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# TOWN OF JUPITER

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## CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

January 15, 2025

**JOSEPH A MONTALBANO**  
302 W WHITNEY DR  
JUPITER, FL 33458

CASE NO.: 24-001303

You are hereby notified that an inspection was made at:

LOCATION: **302 W WHITNEY DR**, Jupiter, Florida  
PCN: **30424101010030190**

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

Violation Information

VEHICLES ARE CONTINUALLY PARKED ON THE GRASS WITHIN THE FRONT YARD OF THIS PROPERTY. RELOCATE THE VEHICLES TO THE DRIVEWAY, IF THERE'S NOT ENOUGH ROOM TO PARK ALL VEHICLES ON THE DRIVEWAY, FOLLOW THE GUIDELINES PROVIDED IN THE ATTACHED FLYER.

Violation Description

ZONING PARKING A

27-2856(a)(1-3) PERMITTED PARKING A

(a) The parking of passenger cars and trucks, including panel, pickup, and vans which do not exceed three-fourths-ton rated capacity is permitted in the front and side corner yard of a single-family or duplex lot which is located in a residential zoning district, subject to the restrictions and conditions set forth below:

(1) On driveways.

(2) On unpaved surfaces provided the vehicle is parked parallel to and within eight feet of the edge of the existing driveway, and provided the vehicle is parked on the side of the driveway closest to the side property line. If there is not enough room to park a vehicle, either partially or totally, on an unpaved surface from the edge of the driveway to the side property line, then the vehicle may be parked on an unpaved surface on the other side of the driveway.

(3) The parking of the passenger cars and trucks referenced hereinabove on an unpaved surface in a front yard or in a side yard corner, other than as provided for in subsection (a)(2) of this section, is prohibited.

Violation Information

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

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

ONLY ONE BOAT AND TRAILER ALLOWED ON RESIDENTIAL PROPERTY. THE NUMBER OF

BOATS STORED ON THIS PROPERTY EXCEED THE ALLOWED AMOUNT. REMOVE ONE BOAT AND TRAILER FROM THE PROPERTY AND PROPERLY STORE BOAT AND TRAILER BEHIND THE FRONT WALL OF THE PROPERTY.

Violation Description

ZONING PERMITTED PARKING B  
27-2856(b)(1-3) PERMITTED PARKING

(b) The parking of boats, recreational vehicles or trailers is permitted in the side (interior), side corner or rear yard of a single-family or duplex lot which is located in a residential zoning district, subject to the restricts and conditions set forth below:

(1) One boat, one boat trailer or utility trailer, and one recreational vehicle, but not more than one of each, shall be permitted.

(2) Such vehicle, boat, recreational vehicle or trailer permitted in subsection (b)(1) of this section must be for the use of a resident of the premises and shall not be occupied or used for living, sleeping or housekeeping purposes.

(3) Recreational vehicles, boats, boat trailers, or utility trailers parked in a side corner yard require screening from view of the right-of-way abutting the side corner property line and the front yard property line. Such screening shall consist of a six-foot-high opaque fence and gate, landscaping (a minimum of four feet in height at time of installation) or other screening material that is architecturally compatible with the principal building. No screening of recreational vehicles, boats, boat trailers, or utility trailers, parked in a side corner yard, shall be required across a permitted driveway. If there is no driveway in a side corner yard, then the longest length of the above vehicles, boats and trailers must be parked parallel to the house.

Violation Information

DISPOSE OF ALL TRASH, LITTER, AND DEBRIS FROM THIS PROPERTY, AND PROPERLY STORE NON-OUTDOOR ITEMS OUT OF PUBLIC VIEW.

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.

Therefore, you are hereby directed to correct this violation before **January 30, 2025** 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.**

