

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



**December 3, 2024 at 10:00 AM  
Town Hall Commission Chambers**

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**APPROVAL OF MINUTES**

1. ADOPTION OF THE OCTOBER 1, 2024 MINUTES

**CASES TO BE HEARD**

2. **CASE NO. 2024-010**  
**CASE NO 2024-010**  
OCEAN RIDGE YACHT CLUB HOA INC -  
RENAISSANCE MGT  
36 SE 3RD ST., BOCA RATON, FL 33432  
**RE: 5600 N OCEAN BLVD (DOCKS ON  
PROPERTY)**  
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**  
ASKING FOR AN EXTENSION PER ORDERS
3. **CASE NO. 2024-023**  
**CASE NO 2024-023**  
OCEAN RIDGE FAMILY LLC  
2805 E OAKLAND PARK BLVD, STE  
437, FT. LAUDERDALE, FL 33306  
**RE: 20 HUDSON AVE.**  
BOYNTON BEACH PARK LOT 12 BLK 5  
**NATURE OF VIOLATION**  
Sec. 67-118. - Expiration
4. **CASE NO. 2024-025**  
**CASE NO 2024-025**  
JAMES P COOKSEY  
728 COTE AZUR DR, PALM BEACH  
GARDENS, FL 33410  
**RE: 23 COCONUT LANE**  
BOYNTON BEACH PARK LT 9 BLK 1 & 22-  
45-43, S 25 FT OF W 101 FT OF E 490.47 FT  
OF SW 1/4  
**NATURE OF VIOLATION**  
Sec. 67-174 – Maintenance and Appearance  
Standards
5. **CASE NO. 2024-026**  
**CASE NO 2024-026**  
**ROBERT JOHN BREEN**  
6740 SW 55TH ST., DAVIE, FL 33314

- 6. **CASE NO. 2024-027**  
**CITATION PO1656OR**  
 VIOLATION ON OLD OCEAN BLVD - ON THE BEACH  
**NATURE OF VIOLATION**  
 62-28 Dog on the Beach, First Offense  
**CASE NO. 2024-027**  
**BRIAN MICHAEL WIDRIG**  
 5727 OLD OCEAN BLVD, OCEAN RIDGE, FL 33435  
**CITATION PO1655OR**  
 VIOLATION @ OLD OCEAN BLVD  
**NATURE OF VIOLATION**  
 54-2 No Parking/Illegal Parking
  
- 7. **CASE NO. 2024-028**  
**CASE NO 2024-028**  
**BRIAN MICHAEL WIDRIG**  
 5727 OLD OCEAN BLVD, OCEAN RIDGE, FL 33435  
**CITATION PO1654OR**  
 VIOLATION @ OLD OCEAN BLVD  
**NATURE OF VIOLATION**  
 54-2 No Parking/ Illegal Parking

**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  
OCTOBER 1, 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 SEPTEMBER 6, 2024, MINUTES**

The Community Standards Hearing Minutes of September 6, 2024, were adopted as submitted by Special Magistrate Barnard.

**2. CASE NO. 2024-022**

**AIVA ROZENBERGA DRUMMOND  
6520 N OCEAN BLVD #35  
OCEAN RIDGE, FL 33435  
RE: 6520 N OCEAN BLVD #35  
OCEAN PARK MANOR COND UNIT 35  
NATURE OF VIOLATION  
67-51 Working w/out permit & FBC 105.1**

Town Attorney Goddeau introduced the case for the Special Magistrate. She testified that the notice of service was posted and mailed was included in the files.

Town Clerk Avery provided background information on the case.

Special Magistrate Barnard asked for the Town's recommendation and Town Attorney Goddeau requested that a date be set for the Respondent to become compliant.

Aiva Drummond, the respondent, was present.

Special Magistrate Barnard asked Mrs. Drummond if she had any objections to the documents shown on the screen by the Town and Mrs. Drummond had no objections and asked a variety of questions about the documents on the screen.

There was a discussion regarding the completion date of the work.

Special Magistrate Barnard entered the Town's case file as Exhibit #1 into the record without objection. Special Magistrate Barnard stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Section 67-51 of the Code by working without a permit. She orders that the Respondent comply with Section 67-51 by having the required building permit issued within thirty (30) days or be

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF SEPTEMBER 3, 2024

fined One Hundred Dollars (\$100.00) per day and by completing all work under the permit within ninety (90) days or be fined One Hundred Dollars (100.00) per day. She also assessed administrative costs for One Hundred Seventy-Three Dollars and Ninety-Six Cents (173.96) payable within thirty (30) days.

**ADJOURNMENT**

The hearing was adjourned at 10:14 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on December 3, 2024.

ATTEST:

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Kelly Avery, Town Clerk

Prepared by, record and return to:  
Town of Ocean Ridge  
6450 N. Ocean Blvd.  
Ocean Ridge, FL 33435

**TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS**

**ORDER FINDING VIOLATION, ASSESSING FINE, AND IMPOSING LIEN**

**TOWN OF OCEAN RIDGE,**

**Case No.: 2024-010**

**Petitioner,**

**v.**

**OCEAN RIDGE YACHT CLUB HOA INC-RENAISSANCE MGT,**

**Respondent.**

\_\_\_\_\_/

**RE: Violation of Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge**

**PROPERTY ADDRESS:** 5600 N. Ocean Boulevard  
Ocean Ridge, FL 33435

**LEGAL DESCRIPTION:** OCEAN RIDGE YACHT CLUB COMMON AREA K/A PT OF LTS 1 & 2  
BENSON BROTHERS SUB & PT OF LT A TROPICAL SHORES

**PCN:** 46-43-45-34-41-001-0000

The Special Magistrate appointed by the Town Commission to hear Community Standards cases for the Town of Ocean Ridge, in accordance with Chapter 162, Part I, Florida Statutes, has received evidence and heard testimony under oath at the Community Standards hearing held on the 6<sup>th</sup> day of August, 2024, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

**FINDINGS OF FACT**

1. The Respondent, who was represented at the hearing by Jill Gallo, Property Manager and Tricia Schmidt, Director of Operations, is the owner of the above-described property ("Property").

