

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

February 26, 2026

STACY BRITT AND NANCY A ROE
1107 MOHAWK ST
JUPITER, FL 33458

CASE NO.: 26-000257

You are hereby notified that an inspection was made at:

LOCATION: 1107 MOHAWK ST, Jupiter, Florida
PCN: 30424102030090100

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

Violation Information

THERE'S A UNPERMITTED STORAGE CONTAINER PLACED ON THE DRIVEWAY OF THIS PROPERTY. REMOVE THE STORAGE CONTAINER FROM THE PROPERTY.

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.

Therefore, you are hereby directed to correct this violation before **March 23, 2026** 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,

Dave King
Code Compliance Officer
Town of Jupiter

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AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 26-000257
Date Posted: February 26, 2026
Property Owner: STACY BRITT AND NANCY A ROE
Property Address: 1107 MOHAWK ST

Places of Posting: Town Hall
1107 MOHAWK ST

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DAVE KING**, 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

Dave King

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

Sworn to and subscribed before me this 26th day of February, 2026.

Dean Fowler
Notary Public

