

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION SPECIAL MAGISTRATE NOTICE OF HEARING

January 28, 2025

KATHLEEN T. HALL
605 N PENNOCK LN
JUPITER, FL 33458

CASE NO.: 25-000082

LOCATION: 605 N PENNOCK LN, Jupiter, Florida
PCN: 30424101010040110

You are hereby notified that on **03/12/25 at 10:00 AM** there will be a hearing conducted by the Town of Jupiter Special Magistrate in the Council Chambers of the Town of Jupiter Municipal Complex, 210 Military Trail, concerning the alleged violation of the Town Code:

Violation Information

THE SHEDS ON THIS PROPERTY ARE BEING USED AS DWELLING UNITS. THESE SHEDS DO NOT MEET THE MINIMUM STANDARDS FOR OCCUPANCY (SEE THE ATTACHED TOWN OF JUPITER MINIMUM OCCUPANCY STANDARDS). IMMEDIATELY CEASE ALL OCCUPANCY OF THE SHEDS AND REMOVE ALL OF THE FURNITURE, AMENITIES, AND PERSONAL EFFECTS THAT ARE INDICATIVE OF USE AS DWELLING UNITS. DUE TO THE HEALTH AND SAFETY RISK POSED TO THE OCCUPANTS THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AT THE MARCH 12, 2025 HEARING.

Violation Description

Buildings and Building Regulations OWNER RESP. - OCCUPANCY STANDARDS
21-111(1)
Responsibility of the owner.
The responsibilities of the owner are to:

(1) Let no dwelling to anyone for occupancy unless it meets minimum standards set forth in sections 21-164 through 21-171.

Violation Information

THERE ARE MORE SHEDS LOCATED ON THIS PROPERTY THAN PERMITTED ON A SINGLE-FAMILY LOT. REDUCE THE NUMBER OF SHEDS ON THIS PROPERTY TO NO MORE THAN ONE.

Violation Description

ZONING USE REGULATIONS R1
27-1323(a-c) USE REGULATIONS R1
(a) Uses by right. In any Residential, Single-Family District (R-1), land, buildings or premises maybe used by right only for one or more of the following:
(1) Single-family dwelling.
(b) Accessory uses. Those uses, buildings and structures customarily related to those uses permitted above as uses by right, and on the same lot with the main building, may be permitted provided they meet area and dimension regulations as herein set forth:
(1) Private garage.
(2) Private swimming pool (See division 40 of article XI of this chapter).

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(3) Storage building (See division 2 of article XI of this chapter for location requirements).

(4) Private boat dock (See division 25 of article XI of this chapter).

Only one structure of each of the accessory uses listed above may be allowed per lot or parcel.

(c) Special exceptions. The following uses may be permitted or denied in this district after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:

(1) Home occupations (See division 20 of article XI of this chapter).

(2) Parks and playgrounds.

(3) Utility services (See division 43 of article XI of this chapter).

(4) Churches and other places of worship.

(5) Cemeteries (See division 7 of article XI of this chapter).

(6) Planned unit development (See article VIII of this chapter).

(7) Public and private schools and day care centers.

(8) Limited public uses (See division 35 of article XI of this chapter).

(9) The commercial uses which are listed below, provided the use is associated with the adaptive reuse of a locally designated historic structure (pursuant to the requirements of section 27-2438):

a. Art gallery (retail sale), with no outside storage or work permitted;

b. Barber shop;

c. Beauty salon;

d. Bed and breakfast (up to ten beds);

e. Book store;

f. Clothing store (retail sale);

g. Education services;

h. Florist shop;

i. Furniture store;

j. Home furnishings store;

k. Ice cream or candy snack shop;

l. Massage therapy;

m. Museum;

n. Professional offices;

o. Restaurant, with restrictions and limitations listed in section 27-2442.

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.

You are hereby ordered to appear before the Special Magistrate on the above-referenced date to respond to the
Sincerely,

Henry Cardoso
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Hearing

Case No.: 25-000082
Date Posted: January 28, 2025
Property Owner: KATHLEEN T. HALL
Property Address: 605 N PENNOCK LN

Places of Posting: Town Hall
605 N PENNOCK LN

(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 28th day of January, 2025.



Notary Public