2. The Respondent received proper notice of the code violation(s) at the Property, which violation(s) are set forth below.
3. The Respondent received a reasonable amount of time to correct the Community Standards violation(s) at the Property; but at the time of the hearing, the violation(s) set forth below continue to exist at the Property.

### CONCLUSIONS OF LAW

The Respondent is in violation of the following section(s) of the Town of Ocean Ridge Code of Ordinances:

Sections 64-81, 67-174(a)(1) and 67-174(a)(2) Code Violation: Docks not maintained and in disrepair

### ORDER

#### Engineer's/Contractor's Report

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge by providing a written engineer's/marine contractor's report to the Town assessing the condition of the onsite docks and program for repair or replacement within forty-five (45) days of the date of this order or be fined ONE HUNDRED DOLLARS (\$100.00) PER DAY for every day thereafter that the violation(s) continues to exist at the Property.

#### Complete Dock Repairs/Replacements

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge by completing all required dock repairs/replacement within one hundred twenty (120) days of the date of this order or be fined ONE HUNDRED DOLLARS (\$100.00) PER DAY for every day thereafter that the violation(s) continues to exist at the Property. In the event that state and/or federal permits are required, Respondent may request a hearing before the Community Standards Special Magistrate to request additional time to comply upon a showing of good faith towards achieving compliance. Such request shall be made in writing to the Town of Ocean Ridge.

Respondent is further assessed administrative costs in the amount of One Hundred Seventy-Three Dollars and Forty-Seven Cents (\$173.47) for the Town's administrative costs in prosecuting the August 6, 2024 hearing, payable within thirty (30) days of the date of this order.

**THE BURDEN SHALL REST UPON RESPONDENT TO REQUEST A REINSPECTION FROM THE TOWN CLERK AT (561) 732-2635 TO DETERMINE WHETHER THE VIOLATION(S) HAS BEEN BROUGHT INTO COMPLIANCE.**

A certified copy of this order may be promptly recorded in the Official Records of Palm Beach County and if recorded, shall constitute notice pursuant to Section 162.07(4), Florida Statutes. Within twenty (20) days of the date of this order, the Respondent may deliver a written request to the Town Clerk at Town Hall, 6450 N. Ocean Blvd, Ocean Ridge, FL 33435, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Town shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the request. The hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violation(s) into compliance and/or pay all fines and costs as ordered

herein, the Town, if it has not already done so pursuant to Section 162.07(4), Florida Statutes, may record a certified copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to Section 162.09, Florida Statutes. If a certified copy of this order has previously been recorded pursuant to Section 162.07(4), Florida Statutes, then the recorded order shall constitute a lien pursuant to Section 162.09, Florida Statutes. The lien shall be assessed against the real property upon which the violation(s) exists or existed and any other real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to Five Hundred Dollars (\$500.00) per day may be imposed beginning on the date the violation begins along with an administrative fee.

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, which appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within thirty (30) days of the execution of the order being appealed.

DONE AND ORDERED this 7<sup>th</sup> day of August, 2024.

TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS

BY: [Signature]  
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to Dream Ridge Yacht Club  
at see below by U.S. Regular / Certified Mail this 8<sup>th</sup> day of August, 2024.

emailed to:  
jill@concergepropertiesolutions.com

[Signature]  
Town Clerk or designee



Sent to: Concerge Property Solutions  
36 SE 3rd St.  
Boca Raton, FL 33432

**From:** [Lynne Ladner](mailto:Lynne.Ladner@oceanridgeflorida.com)  
**To:** [jaycohen.oryc@gmail.com](mailto:jaycohen.oryc@gmail.com)  
**Cc:** [Kelly Avery](#); [Steve Coz](#)  
**Subject:** Community Standards case 2024-010  
**Date:** Tuesday, October 29, 2024 5:58:38 PM  
**Attachments:** [image001.png](#)  
[FW ORYC DocksBoat Lifts.msg](#)

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Jay,

Thank you for taking my call this afternoon. As we discussed the timeframe for submitting the engineering/marine contractor's report was set as 45 days by the special magistrate during the August hearing. The secondary deadline for the final completion of the work deadline of 120 days was again set by the special magistrate during the August hearing. During the hearing, your property manager brought to the attention of the special magistrate their concerns about obtaining the necessary DEP and Army Corp permits in the allocated time. As stated in the order and was addressed by the magistrate a request for an extension could be brought to the magistrate prior to the expiration of the designated deadlines. As you can see from the attached email correspondence between Town Clerk Avery and your property manager Jill Gallo in which Ms. Gallo stated that an extension would not be needed and to remove the project from the Oct. 2<sup>nd</sup> community standards hearing.

The next community standards hearing is on Tuesday, December 3<sup>rd</sup> at 10 am. The Yacht Club or your property manager can submit a request for an extension at that time. I will inform Clerk Avery that this case needs to be on that agenda. As the magistrate stated during the hearing a request for an extension does require documentation to show that you are working towards compliance. My recommendation would be to submit a copy of the signed contract and copies of any required permit applications to show that compliance effort. As the community standards hearings are quasi-judicial there will need to be a representative of the Yacht Club at the December meeting. If you have any other questions about the community standards order I have attached a copy of the order and a link to the audio recording from the hearing.

Please reach out to Clerk Avery or me with any other questions or concerns on this issue.

