

**TOWN OF OCEAN RIDGE  
REVISED SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING  
AGENDA**



**July 2, 2024 at 10:00 AM  
Town Hall Commission Chambers**

---

---

**APPROVAL OF MINUTES**

1. ADOPTION OF THE APRIL 2, 2024 MINUTES

**CASES TO BE HEARD**

2. **CASE NO. 2024-006**

**CASE NO. 2024-006**

JAMES P. COOKSEY  
728 COTE AZUR DR, PALM BEACH  
GARDENS, FL 33410

**RE: 23 COCONUT LANE**

BOYNTON BEACH PARK LT 9 BLK 1 &  
22-45-43, S 25 FT OF W 101 FT OF E  
490.47 FT OF SW 1/4

**NATURE OF VIOLATION**

67-31 - ADOPTION OF FBC & FBC SECTION  
4502.17.1 BARRIER REQUIRED FOR  
OUTDOOR POOLS

3. **CASE NO. 2024-009**

**CASE NO. 2024-009**

HOWARD GOLDSMITH  
2101 NW CORPORATE BLVD, STE 410,  
BOCA RATON, FL 33431

**RE: 5015 OLD OCEAN - BOTH  
PROPERTIES**

PALM BEACH SHORE ACRES BLKS A, B &  
Z NLY 24.49 FT OF SLY 78.10 FT OF LT  
19 BLK A LYG E OF & ADJ TO OLD  
OCEAN BLVD R/W A/K/A NLY 24.49 FT  
OF SLY 178.10 FT OF LT 54 BLUE OCEAN  
SUB UNREC & PALM BEACH SHORE  
ACRES BLKS A, B & Z NLY 33.61 FT OF  
SLY 53.61 FT OF LT 19 BLK A LYG E OF &  
ADJ TO OLD OCEAN BLVD R/W A/K/A  
NLY 33.61 FT OF SLY 153.61 FT OF LT 54  
BLUE OCEAN SUB UNREC

**NATURE OF VIOLATION**

67-174(a)(1), 34-162(a)

## ADJOURNMENT

Please be advised that if a person decides to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The town neither provides nor prepared such record.

Persons who need an accomodation in order to attend or participate in this meeting should contact the Town Clerk at 561-732-2635 at least 5 days prior to the meeting in order to request such assistance. Please take notice that one or more Town Commissioners may be present at any board or commission meeting of the Town of Ocean Ridge.

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to listen to the audio live can access the feed on the date and time of the meeting by dialing +1 (571) 317-3122 and using 910-698-933 as the access code. Persons who are unable to attend the meeting in person may submit public comments to be read into the record by emailing the Town Clerk a minimum of one business day prior to the meeting at [kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com) or by calling Town Hall during business hours before the meeting date and time and providing your comment to the Town Clerk.

MINUTES  
TOWN OF OCEAN RIDGE  
SPECIAL MAGISTRATE/COMMUNITY STANDARDS HEARING  
APRIL 2, 2024

Present: Special Magistrate Amity Barnard, Town Attorney Christy Goddeau, and Town Clerk Kelly Avery.

The meeting was called to order at 10:00 A.M. by Special Magistrate Barnard.

Special Magistrate Barnard explained the hearing process, noting that the Town will call cases as they appear on the agenda. All those persons planning to provide testimony were sworn in by Special Magistrate Barnard.

**A. ADOPTION OF MARCH 5, 2024, MINUTES**

The Community Standards Hearing Minutes of March 5, 2024, were adopted as submitted by Special Magistrate Barnard.

**B. CASE NO. 2024-004**

**113 ISLAND DR. LLC  
2831 W. CYPRESS CREED RD, STE 500, FT.  
LAUDERDALE, FL 33309  
RE: 113 ISLAND DR. S, OCEAN RIDGE, FL  
33435  
MC CORMICK MILE ADD 1 LT 113  
NATURE OF VIOLATION  
**67-12 CONSTRUCTION ABANDONMENT****

Town Attorney Goddeau summarized the case for the Special Magistrate. She stated the Town has a Notice of service, photos, and administrative costs in the amount of One Hundred Seventy-Two Dollars and Seventy-Three cents (\$172.73).

Town Clerk Avery provided background information regarding the issuance of the building permit.

Code Enforcement Officer Manny Palacios provided background information regarding the fencing and screening of the property. He also mentioned that as of today's date, the property complies with the code regarding the fencing and screening.

Steven Petrucci, the prior owner, discussed the historical events that transpired, including the zoning approval process and he stated all violations had been corrected.

