

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

January 28, 2025

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

CASE NO.: **25-000082**

You are hereby notified that an inspection was made at:

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

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

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).

196 MILITARY TRAIL, JUPITER FL 33458 PH: (561) 741-2477 FX: (561) 741-2420

(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 directed to correct this violation immediately and then notify the Code Compliance Office at (561) 741-2477 that the violation has been corrected.

THIS VIOLATION IS CONSIDERED TO BE IRREPARABLE AND/OR IRREVERSIBLE IN NATURE, OR IT PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. AS A RESULT, THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR A HEARING, WITH A REQUEST FOR A FINDING OF VIOLATION AND ASSESSMENT OF ADMINISTRATIVE COSTS.

Sincerely,

Henry Cardoso
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

Sec. 21-164. - Lighting.

- (a) Every habitable room in such dwelling shall contain at least two separate wall-type electrical outlets, or one such outlet and one supplied ceiling-type electric light fixture; and every bathroom, laundry room, furnace room and common hall shall contain at least one ceiling or wall-type electric light fixture. Every such outlet and fixture shall be in working condition and installed in accordance with the requirements of the electrical code of the town. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be eight percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than three feet (914 mm) from the window and extend to a level above that of the ceiling of a room, such window shall not be deemed to face directly to the outdoors nor to a court, and shall not be included as contributing to the required minimum total window area for the room.
- (b) Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9,144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways, shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of one footcandle (11 lux) at floors, landings and treads.
- (c) Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

(Code 1975, § 6-8.700(5); Code 1992, § 21-246; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-165. - Ventilation.

- (a) Every habitable room shall have at least one window or skylight opening directly to the outdoors which can easily be opened, or such other device as will adequately ventilate the room. The minimum total openable window area in every habitable room shall be equal to 45 percent of the minimum total window area required in section 21-164. When walls or other portions of structures face a window and are located less than three feet from the window and extend to a level above that of the ceiling of the room so as to be a light obstruction feature, such window shall not be included as contributing to the required minimum total window area.
- (b) Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by subsection (a) of this section, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical

ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

(Code 1975, § 6-8.700(6); Code 1992, § 21-247; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-166. - Basic equipment and facilities.

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements:

- (1) Every dwelling unit shall contain a kitchen sink in good working condition and properly connected to a water and sewer system.
- (2) Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system.
- (3) Every dwelling unit shall contain, within a room which affords privacy to a person within such room, a bath tub or shower in good working condition and properly connected to a water and sewer system.
- (4) Every kitchen sink, lavatory basin and bath tub or shower required under the provisions of subsections (1), (2), and (3) of this section shall be properly connected with both hot and cold water lines.
- (5) Every dwelling unit shall be supplied with adequate rubbish storage facilities.
- (6) Every dwelling unit shall have adequate garbage disposal facilities or garbage storage containers.
- (7) Every dwelling shall have supplied water heating facilities which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water lines required under the provisions of subsection (4) of this section, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bath tub or shower at a temperature of not less than 120 degrees Fahrenheit. Such supplied water-heating facilities shall be capable of meeting the requirements of this subsection when the dwelling or dwelling unit heating facilities required under the provision of subsection (4) of this section are not in operation.

(Code 1975, § 6-8.700(7); Code 1992, § 21-248; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-167. - Egress.

Every dwelling unit shall have safe, unobstructed means of egress to a safe and open space at ground level.

(Code 1975, § 6-8.700(9); Code 1992, § 21-250; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-168. - Condition of structure.

- (a) All dwelling structures shall be watertight, weatherproof, rodent-proof, insect-proof and in good repair.
- (b) Every foundation, exterior wall and roof shall be reasonably watertight, weathertight and rodent-proof; shall adequately support the building at all times; and shall be in a workmanlike state of maintenance and repair.
- (c) Every interior partition, wall, floor and ceiling shall be reasonably tight, capable of affording privacy, and maintained in a workmanlike state of repair and in a clean and sanitary condition.
- (d) All rainwater shall be so drained and conveyed from every roof, and the lot shall be so graded and drained as not to cause dampness in the walls, ceilings, floors or basement of the dwelling.
- (e) Every window, exterior door and basement hatchway shall be reasonably weathertight, watertight and rodent-proof, and shall be maintained in sound condition and repair.
- (f) Every inside and outside stairway, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and it shall be maintained in sound condition and repair.
- (g) Every supplied plumbing fixture and water and waste pipe shall be properly installed and maintained in a sanitary working condition free from defects, leaks and obstructions.
- (h) Every toilet, bathroom and kitchen floor shall be constructed and maintained so as to be reasonably impervious to water, and such floor shall be kept in a clean and sanitary condition.
- (i) Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.
- (j) Every supplied facility, piece of equipment or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.

(Code 1975, § 6-8.700(12); Code 1992, § 21-251; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-169. - Rubbish and garbage storage and disposal.

No dwelling unit shall be deemed to comply with the requirements of this article relating to rubbish and garbage storage and disposal unless:

- (1) Rubbish stored outdoors is stored in one or more rubbish storage boxes or containers which are fly-tight, rodent-proof, non-flammable and reasonably waterproof.
- (2) Rubbish stored in the basement or cellar, or in an enclosed structure such as a shed, is stored in non-flammable containers.