[August 6, 2024: Community Standards Hearing - Audio Only \(No Video\).](#)

Decision by Magistrate – Time 24:50  
Designation of 45-day submission deadline – Time 25:30  
Designation of 120-day final completion deadline – Time 26:50  
Possible request for additional time – 28:10

Lynne Ladner, ICMA-CM, SHRM-SCP  
Town Manager/Finance Director  
Town of Ocean Ridge Florida  
[lladner@oceanridgeflorida.com](mailto:lladner@oceanridgeflorida.com)  
p. 561-732.2635 c. 561.232.4043



Florida has a very broad public records law. Most written communications to or from the Town of Ocean Ridge officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Ocean Ridge. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.”



Town of Ocean Ridge Office of Community Standards  
6450 N Ocean Blvd. Ocean Ridge, Florida ph. (561) 732-2635

**NOTICE OF HEARING**

**DATE:** 11/6/24

**CASE NO.:** CE 2024-010

**Owner / Respondent:** Ocean Ridge Yacht Club HOA Inc – Renaissance Management

**Violation Location:** 5600 N Ocean Blvd **(Emailed & Certified Mailed)**

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: **December 3, 2024 at 10:00 am**

The hearing will address the above referenced code compliance case number and of the following:


- (1) Request of additional time to comply upon a showing of good faith towards achieving compliance.

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time. Failure to appear may result in the Special Magistrate proceeding in your absence.

**NOTICE:** THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This “Notice of Violation Hearing” is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

  
\_\_\_\_\_  
Kelly Avery, Town Clerk

# MCR Professional Engineering, Inc.

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September 10, 2024

Inspection report  
Condition inspection for the Docks and Boat Lifts  
Date of Inspection: August 26, 2024

Board of Directors  
Ocean Ridge Yacht Club HOA  
5600 N Ocean Blvd  
Boynton Beach, FL  
C/o Jill Gallo, LCAM  
Concierge Property Solutions

Please refer to the attached pictures and sketches to accompany the following narrative.

## Docks

1. Approximately 80% of the piles have been jacketed with concrete. This is presumed to have been a restorative effort to address deterioration of the piles. On multiple piles, it can be observed that the piles outside of these protective concrete jackets have lost more than 25% of their cross sectional area. And from experience, it is highly probable that the condition of the piles under the concrete jackets is degraded to the point where these piles need to be replaced.
2. There are multiple piles that are severely degraded and considered unsafe.
3. The condition of the framing and decking varies but most is significantly weathered, splitting and splintering, etc. and in poor condition.
4. The condition of the connection hardware also varies with the stainless steel being good and the non-stainless significantly corroded and in poor condition.
5. Overall the water and electrical service conduits were in satisfactory condition. There were some conduits not adequately secured and hanging but appeared to be intact and functional. (Note: Operation or functionality of the electrical and water services were not checked nor verified).

## Boat Lifts

1. Boat lifts overall are in satisfactory condition.
2. Structural elements (cradle beam, hoist beam, cables, pulleys, etc.) in satisfactory condition. Some minor surface oxidation.
3. Boat lift piles are similar to dock piles. It appears that lifts were installed at different times with some piles in good condition but most in poor condition. Most piles are PVC wrapped and the wrap would need to be removed to adequately assess the condition of the piles.

# MCR Professional Engineering, Inc.

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As can be seen on the attached diagrams, the original design plan and existing dock layout is different. So, either the docks were modified from the original design plan or have been altered since the original construction. It is not known if the modifications were approved/permited through any of the agencies (Army Corps of Engineers, Florida Department of Environmental Protection or the building department), so inquiries to these agencies will be needed to ascertain what can be put back. At the very least, the original plan will be allowed, but modifications can be approved provided it complies with the agencies' rules and guidelines.

## Recommendations:

1. Based on what was observed, more than 70% of the dock support piles need to be replaced. With such a high percentage, coupled with most of the framing and decking being in poor condition, it is recommended that all of the docks be replaced.
2. There is a possibility that the piles on some of the lifts are in satisfactory condition. These can be evaluated on a case by case basis. In most instances, the lifts can remain while the docks are being replaced. However, this will depend on what can be approved.
3. Inquire with the agencies to find out what layout can be approved.

*Michael Baber*

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Michael Baber  
Professional Engineer  
FL.#52575

