

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).

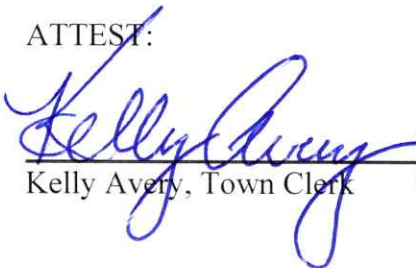
Special Magistrate asked Mr. Petrucci if he had any objections to the documents shown on the screen by the Town and he had no objections. Special Magistrate Barnard entered the Town exhibit one (1) case file into the record without objection. She stated that the Respondent violates Section 67-12 of the 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

