

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

March 18, 2025

KEVIN PENTNEY
318 2ND ST
JUPITER, FL 33458

CASE NO.: 25-000423

You are hereby notified that an inspection was made at:

LOCATION: 318 2ND ST, Jupiter, Florida
PCN: 30424101070260011

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

Violation Information

THE EXTERIOR WALLS OF THIS PROPERTY ARE STAINED WITH DIRT, FADED PAINT, AND A DRIED-UP LIQUID SUBSTANCE. CLEAN AND/OR PAINT THE EXTERIOR WALLS.

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

THE WOODEN FENCE AT THIS PROPERTY IS MISSING POSTS AND FALLING OVER. REPLACE ALL MISSING POSTS AND MAKE ALL NECESSARY REPAIRS TO MAKE THE FENCE UPRIGHT.

Violation Description

NUISANCES FENCE MAINTENANCE

13-41(4)(a) FENCE MAINTENANCE

All fences shall be maintained in a good state of repair and free of material defects. Material defects shall include, but not be limited to, excessive leaning, discoloration, rips, tears, missing slats, openings or separation of fence, fabric and posts. Any rotted or deteriorated fence sections or other defects shall be promptly repaired or replaced. Fence surfaces shall be cleaned or repainted when 20 percent or more of the surface area of the fence has peeling, blistering, or missing paint, or is stained or discolored.

Violation Information

A RED FORD SEDAN IS IMPROPERLY PARKED IN THE FRONT YARD OF THIS PROPERTY. ALL VEHICLES MUST EITHER BE PARKED IN THE DRIVEWAY, ON ANY SIDE OF THE DRIVEWAY NO MORE THAN 8 FEET AWAY, OR PARKED IN THE SWALE FOR NO MORE THAN 24 HOURS AT A TIME AND FACING WITH THE FLOW OF TRAFFIC. SEE ATTACHED FLIER FOR MORE INFORMATION.

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

A RED FORD SEDAN, ONTARIO CANADA TAG #CALT205, HAS SAT UNMOVED IN THE FRONT LAWN OF THIS PROPERTY FOR AN EXTENDED AMOUNT OF TIME. THE GRASS UNDERNEATH THE VEHICLE IS DEAD, LEADING TO BELIEVE THE VEHICLE IS INOPERABLE. MAKE ALL NECESSARY REPAIRS TO RETURN THE VEHICLE TO AN OPERABLE CONDITION, OR REMOVE IT FROM THE PROPERTY.

Violation Description

NUISANCES STORAGE OF INOP VEHICLES

13-9 RESIDENTIAL STORAGE OF INOPERATIVE MOTOR VEHICLES

(a) Inoperative motor vehicles may be stored or parked in a residential zoning district for a period not to exceed 30 days.

(b) Inoperative motor vehicles may be permanently stored in a residential zoning district within an enclosed garage or behind opaque fencing. Inoperative motor vehicles stored in this manner shall not be visible from adjacent properties or public rights-of-way.

Violation Information

BOTH A BOAT AND A JET-SKI ARE BEING STORED AT THIS PROPERTY. NO MORE THAN 1 WATERCRAFT CAN BE STORED AT A RESIDENTIAL PROPERTY AT THE SAME TIME. REMOVE THE BOAT OR JET-SKI FROM THE PROPERTY AND STORE THE REMAINING WATERCRAFT ON THE SIDE OF THE PROPERTY BEHIND THE FRONT WALL.

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.

Therefore, you are hereby directed to correct this violation before **April 18, 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.

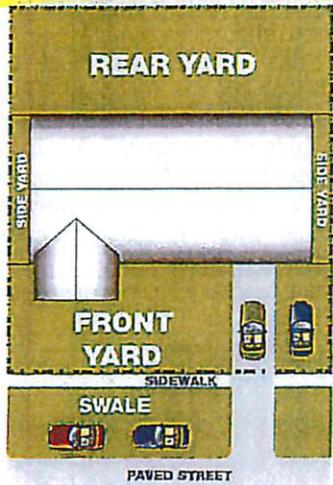
Sincerely,

Paul Ruddock
Code Compliance Officer
Town of Jupiter

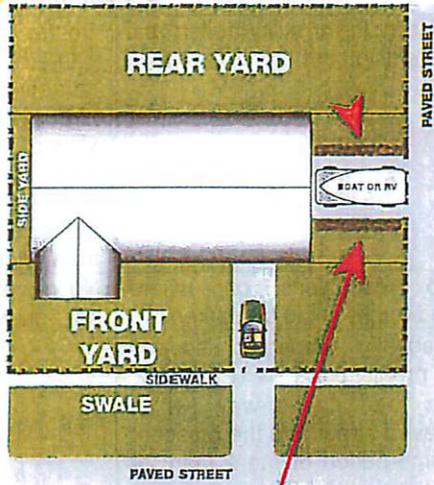
CERTIFIED MAIL

Changes with New Residential Neighborhood & Swale Parking Regulations

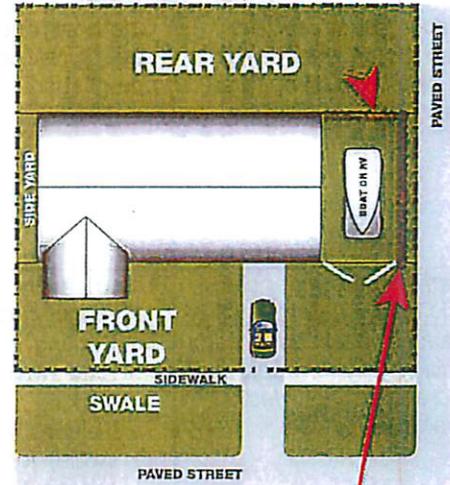
ALLOWED PARKING



SIDE CORNER LOT REQUIRED SCREENING WITH DRIVEWAY



SIDE CORNER LOT REQUIRED SCREENING WITHOUT DRIVEWAY



Screening Requirement

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

Screening Requirement

6 ft. opaque gate in front of:

- 6 ft. opaque fence
- 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 trucks¹ 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"> • 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. • 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. • Parking on unpaved surfaces except as detailed above is prohibited within the front and side corner yards of a lot.
<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"> • Parking on recently seeded or sodded road swales is prohibited. • 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. • 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; • Must be facing in the direction of authorized traffic movement; • Must be compliant with the following restrictions (as contained in Chapter 316, Florida Statutes): <ul style="list-style-type: none"> • At least 15 feet away from a fire hydrant; • At least 20 feet away from a crosswalk at an intersection; • At least 30 feet away from a flashing signal, stop sign or traffic control signal. 	Not Applicable

¹ 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.: 25-000423
Date Posted: March 18, 2025
Property Owner: KEVIN PENTNEY
Property Address: 318 2ND ST

Places of Posting: Town Hall
318 2ND ST

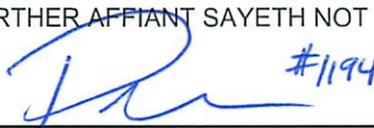
(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **PAUL RUDDOCK**, a duly-designated Code Compliance Officer of the Town of Jupiter, who, after being duly sworn by me under oath, deposes and says:

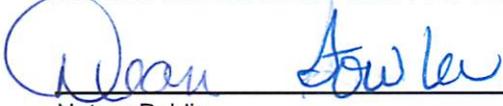
1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.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

 #1194

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

Sworn to and subscribed before me this 18th day of March, 2025.



Notary Public

