

CERTIFIED MAIL



TOWN OF JUPITER

CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

October 03, 2025

FLAGLER WHARF REAL ESTATE LLC
1000 N US HIGHWAY 1, SUITE 902
JUPITER, FL 33477-4451

CASE NO.: 25-000905

You are hereby notified that an inspection was made at:

LOCATION: 401 N ALTERNATE A1A, Jupiter, Florida
PCN: 30434106000020260

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

Violation Information

REMOVE THE LARGE PILE OF DEAD VEGETATION FROM THE SW CORNER OF THE PARCEL. THIS PILE WAS CREATED ON JULY 10, 2025 AFTER OVERGROWTH WAS CUT DOWN BY THE LANDSCAPER, BUT NEVER REMOVED FROM THE PREMIS, ONLY PUSHED BACK INTO THE OTHER OVERGROWTH.

AT THIS TIME, THE DEBRIS PILE HAS BEEN STREWN ABOUT THE CORNER OF THE PROPERTY. THIS NOTICE OF VIOLATION HAS BEEN SENT AT THIS TIME TO REQUEST THE PILE TO BE REMOVED AND DISPOSED OF PROPERLY AND NOT SPREAD OUT ON THE PARCEL. PLEASE REMOVE THE DECAYING VEGETATION DEBRIS FROM THE SOUTHWEST CORNER OF THE PROPERTY AND CONTACT OFFICER DOUGHERTY AT 561-764-8428 WHEN COMPLETED.

Violation Description

NUISANCES ILLEGAL ACCUMULATION/STORAGE
13-2 ILLEGAL ACCUMULATION/STORAGE

The unauthorized or illegal accumulation or storage of abandoned property, construction debris, inert waste material, refuse, hazardous wastes or similar waste products upon any public or private property within the town is hereby declared to be a public nuisance.

Therefore, you are hereby directed to correct this violation before **October 18, 2025** 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,

Don Dougherty
Code Compliance Officer
Town of Jupiter

CERTIFIED MAIL

196 MILITARY TRAIL, JUPITER FL 33458 PH: (561) 741-2477 FX: (561) 741-2420

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AFFIDAVIT OF POSTING

Notice of Violation

Case No.: 25-000905
Date Posted: October 03, 2025
Property Owner: FLAGLER WHARF REAL ESTATE LLC
Property Address: 401 N ALTERNATE A1A

Places of Posting: Town Hall
401 N ALTERNATE A1A

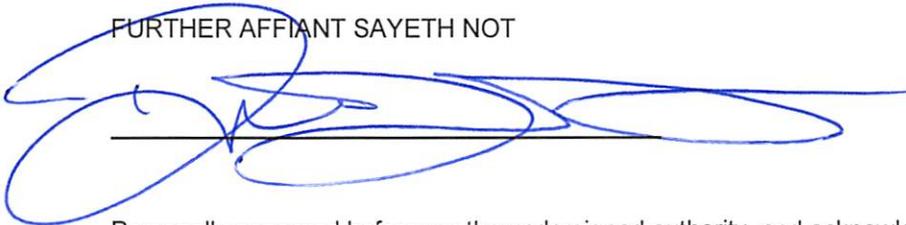
(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **DON DOUGHERTY**, 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.

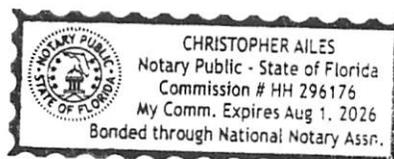
FURTHER AFFIANT SAYETH NOT



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

Sworn to and subscribed before me this 3 day of October, 2025.


Notary Public



[Faint, illegible text, likely bleed-through from the reverse side of the page]

[Handwritten text, possibly a date or signature]

Bonded through National Notary Assn.
My Comm. Expires Aug 1, 2026
Notary Public - State of Florida
CHRISTOPHER ALLEN