- (3) No loose rubbish or garbage is placed upon or strewn about on the floor of any basement or cellar or other part of any dwelling, or on the ground surrounding or under any dwelling.
- (4) Every outside garbage storage container is so maintained and so located on the premises that no odors will permeate any dwelling or dwelling unit.

(Code 1975, § 6-8.700(14); Code 1992, § 21-252; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-170. - Roominghouses.

- (a) No person shall operate a roominghouse or shall let to another for occupancy any room unless such roominghouse or room complies with the following requirements, in addition to those comprising sections 21-164 through 21-168:
 - (1) Every roominghouse shall be equipped with at least one flush water closet, one lavatory and one tub or shower for each six adults, or fraction thereof, within the roominghouse, including members of the family if they are to share the use of the facilities. In roominghouses in which rooms are let only to males, flush urinals may be substituted for not more than half the required number of water closets. All such facilities shall be properly connected to the water supply and sewer system.
 - (2) Every flush water closet, flush urinal, lavatory, tub or shower required in subsection (a)(1) of this section shall be located within the roominghouse in a room which:
 - a. Affords privacy.
 - b. Is accessible by a common hall without going outside the roominghouse.
 - c. Is accessible from a common hall without going through sleeping quarters of others.
 - d. Is not more than one story removed from the room of an occupant intended to share the facilities.
 - (3) Where bedding, bed linens or towels are supplied, the operator shall maintain the bedding in a clean and sanitary manner, and shall furnish clean bed linens and towels at least once each week, and prior to the letting of any room to an occupant.
 - (4) Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.
- (b) Every provision of this article which applies to roominghouses shall also apply to hotels, except to the extent that any such provision may be found to be in conflict with the laws of this state or with the lawful regulations of any state board or agency.

(Code 1975, § 6-8.700(13); Code 1992, § 21-253; Ord. No. 6-04, § 1, 5-4-2004)

Sec. 21-171. - Occupancy limitations.

- (a) Dwelling units, hotel units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
- (b) A habitable room, other than a kitchen, shall be not less than seven feet (2,134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than three feet (914 mm) between counter fronts and appliances or counter fronts and walls.
- (c) Habitable spaces, hallways, corridors, laundry areas, bathrooms and toilet rooms shall have a clear ceiling height of not less than seven feet (2,134 mm). Exceptions to these requirements shall be as follows:
 - (1) In one- and two-family dwellings, beams or girders spaced not less than four feet (1,219 mm) on center and projecting not more than six inches (152 mm) below the required ceiling height.
 - (2) Rooms occupied exclusively for sleeping, studying or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.
- (d) Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant thereof. This provision shall not apply to bedrooms used exclusively by minor children (up to the age of 18 years), provided all other provisions of this chapter are met.
- (e) Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Exceptions to this requirement shall be for those units that contain fewer than two bedrooms.
- (f) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Every dwelling unit shall be equipped with at least one flush water closet, one lavatory and one tub or shower for each six persons or fraction thereof.
- (g) Kitchens, living rooms, dining rooms and non-habitable spaces shall not be counted as sleeping areas.
- (h) Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 1.

TABLE 1

MINIMUM AREA REQUIREMENTS

Space	Minimum Area in Square Feet		
	1—2 occupants	3—5 occupants	6 or more occupants
Living room ^{a, b}	No requirements	120	150
Dining room ^{a, b}	No requirements	80	100
Bedrooms ^c	Shall comply with <u>section 21-171(d)—(j)</u>		

For SI: One square foot = 0.093 m²

- a. See section 21-171(j) for combined living room/dining room spaces.
 - b. See section 21-171(i) for limitations on determining the minimum occupancy area for sleeping purposes.
 - c. The minimum area requirements may be modified to accommodate children as noted in section 21-171(d).
- (i) The minimum occupancy area required by Table 1 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with section 21-171(d) through (g).
 - (j) Combined living room and dining room spaces shall comply with the requirements of Table 1 if the total area is equal to that required for separate rooms, and if the space is located so as to function as a combination living room/dining room.
 - (k) Nothing in this section shall prohibit an efficiency living unit which meets the following requirements:
 - (1) A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by subsections (k)(2) and (3) of this section.
 - (2) The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this Code shall be provided.
 - (3) The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bath tub or shower.

- (4) The maximum number of occupants shall be three.
- (l) All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and service for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
 - (m) The occupancy of a dwelling unit by more occupants than permitted as provided for herein shall in and of itself be deemed to present a serious threat to the public health, safety and general welfare.

(Code 1992, § 21-254; Ord. No. 6-04, § 1, 5-4-2004; Ord. No. 27-05, § 2, 9-20-2005)

AFFIDAVIT OF POSTING

Notice of Violation

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:

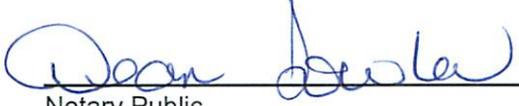
1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.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

