



TOWN OF JUPITER

CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE
POSTPONEMENT NOTICE OF HEARING

June 25, 2024

JEFFERSON L MORELLI
105 GREENBRIAR DR
JUPITER, FL 33458

CASE NO.: 24-000403

LOCATION: 105 GREENBRIAR DR, Jupiter, Florida
PCN: 30424110100004970

You are hereby formally notified that the hearing of your case before the Town of Jupiter Code Compliance Special Magistrate, originally scheduled for **07/10/24**, has been postponed to the Special Magistrate hearing scheduled for **08/14/24 at 10:00 AM**. At that time, the hearing will be held in the Council Chambers of the Town of Jupiter Municipal Complex, 210 Military Trail. The hearing is concerning a violation of the Town Code Section(s):

Violation Information

THE WORK PERFORMED DURING THE DRIVEWAY EXPANSION UNDER ENGINEERING PERMIT # 20-001931-EU, EXCEEDED BEYOND THE SCOPE OF WHAT THE PERMIT ALLOWED. REMOVE ALL UNAPPROVED WORK, OR APPLY FOR A REVISION TO INCLUDE WORK CONDUCTED OUTSIDE OF THE ORIGINAL PERMIT, IF POSSIBLE. IMMEDIATELY CONTACT THE ENGINEERING DEPARTMENT AT 561-741-2467 TO DISCUSS FURTHER.

Violation Description

BUILDINGS AND BUILDING REGULATIONS BUILDING PERMITS
21-50 BUILDING PERMITS

No person shall engage in, perform, do or cause to be done, any building, construction or construction activity in the town which is regulated by one or more of the several construction codes of the town, including, but not limited to, the building code, plumbing code, gas code, mechanical code, fire code, electrical code, housing code, handicap code, swimming pool and spa code, and sign code, which are adopted in this chapter, without first obtaining a construction permit from the building official. The construction permit issued by the building official shall supersede and be in lieu of any other kind or type of permit that would otherwise be applicable or required for any building, construction, construction activity or the services of the building official associated therewith, pursuant to the provisions of each or any of the several individual construction codes which the town has adopted.

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 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,

Henry Cardoso
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Hearing

Case No.: 24-000403
Date Posted: June 25, 2024
Property Owner: JEFFERSON L MORELLI
Property Address: 105 GREENBRIAR DR

Places of Posting: Town Hall
105 GREENBRIAR DR

(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:

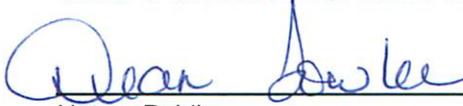
1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.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

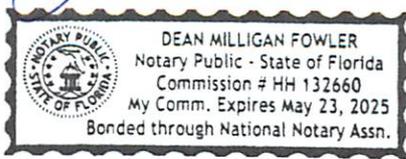


Personally appeared before me the undersigned authority, and acknowledged that (he)/(she) did execute the foregoing affidavit.

Sworn to and subscribed before me this 25th day of June, 2024.



Notary Public



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[Handwritten signature or scribble]