## Attachments:

1. Inspection pictures and diagrams

INTRACOASTAL WATERWAY

RIGHT-OF-WAY LINE FLORIDA EAST COAST CANAL

37' EASEMENT STATE OF FLORIDA D.B. 856-P-185

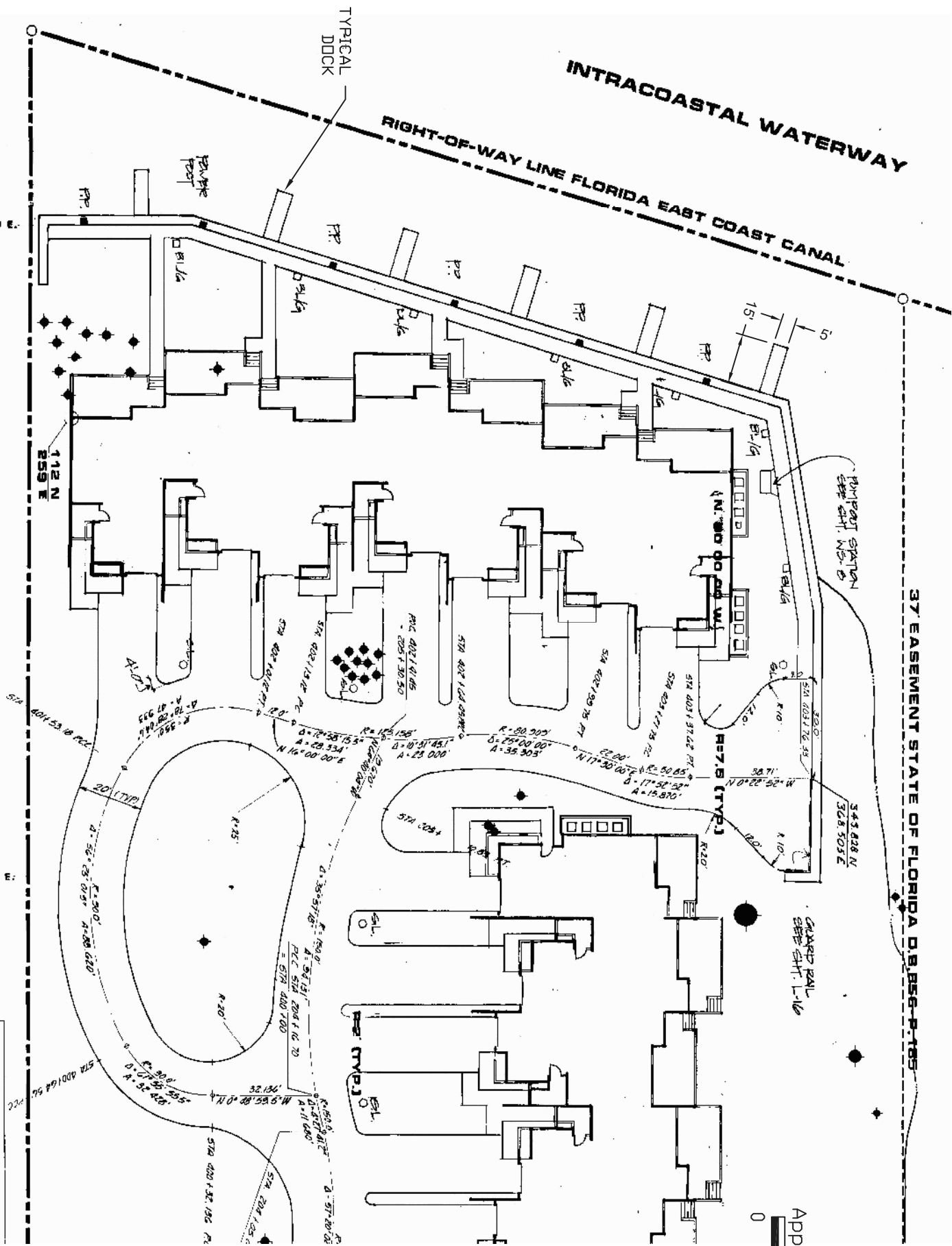
200 E.

112 N  
859 E

400 E.

ORIGINAL DESIGN PLAN

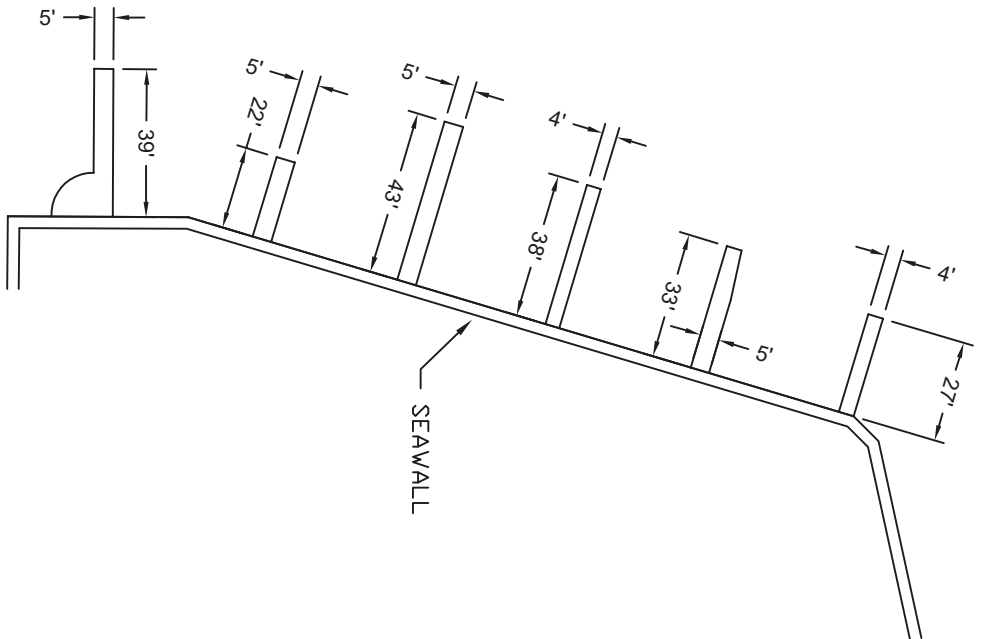
OCEAN RIDGE YACHT CLUB HOA  
OCEAN RIDGE



