CERTIFIED MAIL

# TOWN OF JUPITER

## CODE COMPLIANCE DIVISION
## SPECIAL MAGISTRATE
## NOTICE OF HEARING

**September 16, 2025**

**DAVID A. COLEMAN**
**210 REO DR**
**JUPITER, FL 33458**

CASE NO.: **25-000466**

LOCATION: **210 REO DR**, Jupiter, Florida
PCN: **30424101010110010**

You are hereby notified that on **10/08/25 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 ACCUMULATION OF BUCKETS, TOOLS, BINS, HOUSEHOLD ITEMS, SPEAKER BOXES, AND OTHER MISCELLANEOUS ITEMS STORED IN PUBLIC VIEW IS PROHIBITED. REMOVE ALL ITEMS OUT OF PUBLIC VIEW AND STORE OR DISPOSE OF PROPERLY.

Violation Description

NUISANCES ILLEGAL ACCUMULATION/STORAGE
13-2 ILLEGAL ACCUMULATION/STORAGE
The unauthorized or illegal accumulation or storage of abandoned property, construction debris, inert waste material, refuse, hazardous wastes or similar waste products upon any public or private property within the town is hereby declared to be a public nuisance.

Violation Information

THE WOODEN FENCE LOCATED ON THIS PROPERTY IS DETERIORATING AND IN NEED OF MAINTENANCE. REMOVE, REPAIR, OR REPLACE THE WOODEN FENCE. IF INSTALLING A NEW FENCE, A PERMIT WILL BE REQUIRED. FOR PERMIT INFORMATION CONTACT THE BUILDING DEPARTMENT AT 561-741-2286.

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

COMPLIED ******A UTILITY TRAILER IS IMPROPERLY STORED ON THE SIDE YARD OF THIS PROPERTY. RELOCATE THE UTILITY TRAILER TO THE SIDE INTERIOR YARD, OR REAR YARD BEHIND THE FRONT WALL OF THIS PROPERTY. NOTE, THIS IS A CORNER LOT, THEREFORE A UTILITY TRAILER STORED ON THE SIDE CORNER YARD WILL REQUIRE OPAQUE SCREENING.

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.

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

**CERTIFIED MAIL**

## AFFIDAVIT OF POSTING

### Notice of Hearing

| | |
|---|---|
| Case No.: | **25-000466** |
| Date Posted: | **September 16, 2025** |
| Property Owner: | **DAVID A. COLEMAN** |
| Property Address: | **210 REO DR** |

| | |
|---|---|
| Places of Posting: | **Town Hall**<br>**210 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

Henry Cardoso

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

Sworn to and subscribed before me this 16 day of September, 2025.

Notary Public

CHRISTOPHER AILES
Notary Public - State of Florida
Commission # HH 296176
My Comm. Expires Aug 1, 2026
Bonded through National Notary Assn.

CHRISTOPHER ALLES
Notary Public - State of Florida
Commission # HH 279175
My Comm. Expires Aug 1, 2025
Bonded through National Notary Assn.