

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE
NOTICE OF HEARING

July 22, 2025

MARIA L. & CARLOS E. ZAVALETA
300 1ST ST
JUPITER, FL 33458

CASE NO.: 25-000800

LOCATION: 306 6TH ST, Jupiter, Florida
PCN: 30424101070220120

You are hereby notified that on **08/13/25 at 10:00 AM** there will be a hearing conducted by the Town of Jupiter Special Magistrate in the Council Chambers of the Town of Jupiter Municipal Complex, 210 Military Trail, concerning the alleged violation of the Town Code:

Violation Information

IT IS THE INTENT OF THIS CODE TO PRESERVE THE CHARACTER OF RESIDENTIAL NEIGHBORHOODS. OCCUPANTS OF RESIDENTIAL DWELLING UNITS ARE PROHIBITED FROM OPERATING ILLEGAL KITCHENS, ALLOWING FOOD PREPARATION OF MEALS FOR DISTRIBUTION OR CONSUMPTION, ON-SITE OR OFF-SITE, WHETHER OR NOT COMPENSATION IS EXCHANGED. CEASE ALL ACTIVITY ASSOCIATED WITH THE ILLEGAL FOOD DISTRIBUTION OPERATING FROM THIS RESIDENTIAL PROPERTY. DUE TO THE HEALTH AND SAFETY CONCERNS POSED BY THE NATURE OF THIS VIOLATION, THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR A HEARING ON AUGUST 13, 2025 AT 10:00AM.

Violation Description

BUILDINGS AND BUILDING REGULATIONS OWNER RESP-KITCHEN

21-111(6)(a-d) RESPONSIBILITY OF OWNER - ILLEGAL KITCHEN

(6) Prohibit the occupants of residential dwelling units from operating or allowing others to operate an illegal kitchen within a property owner's residential dwelling unit, garage, carport, front, back or side yards, or otherwise upon the premises. This prohibition includes, but is not limited to:

- a. Cooking or other food preparation for multiple meals to be distributed and consumed off-site, whether or not compensation is exchanged for same on-site or off-site.
- b. The temporary storage of food within a residential dwelling unit, its garage, carport, or other accessory structure, or the front, back or side yards, or otherwise upon the premises.
- c. The assembly of meals and the open storage or storage in containers temporarily or otherwise on-site, pending the distribution of the food or meals off-site.
- d. The loading of containers of meals or food in vehicles for distribution off-site.

You are hereby ordered to appear before the Special Magistrate on the above-referenced date to respond to the alleged violation and to present any oral or written testimony regarding the alleged violation. Failure to appear will result in the Special Magistrate proceeding in your absence. You will have the opportunity to present witnesses, as well as question the witnesses against you, prior to the Special Magistrate making a determination. You have the right to obtain an attorney, at your expense, to represent you before the Special Magistrate. **CASE FILES WILL BE AVAILABLE FOR REVIEW BY RESPONDENTS ONE-HALF HOUR PRIOR TO THE START OF THE HEARING.**

If the alleged violation still exists as of the compliance date specified in the notice of violation, this case may

proceed to the hearing whether or not compliance is achieved prior to the hearing date, with a request to the Special Magistrate for a finding of violation and assessment of **ADMINISTRATIVE COSTS**. If the alleged violation still exists at the time of the hearing and you are found in violation, the Special Magistrate may enter an order against you and may assess both **ADMINISTRATIVE COSTS** and a fine of up to **\$1,000.00 PER DAY PER VIOLATION** for every day the violation continues beyond the date set by the Special Magistrate in the order for compliance. If the violation is considered by the Special Magistrate to be irreparable or irreversible in nature, a fine may be imposed not to exceed **\$15,000.00 PER VIOLATION**. If you are found in violation and subsequently violate the same code section(s) again at a later date, a repeat violator fine of up to **\$5,000.00 PER VIOLATION PER DAY** could be assessed for every day of violation, plus administrative costs.

Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and for such purpose he may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

There is a procedure whereby an alleged violator may stipulate to the existence of a violation and waive appearance at the above hearing. If you so wish to, you may enter into stipulation with the Town whereby you are admitting to the violation described herein.

Sincerely,

Henry Cardoso
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

AFFIDAVIT OF POSTING

Notice of Hearing

Case No.: 25-000800
Date Posted: July 22, 2025
Property Owner: MARIA L. & CARLOS E. ZAVALETA
Property Address: 306 6TH ST

Places of Posting: Town Hall
306 6TH ST

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **HENRY CARDOSO**, 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



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

Sworn to and subscribed before me this 22nd day of July, 2025.



Notary Public

