

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



**August 6, 2024 at 10:00 AM  
Town Hall Commission Chambers**

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**APPROVAL OF MINUTES**

1. ADOPTION OF THE JULY 2, 2024 MINUTES

**CASES TO BE HEARD**

2. **CASE NO. 2024-010**  
**CASE NO. 2024-010**  
**OCEAN RIDGE YACHT CLUB HOA INC-  
RENAISSANCE MGT**  
1800 N CONGRESS AVE, STE 120, BOYNTON  
BEACH, FL 33426  
**RE: 5600 N OCEAN BLVD,**  
OCEAN RIDGE YACHT CLUB COMMON  
AREA K/A PT OF LTS 1 & 2 BENSON  
BROTHERS SUB & PT OF LT A TROPICAL  
SHORES  
**NATURE OF VIOLATION**  
64-81, 67-174(a)(1) & 67-174(a)(2)
3. **CASE NO. 2024-011**  
**CASE NO. 2024-011**  
**LINEAR ALLOCATION IV LLC**  
2985 N OCEAN DR., DELRAY BEACH, FL  
33483  
**RE: 15 HARBOUR DR. N**  
RIDGE HARBOUR ESTATES LT 24  
**NATURE OF VIOLATION**  
64-81 & 67-174(a)(1)
4. **CASE NO. 2024-012**  
**CASE NO. 2024-012**  
**IAN GOLDBAUM**  
6 SABAL ISLAND DR  
**RE: 6 SABAL ISLAND**  
MC CORMICK MILE LT 6  
**NATURE OF VIOLATION**  
67-51 & FBC 105.1
5. **CASE NO. 2024-013**  
**CASE NO 2024-013**  
**DONALD H. TRACEY**  
380 GLENBROOK DR., ATLANTIS, FL 33462  
**CITATION PO16100R**  
VIOLATION @ 17 OCEAN AVE  
**NATURE OF VIOLATION**

- 67-1(D) CONSTRUCTION SITE PARKING,  
3RD + OFFENSE
6. **CASE NO. 2024-015**
- CASE NO 2024-015**  
**CPI REAL ESTATE INC**  
3500 45TH ST STE 11  
WEST PALM BEACH FL 33407 1899  
**RE: 5019 N OCEAN BLVD**  
PALM BEACH SHORE ACRES BLKS A, B & Z  
W 272 FT OF LT 17 (LESS W 18 FT N OCEAN  
BLV & N 10 FT TROPICAL DR R/WS) BLK A  
**NATURE OF VIOLATION**  
67-51 Working w/out permit & FBC 105.1
7. **CASE NO. 2024-017**
- CASE NO 2024-017**  
**ERIC J HOCHSTADT**  
6407 BELLA CIRCLE APT. 404, BOYNTON  
BEACH, FL 33437  
**CITATION O469**  
VIOLATION @ OCEANFRONT PARK  
**NATURE OF VIOLATION**  
62-28 DOG ON BEACH, FIRST OFFENSE

## **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  
JULY 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.

**1. ADOPTION OF APRIL 2, 2024, MINUTES**

- 2. CASE NO. 2024-006      JAMES P. COOKSEY  
728 COTE, AZUR DR  
PALM BEACH GARDENS, FL 33410  
RE: 22 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**

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 \$172.97.

Town Clerk Avery provided background information on the case.

Code Enforcement Officer Manny Palacios provided background information and stated that he visited the property this morning. He also explained that the property is not secure, contains junk, and debris, and the pool is a haven for mosquitos, vermin, and rats.

Special Magistrate Barnard asked Town Attorney Goddeau for the Town's recommendation. Town Attorney Goddeau recommended a fine of \$250 per day, applying for the building permit very quickly, and compliance within 30 days. She also asked for costs for today's hearing of \$172.97.

James Cooksey, the owner, explained that he hired a contractor to pump out the pool because it is nonconforming. He stated that he put up a temporary fence and further explained that his contractor is waiting for approval from the Health Department before he applies for his building permit for the permanent pool barrier.

Special Magistrate Barnard asked Mr. Cooksey if he had any objections to the documents shown on the screen by the Town and he had no objections. There was a discussion regarding the safety concerns of securing the pool. Special Magistrate Barnard entered the Town's case file exhibit #1 into the record. She stated the Respondent violates the code regarding barriers for outdoor pools and must apply for a building permit for a permanent pool barrier (temporary construction fence) on or before July 12, 2024, and the completion of the installation of the permanent pool barrier (temporary construction fence) on or before August 2, 2024, or be fined \$250.00 per day for every day thereafter that the violation(s) continues to exist on the property. She also assessed administrative costs of \$172.97 payable within 30 days.

- 3. 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)**

Town Attorney Goddeau summarized the case for the Special Magistrate. She stated that the Town has a Notice of service, photos, and administrative cost in the amount of \$172.97.

Town Clerk Avery provided background information on the case.

Special Magistrate Barnard asked for the respondent for the case and there was no one there to represent the case. She asked for the Town's recommendation. Town Attorney Goddeau recommended removal of the boarded windows within 30 days or be fined \$100 per day, and obstructions and encroachments into right-of-way within 72 hours. She also requested that the Town obtain a quote from a vendor for \$1050 to remedy the violation if it is not in compliance voluntarily by the property owner.

Special Magistrate Barnard stated that she finds that there was good and sufficient notice given for the hearing based on the Affidavit of Posting and finds that the testimony given at the hearing as well as the evidentiary case file, there is indeed a violation of the Town Code Sections 67-174 (a)(1) and 34-162(a). The Special Magistrate informed that the Respondent shall comply with Section 67-174 (a)(1) of the Code of Ordinances of the Town on or before August 2, 2024, Respondent, or be fined \$100 per day for every day thereafter that the violation(s) continues to exist at the property and Section 34-162(a) of the Code of Ordinances of the Town on or before

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF APRIL 2, 2024

July 5, 2024 or be fined \$250 per day for every day thereafter that the violation(s) continues to exist at the property. She also assessed administrative costs of \$172.97 payable within 30 days.

Special Magistrate Barnard adopted the minutes of the April 2, 2024, Community Standards Hearing.

**4. ADJOURNMENT**

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

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on August 6, 2024.

ATTEST:

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Kelly Avery, Town Clerk

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

PAGE 1 OF 2  
CE CASE NO.: 2024-010

**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 6/14/24, at \_\_\_\_\_ hours, the Respondent(s), OCEAN RIDGE YACHT CLUB owner(s) of the property located at 5600 N OCEAN BLVD (Docks on property), Ocean Ridge, FL 33435, did violate Section(s) 64-81, 67-174(a)(1) & 67-174(a)(2) of the Town's Code of Ordinances by:

Sec. 64-81. - Failure to maintain and repair prohibited; declaration of public nuisance. It shall be unlawful to allow such seawall, bulkhead, or dock to fall into a state of disrepair or ruin so as to cause or allow flooding or other damage to such land or lands adjacent thereto or to otherwise be unsafe. The existence of bulkheads, seawalls, or docks in such a state of disrepair or ruin hereby is declared a public nuisance. Please submit a building permit application to either repair or replace several of the docks & their pilings.

64-174(a)(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. Please repair dock where deteriorating and paint.

64-174(a)(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. Please repair dock where deteriorating and paint.

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 5600 N OCEAN BLVD (Docks on property)

Pursuant to Town Code Section(s) 64-81, 67-174(a)(1) & 67-174(a)(2), 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 August 6, 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.: 2024-010

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before July 1, 2024 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.

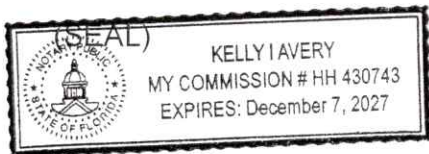
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

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 14<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 J. Avery  
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.: 2024-010

vs.

Code Section(s):

64-81, 67-174(a)(1) & 67-174(a)(2)

Respondent

of the Town's Code of Ordinances

VIOLATION ADDRESS: 5600 N OCEAN BLVD (Docks on property), 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 August 6, 2024 at 10:00 A.M. on the above named respondent on

~~OCEAN RIDGE YACHT CLUB~~ at 12:45 AM PM  
6/14/24

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.

6.14.24 Date Manny Palacios Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 14<sup>th</sup> day of June 2024.

(SEAL)



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

Sec. 64-81. - Failure to maintain and repair prohibited; declaration of public nuisance.

It shall be unlawful for any person owning or having a beneficial interest in any real property within the town which abuts any canal, inlet or other navigable waterway, and upon which a seawall, bulkhead, or dock is constructed, to allow such seawall, bulkhead, or dock to fall into a state of disrepair or ruin so as to cause or allow flooding or other damage to such land or lands adjacent thereto or to otherwise be unsafe. The existence of bulkheads, seawalls, or docks in such a state of disrepair or ruin hereby is declared a public nuisance.

