

**TOWN OF JUPITER
CODE COMPLIANCE MAGISTRATE
HEARING AGENDA
TOWN COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 11, 2026
10:00 AM**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Magistrate with respect to any matter considered at this hearing, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.

QUASI-JUDICIAL PROCEEDINGS: The Magistrate has the jurisdiction and authority, pursuant to Chapter 162, Florida Statutes, and Town ordinances, to hear and decide alleged violations of the codes and ordinances enacted by the Town of Jupiter, including but not limited to the following codes: building, electrical, fire, gas, landscape, plumbing, sign, zoning, and other similar types of codes which may be adopted by the Town of Jupiter in the future which regulate aesthetics, construction, safety, use of property, or location of any structure on real property in the Town of Jupiter.

VIOLATION CASES

1. CASE No.: 25-001299

Respondent:	Promenade Properties of Jupiter LLC
Address of Violation:	240 W. Indiantown Rd.
Code Section:	23-97(a)(1-8) Landscape maintenance
Description of Violation:	Landscape materials are not being maintained in a manner compliant with the approved landscape plan.
Code Section:	27-2760 Outdoor seating
Description of Violation:	Outdoor seating does not conform with the approved site plan.

Staff Recommendation: Respondent be given until March 11, 2026, to comply or be fined \$150.00 per day, and also be assessed administrative costs.

2. CASE No.: 25-001300

Respondent:	RJ Petroleum Properties Jupiter LLC
Address of Violation:	1651 W. Indiantown Rd.

Code Section: 23-97(a)(1-8) Landscape maintenance
Description of Violation: Landscape materials are not being maintained in a manner compliant with the approved landscape plan.

Staff Recommendation: Respondent be given until **March 11, 2026**, to comply or be fined **\$150.00 per day**, and also be assessed administrative costs.

3. CASE No.: 26-000057

IRREVERSIBLE
Respondent: 1116 Love Street LLC
Address of Violation: 1116 Love St.
Code Section: 27-346 Special event permits
Description of Violation: A special event titled "Mach 1 Salute to Service Air Show" was held without obtaining a special event permit.
Code Section: 27-175(c) Site plan violation
Description of Violation: Special event held in violation of section 15.B of the approved site plan

Staff Recommendation: Due to the irreversible nature of the violations, staff requests the respondent be found as having been in violation and pay a fine of \$15,000.00 for each violation, and also be assessed costs due on or before February 26, 2026.

ANNOUNCEMENT

THE NEXT MAGISTRATE HEARING WILL BE ON MARCH 11, 2026, at 10:00 AM.

ADJOURNMENT