Special Magistrate Barnard asked Mr. Petrucci if the current owner was aware that he was attending the hearing on their behalf. Mr. Petrucci answered yes and explained that he was hired as the contractor for the new owners. There was a discussion regarding who is responsible for receiving proper notice. Town Attorney Goddeau explained that the Town is seeking the actual issuance of the building permit to become compliant. More discussion followed regarding who is responsible for stipulation to service. There was a discussion between Town Attorney Goddeau and Mr. Petrucci regarding the length of time to obtain a building permit. Mr. Petrucci stipulated to receiving proper notice of the code violations at the property.

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF APRIL 2, 2024

Town Attorney Goddeau recommended an issued building permit issued within five (5) months or be fined Two Hundred Fifty Dollars (\$250.00) per day for every day thereafter that the violation(s) continues to exist at the property. More discussion ensued regarding the amount of time that the property becomes in compliance. Town Attorney Goddeau mentioned the Town's administrative costs in the amount of One Hundred Seventy-Two Dollars and Seventy-Three Cents (\$172.73).

Special Magistrate asked Mr. Petrucci if he had any objections to the documents shown on the screen by the Town and he had no objections. Special Magistrate Barnard entered the Town exhibit one (1) case file into the record without objection. She stated that the Respondent violates Section 67-12 of the Code of Ordinances of the Town of Ocean Ridge and an issued building permit issued within five (5) months (on or before September 2, 2024) or be fined Two Hundred Fifty Dollars (\$250.00) per day for every day thereafter that the violation(s) continue to exist at the property. She also assessed administrative costs in the amount of One Hundred Seventy-Two Dollars and Seventy-Three Cents (\$172.73) for the Town's administrative costs in prosecuting the April 2, 2024, hearing, payable within thirty (30) days.

**C. ADJOURNMENT**

The hearing was adjourned at 10:36 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on July 2, 2024.

ATTEST:

---

Kelly Avery, Town Clerk

**COMMUNITY STANDARDS SPECIAL MAGISTRATE  
TOWN OF OCEAN RIDGE**

PAGE 1 OF 2

CE CASE NO.: 2024-006

**AFFIDAVIT AND NOTICE OF VIOLATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she) has just and reasonable grounds to believe and does believe that on 5/30/24, at \_\_\_\_\_ hours, the Respondent(s), JAMES P COOKSEY owner(s) of the property located at 23 COCONUT LANE (BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4), Ocean Ridge, FL 33435, did violate Section(s) 67-31 - ADOPTION OF FBC & FBC SECTION 4502.17.1 BARRIER REQUIRED FOR OUTDOOR POOLS of the Town's Code of Ordinances by:

NOT OBTAINING PERMANENT POOL BARRIER

TEMPORARY POOL BARRIER WAS SUPPOSED TO BE MADE PERMANENT NO LATER THAN 4/15/24. NO APPLICATION HAS BEEN SUBMITTED FOR THE BARRIER TO BE INSTALLED. PLEASE SUBMIT APPLICATION TO GET BARRIER INSTALLED.

This violation notice is base upon:  personal observation/investigation,  or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 23 COCONUT LANE (BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4) Pursuant to Town Code Section(s) 67-31 - ADOPTION OF FBC & FBC SECTION 4502.17.1 BARRIER REQUIRED FOR OUTDOOR POOLS, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 10 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on JULY 2, 2024.

If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

# AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2024-006

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 6/10/24 at the Town of Ocean Ridge 561-732-2635.

If you are found in violation of the Town Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 a day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance, or, in the case of a repeat violation, a fine of up to \$500.00 a day upon a finding that repeat violation has been committed. If a violation is found to be irreparable or irreversible in nature, a fine of up to \$5,000 may be imposed by the Special Magistrate as per F.S.162.09 (2)(a).

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Special Magistrate making a determination. You should be prepared, at the hearing, to present evidence concerning the amount of time you will need to correct the alleged violation should you be found in violation of the Town Code. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Town Clerk's Office at 561-732-2635.

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented.

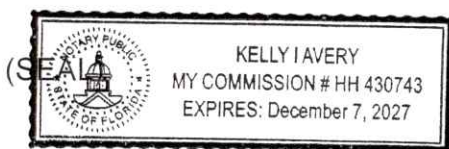
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Manny Palacios

Signed: Manny Palacios  
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 31<sup>st</sup> day of May 2024 by Manny Palacios, who is personally known to me to be a Community Standards Officer of the Town of Ocean Ridge, Florida, and who did take an oath.