(Ord. No. 540, 3-13-2003)

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)

**Property Detail****Location Address :** 5600 N OCEAN BLVD**Municipality :** OCEAN RIDGE**Parcel Control Number :** 46-43-45-34-41-001-0000**Subdivision :** OCEAN RIDGE YACHT CLUB**Official Records Book/Page :** 10530 / 1787**Sale Date :** JUN-1998**Legal Description :** OCEAN RIDGE YACHT CLUB COMMON AREA K/A PT OF LTS 1 & 2 BENSON BROTHERS  
SUB & PT OF LT A TROPICAL SHORES**Owner Information****Owner(s)**

OCEAN RIDGE YACHT CLUB HOA INC

**Mailing Address**RENAISSANCE MGT C/O 1800 N CONGRESS AVE STE 120  
BOYNTON BEACH FL 33426 8679**Sales Information**

| Sales Date | Price | OR Book/Page  | Sale Type     | Owner                          |
|------------|-------|---------------|---------------|--------------------------------|
| JUN-1998   | \$100 | 10530 / 01787 | WARRANTY DEED | OCEAN RIDGE YACHT CLUB HOA INC |
| NOV-1987   | \$100 | 05494 / 00913 | QUIT CLAIM    |                                |

**Exemption Information**

No Exemption Information Available.

**Property Information****Number of Units :** 0**\*Total Square Feet :** 0**Acres :** 5.7284**Property Use Code :** 0900—RESIDENTIAL COMMON AREA/ELEMENT**Zoning :** RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)**Appraisals**

| Tax Year           | 2023 | 2022 | 2021 | 2020 | 2019 |
|--------------------|------|------|------|------|------|
| Improvement Value  | \$0  | \$0  | \$0  | \$0  | \$0  |
| Land Value         | \$0  | \$0  | \$0  | \$0  | \$0  |
| Total Market Value | \$0  | \$0  | \$0  | \$0  | \$0  |

**Assessed and Taxable Values**

| Tax Year         | 2023 | 2022 | 2021 | 2020 | 2019 |
|------------------|------|------|------|------|------|
| Assessed Value   | \$0  | \$0  | \$0  | \$0  | \$0  |
| Exemption Amount | \$0  | \$0  | \$0  | \$0  | \$0  |
| Taxable Value    | \$0  | \$0  | \$0  | \$0  | \$0  |

**Taxes**

| Tax Year       | 2023 | 2022 | 2021 | 2020 | 2019 |
|----------------|------|------|------|------|------|
| AD VALOREM     | \$0  | \$0  | \$0  | \$0  | \$0  |
| NON AD VALOREM | \$0  | \$0  | \$0  | \$0  | \$0  |
| TOTAL TAX      | \$0  | \$0  | \$0  | \$0  | \$0  |















5600



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CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ 4.40  
 Adult Signature Required \$ 4.15  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

.92

Total Postage and Fees

\$

9.47

Sent To

Ocean ridge yacht club/HOA Inc - Renaissance Mar

Street and Apt. No., or PO Box No.

1800 N Congress Ave Ste 120

City, State, ZIP+4®

Boynton Beach FL, 33426-8639

Postmark  
Here

~~2024100~~  
2024-010

7022 3330 0001 1264 9388

## Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

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

CASE NUMBER: 2024-010  
 HEARING DATE: August 6, 2024  
 ADDRESS: 5600 N Ocean Blvd  
 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        | \$ 9.47     | 1          | \$ 9.47          |
| PHOTOGRAPHS              | \$ -        | 0          | \$ -             |
| <b>TOTAL AMOUNT DUE</b>  |             |            | <b>\$ 173.47</b> |

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

PAGE 1 OF 2  
CE CASE NO.: 2024-011

**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 5/23/24, at \_\_\_\_\_ hours, the Respondent(s), LINEAR ALLOCATION IV LLC owner(s) of the property located at 15 HARBOUR DR N, Ocean Ridge, FL 33435, did violate Section(s) 64-81 & 67-174(a)(1) of the Town's Code of Ordinances by:

Sec. 64-81. - Failure to maintain and repair prohibited; declaration of public nuisance. It shall be unlawful to allow such seawall, bulkhead, or dock to fall into a state of disrepair or ruin so as to cause or allow flooding or other damage to such land or lands adjacent thereto or to otherwise be unsafe. The existence of bulkheads, seawalls, or docks in such a state of disrepair or ruin hereby is declared a public nuisance. Please submit a building permit application to repair the crack in the seawall.

64-174(a)(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. Please submit a building permit application to repair the crack in the seawall.

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 15 HARBOUR DR N  
Pursuant to Town Code Section(s) 64-81 & 67-174(a)(1), 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 August 6, 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.: 2024-011

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before July 1, 2024 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.

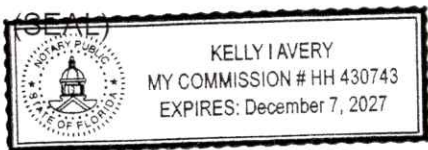
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

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 17<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.: 2024-011

vs.

Code Section(s):

64-81 & 67-174(a)(1)

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 15 HARBOUR DR N, 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 August 6, 2024 at 10:00 A.M. on the above named respondent on

~~LINEAR ALLOCATION IV LLC~~ at 1:30 AM PM  
07/17/24

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.

6-17-24  
Date

Manny Palacios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 17<sup>th</sup> day of June, 2024.



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

**Property Detail**

**Location Address :** 15 HARBOUR DR N  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-27-09-000-0240  
**Subdivision :** RIDGE HARBOUR ESTS IN  
**Official Records Book/Page :** 33854 / 388  
**Sale Date :** SEP-2022  
**Legal Description :** RIDGE HARBOUR ESTATES LT 24

**Owner Information**

|                          |   |
|--------------------------|---|
| <b>Owner(s)</b>          | <b>Mailing Address</b>                        |
| LINEAR ALLOCATION IV LLC | 2985 N OCEAN DR<br>DELRAY BEACH FL 33483 7350 |

**Sales Information**

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner                    |
|------------|-------------|---------------|---------------|--------------------------|
| SEP-2022   | \$1,625,000 | 33854 / 00388 | WARRANTY DEED | LINEAR ALLOCATION IV LLC |
| JUN-2022   | \$1,400,000 | 33682 / 01637 | WARRANTY DEED | HANNA MAHER              |
| JAN-1974   | \$60,000    | 02269 / 01677 |               | TRAYLOR BARBARA S        |

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 2356  
**Acres :** 0.2302  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

**Appraisals**

| Tax Year           | 2023        | 2022        | 2021        | 2020      | 2019      |
|--------------------|-------------|-------------|-------------|-----------|-----------|
| Improvement Value  | \$40,397    | \$27,918    | \$114,166   | \$124,827 | \$126,999 |
| Land Value         | \$2,356,064 | \$1,525,700 | \$950,000   | \$765,000 | \$747,000 |
| Total Market Value | \$1,509,000 | \$1,553,618 | \$1,064,166 | \$889,827 | \$873,999 |

**Assessed and Taxable Values**

| Tax Year         | 2023        | 2022      | 2021      | 2020      | 2019      |
|------------------|-------------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$1,509,000 | \$393,016 | \$381,569 | \$376,301 | \$367,841 |
| Exemption Amount | \$0         | \$50,500  | \$50,500  | \$50,500  | \$50,500  |
| Taxable Value    | \$1,509,000 | \$342,516 | \$331,069 | \$325,801 | \$317,341 |

**Taxes**

| Tax Year       | 2023     | 2022    | 2021    | 2020    | 2019    |
|----------------|----------|---------|---------|---------|---------|
| AD VALOREM     | \$27,707 | \$6,630 | \$6,598 | \$6,506 | \$6,414 |
| NON AD VALOREM | \$188    | \$184   | \$178   | \$173   | \$175   |
| TOTAL TAX      | \$27,895 | \$6,814 | \$6,776 | \$6,679 | \$6,589 |

Sec. 64-81. - Failure to maintain and repair prohibited; declaration of public nuisance.

It shall be unlawful for any person owning or having a beneficial interest in any real property within the town which abuts any canal, inlet or other navigable waterway, and upon which a seawall, bulkhead, or dock is constructed, to allow such seawall, bulkhead, or dock to fall into a state of disrepair or ruin so as to cause or allow flooding or other damage to such land or lands adjacent thereto or to otherwise be unsafe. The existence of bulkheads, seawalls, or docks in such a state of disrepair or ruin hereby is declared a public nuisance.

