

**TOWN OF JUPITER
CODE COMPLIANCE MAGISTRATE
HEARING AGENDA**

**April 13, 2016
10:00 AM
Town Council Chambers**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Magistrate with respect to any matter considered at this hearing, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.

QUASI-JUDICIAL PROCEEDINGS: The Magistrate has the jurisdiction and authority, pursuant to Chapter 162, Florida Statutes, and Town ordinances, to hear and decide alleged violations of the codes and ordinances enacted by the Town of Jupiter, including but not limited to the following codes: building, electrical, fire, gas, landscape, plumbing, sign, zoning, and other similar types of codes which may be adopted by the Town of Jupiter in the future which regulate aesthetics, construction, safety, use of property, or location of any structure on real property in the Town of Jupiter.

VIOLATION CASES:

1. **Case No.:** 15-1896

Respondent:	New Urban Workplace, L.L.C. Greenwich Condominium Association, Inc.
Address of Violation:	5033 Military Trail
Code Section:	23-87(a) Landscape maintenance
Description of Violation:	Landscaping requires maintenance on a regular schedule.
Code Section:	23-66(d) Irrigation maintenance
Description of Violation:	Irrigation system requires repair and regular maintenance.
Code Section:	26-100 Prohibited vegetation
Description of Violation:	All exotic vegetation on the property requires removal.

Staff Recommendation:

Respondent be given until **April 28, 2016** to comply or be fined **\$150.00 per day**, and also be assessed administrative costs.

2. **Case No.:** 15-1912

Respondent:	INVYNCFL LLC
Tenant:	Jupiter Academy
Address of Violation:	125 S. Pennock Lane
Code Section:	23-87(a) Landscape maintenance
Description of Violation:	Landscaping requires maintenance on a regular schedule.
Code Section:	23-66(d) Irrigation maintenance
Description of Violation:	Irrigation system requires repair and regular maintenance.
Code Section:	26-100 Prohibited vegetation
Description of Violation:	All exotic vegetation on the property requires removal.

Staff Recommendation:

Respondent be given until **April 28, 2016** to comply or be fined **\$150.00 per day**, and also be assessed administrative costs.

3. **Case No.:** 15-2451

Respondent:	FOS USA CORP
Tenant:	CVS Pharmacy
Address of Violation:	4100 Military Trail
Code Section:	23-87(a) Landscape maintenance
Description of Violation:	Landscaping requires maintenance on a regular schedule, including the overgrown Bougainvillea on the arch in back, all the landscaping on the south side of the south wall, and the vegetation along the west side of the wall that is growing onto the sidewalk.

Staff Recommendation:

Respondent be given until **April 28, 2016** to comply or be fined **\$150.00 per day**, and also be assessed administrative costs.

4. **Case No.:** 16-3813

Repeat Violator

Respondent:	U S Bank National Association TR
Address of Violation:	6306 Hollywood Street
Code Section:	23-87(a)(3) Mowing-turf and weeds
Description of Violation:	Yard is overgrown again and requires mowing and maintenance on a regular basis.

Staff Recommendation:

Respondent be found in violation as a **Repeat Violator**; be fined **\$800.00 per day** starting on March 23, 2016, the day the code officer issued the repeat violator notice of hearing, and ending on April 7, 2016, the day the officer observed the violation as complied, for a total of 15 days and \$12,000.00; and also be assessed administrative costs.

5. Case No.: 16-3903

Respondent:	Johanna Guy Wilson
Address of Violation:	6359 Riverwalk Lane #6
Code Section:	21-106 Florida Building Code adopted
Description of Violation:	A potable supply of water is not being provided to the occupants of this unit as required by the Florida Building Code (Section 602.1).
Code Section:	21-248(4) Hot/cold water lines
Description of Violation:	The water facilities in this unit are not connected to functioning hot and cold water lines as required by town code.

Staff Recommendation:

Respondent be given until **April 28, 2016** to comply or be fined **\$250.00 per day**, and also be assessed administrative costs.

ANNOUNCEMENT: THE NEXT MAGISTRATE HEARING IS ON MAY 11, 2016 AT 10:00 AM.

ADJOURN