Approx. Scale  
0 Feet 40



PROJECT SITE



**AERIAL**

**EXISTING CONDITIONS**  
**(DOCKS ONLY)**



**MARINA INSPECTION**

OCEAN RIDGE YACHT CLUB HOA  
OCEAN RIDGE

MCR PROFESSIONAL ENGINEERING  
3733 ATLANTIC ROAD  
PALM BEACH GARDENS, FL 33410  
PHONE: 561-863-3393

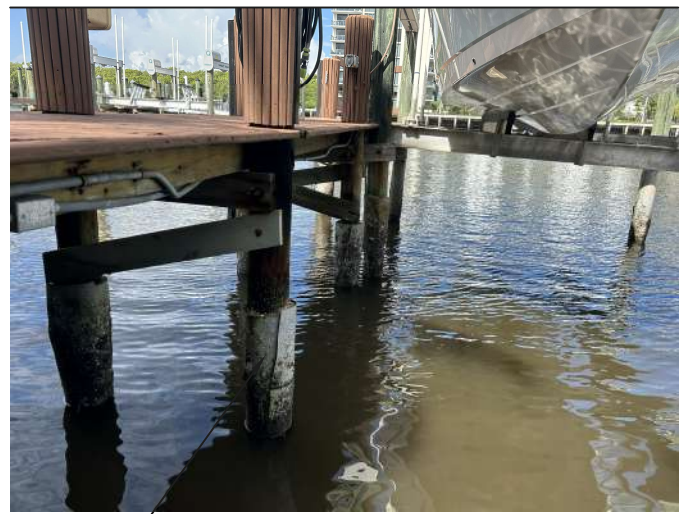
DATE	REVISIONS	SHEET 1 OF 1
9/10/24	INITIAL DRAWINGS COMPLETED	

MICHAEL BABER, FL PE# 52575

This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



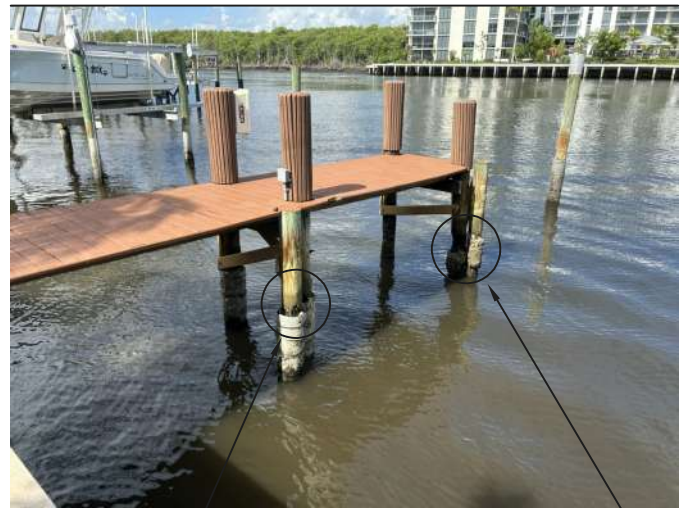
TYPICAL DOCK



CONCRETE "JACKETS". THESE HAVE BEEN PLACED ON APPROXIMATELY 80% OF THE PILES



WEATHERED SUPPORT FRAMING  
CORRODED HARDWARE. MUCH OF THE HARDWARE IS SIGNIFICANTLY CORRODED.



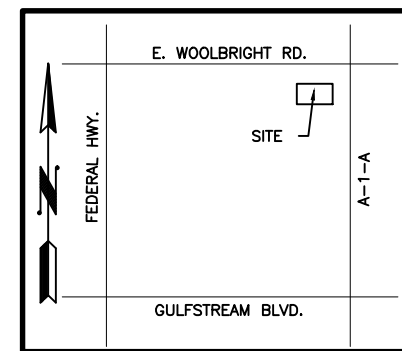
SEVERELY DAMAGED PILES AND CONSIDERED UNSAFE



PILE CONDITION UNDERNEATH THE CONCRETE JACKETS ARE LIKELY BAD.



SEVERELY DAMAGED PILE AND CONSIDERED UNSAFE



LOCATION MAP  
NOT TO SCALE

SYMBOL:

- ☐ CATCH BASIN
- ⊕ WATER METER
- ⊙ ANCHOR
- ⊙ WOOD UTILITY POLE
- ⊙ WOOD LIGHT POLE
- ⊙ CONCRETE UTILITY POLE
- ⊙ CONCRETE LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ CABLE BOX
- ⊙ ELECTRIC BOX
- ⊙ TELEPHONE BOX
- ⊙ WATER VALVE
- ⊙ IRRIGATION VALVE
- OH — OVERHEAD LINE (OH)
- X — CHAIN LINK FENCE (C.L.F.)
- // — WOOD FENCE (W.F.)
- — — METAL FENCE (M.F.)
- — — PLASTIC FENCE (P.F.)
- X — WIRE FENCE (W.F.)

LEGEND:

- A/C = AIR CONDITIONER
- T.O.B. = TOP OF BANK
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C = CALCULATED
- C.L. = CENTER LINE
- C/S = CONCRETE SLAB
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- E. ELEV. = ELEVATION
- F. = FOUND
- F.F. = FINISHED FLOOR
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.I.R.C. = FOUND IRON ROD AND CAP
- L. = ARC LENGTH
- L.B. = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- M. = MEASURED
- NO I.D. = NO IDENTIFICATION
- N/A = NOT APPLICABLE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- ISADA = ITS SUCCESSORS AND/OR ASSIGNS
- ATMA = AS THEIR INTEREST MAY APPEAR
- P. = PLAT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.K. = PARKER KALON COMPANY
- D. = DEED
- 0.00'x = SPOT ELEVATION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.G. = PASE
- R. = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- CL.R. = CHAINLINK FENCE
- EM = ELECTRIC METER

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2, OF "BENSON BROTHERS SUBDIVISION", AS RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK: T 315 (SRD)  
ELEVATION: 23.661 (NAVD'88)

SURVEYOR'S NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO AID IN DOCK SPACE PERMITTING.

TITLE: SPECIFIC PURPOSE SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.		<b>Baseline Land Survey LLC</b> 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700
COMMUNITY PANEL# 125134-0793-F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0'	DRAWN BY: N.L.R. CHECKED BY: J.E.K.			
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: S. LINE LOT 2, SAID LINE HAVING AN ASSUMED BEARING OF S89°37'08"W.		PARTY CHIEF: HECTOR			
PROPERTY ADDRESS: 5600 N OCEAN BOULEVARD, OCEAN RIDGE, FL 33426			SURVEY DATE: 08/07/24			JOB NO.: 24-08-007

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

PAGE 1 OF 2  
CE CASE NO.: 2024-023

**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 10/31/24, at \_\_\_\_\_ hours, the Respondent(s), OCEAN RIDGE FAMILY LLC owner(s) of the property located at 20 HUDSON AVE (BOYNTON BEACH PARK LOT 12 BLK 5), Ocean Ridge, FL 33435, did violate Section(s) 67-118 of the Town's Code of Ordinances by:

Sec. 67-118. - Expiration - For each permit issued under this division, work shall commence within 60 days and shall be completed within 180 days of the date of issue. If work is commenced and not completed within the time permitted, but site work is actively being performed, an extension of not more than 30 days shall be granted.