(Ord. No. 540, 3-13-2003)

- (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)







COMMUNITY STANDARDS SPECIAL MAGISTRATE  
TOWN OF OCEAN RIDGE

PAGE 1 OF 2  
CE CASE NO.: 2024-011

STATE OF FLORIDA  
COUNTY OF PALM BEACH

AFFIDAVIT AND NOTICE OF VIOLATION

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she/it has just and reasonable grounds to believe and does believe that on 5/22/24  
located at 131480024146  
Section(s) 131480024146  
Code of Ordinances by:  
Sec. 64-81 - Failure to maintain and repair prohibited; destruction of public facilities.  
It shall be unlawful to allow any animal, subject or dog to defecate or run on any lawn or other property, leaving  
or other damage to such land or any adjacent property or to otherwise be a nuisance. The violator shall be liable to  
docks in such a state of disrepair or run thereby is a public nuisance. Please submit a building permit application to  
repair the crack in the seawall.  
64-174(1) - The exterior of all premises and every structure thereon, including all parts of the structure and surroundings  
whether or not exposed to public view, shall be maintained in good repair and shall not show evidence of deterioration,  
weathering, discoloration, ryping, staining or other holes or breaks. Please submit a building permit application to repair the crack  
in the seawall.

This Violation notice is based upon:  
Affidavit (check one or both)  personal observation/investigation  or upon a witness  
Pursuant to Town Code Section(s) 131480024146  
and Chapter 152, Florida Statute, the violator(s) must be attached hereto. The legal description of the  
at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33455. Telephone 407-221-2633, at 10:00 A.M. on  
June 8, 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.**



| 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>   | A. Signature<br><input checked="" type="checkbox"/> Agent<br><input type="checkbox"/> Addressee  |
| 1. Article Addressed to:<br>Linear Allocation<br>IV LLC<br>2985 N Ocean Dr<br>Delray Beach, FL 33483   | B. Received by (Printed Name)<br>Mary Sellitti<br>C. Date of Delivery  |
| 2. Article Number (Transfer from service label)<br>7022 3330 0001 1264 9395  | D. Is delivery address different from item 1?<br>If YES, enter delivery address below:<br><input type="checkbox"/> Yes<br><input type="checkbox"/> No  |
| 3. Service Type<br><input type="checkbox"/> Adult Signature<br><input type="checkbox"/> Adult Signature Restricted Delivery<br><input checked="" type="checkbox"/> Certified Mail®<br><input type="checkbox"/> Certified Mail Restricted Delivery<br><input type="checkbox"/> Collect on Delivery<br><input type="checkbox"/> Collect on Delivery Restricted Delivery<br><input type="checkbox"/> Insured Mail<br><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Priority Mail Express®<br><input type="checkbox"/> Registered Mail™<br><input type="checkbox"/> Registered Mail Restricted Delivery<br><input checked="" type="checkbox"/> Signature Confirmation™<br><input type="checkbox"/> Signature Confirmation Restricted Delivery |
| PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span>  |  |

| U.S. Postal Service™<br><b>CERTIFIED MAIL® RECEIPT</b><br>Domestic Mail Only   |   |
|--|---|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.   |   |
| <b>OFFICIAL USE</b>  |   |
| Certified Mail Fee \$  |   |
| Extra Services & Fees (check box, add fee as appropriate)<br><input type="checkbox"/> Return Receipt (hardcopy) \$<br><input type="checkbox"/> Return Receipt (electronic) \$<br><input type="checkbox"/> Certified Mail Restricted Delivery \$<br><input type="checkbox"/> Adult Signature Required \$<br><input type="checkbox"/> Adult Signature Restricted Delivery \$ | <div style="text-align: center;"> <b>Received</b><br/>           Postmark Here<br/> <b>JUN 18 2024</b> </div> |
| Postage \$   |   |
| Total Postage and Fees \$  | <b>Town of Ocean Ridge</b>  |
| Sent To  |   |
| Linear Allocation IV LLC   |   |
| Street and Apt. No., or PO Box No.<br>2985 N Ocean Dr  |   |
| City, State, ZIP+4®<br>Delray Beach, FL 33483  |   |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions   |   |

7022 3330 0001 1264 9395

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

CASE NUMBER: 2024-011  
 HEARING DATE: August 6, 2024  
 ADDRESS: 15 Harbour Dr. N  
 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        | \$ 8.73     | 1          | \$ 8.73          |
| PHOTOGRAPHS              | \$ -        | 0          | \$ -             |
| <b>TOTAL AMOUNT DUE</b>  |             |            | <b>\$ 172.73</b> |

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

PAGE 1 OF 2

CE CASE NO.: 2024-012

**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 6/17/24, at \_\_\_\_\_ hours, the Respondent(s), IAN GOLDBAUM owner(s) of the property located at 6 SABAL ISLAND DR, Ocean Ridge, FL 33435, did violate Section(s) 67-51 & FBC 105.1 of the Town's Code of Ordinances by:

Sec. 67-51. - Permit required generally - Permits generally. No construction, alteration, remodeling or demolition of any improvement on any lot may be commenced without a permit by the town building official. Please submit a permit application for the un-permitted fence on the east side of your home.

FBC SECTION 105  
PERMITS  
[A]105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.- Please submit a permit application for the un-permitted fence on the east side of your home.

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 6 SABAL ISLAND DR

Pursuant to Town Code Section(s) 67-51 & FBC 105.1, 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 AUGUST 6, 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.: 2024-012

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 6/27/24 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 18<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.: 2024-012

Code Section(s):

67-51 & FBC 105.1

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 6 SABAL ISLAND DR, Ocean Ridge, FL 33435

I, Manny Pahcios, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for AUGUST 6, 2024 at 10:00 A.M. on the above named respondent on

~~IAN GOLDBAUM~~ at 11 AM PM  
6/18/24

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.

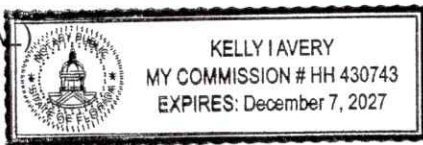
6-18-24  
Date

Manny Pahcios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 18<sup>th</sup> day of June 2024.

(SEAL)



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

Sec. 67-51. - Permit required generally; demolition permits.

- (a) *Permits generally.* No construction, alteration, remodeling or demolition of any improvement on any lot may be commenced without a permit by the town building official.

(b) *Demolition permits.*

- (1) *Partial demolition.* Applications for permits for a partial demolition of any improvement must be accompanied by one of the following:
  - a. An approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the partial demolition permit is being sought, including a time certain within which new construction will commence and be completed; or
  - b. Plans prepared by a registered architect or engineer demonstrating that once the partial demolition has been completed, the property and improvements remaining will consist of a complete, finished structure(s) in compliance with all other applicable provisions of the town's zoning and building requirements.
- (2) *Complete demolition.* Applications for permits for complete demolition shall include a plan to meet the applicable clearing, groundcover and other requirements of sections 67-136, 67-137, 67-153 and all other applicable provisions of town's Code of Ordinances, or be accompanied by an approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the complete demolition permit is being sought, including a time certain within which new construction will commence and be completed.
- (3) *Timeframes.* For purposes of this section, and notwithstanding any code section to the contrary, once demolition or partial demolition begins, a contractor has 60 days to complete the demolition. In addition, the requirements under sections 67-136, 67-137, 67-153 and all other applicable requirements of town's Code of Ordinances must be completed no later than 120 days of the issuance of the demolition permit. These requirements do not extend the timeframes for construction as set forth in section 67-52.
- (4) *Posting.* Permits for the demolition or partial demolition of any improvements on land within the town shall be posted in the same manner as and pursuant to the same requirements for construction permits as required by the town's Code of Ordinances, including but not limited to those found in sections 67-59 and 67-153, as well as the Florida Building Code and any applicable county amendments thereto.
- (5) *Letter of credit.* To ensure that a demolition occurs within the timeframes set forth herein, the town requires that the property owner, developer or contractor, as appropriate, file with the town documents guaranteeing that the demolition will occur as set forth herein. Such guarantee shall be a personal bond secured by an unconditional and irrevocable letter of credit in an amount equal to 110 percent of the total cost of the demolition project which shall include grading and other requirements of sections 67-136, 67-137, 67-153, and all other

applicable requirements of the town's Code of Ordinance. The expiration date of the letter of credit shall be at least three months after the expiration date of the anticipated demolition project date. The letter of credit shall be issued to the town by a state or United States banking institution. The town, after 30 days' written notice to the property owner, developer, or contractor, as appropriate, shall have the right to use any funds resulting from drafts on the letter of credit to secure satisfactory completion of the demolition project in the event the property owner, developer, or contractor, as appropriate, fails to complete the demolition project within the timeframe prescribed. Notwithstanding the requirements set forth herein, the town building official may waive the guarantee requirement of providing an unconditional and irrevocable letter of credit, provided that the property owner, developer, or contractor has complied with subsection (b)(1), and the building official has determined that the demolition will have limited adverse impacts and no life-safety issues, and that the timeframe(s) for the partial demolition or interior demolition does not require clearing, groundcover and other requirements of sections 67-136, 67-137, 67-153, and all other applicable provisions of town's Code of Ordinances.

