

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

October 03, 2025

ALICE A AND DON GRUENBERG
173 CAPE POINTE CIR
JUPITER, FL 33477

CASE NO.: 25-000923

You are hereby notified that an inspection was made at:

LOCATION: 173 CAPE POINTE CIR, Jupiter, Florida
PCN: 30434116020005380

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

Violation Information

REMOVE THE PROHIBITED INVASIVE CARROTWOOD AND EARLEAF ACACIA FROM THE PARCEL. THE TREES MUST BE REMOVED AND DISPOSED OF PROPERLY. CONTACT THE TOWN OF JUPITER NATURAL RESOURCES DEPARTMENT AT 561-741-2384. YOUR CONTACT PERSON FOR THIS MATTER IS ASHLEY REEVES. PLEASE REACH OUT TO ASHLEY AT YOUR EARLIEST CONVENIENCE.

Violation Description

VEGETATION AND ENVIROMENTAL PRESERVATION PROHIBITED VEGETATION
26-125 PROHIBITED VEGETATION

(a) Those plant species defined as Category 1 nuisances and invasive exotic vegetation by the Florida Exotic Pest Plant Council shall not be planted, maintained or permitted to remain on sites receiving site plan approval (including small-scale development, as defined in these regulations). The removal of prohibited plant species shall be in conjunction with proposed land clearing contingent upon site plan approval, unless the director of the department of planning and zoning determines that the removal of the prohibited plant species meets the purpose and intent of these regulations. Clearing of species within protected preservation or environmentally sensitive areas shall follow the procedures as outlined in section 26-151 et seq. The sale of prohibited plant species is not permitted within the town.

(b) In addition to those species listed as Category I nuisances and invasive exotic vegetation by the Florida Exotic Pest Plant Council, due to cold tolerance problems, intrusiveness into water/sewer lines, invasive growth habits and/or the lack of ability to withstand significant winds, the following species shall also be prohibited:

- (1) Ficus (all species except Ficus aurea, Ficus citrifolia, Ficus repens, Ficus rubiginosa, Ficus pumila and Ficus macrophylla). Ficus benjamina is permitted only in single-family residential areas if maintained as a hedge with a maximum height of six feet.
- (2) Norfolk Island Pine (Araucaria heterophylla).
- (3) Silk Oak (Grevillea robusta).
- (4) Black Olive (Bucida buceras).
- (5) Eucalyptus (all species).

Therefore, you are hereby directed to correct this violation before **October 31, 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,

Don Dougherty
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 25-000923
Date Posted: October 03, 2025
Property Owner: ALICE A AND DON GRUENBERG
Property Address: 173 CAPE POINTE CIR

Places of Posting: Town Hall
173 CAPE POINTE CIR

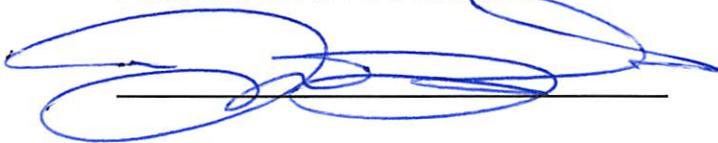
(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DON DOUGHERTY**, 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

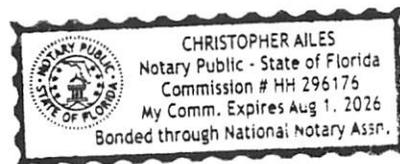


Personally appeared before me the undersigned authority, and acknowledged that (he)/(she) did execute the foregoing affidavit.

Sworn to and subscribed before me this 3 day of October, 2025.



Notary Public



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[Handwritten signature]

[Handwritten text, possibly a name or title]

