIANCA GIANCOLI COOKE, PROPERTY OWNER (400 SEASIDE LN)

CALL TO ORDER – 9:00AM

PLEDGE ALLEGIANCE TO THE FLAG

MINUTES

1. Special Magistrate Hearing Minutes for April 1, 2025

Special Magistrate Miller approved of the Minutes for April 1, 2025.

CASE NO. 25-04-37: Alexander & Bianca Giancoli / Cooke - 400 Seaside Lane - Juno Beach, FL.

- 1) Failure to obtain a Juno Beach Building Permit for the installation of a retaining wall in the rear yard as required by Section 105.1 of the Florida building Code, and
- 2) Failure to provide / maintain a barrier for the swimming pool located in the rear yard as required by Section 303.2 of the International Property Maintenance Code.

Building Official Evans and Director of Planning & Zoning Davila advised the property owners to reach out to their fence contractor to install a temporary construction fence for liability purposes.

Special Magistrate Miller found the property owners in violation of Section 105.1 of the Florida Building Code as incorporated by reference in Section 6-243 of the Town Code and Section 303.2 of the International Property Maintenance Code as incorporated by reference in Section 6-104 of the Town Code. He ordered that a complete building permit application for the retaining wall be submitted by June 16, 2025, or a fine of \$150 per day will be imposed. The fine will increase to \$250 per day beginning 30 days from the date the building permit for the retaining wall is issued and continuing until all inspections have been completed and the building permits for both the retaining wall and fence have been closed.

Special Magistrate Miller also ordered the property owners to reimburse the Town for the costs incurred in prosecuting the case in the amount of \$859.27.

ADJOURNMENT

Special Magistrate Miller adjourned the hearing at 9:52am.

Morris “Skip” Miller, Special Magistrate

Caitlin E. Copeland-Rodriguez, Town Clerk

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