- (6) *Penalties.* Failure to comply with these requirements of this section will subject the property owner to code enforcement, injunction, or any other remedies under the town's Code of Ordinances or the law.

(Ord. No. 613, § 2(B), 12-7-2015; Ord. No. 2021-01, § 2, 4-5-2021; Ord. No. 2022-05, § 2, 6-2-2022)

**Editor's note—** Ord. No. 2021-01, § 2, adopted April 5, 2021, changed the title of § 67-51, from "Permit required" to read as herein set out.

## SECTION 105 PERMITS

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### [A]105.1 Required.

Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

---

**Property Detail**

**Location Address :** 6 SABAL ISLAND DR  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-22-09-000-0060  
**Subdivision :** MC CORMICK MILE IN  
**Official Records Book/Page :** 34392 / 1205  
**Sale Date :** JUN-2023  
**Legal Description :** MC CORMICK MILE LT 6

**Owner Information**

| <b>Owner(s)</b> | <b>Mailing Address</b>                           |
|-----------------|--|
| GOLDBAUM IAN    | 6 SABAL ISLAND DR<br>BOYNTON BEACH FL 33435 3321 |

**Sales Information**

| <b>Sales Date</b> | <b>Price</b> | <b>OR Book/Page</b> | <b>Sale Type</b> | <b>Owner</b>     |
|-------------------|--------------|---------------------|------------------|------------------|
| JUN-2023          | \$10         | 34392 / 01205       | WARRANTY DEED    | GOLDBAUM IAN     |
| DEC-2011          | \$825,000    | 24959 / 01425       | WARRANTY DEED    | GOLDBAUM IAN     |
| DEC-1997          | \$100        | 10199 / 01799       | QUIT CLAIM       | WENGERT WILSON S |
| JUL-1992          | \$510,000    | 07339 / 00607       | WARRANTY DEED    |                  |

**Exemption Information**

| <b>Applicant/Owner(s)</b> | <b>Year</b> | <b>Detail</b>        |
|---------------------------|-------------|----------------------|
| GOLDBAUM IAN              | 2024        | HOMESTEAD            |
| GOLDBAUM IAN              | 2024        | ADDITIONAL HOMESTEAD |

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 4498  
**Acres :** 0.3246  
**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  | \$118,676   | \$91,862    | \$286,746   | \$273,351   | \$277,575   |
| Land Value         | \$2,976,068 | \$2,508,000 | \$1,200,000 | \$1,200,000 | \$1,200,000 |
| Total Market Value | \$3,094,744 | \$2,599,862 | \$1,486,746 | \$1,473,351 | \$1,477,575 |

**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   | \$673,299   | \$653,688   | \$634,649   | \$625,887   | \$611,815   |
| Exemption Amount | \$50,000    | \$50,000    | \$50,000    | \$50,000    | \$50,000    |
| Taxable Value    | \$623,299   | \$603,688   | \$584,649   | \$575,887   | \$561,815   |

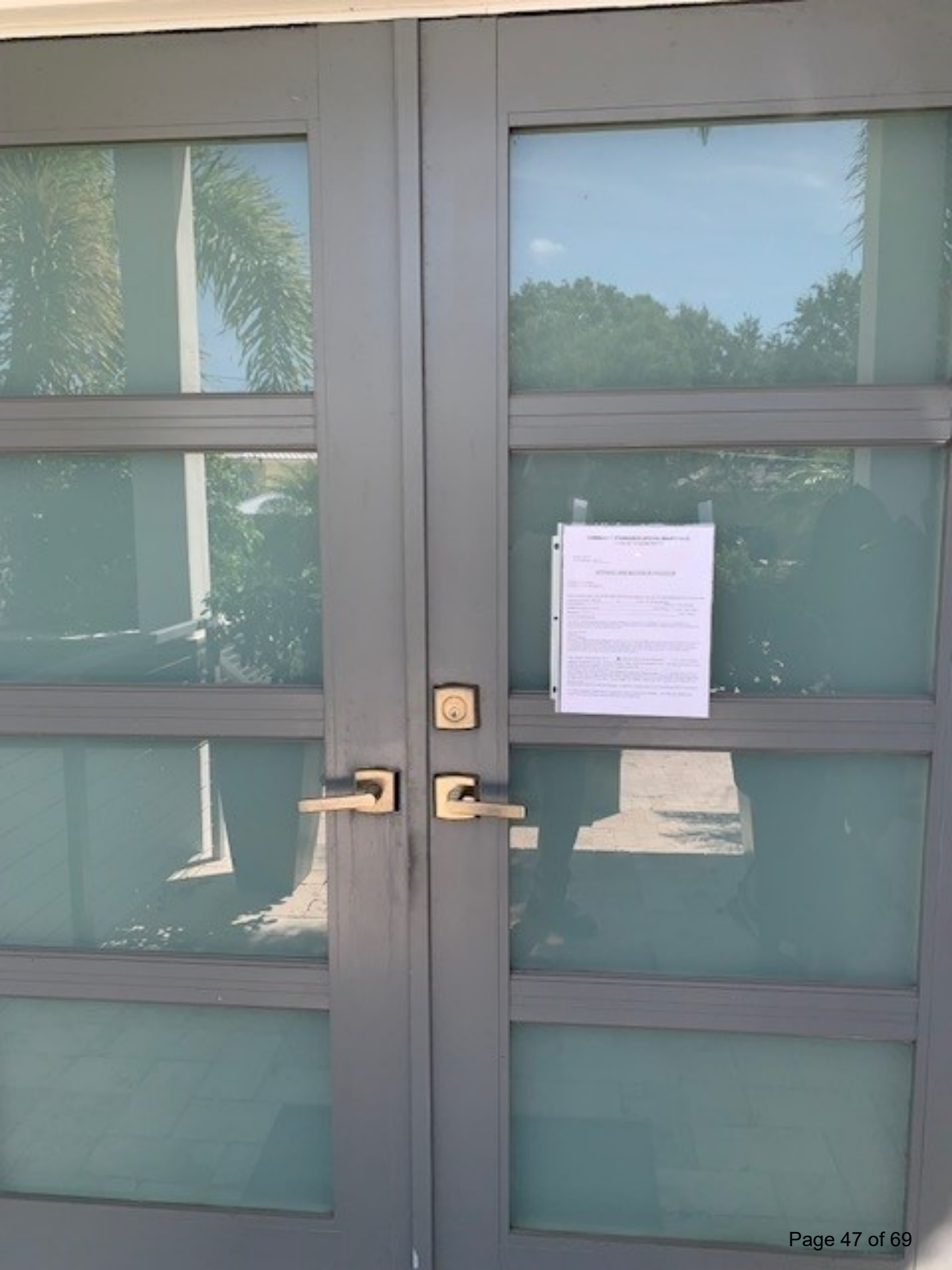
**Taxes**

| <b>Tax Year</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> |
|-----------------|-------------|-------------|-------------|-------------|-------------|
| AD VALOREM      | \$11,606    | \$11,561    | \$11,520    | \$11,365    | \$11,217    |
| NON AD VALOREM  | \$188       | \$184       | \$178       | \$173       | \$175       |

|           |          |          |          |          |          |
|-----------|----------|----------|----------|----------|----------|
| TOTAL TAX | \$11,794 | \$11,745 | \$11,698 | \$11,538 | \$11,392 |
|-----------|----------|----------|----------|----------|----------|

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





**COMMUNITY FUNDRAISING MARKET**  
FOR THE YEAR 2024

**ATTENTION: PLEASE READ CAREFULLY**

The following information is provided for your information and is subject to change without notice. Please refer to the attached document for the full details of the market.

The market will be held on the 15th of November 2024, from 9:00 AM to 4:00 PM. The location is the Community Centre, 123 Main Street, City Centre.

There is a charge of \$10 per stall. This includes a table and chairs. A separate charge of \$5 applies for a power outlet. Payment should be made in cash on the day of the market.

Stalls should be set up by 8:30 AM on the day of the market. The market will close at 4:00 PM. All stalls must be removed by 4:30 PM.

For more information, please contact the Community Centre at 011-234 5678.



