



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

March 31, 2025

946 OLD DIXIE LLC
101 ELSA RD
JUPITER, FL 33477

CASE NO.: 24-001222

You are hereby notified that an inspection was made at:

LOCATION: 946 N OLD DIXIE HWY, Jupiter, Florida
PCN: 30424036010030030

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

Violation Information

WORK PERFORMED WITHOUT APPROVED DRIVEWAY PERMIT. CONTACT THE ENGINEERING DEPARTMENT AT 561-741-2737 FOR PERMIT INFORMATION.

Violation Description

PLANNING AND DEVELOPMENT LAND IMPROVEMENT & DEV
24-84 ENGINEERING CONSTRUCTION PERMIT REQUIRED.

(a) Any person desiring to do or undertake the work, construction or improvements to land as hereinafter set forth, within the town, shall first make application to the town for review and approval of the engineering plans and documents, as required for application for an engineering construction permit. Such work shall include the following types of construction:

- (1) Draining, dredging or filling lands. To drain or fill any land within the town by pumping, dredging or dumping sand, rock or earth by any other acceptable means.
- (2) Excavating lands and soil removal. To excavate or remove soil, sand, shell or rock from any land within the town by the use of tractors, power shovels, bulldozers, drag lines, scrapers or other heavy earth-moving equipment. This subsection shall not apply to excavations and soil removal which are incidental to a lawful building operation for which a valid building permit has been issued by the town. Only clean, suitable fill materials shall be permitted. No trash, wood, vegetative or organic matter shall be permitted.
- (3) Construction or alteration of drainage. To construct, deepen, widen, fill, re-route or alter any new or existing drainageway, ditch drain, culvert or canal within the town, including swales within the road right-of-way. Temporary or emergency drainage works shall not require a permit.
- (4) Construction of driveways. To construct or reconstruct driveways within public or private rights-of-way, including roads, alleys or access easement areas.
- (5) Construction of residential lots/developments. To construct or reconstruct driveways, parking areas, hardscape areas, or walks, or to alter elevations/grading of perimeter buffers, berms or swale/retention areas on residential lots or residential developments.
- (6) Construction of asphalt, concrete or paver brick surface enhancements or rejuvenation. To replace, overlay, seal coat or perform other forms of pavement surface enhancement or rejuvenation, including any restriping work, on roadways, alleys, asphalt drives, and parking areas.
- (7) Construction of commercial, retail, assisted living facility (ALF), industrial, or mixed use property site development/redevelopment. To construct or reconstruct infrastructure for/in lot, tract, parcel, or land

subdivision. Infrastructure would include, but not be limited to, earthwork, water, sewer, drainage, curbing, sidewalks, pavement systems, signage, and striping, etc.

8) Construction of residential multi-unit or subdivision site development/redevelopment. To construct or reconstruct infrastructure for/in a residential multi-unit or subdivision property, including related sales/models centers. Infrastructure would include, but not be limited to, earthwork, water, sewer, drainage, curbing, sidewalks, pavement systems, roadways, alleys, bridges, signage, and striping.

(9) Construction of utilities. To construct or reconstruct franchise and non-franchise utility lines, conduits, sleeves, etc., within public or private right-of-way areas, including roads, alleys, access easements, or common use areas.

(10) Construction of golf courses. To construct or reconstruct golf course areas, including site development for maintenance facilities, clubhouse facilities, etc.

(b) A vegetation removal permit may also be required of any of the activities listed in this section requiring the clearing or other removal or destruction of vegetation. The regulations governing vegetation removal permits are contained in chapter 26.

Therefore, you are hereby directed to correct this violation before **April 29, 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,

Dave King
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 24-001222
Date Posted: March 31, 2025
Property Owner: 946 OLD DIXIE LLC
Property Address: 946 N OLD DIXIE HWY

Places of Posting: Town Hall
946 N OLD DIXIE HWY

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DAVE KING**, 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

Dave King

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

Sworn to and subscribed before me this 31st day of March, 2025.

Dean Fowler
Notary Public