Witness my hand and seal the day and year first written above.



Kelly I. Aavery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/27

**Property Detail**

**Location Address :** 23 COCONUT LN  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-27-07-001-0090  
**Subdivision :** BOYNTON BEACH PARK IN  
**Official Records Book/Page :** 18266 / 958  
**Sale Date :** MAR-2005  
**Legal Description :** BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
COOKSEY JAMES P	728 COTE AZUR DR PALM BEACH GARDENS FL 33410 1499

**Sales Information**

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
MAR-2005	\$1,650,000	18266 / 00958	WARRANTY DEED	COOKSEY JAMES P
MAY-2001	\$10	12613 / 00988	QUIT CLAIM	AKP LLC
SEP-1997	\$125,000	10034 / 01002	REP DEED	
OCT-1996	\$125,000	09490 / 01549	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 8345  
**Acres :** 0.4528  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

**Appraisals**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Improvement Value	\$2,036,120	\$1,528,142	\$1,442,780	\$1,251,970	\$1,268,806
Land Value	\$1,411,084	\$1,026,270	\$670,698	\$655,635	\$583,455
Total Market Value	\$3,447,204	\$2,554,412	\$2,113,478	\$1,907,605	\$1,852,261

**Assessed and Taxable Values**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value	\$2,532,956	\$2,302,687	\$2,093,352	\$1,903,047	\$1,730,043
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,532,956	\$2,302,687	\$2,093,352	\$1,903,047	\$1,730,043

**Taxes**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
AD VALOREM	\$52,412	\$45,116	\$40,772	\$37,010	\$34,865
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$52,600	\$45,300	\$40,950	\$37,183	\$35,040





# TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435  
(561) 732-2635 Main ♦ (561) 737-8359 Fax

## AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: 2024-006

VS.

Code Section(s):

67-31 - ADOPTION OF FBC & FBC SECTION  
4502.17.1 BARRIER REQUIRED FOR  
~~OUTDOOR POOLS~~  
of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 23 COCONUT LANE (BOYNTON BEACH PARK LT 9 BLK, Ocean Ridge, FL 33435

I, Manny Polanco, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for JULY 2, 2024 at 10:00 A.M. on the above named respondent on

5/31/24 at 12:30 AM PM

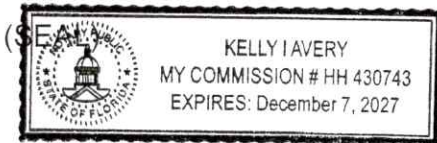
SERVICE OBTAINED BY POSTED: By posting a Community Standards Special Magistrate Affidavit and Notice of Violation at the violation address and in the lobby of Town Hall, and by mailing a Community Standards Special Magistrate Affidavit and Notice of Violation by first class mail to the above named respondent.

5/31/24  
Date

Manny Polanco  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 31<sup>st</sup> day of May, 2024.



Kelly Avery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/27

Sec. 67-31. - Adoption of the Florida Building Code and amendments.

(a) The Florida Building Code as adopted by the state legislature, and as amended from time to time, is hereby incorporated by reference and adopted as the building code for the town.

(1) As required by paragraph 1609.3, of the Florida Building Code, wind speed lines in the area of jurisdiction of the town are hereby established as set forth on the basic wind speed map, which is hereby adopted and incorporated as if fully set forth herein, of which copies have been and are now filed in the office of the clerk of the town.

(2) Pursuant to table 1604.5 of the Florida Building Code, entitled Risk Category of Buildings and Other Structures, figures 1609A, 1609B and 1609C, establishing ultimate design wind speeds respectively of 170 mph, 190 mph and 160 mph in the town, are hereby adopted and incorporated as if fully set forth herein, copies of which have been and are now filed in the office of the clerk of the town.

(b) Administrative amendments to the Florida Building Code shall be adopted by resolution of this town commission and shall be effective within the town and will be on file with the town clerk.

(Code 1993, § 14-26; Ord. No. 596, § 2, 4-2-2012; Ord. No. 623, § 4, 7-10-2017)

**Editor's note**— Ord. No. 623, § 4, adopted July 10, 2017, changed the title of § 67-31 from "Adoption of the Florida Building Code and countywide amendments." to read as herein set out.

**Cross reference**— Coastal construction code, § 67-16 et seq.

**State Law reference**— Florida Building Code mandated, F.S. § 553.73.

**R4501.17 Residential swimming barrier requirement.**

Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3.

