



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

June 06, 2024

LUXE PALM BEACH LLC
75 GRAND AVE, 101
ENGLEWOOD, NJ 07631

CASE NO.: 24-000658

You are hereby notified that an inspection was made at:

LOCATION: 250 THELMA AVE, Jupiter, Florida
PCN: 30424103060000940

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

Violation Information

THE MONUMENT SIGN FOR THIS PROPERTY IS IN NEED OF MAINTENANCE. SPECIFICALLY, THE SIGN LOCATED ON THE EAST ENTRANCE TO THE PROPERTY. THE SURFACE AREAS OF THE MONUMENT SIGN HAS STAINS AND SURFACE CRACKS. REPAIRS, CLEAN, AND OR REPAINT THE MONUMENT SIGN TO RESTORE IT TO IT'S ORIGINALLY APPROVED CONDITION.

Violation Description

ZONING SIGN MAINT-IOZ

27-1529(e)(7) Sign Maintenance - IOZ

(e) General regulations regarding sign setbacks, sizes, placement, etc.

(7) All signs shall be maintained in substantially similar condition as when the sign was originally permitted and installed/erected. Such maintenance shall include periodic painting and replacement when necessary to achieve the substantially similar appearance as the originally permitted sign. Such maintenance shall include both the sign area and structure, or supporting structure.

Violation Information

THE DUMPSTER ENCLOSURE FOR THIS COMMERCIAL PROPERTY IS UNSECURED, STAINED, AND FULL OF TRASH AND DEBRIS. PROPERLY SECURE DUMPSTER ENCLOSURE, CLEAN OR RE-PAINT EXTERIOR SURFACES, AND REMOVE ALL TRASH.

Violation Description

ZONING DUMPSTER MAINTENANCE

27-2244(k) DUMPSTER MAINTENANCE

(k) All dumpster enclosures shall be maintained in a good and serviceable condition consistent with the owner's approved plans, free of holes, chips, flaking paint, etc. Any dumpster enclosure which do not conform to the provisions of this chapter or approved plans, or which may hamper or injure a collector or the public in general, shall be promptly replaced upon notification by the town.

Violation Information

THE EXTERIOR OUTLETS FOR THIS PROPERTY ARE EXPOSED TO ALL WEATHER ELEMENTS AND MISSING THE REQUIRED COVERS, AS PER FLORIDA BUILDING CODE ADOPTED, (NEC) NATIONAL ELECTRICITY CODE. SECURE. REPAIR, OR REPLACE ALL OUTLET COVERS AS REQUIRED.

Violation Description

**BUILDINGS AND BUILDING REGULATIONS FLORIDA BUILDING CODE
21-87 FLORIDA BUILDING CODE**

The Florida Building Code, 2017 Edition, is hereby adopted and incorporated into this Code as though fully set forth therein. The amendments to the Florida Building Code, as set forth in Exhibit "A" and Exhibit "B" which is attached to Ordinance Number 28-17 and incorporated therein, is hereby adopted and incorporated into this Code as though fully set forth herein.

Violation Information

THE PAVEMENT THROUGHOUT THIS PARKING LOT IS IN NEED OF SURFACE REPAIRS. REPAIR AND REPAINT STRIPES FOR EACH PARKING SPACE, TO RESTORE PARKING LOT TO IT'S ORIGINALLY APPROVED CONDITION. A PERMIT MAY BE REQUIRED, FOR PERMIT INFORMATION, CONTACT THE ENGINEERING DEPARTMENT AT 561-741-2372.

Violation Description

**ZONING PARKING MAINTENANCE
27-2833(a)(4)(a) PARKING MAINTENANCE**

(a) General.

(4) Paving, driveway and parking materials, drainage and maintenance.

a. Parking lots, driveways, and vehicle use areas shall be constructed and maintained, including paving and drainage, in a manner consistent with the standards adopted by the town. In addition, all parking areas shall be paved in accordance with the subdivision and land development ordinance of the town. All parking lots, driveways, and vehicle use areas shall be maintained in a manner as to not create an on-site or off-site hazard or nuisance.

Violation Information

THERE IS AN ACCUMULATION OF DEBRIS, TARPS, SHOPPING CARTS, BUCKETS, DISCARDED METAL, TOOLS, WOODEN BOARDS, LANDSCAPE DEBRIS, CARD BOARD BOXES, AND LITTER LOCATED ON THIS PROPERTY. IMMEDIATELY DISPOSE AND REMOVE OF ALL TRASH AND ACCUMULATED ITEMS FROM THIS PROPERTY AND MAINTAIN PROPERTY ON A REGULAR MAINTENANCE SCHEDULE.

Violation Description

**NUISANCES ILLEGAL ACCUMULATION/STORAGE
13-2 ILLEGAL ACCUMULATION/STORAGE**

The unauthorized or illegal accumulation or storage of abandoned property, construction debris, inert waste material, refuse, hazardous wastes or similar waste products upon any public or private property within the town is hereby declared to be a public nuisance.