This is an irreparable/irreversible violation. Please complete all site work promptly and in accordance with all code requirements.

This violation is subject to a fine of up to \$5,000 per day until compliance.

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 20 HUDSON AVE (BOYNTON BEACH PARK LOT 12 BLK 5) Pursuant to Town Code Section(s) 67-118, and Chapter 162, Florida Statutes, the violation(s) must be corrected within IMMEDIATELY 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 DECEMBER 3, 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.: 2024-023

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

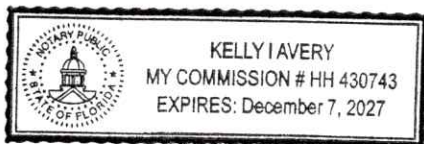
Printed: Manny Palacios

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 3<sup>rd</sup> day of October 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 J. Avery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/24



# 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.: 2024-023

Code Section(s):

67-118

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 20 HUDSON AVE (BOYNTON BEACH PARK LOT 12 BLK !, Ocean Ridge, FL 33435

I, Mary Palacios, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for DECEMBER 3, 2024 at 10:00 A.M. on the above named respondent on

OCEAN RIDGE FAMILY LLC at \_\_\_\_\_ AM PM

10/31/24

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.

10/31/24  
Date

Mary Palacios  
Community Standards Officer

Sworn to and Subscribed

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

(SEAL)



Kelly Iavery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/24

**Property Detail**

**Location Address :** 20 HUDSON AVE  
**Municipality :** OCEAN RIDGE  
**Parcel Control Number :** 46-43-45-27-07-005-0120  
**Subdivision :** BOYNTON BEACH PARK IN  
**Official Records Book/Page :** 34769 / 1626  
**Sale Date :** DEC-2023  
**Legal Description :** BOYNTON BEACH PARK LOT 12 BLK 5

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
OCEAN RIDGE FAMILY LLC	2805 E OAKLAND PARK BLVD STE 437 FORT LAUDERDALE FL 33306

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2023	\$375,000	34769 / 01626	WARRANTY DEED	OCEAN RIDGE FAMILY LLC
JAN-1980	\$31,500	03278 / 00527		BUERK MARTIN E &
FEB-1977	\$14,500	02646 / 01161	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 0  
**\*Total Square Feet :** 0  
**Acres :** .39  
**Property Use Code :** 0000—VACANT  
**Zoning :** RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$313,966	\$350,408	\$254,843	\$65,085	\$65,400
Total Market Value	\$313,966	\$350,408	\$254,843	\$65,085	\$65,400

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$313,966	\$78,753	\$71,594	\$65,085	\$64,020
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$313,966	\$78,753	\$71,594	\$65,085	\$64,020

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$5,908	\$3,200	\$2,546	\$1,263	\$1,254
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$5,908	\$3,200	\$2,546	\$1,263	\$1,254

Sec. 67-118. - Expiration.

For each permit issued under this division, work shall commence within 60 days and shall be completed within 180 days of the date of issue. If work is commenced and not completed within the time permitted, but site work is actively being performed, an extension of not more than 30 days shall be granted.

(Code 1993, § 14-118)

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

9.68

Sent To

Oceanridge family LLC  
Street and Apt. No., or PO Box No.  
2805 E oakland PARK BLVD STE 437  
City, State, ZIP+4®  
Fort Lauderdale FL, 33306

10/31/24

Postmark  
Here

2024-023

Page 23 of 132

7202 3330 0001 J264 9067

## 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.**

USPS TRACKING#



9590 9402 9033 4122 2259 82

United States  
Postal Service

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •  
TURN OF OCEAN RIDGE  
6450 N OCEAN BLVD  
OCEAN RIDGE FL, 33435

95-52999



**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

OCEAN RIDGE FAMILY LLC  
 2805 E OAKLAND PARK BLVD  
 STE 437  
 FORT LAUDERDALE FL, 33306



9590 9402 9033 4122 2259 82

**2. Article Number (Transfer from service label)**

7022 3330 0001 1264 9067

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

COM

**X**

B. Received by (Printed Name)  
 J. Siebert

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:

Yes  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



**TOWN OF OCEAN RIDGE**

6450 N Ocean Blvd, Ocean Ridge, Florida 33435  
(561) 732-2635 Main ♦ (561) 737-8359 Fax  
oceanridgeflorida.com ♦ permit@oceanridgeflorida.com

**Received**

DEC 07 2023

Town of Ocean Ridge

TOWN OF OCEAN RIDGE

**Lot Clearing/Fill Permit Application OFFICE COPY**

To: Building Department  
Fee: \$300.00

Permit Application Number: 165  
Application Date: 12/7/23

Please review pages 3-4 for checklist, codes, etc. Please visit [www.oceanridgeflorida.com](http://www.oceanridgeflorida.com) for the most up-to-date town codes and ordinances.

Property Owner's Name: Martin E Buerk & Jodie S Buerk Phone: 561-441-5875

Site Address: 20 Hudson Avenue Ocean Ridge, FL

Contractor Business Name: Neou Construction Inc Phone 954-913-0975

Point of Contact Name: Klaudio Kryemadhi Point of Contact Email: Neouconstructioninc@gmail.com

Application is hereby made for approval to do lot clearing (circle) or to place fill material (circle) at the following property located at (address) 20 Hudson Avenue Ocean Ridge, FL.

Site activity Folio/PCN No.: 46-43-45-27-07-005-0120

Site activity property size (acres): 0.273 Acres

Fill Volume (cubic yards): 1,498 Excavation (cubic yards): 0.00

Type of fill material to be used: Clean Upland Sandy Fills

Owner's Lot Finished Elevation: 4 NAVD

Adjoining Lot Elevations: 2.03 Left Side 3.82 Right Side N/A 51ft feet from rear Rear Side

Purpose of the activity: Site work not incidental to construction to fulfill obligations and rights under issued 404 and ERP permits from the Florida Department of Environmental Protection

Will there be any clearing of vegetation or removal/relocation of any tree? Yes / No (circle one)  
If yes, please complete the tree permit application and checklist.