**Exception:** A swimming pool with an approved safety pool cover complying with ASTM F1346.

**R4502.17.1 Outdoor swimming pools.**

Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 James P. Coolidge  
 726 Cote Azur Dr  
 Palm Beach Gardens,  
 FL 33410

2. Article Number (Transfer from service label)  
 7022 3330 0001 1264 9340

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 6/3

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
 Total Postage and Fees \$ **48.07**

Received  
 Postmark Here  
**MAY 31 2021**

Town of Ocean Ridge

Sept To  
 Street and Apt. No., or PO Box No.  
 James P. Coolidge  
 726 Cote Azur Dr  
 City, State, ZIP+4®  
 Palm Beach Gardens FL 33410

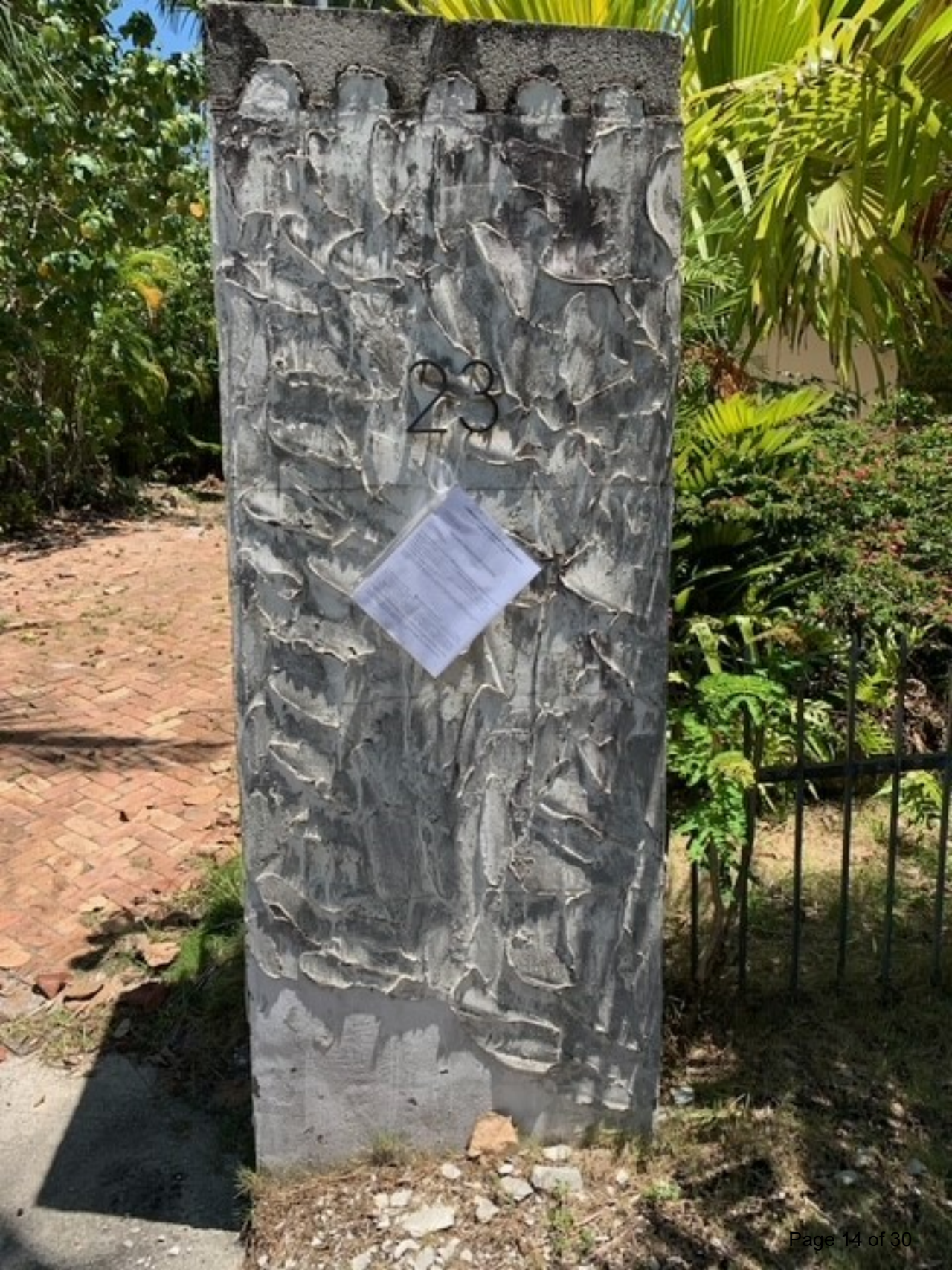
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 1264 9340

