

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

October 16, 2025

NIKOLIC BOBANA AND DANIEL NEWCOMB
309 S LOXAHATCHEE DR
JUPITER, FL 33458

CASE NO.: 25-001297

You are hereby notified that an inspection was made at:

LOCATION: 309 S LOXAHATCHEE DR, Jupiter, Florida
PCN: 30424101070250040

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

Violation Information

A DEAD TREE IS LOCATED AT THIS PROPERTY, WHICH IS A HAZARD TO NEARBY PERSONS AND STRUCTURES. REMOVE AND DISPOSE OF THE DEAD TREE IN A SAFE MANNER IMMEDIATELY.

Violation Description

NUISANCES DESIGNATED NUISANCES

13-41(a) DESIGNATED NUISANCES

All places in which brush, weeds, palmetto, dead or dying trees, stumps, roots, obnoxious growths or things of any kind, filth, garbage, trash, debris, decayed or decaying buildings, obstructions, ruins of any kind, building docks, walls or other structures in a falling or dangerous condition collect and stand so as to become dangerous to the health or safety or to the general welfare of persons in the town are hereby declared to be nuisances, and the maintenance of any such nuisance by any person shall be unlawful. A building, wall, fence or other structure may be declared a nuisance where it is either not being used for its ordinary and intended use; is not habitable; the materials comprising the structure and any fixture related thereto do not comply with the town's codes; or such that the structure is not functioning as it was originally intended at the time of its construction.

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,

Paul Ruddock
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

196 MILITARY TRAIL, JUPITER FL 33458 PH: (561) 741-2477 FX: (561) 741-2420

AFFIDAVIT OF POSTING - NOV

Case No.: 25-001297
Date Posted: October 16, 2025
Property Owner: NIKOLIC BOBANA AND DANIEL NEWCOMB
Property Address: 309 S LOXAHATCHEE DR

Places of Posting: Town Hall
309 S LOXAHATCHEE DR

(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 16th day of October, 2025.


Notary Public