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 \$ \_\_\_\_\_

Postmark  
Here

CE# 2024-012

Postage

\$

Total Postage and Fees

\$

8.97

Sent To

Goldbaum Ian  
Street and Apt. No., or PO Box No.  
6 Sabal Island Dr  
City, State, ZIP+4®  
Ocean Ridge FL, 33435

Page 49 of 69

7022 3330 0001 1264 9401

## Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

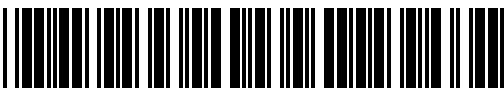
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

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

CASE NUMBER: 2024-012  
 HEARING DATE: August 6, 2024  
 ADDRESS: 6 SABAL ISLAND DR  
 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> |



# VIOLATOR INSTRUCTIONS

## LOCAL ORDINANCE

THIS CITATION IS ISSUED PURSUANT TO CHAP. 16, ART. IV, SEC. 16-32 OF THE TOWN OF OCEAN RIDGE CODE OF ORDINANCES. THE VIOLATION(S) CHARGED IS A CIVIL INFRACTION THAT COULD SUBJECT YOU TO A CIVIL PENALTY OF \$250 PER VIOLATION PER DAY AND UP TO \$500 PER DAY FOR A REPEAT VIOLATION, PLUS ADMINISTRATIVE COSTS AND THE CITATION FINE SET FORTH BELOW.

|                           |                        |                    |                 |
|---------------------------|------------------------|--------------------|-----------------|
| AGENCY CASE #<br>24-16614 | CITATION #<br>PO16100R | DATE<br>06/26/2024 | TIME<br>9:08 AM |
|---------------------------|------------------------|--------------------|-----------------|

|  |                            |
|--|----------------------------|
| AGENCY NAME<br>OCEAN RIDGE POLICE DEPARTMENT | TYPE OF DEPARTMENT<br>2-PD |
|--|----------------------------|

|                                  |  |
|----------------------------------|--|
| COUNTY OF CITATION<br>PALM BEACH | PLACE OR CITY OF CITATION<br>OCEAN RIDGE |
|----------------------------------|--|

### VIOLATOR INFORMATION

|            |       |               |              |       |
|------------|-------|---------------|--------------|-------|
| YR VEHICLE | TAG # | TRAILER TAG # | TAG EXP DATE | STATE |
|------------|-------|---------------|--------------|-------|

|       |       |      |       |                   |
|-------|-------|------|-------|-------------------|
| COLOR | STYLE | MAKE | MODEL | V.I.N. OR MOTOR # |
|-------|-------|------|-------|-------------------|

YOU MAY AVOID A HEARING, CIVIL PENALTY, AND ADDITIONAL COSTS BY COMPLYING WITH THE CODE SECTION(S) CITED, OBTAINING A REINSPECTION, AND PAYING THE CITATION FINE AMOUNT (BY EITHER CASH, ON-LINE PAYMENT, OR CHECK MADE PAYABLE TO THE TOWN OF OCEAN RIDGE), NO LATER THAN TEN (10) DAYS FROM THE DATE OF CITATION ISSUANCE.

IF YOU FAIL TO COMPLY WITH THE CITED VIOLATION(S) AND/OR PAY THE CITATION FINE AMOUNT IN ACCORDANCE WITH THIS CITATION, OR YOUR CHECK FAILS TO CLEAR, OR YOU WISH TO CONTEST THE CITATION, YOU ARE HEREBY COMMANDED AND SUMMONED TO APPEAR AT A HEARING, BEFORE THE SPECIAL MAGISTRATE, ON THE VIOLATION(S) CHARGED, AS INDICATED ON CITATION, IN THE COMMISSION CHAMBERS AT TOWN HALL, LOCATED AT 6450 N. OCEAN BLVD., OCEAN RIDGE, FL 33435.

IF YOU FAIL TO APPEAR AT THE HEARING TO CONTEST THE CITATION, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO A HEARING AND RIGHT TO CONTEST THE CITATION, AND AN ORDER MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO THE MAXIMUM DAILY CIVIL PENALTY, TOGETHER WITH THE CITATION FINE AND ADMINISTRATIVE COSTS.

### ROADWAY INFORMATION

|               |
|---------------|
| BUSINESS NAME |
|---------------|

|                 |  |
|-----------------|--|
| ADDRESS #<br>60 | OCCURRED ON STREET, ROAD, HIGHWAY<br>OCEAN AVE |
|-----------------|--|

|      |       |           |                               |
|------|-------|-----------|-------------------------------|
| FEET | MILES | DIRECTION | AT/FROM STREET, ROAD, HIGHWAY |
|------|-------|-----------|-------------------------------|

|          |           |                     |
|----------|-----------|---------------------|
| LATITUDE | LONGITUDE | ZONE<br>OCEAN RIDGE |
|----------|-----------|---------------------|

### VIOLATION

|                   |  |
|-------------------|--|
| CODE #<br>67-1(D) | CHARGE DESCRIPTION<br>CONSTRUCTION SITE PARKING, THIRD + OFFENSE |
|-------------------|--|

### OTHER VIOLATION COMMENTS

|                                      |
|--------------------------------------|
| VIOLATION OCCURED AT 17 OCEAN AVENUE |
|--------------------------------------|

### PAYMENT INFORMATION

|                             |
|-----------------------------|
| NAME<br>TOWN OF OCEAN RIDGE |
|-----------------------------|

|                               |
|-------------------------------|
| ADDRESS<br>6450 N OCEAN BLVD. |
|-------------------------------|

|                     |              |                           |
|---------------------|--------------|---------------------------|
| CITY<br>OCEAN RIDGE | ZIP<br>33435 | PHONE #<br>(561) 732-8331 |
|---------------------|--------------|---------------------------|

|               |
|---------------|
| EMAIL ADDRESS |
|---------------|

|               |
|---------------|
| WEB SITE PAGE |
|---------------|

|                        |                       |               |               |            |
|------------------------|-----------------------|---------------|---------------|------------|
| IF PAID WITHIN 10 DAYS | IF PAID AFTER 10 DAYS | FINE \$250.00 | FINE \$250.00 | FILING FEE |
|------------------------|-----------------------|---------------|---------------|------------|

### COURT INFORMATION(if applicable)

|            |            |                             |
|------------|------------|-----------------------------|
| COURT DATE | COURT TIME | COURTROOM # / OTHER DETAILS |
|------------|------------|-----------------------------|

### REPORTING OFFICER

|                                 |                |             |            |
|---------------------------------|----------------|-------------|------------|
| OFFICER SIGNATURE<br><i>gms</i> | BADGE #<br>594 | ID #<br>594 | TROOP UNIT |
|---------------------------------|----------------|-------------|------------|

|                 |                  |             |                   |
|-----------------|------------------|-------------|-------------------|
| RANK<br>OFFICER | FIRST<br>MICHAEL | MIDDLE<br>J | LAST<br>SIGELAKIS |
|-----------------|------------------|-------------|-------------------|

VIOLATOR SIGNATURE: \_\_\_\_\_



# LOCAL ORDINANCE

| VIOLATION INFORMATION   |   |                                 |   |
|---|---|---------------------------------|---|
| AGENCY CASE #<br><b>24-16614</b>                                      | CITATION #<br><b>P016100R</b>                         | DATE<br><b>06/26/2024</b>       | TIME<br><b>9:08 AM</b>                        |
| AGENCY INFORMATION  |   |                                 |   |
| AGENCY NAME<br><b>OCEAN RIDGE POLICE DEPARTMENT</b>                   | COUNTY<br><b>PALM BEACH</b>                           | CITY<br><b>BRINY BREEZES</b>    |   |
| ROADWAY INFORMATION   |   |                                 |   |
| BUSINESS NAME (if applicable)   |   | ZONE<br><b>OCEAN RIDGE</b>      |   |
| ADDRESS #<br><b>60</b>  | OCCURRED ON STREET, ROAD, HIGHWAY<br><b>OCEAN AVE</b> |                                 |   |
| FEET  | MILES   | DIRECTION                       | AT/FROM STREET, ROAD, HIGHWAY                 |
| VIOLATOR INFORMATION  |   |                                 |   |
| CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/> |   | BUSINESS NAME                   |   |
| FIRST<br><b>DONALD</b>  | MIDDLE<br><b>HOWARD</b>                               | LAST<br><b>TRACEY</b>           | SUFFIX  |
| STREET<br><b>380 GLENBROOK DR</b>                                     |   | CITY<br><b>ATLANTIS</b>         | STATE<br><b>FL</b> ZIP<br><b>33462</b>        |
| DL/ID #<br>[REDACTED]   | STATE<br><b>FL</b>                                    | BIRTH DATE<br><b>06/14/1968</b> | RACE<br><b>W</b> GENDER<br><b>M</b> TELEPHONE |
| YR VEHICLE  | TAG #   | TRAILER TAG #                   | TAG EXP DATE STATE                            |
| COLOR   | STYLE   | MAKE                            | MODEL V.I.N. OR MOTOR #                       |

| VIOLATION                |   |
|--------------------------|---|
| CODE #<br><b>67-1(D)</b> | <b>CONSTRUCTION SITE PARKING, THIRD + OFFENSE</b> |
| OTHER COMMENTS:          |   |

| PAYMENT INFORMATION                     |                         |                                  |                          |
|---|-------------------------|----------------------------------|--------------------------|
| NAME<br><b>TOWN OF OCEAN RIDGE</b>      |                         |                                  |                          |
| ADDRESS<br><b>6450 N OCEAN BLVD.</b>    |                         |                                  |                          |
| CITY<br><b>OCEAN RIDGE</b>              | ZIP<br><b>33435</b>     | PHONE #<br><b>(861) 732-8331</b> |                          |
| EMAIL ADDRESS                           |                         | WEB SITE PAGE                    |                          |
| IF PAID WITHIN<br><b>10</b> DAYS        | FINE<br><b>\$250.00</b> | IF PAID AFTER<br><b>10</b> DAYS  | FINE<br><b>\$250.00</b>  |
| COURT INFORMATION (if applicable)       |                         | COURT ROOM # / OTHER DETAILS     |                          |
| COURT DATE                              | COURT TIME              |                                  |                          |
| REPORTING OFFICER                       |                         |                                  |                          |
| OFFICER SIGNATURE<br><i>[Signature]</i> | BADGE #<br><b>594</b>   | ID #<br><b>594</b>               | TROOP UNIT               |
| RANK<br><b>OFFICER</b>                  | FIRST<br><b>MICHAEL</b> | MIDDLE                           | LAST<br><b>SIGELAKIS</b> |

