

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

July 08, 2025

**STEVEN A ARBOUR
1104 CHEROKEE ST
JUPITER, FL 33458**

CASE NO.: **25-000742**

You are hereby notified that an inspection was made at:

LOCATION: **1104 CHEROKEE ST**, Jupiter, Florida
PCN: **30424102020450110**

The following violation of the Town of Jupiter Code of Ordinances was observed:

Violation Information

THE WOODEN FENCE LOCATED ON THIS PROPERTY IS DETERIORATING AND IN NEED OF MAINTENANCE. REMOVE, REPAIR, OR REPLACE THE WOODEN FENCE. IF INSTALLING A NEW FENCE, A PERMIT WILL BE REQUIRED. FOR PERMIT INFORMATION CONTACT THE BUILDING DEPARTMENT AT 561-741-2286.

Violation Description

NUISANCES FENCE MAINTENANCE
13-41(4)(a) FENCE MAINTENANCE

All fences shall be maintained in a good state of repair and free of material defects. Material defects shall include, but not be limited to, excessive leaning, discoloration, rips, tears, missing slats, openings or separation of fence, fabric and posts. Any rotted or deteriorated fence sections or other defects shall be promptly repaired or replaced. Fence surfaces shall be cleaned or repainted when 20 percent or more of the surface area of the fence has peeling, blistering, or missing paint, or is stained or discolored.

Violation Information

THE VEHICLES ON THIS PROPERTY ARE IMPROPERLY PARKED OFF THE DRIVEWAY AND ON THE FRONT YARD. RELOCATE ALL VEHICLES ONTO THE DRIVEWAY, IF A VEHICLE DOES NOT FIT ON THE DRIVEWAY, ONE VEHICLE MAY BE PARKED PARALLEL TO AND WITHIN EIGHT FEET OF THE EDGE OF THE EXISTING DRIVEWAY

Violation Description

ZONING PERMITTED PARKING (a-c)
27-2856. - Permitted parking.

(a)The parking of passenger cars and trucks, including panel, pickup, and vans which do not exceed three-fourths-ton rated capacity is permitted in the front and side corner yard of a single-family or duplex lot which is located in a residential zoning district, subject to the restrictions and conditions set forth below:

(1)On driveways.

(2)On unpaved surfaces provided the vehicle is parked parallel to and within eight feet of the edge of the existing driveway, and provided the vehicle is parked on the side of the driveway closest to the side property line. If there is not enough room to park a vehicle, either partially or totally, on an unpaved surface from the edge of the driveway to the side property line, then the vehicle may be parked on an unpaved surface on the other side of the driveway.

196 MILITARY TRAIL, JUPITER FL 33458 PH: (561) 741-2477 FX: (561) 741-2420

(3)The parking of the passenger cars and trucks referenced hereinabove on an unpaved surface in a front yard or in a side yard corner, other than as provided for in subsection (a)(2) of this section, is prohibited.

(b)The parking of boats, recreational vehicles or trailers is permitted in the side (interior), side corner or rear yard of a single-family or duplex lot which is located in a residential zoning district, subject to the restricts and conditions set forth below:

(1)One boat, one boat trailer or utility trailer, and one recreational vehicle, but not more than one of each, shall be permitted.

(2)Such vehicle, boat, recreational vehicle or trailer permitted in subsection (b)(1) of this section must be for the use of a resident of the premises and shall not be occupied or used for living, sleeping or housekeeping purposes.

(3)Recreational vehicles, boats, boat trailers, or utility trailers parked in a side corner yard require screening from view of the right-of-way abutting the side corner property line and the front yard property line. Such screening shall consist of a six-foot-high opaque fence and gate, landscaping (a minimum of four feet in height at time of installation) or other screening material that is architecturally compatible with the principal building. No screening of recreational vehicles, boats, boat trailers, or utility trailers, parked in a side corner yard, shall be required across a permitted driveway. If there is no driveway in a side corner yard, then the longest length of the above vehicles, boats and trailers must be parked parallel to the house.

(c)No more than a total of two passenger cars or trucks as referenced hereinabove shall be permitted to be parked in a side (interior) or rear yard of a single-family or duplex lot which is located in a residential zoning district.

Violation Information

A BOAT AND TRAILER ARE BEING IMPROPERLY STORED IN THE FRONT OF THIS HOME. RELOCATE THE BOAT AND TRAILER TO THE SIDE OR REAR YARD BEHIND THE FRONT WALL OF THE HOME, OR REMOVE THEM FROM THE PROPERTY.

