

CERTIFIED MAIL



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# TOWN OF JUPITER

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## CODE COMPLIANCE DIVISION NOTICE OF VIOLATION

July 23, 2025

SUSTAINABLE PROPERTY DEV LLC  
REG AGT PRESTON HENN  
1810 SE 3RD ST  
POMPANO BEACH, FL 33060

CASE NO.: 25-000793

You are hereby notified that an inspection was made at:

LOCATION: 200 4TH ST, Jupiter, Florida  
PCN: 30424101030180010

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

### 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 OR 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 directed to correct this violation immediately and then notify the Code Compliance Office at (561) 741-2477 that the violation has been corrected.

**THIS VIOLATION IS CONSIDERED TO BE IRREPARABLE AND/OR IRREVERSIBLE IN NATURE, OR IT PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. AS A RESULT, THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR A HEARING, WITH A REQUEST FOR A FINDING OF VIOLATION AND ASSESSMENT OF ADMINISTRATIVE COSTS.**

Sincerely,

**Paul Ruddock**  
Code Compliance Officer  
Town of Jupiter

**CERTIFIED MAIL**

AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 25-000793  
Date Posted: July 23, 2025  
Property Owner: SUSTAINABLE PROPERTY DEV LLC REG AGNT: PRESTON HENN  
Property Address: 200 4TH ST

Places of Posting: Town Hall  
200 4TH 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

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

Sworn to and subscribed before me this 23<sup>rd</sup> day of July, 2025.

  
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Notary Public