Therefore, in consideration of the granting of this permit, the undersigned, the owner and the contractor agree to perform lot clearing and/or place only clean fill material, that it shall be spread to the satisfaction of the Administrative Official, and that all ordinances and regulations of the Town of Ocean Ridge, Florida, and all provision of the laws of the State of Florida shall be complied with whether herein specified or not. The lot shall be left in a clean and manageable condition.

Owner/Authorized Agent agrees to install silt fencing prior to any work being performed.

Owner/Authorized Agent agrees to schedule a final inspection of the lot clearing and/or fill when described work has been completed.

[Signature]

Signature of Property Owner or Duly Authorized Agent  
(If Authorized Agent, attach an Affidavit to Appoint Agent Form)

12/5/2023  
Date

*Plans not seen*  
**SCANNED**  
12-8-23

~~TOWN OF OCEAN RIDGE~~  
**OFFICE COPY**

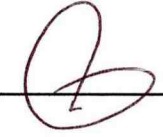
For Official Use Only

Paid: \$ 300<sup>00</sup> cash \_\_\_\_\_ check # CC# 147398196 Date Paid: 12/7/23

Permit 165  
Ocean Ridge, Florida

Permission is hereby granted to do lot clearing or to place fill material in accordance with the above application and in compliance with all ordinances of the Town of Ocean Ridge and subject to regulations of the Administrative Official in accordance therewith.

Owner/Authorized Agent agrees to schedule a final inspection of the lot clearing and/or fill when described work has been completed.

Plans Examiner \_\_\_\_\_  
Plans Examiner 

Date \_\_\_\_\_  
Date 12/14/23

This permit expires 180 days from date of approval.

OCEAN RIDGE - PLAN REVIEW & APPROVAL	
APPROVED BY	DATE
BUILDING _____	_____
ELECTRICAL _____	_____
MECHANICAL _____	_____
PLUMBING _____	_____
ENGINEERING 	<u>12/14/23</u>
ZONING _____	_____



### Step 3: Confirmation and Receipt

## Result: Payment Authorized

### Confirmation Number: 147398198

**TOWN OF OCEAN RIDGE**  
**OFFICE COPY**

Your payment has been authorized successfully and payment will be processed.

The Town of Ocean Ridge thanks you for your payment. For questions about your account, please call 561-732-2635 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

#### My Bills

Description	Amount
Building Permit payment of \$350.00 on Permit Number, Invoice Number, or Description Tree Permit 23-8 , Lot clearing 165	\$350.00
<b>Subtotal:</b>	<b>\$350.00</b>
<b>Convenience Fee:</b>	<b>\$10.50</b>
<b>Total Payment:</b>	<b>\$360.50</b>

#### Customer Information

First Name: Yanielka  
 Last Name: Gonzalez  
 Address Line 1: 2805 E Oakland Park Blvd  
 Address Line 2:  
 City: Fort Lauderdale  
 State: Florida  
 Zip Code: 33306  
 Phone Number: 561-441-5875  
 Email Address: austen.bernstein@gmail.com

#### Payment Information

Payment Date: 12/07/2023  
 Card Type: Visa  
 Card Number: \*\*\*\*\*3198

Print



TOWN OF OCEAN RIDGE  
**OFFICE COPY**

### TOWN OF OCEAN RIDGE

### CONSTRUCTION SITE MANAGEMENT HANDBOOK

I KLAUDIO KRYEMADHE swear (affirm) that I have read the Town of Ocean Ridge's Construction Site Management Handbook in its entirety and do hereby agree to comply with all provisions in this document and the provisions of the Florida Building Code CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION. I further understand that I am responsible for all citations issued for violations of the provisions of this handbook.

29 Hudson Avenue Ocean Ridge  
Permit Address

Lot clearing/Fill 1415 permit  
Permit #

[Signature]  
Contractor/Qualifier's Signature

Anton Berstein on behalf of Martin Buerk  
Property Owner's Signature

12/5/2023  
Date

12/5/2023  
Date

The rules and regulations in this handbook shall apply to all construction sites and are a condition of all primary building permits issued by the Town or any permit for which a fee is charged on a single permit job. Failure to follow these regulations, or any plans and documents approved by the Town pursuant to this handbook, may result in a Stop Work Order, and repeated violations may result in the revocation of all building permits.

Revision Date: March 2022

December 1, 2023

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

Town of Ocean Ridge  
Town Hall  
6450 N Ocean Blvd  
Ocean Ridge, FL 33435

Re: Historic Or Specimen Tree Removal 20 Hudson Avenue (46-43-45-27-07-005-0120)

Dear Town of Ocean Ridge,

This letter is to certify that there are no historic/specimen trees currently located within the proposed working area for the clear and fill permit at the property located at 20 Hudson Avenue Ocean Ridge, Fl. The proposed fill project was prepared and planned by Cheryl Carpenter of C&N Environmental. This project has been approved under the Florida Department of Environmental Protection ERP permit number 50-0414705-001-EI and the 404-permit number 50-0414705-003-SFI. The project application details the removal of the senescent (end of life) mangrove wetland existing on the front 119 feet of the property. The project exclusively includes the removal of mangrove plants during the fill activities. Additionally, it serves to respond that no upland trees are scheduled to be removed including no historic or specimen trees are scheduled to be removed as part of the proposed wetland/lot fill project.

