

**TOWN OF JUPITER
CODE COMPLIANCE MAGISTRATE
HEARING AGENDA
TOWN COUNCIL CHAMBERS
WEDNESDAY, MAY 13, 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.: 26-000307

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:	Dead & missing landscape materials fail to comply with the approved landscape plan.

Staff Recommendation: Respondent be given until 5/28/26, to comply or be fined \$150.00 per day, and also be assessed administrative costs.

2. Case No.: 26-000384

	IRREVERSIBLE VIOLATION
Respondent:	Lisa & Roderick Nassif
Address of Violation:	200 Eganfuskee St.
Code Section:	24-84(a)(1) Engineering construction permit required

Description of Violation: Dredging was conducted after the permit expired.
Code Section: 27-681(2) Prohibited uses, Conservation & Preservation District
Description of Violation: Dredged material was deposited on Golonka Island, damaging protected plant species.

Staff Recommendation: Due to the irreversible nature of the violation, the respondent should pay a fine of \$15,000 per violation, for a total of \$30,000, and also be assessed administrative costs.

3. Case No.: 26-000385

IRREVERSIBLE VIOLATION

Respondent: Simmons Property Management of Florida LLC
Address of Violation: 601 Waldemar Rd.
Code Section: 26-35(b) Vegetation Removal Permit Required
Description of Violation: A Live Oak tree was removed from the town right-of-way without an approved vegetation removal permit.

Staff Recommendation: Due to the irreversible nature of the violation, the respondent should pay a fine of \$2,500.00 on or before May 29, 2026, and also be assessed administrative costs.

4. Case No.: 26-000430

REPEAT VIOLATION

Respondent: Debra M. Segrini
Address of Violation: 1255 Holly Cove Dr.
Code Section: 27-2856(b)(1-3) Permitted parking B
Description of Violation: The number of boats stored on the property exceeds one.

Staff Recommendation:
Respondent be found in repeat violation and be fined \$200.00 per day beginning April

9, 2026, continuing through May 5, 2026, a total of 26 days, and also be assessed administrative costs.

5. Case No.: 26-000487

Respondent:	Edmund H. Dayan
Address of Violation:	120 Tulip Tree Ct.
Code Section:	13-41-(c)(6)(a) Pool water quality
Description of Violation:	Pool and Jacuzzi water requires maintenance to ensure that the main drains are visible.
Code Section:	27-3246 Odors
Description of Violation:	Accumulated animal waste is causing a foul odor to emanate across property lines.

Staff Recommendation: Respondent be given until May 29, 2026 to comply or be fined \$250.00 per day, and also be assessed administrative costs.

6. Case No.: 26-000550

	REPEAT VIOLATION
Respondent:	Wal Mart Stores East LP
Address of Violation:	2144 W. Indiantown Rd.
Code Section:	23-97(a)(1-8) Landscape maintenance
Description of Violation:	Dead and missing landscape materials fail to meet the standards of the approved landscape plan.
Previous Hearing:	August 10, 2022
Prior Finding:	Magistrate found respondent in violation and assessed a fine of \$300.00 per day and also assessed administrative costs in the amount of \$335.14. The violation continued for a total of 329 days, totaling \$98,850.00 . Costs & fine were paid in full.
Compliance Achieved:	May 7, 2024

Staff Recommendation: Respondent be found in violation as a **Repeat Violator** and be fined **\$300.00 per day** beginning on April 30, 2026, and continue for everyday thereafter, and also be assessed administrative costs.

ANNOUNCEMENT

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

ADJOURNMENT