**CODE ENFORCEMENT HEARING  
COST RECOVERY CALCULATION WORKSHEET  
TOWN OF OCEAN RIDGE**

CASE NUMBER: 2024-006  
 HEARING DATE: JULY 1, 2024  
 ADDRESS: 23 Coconut Ln  
 DATE PAID:  
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 8.97	1	\$ 8.97
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 172.97</b>



23



**COMMUNITY STANDARDS SPECIAL MAGISTRATE  
TOWN OF OCEAN RIDGE**

PAGE 1 OF 2

CE CASE NO.: 2024-009

**AFFIDAVIT AND NOTICE OF VIOLATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe and does believe that on 6/10/24, at \_\_\_\_\_ hours, the Respondent(s), HOWARD GOLDSMITH owner(s) of the property located at 5015 OLD OCEAN BLVD -both properties, Ocean Ridge, FL 33435, did violate Section(s) 67-174(a)(1), 34-162(a) of the Town's Code of Ordinances by:

67-174(a)(1), exterior of premises shall be maintained in good condition and without evidence of deterioration. Please remove boards on windows and make sure all windows are in good condition.

Sec. 34-162. - Obstructions of and encroachments into rights-of-way unlawful. The brush needs to be cut back 5 ft. from the road. This will not require a permit, but if you should desire to do a full dune trimming, that will require a dune trimming permit.

This violation notice is base upon:  personal observation/investigation,  or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 5015 OLD OCEAN BLVD -both properties. Pursuant to Town Code Section(s) 67-174(a)(1), 34-162(a), and Chapter 162, Florida Statutes, the violation(s) must be corrected within 14 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on July 2, 2024.

If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

# AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2024-009

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 6/24/24 at the Town of Ocean Ridge 561-732-2635.

If you are found in violation of the Town Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 a day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance, or, in the case of a repeat violation, a fine of up to \$500.00 a day upon a finding that repeat violation has been committed. If a violation is found to be irreparable or irreversible in nature, a fine of up to \$5,000 may be imposed by the Special Magistrate as per F.S.162.09 (2)(a).

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Special Magistrate making a determination. You should be prepared, at the hearing, to present evidence concerning the amount of time you will need to correct the alleged violation should you be found in violation of the Town Code. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Town Clerk's Office at 561-732-2635.

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented.

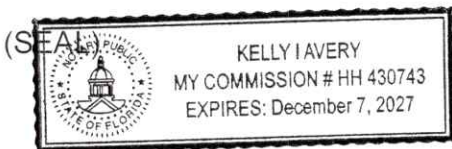
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Manny Palacios

Signed: Manny Palacios  
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 11<sup>th</sup> day of June, 2024 by Manny Palacios, who is personally known to me to be a Community Standards Officer of the Town of Ocean Ridge, Florida, and who did take an oath.

Witness my hand and seal the day and year first written above.



Kelly Iavery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/27



# TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435  
(561) 732-2635 Main ♦ (561) 737-8359 Fax

## AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: 2024-009

Code Section(s):

67-174(a)(1), 34-162(a)

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 5015 OLD OCEAN BLVD -both properties, Ocean Ridge, FL 33435

I, Manny Palacios, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for July 2, 2024 at 10:00 A.M. on the above named respondent on

~~HOWARD GOLDSMITH~~ at 2:30 AM PM

07/12/24

SERVICE OBTAINED BY POSTED: By posting a Community Standards Special Magistrate Affidavit and Notice of Violation at the violation address and in the lobby of Town Hall, and by mailing a Community Standards Special Magistrate Affidavit and Notice of Violation by first class mail to the above named respondent.

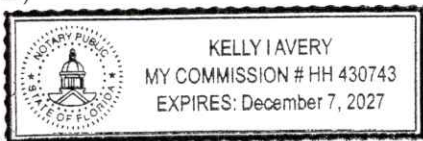
07/11/24  
Date

Manny Palacios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 11<sup>th</sup> day of June, 2024.