Violation Description

ZONING PERMITTED PARKING B

27-2856(b)(1-3) PERMITTED PARKING

(b) The parking of boats, recreational vehicles or trailers is permitted in the side (interior),side corner or rear yard of a single-family or duplex lot which is located in a residential zoning district, subject to the restricts and conditions set forth below:

(1) One boat, one boat trailer or utility trailer, and one recreational vehicle, but not more than one of each, shall be permitted.

(2) Such vehicle, boat, recreational vehicle or trailer permitted in subsection (b)(1)of this section must be for the use of a resident of the premises and shall not be occupied or used for living, sleeping or housekeeping purposes.

(3) Recreational vehicles, boats, boat trailers, or utility trailers parked in a side corner yard require screening from view of the right-of-way abutting the side corner property line and the front yard property line. Such screening shall consist of a six-foot-high opaque fence and gate, landscaping (a minimum of four feet in height at time of installation) or other screening material that is architecturally compatible with the principal building. No screening of recreational vehicles, boats, boat trailers, or utility trailers, parked in a side corner yard, shall be required across a permitted driveway. If there is no driveway in a side corner yard, then the longest length of the above vehicles, boats and trailers must be parked parallel to the house.

Violation Information

THREE INOPERABLE VEHICLES INCLUDING TWO TRUCKS AND AN ANTIQUE CAR ARE BEING IMPROPERLY STORED ON THIS PROPERTY. ONE INOPERABLE 'PROJECT' VEHICLE CAN BE STORED BEHIND OPAQUE SCREENING IN THE SIDE OR REAR YARD OR IN A GARAGE. ALL OTHER VEHICLES ON THIS PROPERTY MUST BE REGISTERED WITH VALID LICENSE PLATES DISPLAYED AND BE FULLY OPERATIONALLY FOR SAFE USE ON PUBLIC ROADWAYS. RELOCATE, REGISTER, AND REPAIR ALL INOPERABLE VEHICLES OR REMOVE THEM FROM THE PROPERTY.

Violation Description

NUISANCES STORAGE OF INOP VEHICLES

13-9 RESIDENTIAL STORAGE OF INOPERATIVE MOTOR VEHICLES

(a) Inoperative motor vehicles may be stored or parked in a residential zoning district for a period not to exceed 30 days.

(b) Inoperative motor vehicles may be permanently stored in a residential zoning district within an enclosed garage or behind opaque fencing. Inoperative motor vehicles stored in this manner shall not be visible from adjacent properties or public rights-of-way.

Therefore, you are hereby directed to correct this violation before **August 11, 2025** and notify the Code Compliance Office at (561) 741-2477 that the violation has been corrected.

Failure to correct this violation in the time specified may result in your being ordered to appear before the Town of Jupiter Code Compliance Special Magistrate.

Sincerely,

Dave King
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 25-000742
Date Posted: July 08, 2025
Property Owner: STEVEN A ARBOUR
Property Address: 1104 CHEROKEE ST

Places of Posting: Town Hall
1104 CHEROKEE ST

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DAVE KING**, a duly-designated Code Compliance Officer of the Town of Jupiter, who, after being duly sworn by me under oath, deposes and says:

1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.
3. This property was posted for at least ten (10) days in two (2) locations, the first being upon the property where the code violation is alleged to exist, the address of which is listed herein above, and the second being at the Jupiter Town Hall, 210 Military Trail, Jupiter, Florida 33458, in accordance with Section 162.12(2)(b), F.S. The undersigned affiant submits this affidavit as proof of compliance with the requirements of Section 162.12(2)(b), F.S.

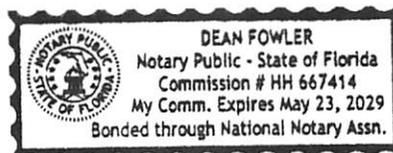
FURTHER AFFIANT SAYETH NOT

Dave King

Personally appeared before me the undersigned authority, and acknowledged that (he)/(she) did execute the foregoing affidavit.

Sworn to and subscribed before me this 8th day of July, 2025.

Dean Fowler
Notary Public



DEAN FOWLER
Notary Public - State of Florida
Commission # 11186748
My Comm. Expires May 23, 2024
Bonded through National Notary Assn.