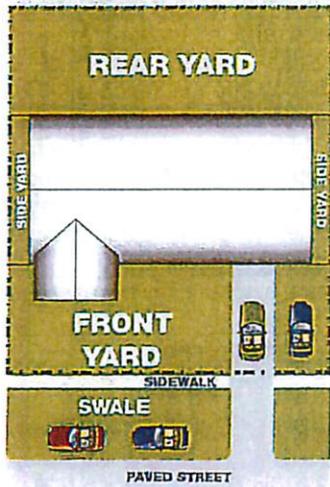
Sincerely,

**Henry Cardoso**  
Code Compliance Officer  
Town of Jupiter

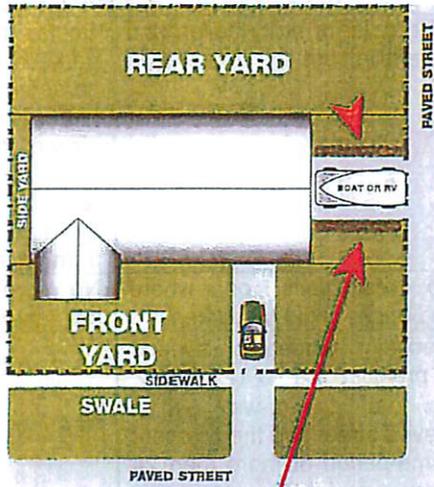
**CERTIFIED MAIL**

# Changes with New Residential Neighborhood & Swale Parking Regulations

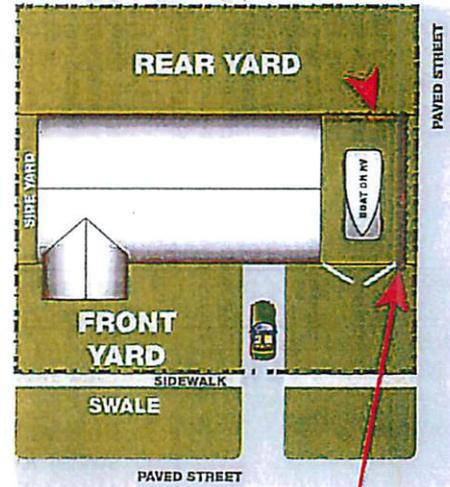
## ALLOWED PARKING



## SIDE CORNER LOT REQUIRED SCREENING WITH DRIVEWAY



## SIDE CORNER LOT REQUIRED SCREENING WITHOUT DRIVEWAY



### Screening Requirement

- 6 ft. opaque fence
- OR
- 4 ft. hedge (at time of installation)

### Screening Requirement

- 6 ft. opaque gate in front of:
- 6 ft. opaque fence
  - OR
  - 4 ft. hedge (at time of installation)

--- = PROPERTY LINE

## Town of Jupiter

### Changes with New Residential Neighborhood Parking Regulations (Ordinance #22-12)

Parking Issue	Old Parking Regulations	New Parking Regulations
<i>Parking passenger cars and trucks<sup>1</sup> in front and side corner yards</i>	There were no restrictions on where passenger cars and trucks could be parked.	<ul style="list-style-type: none"> <li>• Passenger cars and trucks must be parked on either a paved driveway or on unpaved surfaces parallel to a paved driveway, within eight feet of the edge of the driveway on the side of the driveway closest to the side property line.</li> <li>• If there is not enough room to park a passenger car or truck, either partially or totally, on an unpaved surface parallel to a paved driveway on the side closest to the side property line, then similar parallel parking on unpaved surfaces is allowed on the other side of the driveway.</li> <li>• Parking on unpaved surfaces except as detailed above is <b>prohibited</b> within the front and side corner yards of a lot.</li> </ul>
<i>Parking boats, trailers and recreational vehicles in side, side corner and rear yards</i>	One boat; one boat trailer or utility trailer; and one recreational vehicle, but not more than one of each.	Boats, trailers and recreational vehicles parked in side corner lots must be screened (6-foot opaque fence or 4-foot high [at time of installation] hedge) from view of the rights-of-way abutting the front and side property lines. No screening is required across a permitted driveway in the side corner yard. No other changes from prior parking regulations.
<i>Parking passenger cars and trucks in rear yards</i>	There were no restrictions on where passenger cars and trucks could be parked.	No more than a total of two passenger cars and/or trucks.
<i>Parking passenger cars, trucks, trailers, boats and recreational vehicles in swales</i>	<ul style="list-style-type: none"> <li>• Parking on recently seeded or sodded road swales is prohibited.</li> <li>• Parking on a road right-of-way (which includes the paved street and the adjacent swale) for a time-period of more than 24 consecutive hours; or for 72 consecutive hours in designated on-street parking is prohibited.</li> <li>• Must be totally within the swale with the left-hand (driver side) wheels parallel to and within one foot of the edge of the street pavement;</li> <li>• Must be facing in the direction of authorized traffic movement;</li> <li>• Must be compliant with the following restrictions (as contained in Chapter 316, Florida Statutes):               <ul style="list-style-type: none"> <li>• At least 15 feet away from a fire hydrant;</li> <li>• At least 20 feet away from a crosswalk at an intersection;</li> <li>• At least 30 feet away from a flashing signal, stop sign or traffic control signal.</li> </ul> </li> </ul>	Not Applicable

<sup>1</sup> Consists of panel, pick-up, van or similar types of vehicles not over three-quarter-ton rated capacity.

**AFFIDAVIT OF POSTING**

**Notice of Violation**

Case No.: 24-001303  
Date Posted: January 15, 2025  
Property Owner: JOSEPH A MONTALBANO  
Property Address: 302 W WHITNEY DR

Places of Posting: Town Hall  
302 W WHITNEY 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

  
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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<sup>th</sup> day of January, 2025.

  
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Notary Public