VIOLATOR SIGNATURE: *[Signature]*

THIS CITATION IS ISSUED PURSUANT TO CHAP. 16, ART. IV, SEC. 16-32 OF THE TOWN OF OCEAN RIDGE CODE OF ORDINANCES. THE VIOLATION(S) CHARGED IS A CIVIL INFRACTION THAT COULD SUBJECT YOU TO A CIVIL PENALTY OF \$250 PER VIOLATION PER DAY AND UP TO \$500 PER DAY FOR A REPEAT VIOLATION, PLUS ADMINISTRATIVE COSTS AND THE CITATION FINE SET FORTH BELOW.

YOU MAY AVOID A HEARING, CIVIL PENALTY, AND ADDITIONAL COSTS BY COMPLYING WITH THE CODE SECTION(S) CITED, OBTAINING A REINSPECTION, AND PAYING THE CITATION FINE AMOUNT (BY EITHER CASH, ON-LINE PAYMENT, OR CHECK MADE PAYABLE TO THE TOWN OF OCEAN RIDGE), NO LATER THAN TEN (10) DAYS FROM THE DATE OF CITATION ISSUANCE.

IF YOU FAIL TO COMPLY WITH THE CITED VIOLATION(S) AND/OR PAY THE CITATION FINE AMOUNT IN ACCORDANCE WITH THIS CITATION, OR YOUR CHECK FAILS TO CLEAR, OR YOU WISH TO CONTEST THE CITATION, YOU ARE HEREBY COMMANDED AND SUMMONED TO APPEAR AT A HEARING, BEFORE THE SPECIAL MAGISTRATE, ON THE VIOLATION(S) CHARGED, AS INDICATED ON CITATION, IN THE COMMISSION CHAMBERS AT TOWN HALL, LOCATED AT 6450 N. OCEAN BLVD., OCEAN RIDGE, FL 33435.

IF YOU FAIL TO APPEAR AT THE HEARING TO CONTEST THE CITATION, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO A HEARING AND RIGHT TO CONTEST THE CITATION, AND AN ORDER MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO THE MAXIMUM DAILY CIVIL PENALTY, TOGETHER WITH THE CITATION FINE AND ADMINISTRATIVE COSTS.

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

CASE NUMBER: 2024-013  
 HEARING DATE: August 6, 2024  
 ADDRESS: 60 Ocean Ave  
 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        | \$ 8.73     | 1          |                  |
| PHOTOGRAPHS              | \$ -        | 0          | \$ -             |
| <b>TOTAL AMOUNT DUE</b>  |             |            | <b>\$ 164.00</b> |

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

PAGE 1 OF 2

CE CASE NO.: 2024-015

**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 6/23/24, at 11:44 AM hours, the Respondent(s), C P I REAL ESTATE INC owner(s) of the property located at 5019 N OCEAN BLVD (PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV & N 10 FT TROPICAL DR RWS) BLK A), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out permit & FBC 105.1 of the Town's Code of Ordinances by:

SEC. 67-51 & FBC 105.1 -WORKING WITHOUT A PERMIT - Observed a retaining wall being constructed without obtaining a permit. Please submit a permit application for the project.

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 5019 N OCEAN BLVD (PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV & N 10 FT TROPICAL DR RWS) BLK A) Pursuant to Town Code Section(s) 67-51 Working w/out permit & FBC 105.1, 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 AUGUST 6, 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.: 2024-015

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before JULY 22, 2024 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.

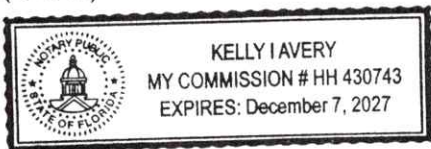
Printed: Manny Palacios

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 12<sup>th</sup> day of July, 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.

(SEAL)



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.: 2024-015

Code Section(s):

67-51 Working w/out permit & FBC 105.1

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 5019 N OCEAN BLVD (PALM BEACH SHORE ACRES BLK, Ocean Ridge, FL 33435

I, Manny Pakcio, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for AUGUST 6, 2024 at 10:00 A.M. on the above named respondent on

CPI REAL ESTATE INC at 3:30 AM PM  
7/12/24

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.

7-12-24  
Date

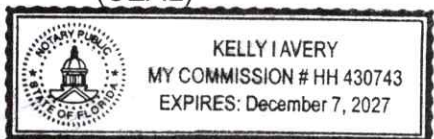
Manny Pakcio  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 12<sup>th</sup> day of July, 2024

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

(SEAL)



**Property Detail**

**Location Address :** 5019 N OCEAN BLVD  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-34-05-001-0320  
**Subdivision :** PALM BEACH SHORE ACRES BLKS A,B & Z  
**Official Records Book/Page :** 18494 / 535  
**Sale Date :** APR-2005  
**Legal Description :** PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV & N 10 FT TROPICAL DR R/WS) BLK A

**Owner Information**

| Owner(s)              | Mailing Address   |
|-----------------------|---|
| C P I REAL ESTATE INC | C P I DIVISION INC C/O 3500 45TH ST STE 11<br>WEST PALM BEACH FL 33407 1899 |

**Sales Information**

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner                  |
|------------|-------------|---------------|---------------|------------------------|
| APR-2005   | \$1,550,000 | 18494 / 00535 | WARRANTY DEED | C P I REAL ESTATE INC  |
| OCT-2002   | \$1,030,000 | 14268 / 00288 | WARRANTY DEED | SEAVIEW APARTMENTS LLC |
| JAN-1978   | \$310,000   | 02967 / 01604 |               |                        |
| JAN-1974   | \$100       | 02370 / 01677 |               |                        |
| JAN-1973   | \$200,000   | 02153 / 00352 | WARRANTY DEED |                        |
| JAN-1969   | \$85,000    | 01753 / 01237 | WARRANTY DEED |                        |

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 15  
**\*Total Square Feet :** 7847  
**Acres :** 0.5245  
**Property Use Code :** 0300—MULTIFAMILY 10 UNITS OR MORE  
**Zoning :** RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

**Appraisals**

| Tax Year           | 2023        | 2022        | 2021        | 2020        | 2019        |
|--------------------|-------------|-------------|-------------|-------------|-------------|
| Improvement Value  | \$726,826   | \$676,672   | \$556,869   | \$504,310   | \$480,916   |
| Land Value         | \$1,305,000 | \$1,252,500 | \$1,073,115 | \$1,073,115 | \$1,022,018 |
| Total Market Value | \$2,031,826 | \$1,929,172 | \$1,629,984 | \$1,577,425 | \$1,502,934 |

**Assessed and Taxable Values**

| Tax Year         | 2023        | 2022        | 2021        | 2020        | 2019        |
|------------------|-------------|-------------|-------------|-------------|-------------|
| Assessed Value   | \$1,972,280 | \$1,792,982 | \$1,629,984 | \$1,577,425 | \$1,502,934 |
| Exemption Amount | \$0         | \$0         | \$0         | \$0         | \$0         |
| Taxable Value    | \$1,972,280 | \$1,792,982 | \$1,629,984 | \$1,577,425 | \$1,502,934 |

**Taxes**

| Tax Year   | 2023     | 2022     | 2021     | 2020     | 2019     |
|------------|----------|----------|----------|----------|----------|
| AD VALOREM | \$36,599 | \$34,739 | \$31,639 | \$30,651 | \$29,527 |

|                |          |          |          |          |          |
|----------------|----------|----------|----------|----------|----------|
| NON AD VALOREM | \$1,687  | \$1,609  | \$1,530  | \$1,491  | \$1,546  |
| TOTAL TAX      | \$38,286 | \$36,348 | \$33,170 | \$32,142 | \$31,073 |

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

Sec. 67-51. - Permit required generally; demolition permits.

