

TOWN OF JUPITER
CODE COMPLIANCE MAGISTRATE
HEARING AGENDA
November 09, 2022
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.:** 22-000763

Respondent:	Dominic A. & Yvonne Addario
Address of Violation:	18011 N A1A
Code Section:	21-50 Building permit required
Description of Violation:	Building permit required for installation of a dock.
Code Section:	21-57 Failure to Obtain a Permit
Description of Violation:	Failure to obtain permit prior to installation of a dock may result in two times the permit fee.

Staff Recommendation: Respondent be given until December 9, 2022 to comply with the codes or be fined \$100.00 per day for every day the violations continue thereafter, be assessed double permit fee and also be assessed administrative costs.

2. **Case No.:** 22-000877

Respondent: Roebuck Rd Partners LLC
Address of Violation: 18499 Symphony Ct.
Code Section: 26-155 Protection of buffer zones, drip lines
Description of Violation: Soil was removed and backfilled within buffer zones and drip line areas of all preserved trees as required by the site plan.

Staff Recommendation: Due to the irreversible nature of the violation, staff requests that Respondent be ordered to pay a fine of \$15,000.00 on or before December 9, 2022 and be assessed administrative costs. In addition, staff requests Respondent remove soil within the buffer areas and pay \$35,100.00 to the Town which shall be deposited into an Town escrow account within 60 days and held in escrow for a period of five years for future tree mitigation.

FINE ABATEMENT REQUEST:

1. **Case No.:** 14-000270

Respondent: Gloria B. Farajian, Est.
New owner: Dan T Nguyen
Address of Violation: 9 W. Riverside Dr.
Code Section: 23-87(a) Landscape maintenance
Description of Violation: Overgrown & dead vegetation.
Original Hearing Date: **April 9, 2014**
Finding: Found in violation, given until 4/24/14 to comply or be fined \$150.00 per day. Administrative costs of \$314.46 were paid on 11/04/2022.
Days of Accrual: 255 Days
Compliance Date: Officer observed compliance on 01/05/2015
Fine Total: **\$38,250.00**

2. **Case No.:** 14-000271

Respondent: Gloria B. Farajian, Est.
New owner: Dan T Nguyen
Address of Violation: 9 W. Riverside Dr.
Code Section: 13-27(6)(a) Pool water quality
Description of Violation: Dark water, main drain not visible
Original Hearing Date: **April 9, 2014**
Finding: Found in violation, given until 04/24/14 to comply or be fined \$250.00 per day. Administrative costs of \$298.46 were paid on 11/04/2022.
Days of Accrual: 466 Days
Compliance Date: Officer observed compliance on 08/04/15
Fine Total: **\$116,500.00**

3. **Case No.:** 14-000272
- Respondent:** Gloria B. Farajian, Est.
New owner: Dan T Nguyen
- Address of Violation:** 9 W. Riverside Dr.
- Code Section:** 13-27(4)(a) Fence maintenance
- Description of Violation:** West side of fence is damaged & falling.
- Original Hearing Date:** **April 9, 2014**
- Finding:** Found in violation, given until 4/24/14 to comply or be fined \$200.00 per day. Administrative costs of \$300.46 were paid on 11/04/22.
- Days of Accrual:** 466 Days
- Compliance Date:** Officer observed compliance on 08/04/2015
- Fine Total:** **\$93,200.00**
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4. **Case No.:** 14-002069
- Respondent:** Gloria B. Farajian, Est.
New owner: Dan T Nguyen
- Address of Violation:** 9 W. Riverside Dr.
- Code Section:** 13-9 Storage of inoperative vehicles
- Description of Violation:** Scion with flat tire; yellow scooter with no valid license tag.
- Original Hearing Date:** **December 10, 2014**
- Finding:** Found in violation, given until 12/29/14 to comply or be fined \$100.00 per day. Administrative costs of \$316.47 were paid on 11/04/2022.
- Days of Accrual:** 224 Days
- Compliance Date:** Officer observed compliance on 08/26/15
- Fine Total:** **\$23,900.00**
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5. **Case No.:** 14-002563
- Respondent:** Gloria B. Farajian, Est.
New owner: Dan T Nguyen
- Address of Violation:** 9 W. Riverside Dr.
- Code Section:** 13-27(a) Designated nuisances
- Description of Violation:** Multiple exterior maintenance violations
- Original Hearing Date:** **December 10, 2014**
- Finding:** Found in violation, given until 12/29/14 to comply or be fined \$250.00 per day. Administrative costs of \$316.47 were paid on 11/04/22.
- Days of Accrual:** 223 Days
- Violation Abatement Costs:** \$350.00, paid on 11/04/2022
- Compliance Date:** Officer observed compliance on 08/10/15
- Fine Total:** **\$55,750.00**

ANNOUNCEMENT: THE NEXT MAGISTRATE HEARING WILL BE ON DECEMBER 14, 2022 AT 10:00AM.

ADJOURN