Violation Information

THE EXTERIOR SURFACE PAINT THROUGHOUT THE ENTIRE PROPERTY IS SHOWING SIGNS OF MILDEW, STAINS, AND WEATHERING. CLEAN, OR RE-PAINT OVER ALL STAINS AND WEATHERED AREAS OF THE PROPERTY AND MAINTAIN ALL SURFACES CLEAN AND FREE OF STAINS.

Violation Description

**NUISANCES EXTERIOR MAINTENANCE
13-41(c)(2)(a-b) EXTERIOR MAINTENANCE**

(c) Exterior of buildings and structures.

(2) The exterior of a building or structure shall be maintained in a good state of repair, and shall be structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. A nuisance is hereby declared to exist if the exterior of a building or structure has deteriorated to the point where either:

a. Twenty percent or more of the total exterior building surface area, including, but not limited to, exterior walls, fascia boards, window and door frames, exterior doors and garage doors, eaves, soffits, siding, stucco, awnings, garages, porches, and carports, has blistered, peeling or missing paint and/or is rotted and/or has mold or mildew. For purposes of this section, the surface area of openings such as windows, breezeways, sliding glass, glass, or French doors shall not be included in the calculation of the total exterior building area.

b. Windows, glass panes, doors, screens, screened enclosures, rails and stiles are missing, broken, or are deteriorated and in need of repair.

Violation Information

THERE ARE MULTIPLE LANDSCAPE BEDS, WALKWAYS, AND PARKING AREAS THROUGHOUT THE PROPERTY LITTERED WITH TRASH AND DEBRIS. IN ADDITION, THE LANDSCAPE FOR THE ENTIRE PROPERTY IS NOT BEING MAINTAINED ON A REGULAR MAINTENANCE SCHEDULE,

CREATING A NUISANCE AND EYESORE FOR THE ENTIRE PROPERTY. REMOVE ALL TRASH AND LITTER FROM ALL LANDSCAPE BEDS WALKWAYS, PARKING AREAS AND PROPERLY MAINTAIN ALL THE LANDSCAPE FOR THE COMMERCIAL PROPERTY AS REQUIRED PER CODE.

Violation Description

LANDSCAPING LANDSCAPE MAINTENANCE

23-97(a)(1-8) LANDSCAPE MAINTENANCE

(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:

- (1) Periodic watering to maintain healthy flora, the use of more drought-tolerant material, minimizing fungus growth and stimulating deep root growth;
- (2) Pruning shall be in accordance with good horticultural standards as defined in the ANSI A300 Standards (or the most current standards), as set forth by the National Arborists Association and approved by the American National Standards Institute (with the exception of section 2.3.1 of the ANSI A300 Standards, which requires that pruning be performed only by arborists or arborist trainees). A copy of the ANSI A300 Standards shall be maintained by the department of planning and zoning and shall be available during regular business hours. Trees and shrubs shall not be severely pruned, hat raked, hacked or headed back. A maximum of one-fourth of a tree canopy may be removed from a tree within a one-year period, provided that the removal conforms to the standards of crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration techniques. At the discretion of the department and based on the severity of the violation, a tree which is pruned in excess of these requirements shall either be replaced in accordance with section 26-121 or shall be subject to corrective pruning by a certified arborist. Nuisance and exotic species as identified in section 26-125 shall be exempt from the pruning requirements of this chapter;
- (3) Turf and weeds shall be mowed as required and shall not exceed six inches in height for developed nonresidential areas and eight inches in height in developed residential areas. Grasses and weeds shall not exceed 12 inches in height on vacant undeveloped properties;
- (4) All roadways, curbs and sidewalks shall be edged by the party responsible for installing and maintaining the grass adjacent to the roadway, curb and/or sidewalk when necessary to prevent encroachment of grasses;
- (5) All lawns and planted areas shall be fertilized periodically to ensure continued healthy growth;
- (6) Replacement of dead plant material under the provisions of this chapter;
- (7) Removal of unprotected, prohibited, harmful and illegal plant species shall occur as outlined in chapter 26; and
- (8) All tree canopies that are planted on private property and overhang onto a public and/or private right-of-way shall remain clear from the ground level up to a height of eight feet six inches over sidewalks or drainage areas, and to a height of 13 feet six inches over public alleys, streets or highways.

Therefore, you are hereby directed to correct this violation before **July 17, 2024** 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,

Henry Cardoso
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 24-000658
Date Posted: June 06, 2024
Property Owner: LUXE PALM BEACH LLC
Property Address: 250 THELMA AVE

Places of Posting: Town Hall
250 THELMA AVE

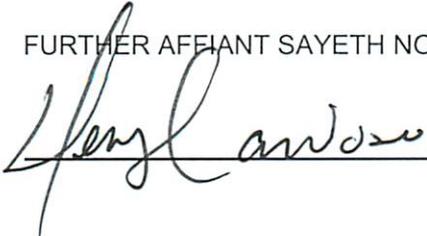
(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

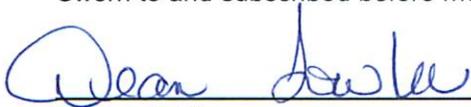
1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.
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



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

Sworn to and subscribed before me this 6th day of June, 2024.



Notary Public