- (a) *Permits generally.* No construction, alteration, remodeling or demolition of any improvement on any lot may be commenced without a permit by the town building official.
- (b) *Demolition permits.*
- (1) *Partial demolition.* Applications for permits for a partial demolition of any improvement must be accompanied by one of the following:
    - a. An approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the partial demolition permit is being sought, including a time certain within which new construction will commence and be completed; or
    - b. Plans prepared by a registered architect or engineer demonstrating that once the partial demolition has been completed, the property and improvements remaining will consist of a complete, finished structure(s) in compliance with all other applicable provisions of the town's zoning and building requirements.
  - (2) *Complete demolition.* Applications for permits for complete demolition shall include a plan to meet the applicable clearing, groundcover and other requirements of sections 67-136, 67-137, 67-153 and all other applicable provisions of town's Code of Ordinances, or be accompanied by an approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the complete demolition permit is being sought, including a time certain within which new construction will commence and be completed.
  - (3) *Timeframes.* For purposes of this section, and notwithstanding any code section to the contrary, once demolition or partial demolition begins, a contractor has 60 days to complete the demolition. In addition, the requirements under sections 67-136, 67-137, 67-153 and all other applicable requirements of town's Code of Ordinances must be completed no later than 120 days of the issuance of the demolition permit. These requirements do not extend the timeframes for construction as set forth in section 67-52.
  - (4) *Posting.* Permits for the demolition or partial demolition of any improvements on land within the town shall be posted in the same manner as and pursuant to the same requirements for construction permits as required by the town's Code of Ordinances, including but not limited to those found in sections 67-59 and 67-153, as well as the Florida Building Code and any applicable county amendments thereto.
  - (5) *Letter of credit.* To ensure that a demolition occurs within the timeframes set forth herein, the town requires that the property owner, developer or contractor, as appropriate, file with the town documents guaranteeing that the demolition will occur as set forth herein. Such guarantee shall be a personal bond secured by an unconditional and irrevocable letter of credit in an amount equal to 110 percent of the total cost of the demolition project which shall include grading and other requirements of sections 67-136, 67-137, 67-153, and all other

applicable requirements of the town's Code of Ordinance. The expiration date of the letter of credit shall be at least three months after the expiration date of the anticipated demolition project date. The letter of credit shall be issued to the town by a state or United States banking institution. The town, after 30 days' written notice to the property owner, developer, or contractor, as appropriate, shall have the right to use any funds resulting from drafts on the letter of credit to secure satisfactory completion of the demolition project in the event the property owner, developer, or contractor, as appropriate, fails to complete the demolition project within the timeframe prescribed. Notwithstanding the requirements set forth herein, the town building official may waive the guarantee requirement of providing an unconditional and irrevocable letter of credit, provided that the property owner, developer, or contractor has complied with subsection (b)(1), and the building official has determined that the demolition will have limited adverse impacts and no life-safety issues, and that the timeframe(s) for the partial demolition or interior demolition does not require clearing, groundcover and other requirements of sections 67-136, 67-137, 67-153, and all other applicable provisions of town's Code of Ordinances.

(6) *Penalties.* Failure to comply with these requirements of this section will subject the property owner to code enforcement, injunction, or any other remedies under the town's Code of Ordinances or the law.

(Ord. No. 613, § 2(B), 12-7-2015; Ord. No. 2021-01, § 2, 4-5-2021; Ord. No. 2022-05, § 2, 6-2-2022)

**Editor's note—** Ord. No. 2021-01, § 2, adopted April 5, 2021, changed the title of § 67-51, from "Permit required" to read as herein set out.

F.B.C.

## SECTION 105

### PERMITS

#### [A] 105.1 Required.

Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

# Ocean Ridge Police Department



## CAD Event Report

**EVENT NUMBER:** 240016270      **CASE NUMBER:**      **OPEN DATE:** 2024/06/23 11:44      **CLOSED DATE:**

**DISPATCHER:** 579 MOORE, TAYLOR      **LOCATION:** SEAVIEW MOTEL      **ZONE:** J

**ADDRESS:** 5019 N OCEAN BLVD      **CITY:** OCEAN RIDGE      **STATE:** FL      **ZIP CODE:** 33435

**REFERENCE:**      **LOCATION DETAILS:**

**SIGNAL:** 806      **DESCRIPTION:** VTC WORKING WHEN NOT PERMITTED      **PRIORITY:**      **HOW CALL RECIEVED:** RADIO

**RECIEVED:** 2024/06/23 11:44      **DISPATCHED:** 2024/06/23 11:44      **ON SCENE:** 2024/06/23 11:44      **CLEARED SCENE:**      **PRIMARY UNIT:** 534

### NARRATIVE

| <u>DATE:</u> | <u>TIME:</u> | <u>DISPATCHER:</u> | <u>NARRATIVE:</u>                                       |
|--------------|--------------|--------------------|---|
| 2024/06/23   | 11:44        | 579                | 534 OUT ON TROPICAL AT SEAVIEW MOTEL REF WORK ON SUNDAY |
| 2024/06/23   | 11:49        | 579                | 534 MADE CONTACT WITH OWNER PETER KOLB                  |

### VEHICLE INFORMATION

**TAG NUMBER:**      **TAG STATE:**      **TAG TYPE:**      **VEHICLE:**      **YEAR:**      **MODEL:**      **COLOR:**

### UNITS

### PERSON INFORMATION

### DISPOSITION

| <u>UNIT #:</u> | <u>DISPO. CODE:</u> | <u>DESCRIPTION:</u> | <u>NARRATIVE:</u>   |
|----------------|---------------------|---------------------|---|
| 534            | VWARN               | DispositionDesc     | OBSERVED OWNER BUILDING A RETAINING WALL ON THE NORTH EDGE OF THE PROPERTY, EAST OF THE POOL. CONTACT WAS MADE WITH PETER AND DONNA KOLB WHO WERE ADVISED THAT CONSTRUCTION TYPE WORK IS NOT ALLOWED ON SUNDAYS, EVEN FOR THE PROPERTY OWNERS. INFO WAS PROVIDED FOR THE ALLOWED HOURS. -- WORK WAS STOPPED. -- BUILDING DEPT MAY NEED TO CONFIRM PERMIT REQUIREMENTS FOR THIS WALL, IF NONE HAVE BEEN OBTAINED PREVIOUSLY. |





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

CASE NUMBER: 2024-015  
 HEARING DATE: August 6, 2024  
 ADDRESS: 5019 N OCEAN BLVD  
 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          |                  |
| PHOTOGRAPHS              | \$ -        | 0          | \$ -             |
| <b>TOTAL AMOUNT DUE</b>  |             |            | <b>\$ 164.00</b> |



**VIOLATOR INSTRUCTIONS**

**LOCAL ORDINANCE**

THIS CITATION IS ISSUED PURSUANT TO CHAP. 16, ART. IV, SEC. 16-32 OF THE TOWN OF OCEAN RIDGE CODE OF ORDINANCES. THE VIOLATION(S) CHARGED IS A CIVIL INFRACTION THAT COULD SUBJECT YOU TO A CIVIL PENALTY OF \$250 PER VIOLATION PER DAY AND UP TO \$500 PER DAY FOR A REPEAT VIOLATION, PLUS ADMINISTRATIVE COSTS AND THE CITATION FINE SET FORTH BELOW.

YOU MAY AVOID A HEARING, CIVIL PENALTY, AND ADDITIONAL COSTS BY COMPLYING WITH THE CODE SECTION(S) CITED, OBTAINING A REINSPECTION, AND PAYING THE CITATION FINE AMOUNT (BY EITHER CASH, ON-LINE PAYMENT, OR CHECK MADE PAYABLE TO THE TOWN OF OCEAN RIDGE), NO LATER THAN TEN (10) DAYS FROM THE DATE OF CITATION ISSUANCE.

IF YOU FAIL TO COMPLY WITH THE CITED VIOLATION(S) AND/OR PAY THE CITATION FINE AMOUNT IN ACCORDANCE WITH THIS CITATION, OR YOUR CHECK FAILS TO CLEAR, OR YOU WISH TO CONTEST THE CITATION, YOU ARE HEREBY COMMANDED AND SUMMONED TO APPEAR AT A HEARING, BEFORE THE SPECIAL MAGISTRATE, ON THE VIOLATION(S) CHARGED, AS INDICATED ON CITATION, IN THE COMMISSION CHAMBERS AT TOWN HALL, LOCATED AT 6450 N. OCEAN BLVD., OCEAN RIDGE, FL 33435.

