



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

October 24, 2024

RENEE H ALFORD
18173 PERIGON WAY
JUPITER, FL 33458

CASE NO.: 24-000942

You are hereby notified that an inspection was made at:

LOCATION: 18173 PERIGON WAY, Jupiter, Florida
PCN: 30424036210000031

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

Violation Information

MOW ENTIRE YARD, AND KEEP THIS PROPERTY ON A REGULAR LAWN MAINTENANCE SCHEDULE TO PREVENT HIGH GRASS AND WEEDS.

Violation Description

LANDSCAPING Mowing Turf and Weeds
23-97(a)(3) MOWING TURF AND WEEDS

(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;

Violation Information

CLEAN, PROPERLY PRUNE, AND TRIM ALL LANDSCAPE. IN ADDITION, REMOVE ALL DEAD, OR DYING TREES, AND REMOVE ALL STUMPS.

Violation Description

NUISANCES DESIGNATED NUISANCES
13-41(a) DESIGNATED NUISANCES

All places in which brush, weeds, palmetto, dead or dying trees, stumps, roots, obnoxious growths or things of any kind, filth, garbage, trash, debris, decayed or decaying buildings, obstructions, ruins of any kind, building docks, walls or other structures in a falling or dangerous condition collect and stand so as to become dangerous to the health or safety or to the general welfare of persons in the town are hereby declared to be nuisances, and the maintenance of any such nuisance by any person shall be unlawful. A building, wall, fence or other structure may be declared a nuisance where it is either not being used for its ordinary and intended use; is not habitable; the materials comprising the structure and any fixture related thereto do not comply with the town's codes; or such that the structure is not functioning as it was originally intended at the time of its construction.

Violation Information

COMPLIED*

Violation Description

LANDSCAPING EDGING
23-97(a)(4) EDGING

(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:

(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

Violation Information

*****COMPLIED*****

Violation Description

LANDSCAPING TREE CANOPY MAINTENANCE

23-97(a)(8) TREE CANOPY MAINTENANCE

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.

Violation Information

REMOVE ALL WOODEN BOARDS COVERING WINDOWS, AND MAKE ALL NECESSARY REPAIRS TO RENDER EACH WINDOW IN GOOD WORKING CONDITION.

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

REGISTER AND PLACE A VALID TAG AND VALID DECAL ON THE BLACK FOUR DOOR SEDAN PARKED IN THE DRIVEWAY, OR REMOVE VEHICLE FROM PUBLIC VIEW.

Violation Description

NUISANCES JUNKED VEHICLE-NUISANCE

13-69 JUNKED VEHICLES-NUISANCE

The location or presence of any junked vehicle or any abandoned, wrecked or derelict property on any lot, tract, or parcel of land, or portion thereof, private, improved or unimproved, occupied or unoccupied, within the town shall be deemed a public nuisance. It shall be unlawful for any person in the town to cause or maintain such public nuisance by wrecking, dismantling, rendering inoperable, abandoning or discarding his vehicle on the property of another, or to suffer, permit or allow the same to be placed, located, maintained or to exist upon his own real property, provided that this section shall not apply to:

(1) A vehicle or part thereof which is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property;

(2) A vehicle or part thereof which is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer of a junkyard; or

(3) Any unlicensed inoperable vehicle stored on private property; provided, however, that the vehicle and outdoor storage area are maintained in such a manner that they do not constitute a health hazard, and that the vehicle is screened from ordinary public view from the fronting street or roadway, and from the property of any abutting owners, by means of a fence, trees, shrubbery or other lawful means. It is the sole intent of this subsection to permit the temporary storage of such a vehicle during a period of continuous activity of necessary repairs in order to make it operable.

Therefore, you are hereby directed to correct this violation before **November 19, 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.: 24-000942
Date Posted: October 24, 2024
Property Owner: RENEE H ALFORD
Property Address: 18173 PERIGON WAY

Places of Posting: Town Hall
18173 PERIGON WAY

(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 24th day of October, 2024.



Notary Public