(SEAL)



Kelly Iavery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/27

**Property Detail**

**Location Address :** 5015 OLD OCEAN BLVD  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-34-05-001-0722  
**Subdivision :** PALM BEACH SHORE ACRES BLKS A,B & Z  
**Official Records Book/Page :** 34757 / 1467  
**Sale Date :** AUG-2023  
**Legal Description :** PALM BEACH SHORE ACRES BLKS A, B & Z NLY 24.49 FT OF SLY 78.10 FT OF LT 19 BLK A LYG E OF & ADJ TO OLD OCEAN BLVD R/W A/K/A NLY 24.49 FT OF SLY 178.10 FT OF LT 54 BLUE OCEAN SUB UNREC

**Owner Information**

**Owner(s)**  
GOLDSMITH HOWARD  
**Mailing Address**  
2101 NW CORPORATE BLVD STE 410  
BOCA RATON FL 33431 7319

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2023	\$2,626,321	34757 / 01467	WARRANTY DEED	GOLDSMITH HOWARD
MAY-2003	\$250,000	15343 / 01310	WARRANTY DEED	DRAGONAS JOHN G
SEP-1980	\$155,000	03404 / 01539	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 674  
**Acres :** 0.0612  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$73,063	\$60,445	\$37,615	\$42,415	\$8,657
Land Value	\$1,404,180	\$1,014,552	\$787,500	\$756,000	\$787,500
Total Market Value	\$1,477,243	\$1,074,997	\$825,115	\$798,415	\$796,157

Assessed and Taxable Values

Tax Year	2019	2020	2021	2022	2023	2023	2022	2021	2020	2019
Assessed Value	\$427,606	\$470,367	\$517,404	\$569,144	\$626,058	\$626,058	\$569,144	\$517,404	\$470,367	\$427,606
Exemption Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$427,606	\$470,367	\$517,404	\$569,144	\$626,058	\$626,058	\$569,144	\$517,404	\$470,367	\$427,606

Taxes

Tax Year	2019	2020	2021	2022	2023	2023	2022	2021	2020	2019
AD VALOREM	\$11,041	\$11,439	\$12,159	\$14,043	\$16,991	\$16,991	\$14,043	\$12,159	\$11,439	\$11,041
NON AD VALOREM	\$175	\$173	\$178	\$184	\$188	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$11,216	\$11,612	\$12,337	\$14,227	\$17,179	\$17,179	\$14,227	\$12,337	\$11,612	\$11,216

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpa.gov](http://www.pbcpa.gov)

**Property Detail**

**Location Address :** 5015 OLD OCEAN BLVD  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-34-05-001-0721  
**Subdivision :** PALM BEACH SHORE ACRES BLKS A, B & Z  
**Official Records Book/Page :** 34757 / 1467  
**Sale Date :** AUG-2023  
**Legal Description :** PALM BEACH SHORE ACRES BLKS A, B & Z NLY 33.61 FT OF SLY 53.61 FT OF LT 19 BLK A LYG E OF & ADJ TO OLD OCEAN BLVD R/W A/K/A NLY 33.61 FT OF LT 54 BLUE OCEAN SUB UNREC

**Owner Information**

**Owner(s)**  
GOLDSMITH HOWARD  
**Mailing Address**  
2101 NW CORPORATE BLVD STE 410  
BOCA RATON FL 33431 7319

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2023	\$2,626,321	34757 / 01467	WARRANTY DEED	GOLDSMITH HOWARD
JAN-2000	\$160,000	11585 / 01514	WARRANTY DEED	DRAGONAS JOHN G
JAN-2000	\$10	11585 / 01512	QUIT CLAIM	DRAGONAS JOHN G
SEP-1984	\$100	05206 / 01092	WARRANTY DEED	
SEP-1984	\$90,000	04361 / 01310	WARRANTY DEED	
SEP-1980	\$155,000	03404 / 01539	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 744  
**Acres :** 0.0472  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

**Appraisals**

Tax Year	2019	2020	2021	2022	2023
Improvement Value	\$9,006	\$44,124	\$39,131	\$62,884	\$75,903

Land Value	\$1,404,180	\$1,014,552	\$787,500	\$756,000	\$787,500
Total Market Value	\$1,480,083	\$1,077,436	\$826,631	\$800,124	\$796,506

**Assessed and Taxable Values**

	2023		2022		2021		2020		2019	
Tax Year										
Assessed Value		\$626,691		\$569,719		\$517,926		\$470,842		\$428,038
Exemption Amount		\$0		\$0		\$0		\$0		\$0
Taxable Value		\$626,691		\$569,719		\$517,926		\$470,842		\$428,038

**Taxes**

	2023		2022		2021		2020		2019	
Tax Year										
AD VALOREM		\$17,017		\$14,066		\$12,176		\$11,457		\$11,049
NON AD VALOREM		\$188		\$184		\$178		\$173		\$175
TOTAL TAX		\$17,205		\$14,250		\$12,354		\$11,630		\$11,224

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpsao.gov](http://www.pbcpsao.gov)

Sec. 67-174. - Maintenance and appearance standards.