IF YOU FAIL TO APPEAR AT THE HEARING TO CONTEST THE CITATION, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO A HEARING AND RIGHT TO CONTEST THE CITATION, AND AN ORDER MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO THE MAXIMUM DAILY CIVIL PENALTY, TOGETHER WITH THE CITATION FINE AND ADMINISTRATIVE COSTS.

|   |   |                          |                               |   |                           |                 |  |
|---|---|--------------------------|-------------------------------|---|---------------------------|-----------------|--|
| AGENCY CASE #<br>24-18995   |   | CITATION #<br>0469       |                               | DATE<br>07/14/2024                                  |                           | TIME<br>6:51 AM |  |
| AGENCY NAME<br>OCEAN RIDGE POLICE DEPARTMENT  |   |                          |                               | TYPE OF DEPARTMENT<br>2-PD                          |                           |                 |  |
| COUNTY OF CITATION<br>PALM BEACH  |   |                          |                               | PLACE OR CITY OF CITATION<br>OCEAN RIDGE            |                           |                 |  |
| <b>VIOLATOR INFORMATION</b>   |   |                          |                               |   |                           |                 |  |
| CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/> BUSINESS NAME |   |                          |                               |   |                           |                 |  |
| FIRST<br>ERIC   |   | MIDDLE<br>JOHN           |                               | LAST<br>HOCHSTADT                                   |                           | SUFFIX          |  |
| STREET<br>6407 BELLA CIRCLE APT 404   |   |                          | CITY<br>BOYNTON BEACH         |   | STATE<br>FL               | ZIP<br>33437    |  |
| DL/ID #   | STATE<br>FL                                       | BIRTH DATE<br>04/24/1984 | RACE<br>W                     | GENDER<br>M   | TELEPHONE                 |                 |  |
| YR VEHICLE  | TAG #   |                          | TRAILER TAG #                 | TAG EXP DATE  |                           | STATE           |  |
| COLOR   | STYLE   | MAKE                     | MODEL                         | V.I.N. OR MOTOR #                                   |                           |                 |  |
|   |   |                          |                               |   |                           |                 |  |
| <b>ROADWAY INFORMATION</b>  |   |                          |                               |   |                           |                 |  |
| BUSINESS NAME<br>OCEANFRONT PARK  |   |                          |                               |   |                           |                 |  |
| ADDRESS #<br>6415   | OCCURRED ON STREET, ROAD, HIGHWAY<br>N OCEAN BLVD |                          |                               |   |                           |                 |  |
| FEET  | MILES   | DIRECTION                | AT/FROM STREET, ROAD, HIGHWAY |   |                           |                 |  |
| LATITUDE  |   |                          | LONGITUDE                     |   | ZONE<br>OCEAN RIDGE       |                 |  |
| <b>VIOLATION</b>  |   |                          |                               |   |                           |                 |  |
| CODE #<br>62-28   | CHARGE DESCRIPTION<br>DOG ON BEACH, FIRST OFFENSE |                          |                               |   |                           |                 |  |
| OTHER VIOLATION COMMENTS  |   |                          |                               |   |                           |                 |  |
|   |   |                          |                               |   |                           |                 |  |
| <b>PAYMENT INFORMATION</b>  |   |                          |                               |   |                           |                 |  |
| NAME<br>TOWN OF OCEAN RIDGE   |   |                          |                               |   |                           |                 |  |
| ADDRESS<br>6450 N OCEAN BLVD.   |   |                          |                               |   |                           |                 |  |
| CITY<br>OCEAN RIDGE   |   |                          | ZIP<br>33435                  |   | PHONE #<br>(813) 732-8331 |                 |  |
| EMAIL ADDRESS   |   |                          |                               | WEB SITE PAGE                                       |                           |                 |  |
| IF PAID WITHIN 10 DAYS  | FINE \$25.00                                      | IF PAID AFTER 10 DAYS    | FINE \$25.00                  | FILING FEE  |                           |                 |  |
| <b>COURT INFORMATION(if applicable)</b>   |   |                          |                               |   |                           |                 |  |
| COURT DATE<br>08/06/2024  |   | COURT TIME<br>10:00      |                               | COURTROOM # / OTHER DETAIL<br>OCEAN RIDGE TOWN HALL |                           |                 |  |

|                          |            |                |             |            |
|--------------------------|------------|----------------|-------------|------------|
| <b>REPORTING OFFICER</b> |            |                |             |            |
| OFFICER SIGNATURE        |            | BADGE #<br>526 | D #<br>526  | TROOP UNIT |
| RANK<br>SERGEANT         | FIRST<br>G | MIDDLE<br>J    | LAST<br>ROY |            |

VIOLATOR SIGNATURE: \_\_\_\_\_

Parking Violation     Ordinance Violation

|   |   |                                      |                                       |
|---|---|--------------------------------------|---------------------------------------|
| AGENCY CASE #<br>24-18995   | CITATION #<br>0469  | DATE<br>7/14/24                      | TIME<br>651                           |
| AGENCY NAME<br>OCEAN RIDGE POLICE DEPARTMENT  |   | TYPE OF DEPARTMENT<br>POLICE         |                                       |
| COUNTY OF CITATION<br>PALM BEACH  | PLACE OR CITY OF CITATION<br>OCEAN RIDGE                  |                                      |                                       |
| VIOLATOR or OWNER   |   |                                      |                                       |
| NAME (PRINT) FIRST<br>ERIC  | MIDDLE<br>J   | LAST<br>HOCHSTADT                    | SUFFIX                                |
| STREET<br>6407 BELLA CIR UNIT 404   |   |                                      |                                       |
| CITY<br>BOYNTON BEACH   | STATE<br>FL   | ZIP CODE<br>33437                    |                                       |
| LICENSE NUMBER<br>[REDACTED]  | CLASS<br>E  | STATE<br>FL                          | DL EXP.<br>2025                       |
| BIRTH DATE<br>4/24/84   | RACE<br>W   | GENDER<br>M                          | HEIGHT                                |
| YR VEHICLE  | TAG #   | TRAILER TAG #                        | TAG EXP. DATE                         |
| COLOR   | STYLE   | MAKE                                 | MODEL                                 |
| V.I.N. OR MOTOR #   |   | DECAL #                              |                                       |
| ROADWAY INFORMATION   |   |                                      |                                       |
| ADDRESS #<br>6415   | OCCURRED ON STREET, ROAD, HIGHWAY<br>N OCEAN BLVD (BEACH) |                                      |                                       |
| FEET  | MILES   | DIR.                                 | AT/FROM STREET, ROAD, HIGHWAY         |
| VIOLATION   |   |                                      |                                       |
| ORDINANCE #<br>62-28  | CHARGE DESCRIPTION<br>DOG ON BEACH                        |                                      |                                       |
| OTHER VIOLATION COMMENTS  |   |                                      |                                       |
| PAYMENT INFORMATION   |   |                                      |                                       |
| NAME<br>TOWN OF OCEAN RIDGE   |   | HEARING DATE/TIME<br>AUG 6 @ 10AM    |                                       |
| ADDRESS<br>6450 N. OCEAN BLVD.  |   |                                      |                                       |
| CITY<br>OCEAN RIDGE   |   | ZIP<br>33435                         |                                       |
| PHONE #<br>561-732-8331   |   |                                      |                                       |
| IF PAID WITHIN 10 DAYS  | IF PAID AFTER 10 DAYS                                     | PARKING VIOLATION ADDITIONAL \$10.00 | HANDICAP VIOLATION ADDITIONAL \$50.00 |
| REPORTING OFFICER   |   |                                      |                                       |
| OFFICER SIGNATURE<br>GARY ROY   |   | BADGE #<br>521                       |                                       |
| RANK<br>SGT   | FIRST<br>GARY   | MIDDLE<br>R                          | LAST<br>ROY                           |
| <p>THIS IS A PARKING CITATION ISSUED PURSUANT TO TOWN CODE AND THEREFORE, DOES NOT REQUIRE A SIGNATURE. SEE PAYMENT INFORMATION SHOWN ABOVE.</p> <p>THIS CITATION IS ISSUED PURSUANT TO SECTION 162.21, FLORIDA STATUTE. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2ND DEGREE AS PROVIDED S.775.082 OR 775.083 FLORIDA STATUTE. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY (SEE PAYMENT INFORMATION ABOVE) OR REQUEST A HEARING FROM THE CLERK OF THE COURT WITHIN 10 DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST HIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT OF UP TO \$500. PER INFRACTION.</p> |   |                                      |                                       |
| SIGNATURE OF INDIVIDUAL<br>[Signature]  |   | DATE<br>7/14/2024                    |                                       |

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

CASE NUMBER: 2024-017  
 HEARING DATE: August 6, 2024  
 ADDRESS: BEACHFRONT PARK  
 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          |                  |
| PHOTOGRAPHS              | \$ -        | 0          | \$ -             |
| <b>TOTAL AMOUNT DUE</b>  |             |            | <b>\$ 164.00</b> |