

CERTIFIED MAIL



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# TOWN OF JUPITER

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CODE COMPLIANCE DIVISION  
SPECIAL MAGISTRATE  
NOTICE OF HEARING

November 15, 2019

NATIONSBANK  
C/O REAL ESTATE ASSESSMENTS  
101 N TYRON ST  
CHARLOTTE, NC 28246

CASE NO.: 19-000955

LOCATION: 5470 S CENTRAL BLVD, Jupiter, Florida  
PCN: 30424124030000030

You are hereby notified that on **12/11/19 at 10:00 AM** there will be a hearing conducted by the Town of Jupiter Special Magistrate in the Council Chambers of the Town of Jupiter Municipal Complex, 210 Military Trail, concerning the alleged violation of the Town Code:

Secondary Location(s):

Violation Text

DEAD AND MISSING PLANT MATERIAL THROUGHOUT THIS PROPERTY MUST BE REPLACED .  
CONTACT BARRETT CRUCE AT 561-741-2523 FOR INFORMATION ON THE LANDSCAPE PLAN AND  
HOW TO COMPLY .

Violation Description

LANDSCAPING REPLACE PLANTS  
23-97(a)(6) REPLACE PLANTS

(a) The owner, tenant and his agent, if any, shall be jointly and severally responsible for the continued regular maintenance of all landscaping materials, and shall keep them in a healthy, neat, and orderly appearance, free from disease, pests, weeds, refuse and debris at all times. Property maintenance shall include:

(6) Replacement of dead plant material under the provisions of this chapter

Violation Corrective Action

Replace all dead plant material as required per code, under the provision of this chapter.

You are hereby ordered to appear before the Special Magistrate on the above-referenced date to respond to the alleged violation and to present any oral or written testimony regarding the alleged violation. Failure to appear will result in the Special Magistrate proceeding in your absence. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination. You have the right to obtain an attorney, at your expense, to represent you before the Special Magistrate. **CASE FILES WILL BE AVAILABLE FOR REVIEW BY RESPONDENTS ONE -HALF HOUR PRIOR TO THE START OF THE HEARING.**

If the alleged violation still exists as of the compliance date specified in the notice of violation, this case may proceed to the hearing whether or not compliance is achieved prior to the hearing date, with a request to the Special Magistrate for a finding of violation and assessment of **ADMINISTRATIVE COSTS**. If the alleged violation still exists at the time of the hearing and you are found in violation, the Special Magistrate may enter an order against you and may assess both **ADMINISTRATIVE COSTS** and a fine of up to **\$1,000.00 PER DAY PER VIOLATION** for every

210 MILITARY TRAIL, JUPITER FL 33458 PH: (561) 746-5134 FX: (561) 741-2461

day the violation continues beyond the date set by the Special Magistrate in the order for compliance. If the violation is considered by the Special Magistrate to be irreparable or irreversible in nature, a fine may be imposed not to exceed **\$15,000.00 PER VIOLATION**. If you are found in violation and subsequently violate the same code section(s) again at a later date, a repeat violator fine of up to **\$5,000.00 PER VIOLATION PER DAY** could be assessed for every day of violation, plus administrative costs.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and for such purpose he may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

There is a procedure whereby an alleged violator may stipulate to the existence of a violation and waive appearance at the above hearing. If you so wish to, you may enter into stipulation with the Town whereby you are admitting to the violation described herein.

Sincerely,

**Robin Hood**  
Code Compliance Officer  
Town of Jupiter

**CERTIFIED MAIL**

**AFFIDAVIT OF HAND DELIVERY**

**Notice of Hearing**

**November 15, 2019**

Case No.: **19-000955**  
Property Address: **5470 S CENTRAL BLVD**  
PCN: **30424124030000030**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

This affidavit of hand-delivery shall serve as evidence that I, **ROBIN HOOD**, a duly-designated Code Compliance Officer/Police Officer, has this **November 15, 2019** hand-delivered the above-referenced notice to:

Jenna Vang  
Print Name of Notice Recipient

[Signature]  
Recipient's Signature

FURTHER AFFIANT SAYETH NOT.  
[Signature]  
Signature of Code Compliance Officer/Police Officer

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

Sworn to and subscribed before me this 15 day of November, 2019.

[Signature]  
Notary Public