- (a) *Standards.* The owner and operator of all real properties within the town shall maintain the exterior of all structures on the premises in such a manner to conform with all town codes and ordinances; to avoid blighting influences on neighboring properties, and to avoid the creation of hazards to public health, safety and welfare. Properties shall be maintained in accordance with the following standards:
- (1) The exterior of all premises and every structure thereon, including all parts of the structures and appurtenances whether or not exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.
  - (2) All surfaces requiring paint or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti, void of any substantial evidence of deterioration, including but not limited to peeling, mildew, oxidation or weather or water staining.
  - (3) All off-street parking spaces shall be asphalt, concrete, gravel, turf block or paving units and shall be smooth surfaced and in good repair in compliance with town codes; provided, however, that off-street parking spaces surfaced with gravel shall be maintained so that the surface is substantially level, even and well contained, with no gravel on adjacent public or private roadways.
- (b) *Deficiencies.* Property failing to meet the standards in subsection (a) above, will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this division exists when a deficiency or combination of deficiencies represents more than 25 percent of the area of any wall or roof or paved surface as viewed from any single vantage point off the property.
- (c) *Landscaping.* Except as herein provided, the entire yard must be landscaped. Height shall conform with all applicable town ordinances. Play areas, gardens, flower beds, compost beds or containers, driveways, walks or other landscape architectural features or accessory structures not intended to have vegetative cover should be clearly defined and maintained free of weeds. Dead, dying or defoliated hedges or trees are deficient. All foliage infected by any exotic pests including but not limited to whitefly [Singhiella simplex (Singh) (Hemiptera: Aleyrodidae)] is deficient. All landscaping shall comply with the provisions of chapter 66, article IV, division 1, sections 66-119, 66-120, 66-125, division 2, division 3 and division 4 of this land development code. In addition, landscaping shall be

maintained in good condition, shall present a healthy, neat, and orderly appearance, and shall be free from refuse and debris. Property not meeting these standards will be considered deficient. A blighting influence on the surrounding neighborhood in violation of this division will exist if more than 33 percent of the yard area visible from any single vantage point-off the property is deficient.

- (d) *Landscaping in public rights-of-way.* Swales and parkways shall be sodded or seeded by the abutting real property owner or occupant with grass, which shall be maintained to a height not greater than permitted by this Code for the abutting property owner's private property, or with other landscape materials as may be permitted or licensed by the town.

(Ord. No. 540, 3-13-2003; Ord. No. 550, §§ 2, 3, 12-6-2004; Ord. No. 598, § 2, 7-9-2012)

Sec. 34-162. - Obstructions of and encroachments into rights-of-way unlawful.

- (a) The obstruction of or encroachment into any public right-of-way by fencing across or into the same, by permitting any yard, landscape area, or landscape material to encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way, or by the placement of, maintenance of or causing any other encroachment in or to such right-of-way, or any part thereof, is declared to be a public nuisance and may be abated as provided by law.
- (b) Except as provided in this article or as otherwise authorized by the town, the town shall have the right to remove any obstruction or encroachment from any right-of-way and to prohibit any use in a right-of-way.

(Ord. No. 548, § 2, 12-6-2004)

