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# TOWN OF JUPITER

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CODE COMPLIANCE DIVISION  
SPECIAL MAGISTRATE  
NOTICE OF HEARING

April 17, 2025

JOHN E. HIGLEY  
14171 PARADISE POINT RD  
PALM BEACH GARDENS, FL 33410

CASE NO.: 24-001433

LOCATION: 310 REO DR, Jupiter, Florida  
PCN: 30424101010100150

You are hereby notified that on **05/14/25 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

\*\*\*\*\*COMPLIED\*\*\*\*\*TWO FREESTANDING (CARPORT MEMBRANE STRUCTURES) WERE INSTALLED ON THIS PROPERTY IN VIOLATION OF THE SETBACK REQUIREMENTS, AND DO NOT HAVE THE REQUIRED PERMITS. REMOVE THE STRUCTURES FROM THE PROPERTY OR OBTAIN THE REQUIRED BUILDING AND ZONING PERMITS.

Violation Description

ZONING DETACHED GARAGES

27-1910(1)(d)(1-4) SHEDS, STORAGE BUILDINGS, GREENHOUSES, AND DETACHED GARAGES

(1) Sheds shall satisfy the following requirements:

- a. Maximum size of 144 square feet.
- b. Minimum side interior setback shall be three feet. Minimum side corner setback shall be 15 feet. Minimum rear setback shall be five feet. On lots abutting an alley, the minimum rear setback shall be three feet. If a greater easement width exists, the width of the easement shall be the minimum setback.
- c. If a greater easement width exists, the width of the easement shall be the minimum setback.
- d. Maximum height shall be eight feet.
- e. Roof overhangs may encroach into the required setbacks a maximum of 24 inches.
- f. The roof drainage shall be retained on the property and shall not adversely impact adjoining properties.
- g. The use of the shed is limited to the storage of household items and supplies and domestic equipment.

(2) Storage buildings shall satisfy the following requirements:

- a. Minimum size is greater than 144 square feet. The maximum size shall not exceed 25percent of the gross floor area of the principal building.
- b. Maximum doorway width shall be six feet.
- c. Side and rear setbacks shall be the same as a screened enclosure on the property, unless a greater easement width exists, in which case the width of the easement shall be the minimum setback.
- d. Maximum height shall be ten feet.
- e. The storage building shall be architecturally compatible to the principal building and shall not be constructed of metal or plastic.

(3) Greenhouses and shade houses shall satisfy the following requirements:

- a. Side and rear setbacks shall be the same as a screened enclosure on the property unless a greater easement width exists, in which case the width of the easement shall be the minimum setback.

b. The maximum height of the greenhouse and shade house shall not exceed the height of the existing principal building on the lot.

(4) Detached garages shall satisfy the following requirements:

a. The maximum size shall not exceed 35 percent of the gross floor area of the principal building.

b. The required setbacks shall be the same as the principal building located on the same lot.

c. Shall be a single-story structure and shall not exceed the height of the existing building on the lot.

d. Detached garages shall be architecturally compatible to the principal building and shall not be constructed of metal or plastic.

#### Violation Information

AN ACCESSORY STRUCTURE WAS INSTALLED IN THE BACKYARD OF THIS PROPERTY WITHOUT REQUIRED BUILDING PERMITS. REMOVE THE STRUCTURE, OR OBTAIN THE REQUIRED BUILDING PERMITS IMMEDIATELY. FOR BUILDING PERMIT INFORMATION, CONTACT THE BUILDING DEPARTMENT AT 561-741-2286.

#### Violation Description

BUILDINGS AND BUILDING REGULATIONS BUILDING PERMITS  
21-50 BUILDING PERMITS

No person shall engage in, perform, do or cause to be done, any building, construction or construction activity in the town which is regulated by one or more of the several construction codes of the town, including, but not limited to, the building code, plumbing code, gas code, mechanical code, fire code, electrical code, housing code, handicap code, swimming pool and spa code, and sign code, which are adopted in this chapter, without first obtaining a construction permit from the building official. The construction permit issued by the building official shall supersede and be in lieu of any other kind or type of permit that would otherwise be applicable or required for any building, construction, construction activity or the services of the building official associated therewith, pursuant to the provisions of each or any of the several individual construction codes which the town has adopted.

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.

Sincerely,

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

**AFFIDAVIT OF POSTING**

**Notice of Hearing**

Case No.: 24-001433  
Date Posted: April 17, 2025  
Property Owner: JOHN E. HIGLEY  
Property Address: 310 REO DR

Places of Posting: Town Hall  
310 REO 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 17<sup>th</sup> day of April, 2025.

  
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Notary Public

