

TOWN OF JUPITER, FLORIDA
CODE COMPLIANCE SPECIAL MAGISTRATE
210 Military Trail, Jupiter, FL 33458
Ph: 561-741-2477

Case No.: 25-000723

TOWN OF JUPITER, FLORIDA

Petitioner,

v.

William R. Curtis
1226 Chippewa St.
Jupiter, FL 33458

Respondent.

PCN: 30-42-02-02-086-0111
SUBDIVISION: JUPITER RIVER ESTS ADD IN
ORB: 10152 PAGE: 0549
LEGAL: JUPITER RIVER ESTS LT 11 (LESS E 10.70 FT) &
E 10 FT OF LT 12 BLK 86

ORDER FINDING VIOLATION (COMPLIANCE PRIOR TO HEARING)

THIS MATTER having come to be heard on January 14, 2026 before the CODE COMPLIANCE SPECIAL MAGISTRATE of the Town of Jupiter, and the SPECIAL MAGISTRATE being fully apprised of the circumstances, enters the following order:

FINDINGS OF FACT

1. Respondent is the owner or person in charge of THE REAL PROPERTY AS DESCRIBED ABOVE, and STREET ADDRESS OF: 1226 Chippewa St., Jupiter, FL.
2. On May 29, 2025, an inspection of the property was performed by the Town, and at that time the Respondent did maintain conditions on the property as cited in the Notice of Violation issued in this case.
3. Respondent received notice of the code violation cited: Section 13-41(c)(2)(a-b) Nuisances Exterior Maintenance and was given a reasonable time to correct said violation.
4. While the violation existed past the date for compliance specified in the Notice of Violation, Respondent corrected the violation prior to the hearing.
5. The Town of Jupiter waived its administrative costs in prosecuting this case.

CONCLUSIONS OF LAW

1. By reason of the foregoing, the Respondent was in violation of the Code as cited in the Notice of Violation, and is therefore subject to the provisions of Chapter 8 of the Town of Jupiter Code, under the authority of Chapter 162 of Florida Statutes, as both may be amended from time to time.

NOW IT IS THEREFORE ORDERED:

1. As the violation was corrected at the time of the hearing and the Town has waived its administrative costs, no fine or costs are imposed at this time.
2. However, if a **REPEAT VIOLATION** shall be committed, then and in that event, there shall be a fine imposed against Respondent in the amount of **up to \$5,000.00 per day per violation** for each day the repeat violation continues past the date set for compliance by the Code Inspector in his notice of repeat violation. In the event of a repeat violation, the Code Inspector is not required to give the violator a reasonable time to comply and may seek the imposition of fines from the date the repeat violation was observed.

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DONE AND ORDERED this 14th day of January 2026.



LEONARD G. RUBIN
Magistrate

I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL
ORDER OF THE SPECIAL MAGISTRATE AS
MAINTAINED IN THE OFFICIAL RECORDS OF THE
TOWN OF JUPITER. WITNESS MY HAND, THIS 15th DAY OF January, 2026.



Merriane G. Lahmeur
Town Clerk



AFFIDAVIT OF POSTING

Magistrate Order

Case No.: 25-000723
Date Posted: January 15, 2026
Property Owner: WILLIAM R CURTIS
Property Address: 1226 CHIPPEWA ST

Places of Posting: Town Hall
1226 CHIPPEWA ST

(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 15th day of January, 2026.


Notary Public