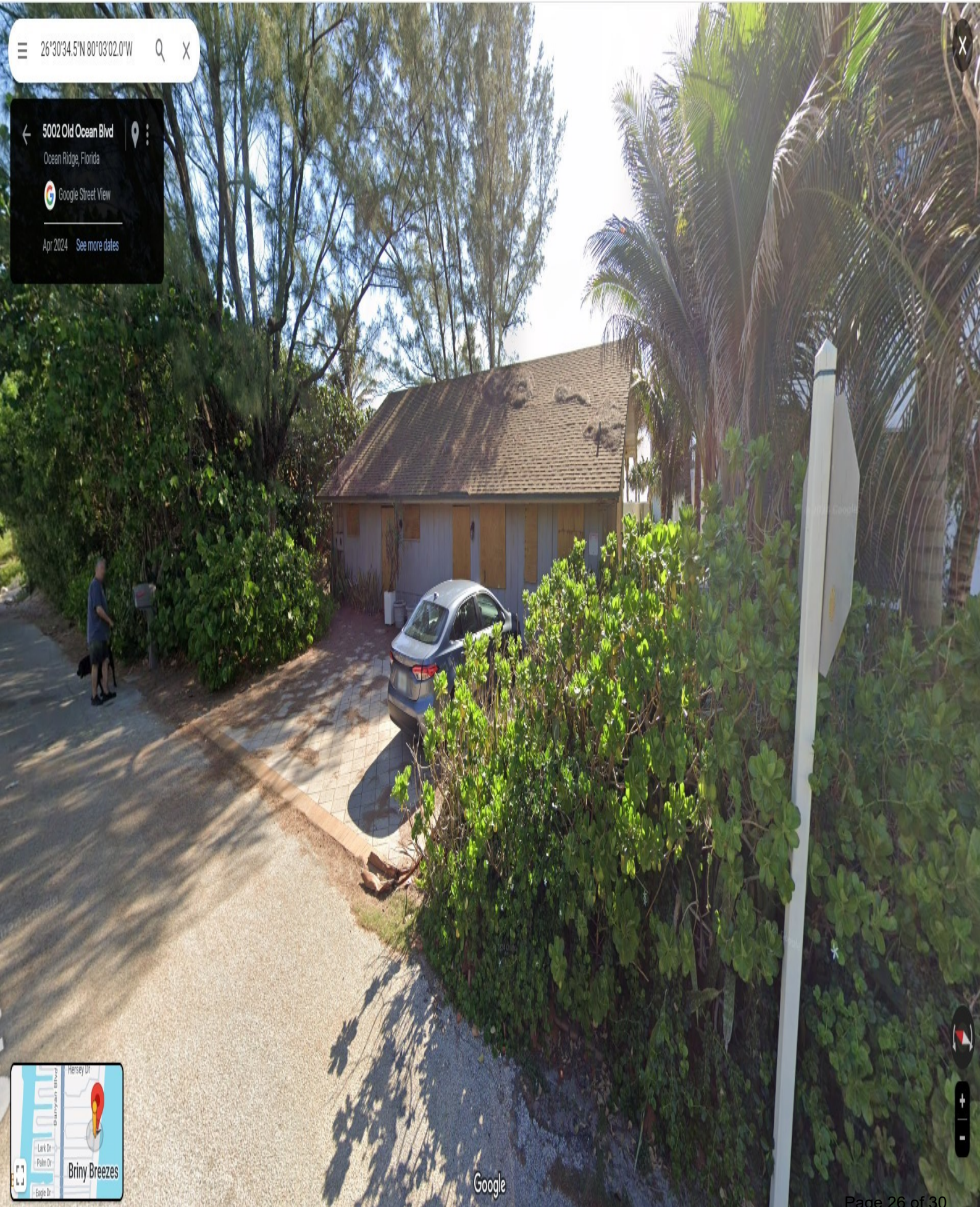


26°30'34.5"N 80°03'02.0"W

← 5002 Old Ocean Blvd  
 Ocean Ridge, Florida

Google Street View

Apr 2024 See more dates




Google



NOTICE  
This notice is posted to inform you of the current status of the project. The project is currently on hold due to the current situation. We will contact you as soon as the project resumes.



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <i>6-14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:  <i>Howard Goldsmith            2101 NW Corporate Blvd            Ste 410            Boca Raton, FL 33431</i></p>  <p>9590 9402 6891 1104 7356 32</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)  <b>7022 3330 0001 1264 9364</b></p>																	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$	<div style="font-size: 2em; font-weight: bold; color: blue;">Received</div> <div style="font-size: 1.5em; color: red;">JUN 14 2024</div> <div style="font-size: 1.2em; color: blue;">Town of Ocean Ridge</div>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$ <b>8.97</b>	
Sent To <i>Howard Goldsmith</i> Street and Apt. No., or PO Box No. <i>2101 NW Corporate Blvd Ste 410</i> City, State, ZIP+4® <i>Boca Raton FL 33431</i>	

PS Form 3800, April 2015 PSN 7531-02-000-9047 See Reverse for Instructions

7022 3330 0001 1264 9364

**CODE ENFORCEMENT HEARING  
COST RECOVERY CALCULATION WORKSHEET  
TOWN OF OCEAN RIDGE**

CASE NUMBER: 2024-009  
 HEARING DATE: JULY 1, 2024  
 ADDRESS: 5015 OLD OCEAN  
 DATE PAID:  
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 8.97	1	\$ 8.97
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 172.97</b>