



CODE COMPLIANCE DIVISION

CODE COMPLIANCE RELEASE OF LIEN LETTER

February 6, 2024

VIA CERTIFIED MAIL: 9589 0710 5270 0630 3846 83

Respondent: Owner / Occupant EXEMPT FS-119.071
Address: 1255 Holly Cove Dr. Jupiter, FL 33458

Case Number: 23-000481
Respondent: Owner / Occupant EXEMPT FS-119.071
Premises: 1455 Holly Cove Dr. Jupiter, FL 33458
PCN: 30-42-41-02-12-000-0010
Mailing Address: 1455 Holly Cove Dr. Jupiter, FL 33458
Hearing Date: August 9, 2023
ROL Book: 34765
ROL Pages: 442

Dear Owner / Occupant:

This is to advise that the Code Compliance lien that was filed against your property on **September 21, 2023, in Official Records Book 34573, Pages 190 - 192**, has been released by the Town of Jupiter.

Included is a copy of the Release of Lien recorded on January 9, 2024. This case file will now be closed, but please be advised that **if the same type of violation occurs again, a repeat violator fine of up to \$5,000.00 per day may be incurred.**

If you have any questions, please do not hesitate to contact me at 561-741-2477.

Sincerely,

Dean Fowler
Code Compliance Administrative Assistant
ENC: Release of Lien Filing

**TOWN OF JUPITER
CODE COMPLIANCE SPECIAL MAGISTRATE**

PREPARED BY AND RETURN TO:
Dean Fowler, Code Compliance Secretary
Town of Jupiter, Code Compliance Division
196 Military Trail, Jupiter, FL 33458

CFN 20240009148
OR BK 34765 PG 442
RECORDED: 1/9/2024 3:26 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 442 - 442; (lpgs)

**Jupiter Code Compliance Case No: 23-000481
Palm Beach County CFN: 20230327079**

RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS that the Town of Jupiter, a Florida Municipal Corporation, the owner of a certain lien bearing the date the **21st day of September, A.D. 2023**, and recorded in the office of the Clerk of the Circuit Court in and for the County of Palm Beach, State of Florida, in **Official Records Book 34573, Pages 190 - 192**, upon the following described property situate, lying and being in Palm Beach County, State of Florida, to wit:

PREMISES:	1255 Holly Cove Dr. Jupiter, FL 33458
PCN:	30-42-41-02-12-000-0010
SUBDIVISION:	HOLLY COVE
LEGAL:	HOLLY COVE LT 1
BOOK	24573
PAGES:	190 - 192

The Town of Jupiter does hereby release that certain lien, recorded at **Official Records Book 34573, Pages 190 - 192**, against **Owner/Occupant (Exempt per FS-119.071)** or the property herein above described, and hereby directs the Clerk of the Circuit Court to release said lien of record.

IN WITNESS WHEREOF, the said Town of Jupiter has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed by its proper officers who are thereunto duly authorized, this 2nd day of January, A.D. 2024.



LEONARD G. RUBIN
Code Compliance Magistrate
Town of Jupiter

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL ORDER OF THE SPECIAL MAGISTRATE AS MAINTAINED IN THE OFFICIAL RECORDS OF THE TOWN OF JUPITER.
WITNESS MY HAND, THIS 1st DAY OF January, 2024.


for LAURA E. CAHILL by Stephanie Proffer
Town Clerk Deputy Town Clerk



AFFIDAVIT OF POSTING

Magistrate Order

Case No.: 23-000481
Date Posted: March 07, 2024
Property Owner: PROPERTY OWNER / OCCUPANT
Property Address: 1255 HOLLY COVE DR

Places of Posting: Town Hall
1255 HOLLY COVE DR

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DEVON BROWN**, 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

DBrown

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

Sworn to and subscribed before me this 7th day of March, 2024.

Dean Fowler
Notary Public