Kind Regards,

Thomas L. White, ASLA-ISA  
Landscape Architect, LEED Green Assoc.  
ISA Certified Arborist  
2600 NE 27<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33306  
[tcawhite@bellsouth.net](mailto:tcawhite@bellsouth.net)  
954-253-2265



- SEPARATE PERMITS REQUIRED**
- ELECTRICAL
  - PLUMBING
  - ROOFING
  - ALARM SYSTEM
  - CURBCUTS
  - POOL BARRIER
  - PAVING & DRAINAGE
  - MECHANICAL
  - FIRE SPRINKLER
  - FIRE SUPPRESSION
  - LANDSCAPING
  - LAWN SPRINKLER + PLAN'S
- w/ Bldg Permit*



## FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

**Project Name:** Russel Family Residence

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

**Permittee/Authorized Entity:**  
Tricia Russel  
2805 E Oakland Park Blvd, Ste. 437  
Email: [Tricia.J.Russel@gmail.com](mailto:Tricia.J.Russel@gmail.com)

**Authorized Agent:**  
C & N Environmental Consultants  
c/o Cheryl Carpenter, President  
Email: [CherylC@Cnenvirofl.com](mailto:CherylC@Cnenvirofl.com)

**Environmental Resource Permit - Granted**

**State-owned Submerged Lands Authorization – Not Required**

**Section 404 Authorization – Separate Authorization Provided Under 404 Permit  
No.: 50-0414705-003-SFI**

**Permit No.:** 50-0414705-001-EI

**Permit Issuance Date:** November 9, 2023

**Permit Construction Phase Expiration Date:** November 9, 2028

## Environmental Resource Permit

Permit No.: 50-0414705-001-EI

### PROJECT LOCATION

The activities authorized by this permit are located at 20 Hudson Avenue, Ocean Ridge (Parcel ID No. 46434527070050120), Section 27, Township 45 South, Range 37 East. The proposed mitigation area is located adjacent to 2240 N. Federal Highway, Boynton Beach, in Palm Beach County, at Latitude N 26° 52' 61.26", Longitude -80° 5' 21.40" W.

### PROJECT DESCRIPTION

The permittee is authorized to fill 0.27 acres of mangrove wetlands for the construction of a single-family residence and associated improvements.

The permittee proposes to offset unavoidable wetland impacts through the creation and restoration of approximately 0.42 acres of in-basin mangrove wetlands a 0.22-acre upland buffer. Such mitigation work includes the planting of red mangrove saplings and installation of a rock breakwater that will be placed under conservation easement. The mitigation area is located off-site on a parcel more favorable to the long-term success of a mangrove wetland than that of the impact site due to its direct adjacency to the Intracoastal Waterway. The applicant's proposed compensatory mitigation project fully offsets the unavoidable adverse impacts to the ecological functions of the on-site wetlands as determined by the Uniform Mitigation Assessment Method (UMAM).

The proposed off-site mitigation shall be conducted in accordance with the mitigation and monitoring plan (enclosed) and amended conservation easement pursuant to South Florida Water Management District (SFWMD) Permit No. 231004-40654.

Authorized activities are depicted on the attached exhibits.

### AUTHORIZATIONS

#### Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

#### Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activities do not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code (F.A.C.).

#### Federal Authorization/State 404 Authorization

The Department has determined that the activity qualifies for a State 404 Program Individual Permit. Therefore, a State 404 Program Permit will be hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-331, Florida Administrative Code (F.A.C.).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of

Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida’s Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

**PERMIT CONDITIONS**

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

**SPECIFIC CONDITIONS- PROJECT FORMS & ATTACHMENTS**

(1) The attached project drawings (sheets 1 through 12); the attached mitigation plan entitled “Russel Family Residence Mitigation Plan (sheets 1 through 24); the “Florida EPPC’s 2015 Invasive Plant Species List” which can be downloaded at <http://www.fleppc.org/list/2015FLEPPCLIST-LARGEFORMAT-FINAL.pdf>; and DEP forms 62-330.310(3), 62-330.310(1); 62-330.310(2); 62-330.340(1); and 62-330.350(1), which may be downloaded at <http://www.dep.state.fl.us/water/wetlands/erp/forms.htm> become part of this permit.

Project Name: Russel Family Residence

Permit No.: 50-0414705-001-EI

Page 3 of 12

If the permittee does not have access to the Internet, please contact the Department at (561) 681-6600 to request the aforementioned forms and/or document(s).

**SPECIFIC CONDITIONS - PRIOR TO CONSTRUCTION**

(2) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a pre-construction conference with a representative of the Department. It shall be the responsibility of the permittee to contact the Department's Compliance Assistance Program, by email [SED\\_Compliance@FloridaDEP.gov](mailto:SED_Compliance@FloridaDEP.gov), or by phone (561) 681-6600, to schedule the pre-construction conference.

(3) Prior to initiation of any work authorized by this permit, all wetlands, surface waters, and storm drains, outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, sedimentation, and/or scouring, including the placement of staked erosion control devices around the project area and staging area(s) that are located outside of any authorized impact areas. The limits of impact shall be clearly marked during construction in a way which is visible and obvious to anyone performing work on-site, including someone operating heavy equipment. Orange construction fence or tall flagged stakes along the barriers are possible methods. There shall be no discharge in violation of the water quality standards in Chapter 62-302, Florida Administrative Code. Turbidity/erosion controls shall be installed prior to clearing, excavation or placement of fill material, shall be maintained until construction is completed, disturbed areas are stabilized, and turbidity levels have fallen to less than 29 NTU's above background levels. The turbidity and erosion control devices shall be removed within 14 days once these conditions are met.

(4) Prior to any construction or impacts authorized by this permit, the permittee shall provide the Department with a copy of the recorded conservation easement over the off-site mitigation area as required under SFWMD Permit No. 231004-40654.

**SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

(5) This permit authorizes permanent impacts to the wetland fill area shown in the attached permit drawings. No other areas are authorized to be impacted, which includes but is not limited to clearing with the use of heavy equipment, filling, or excavation.

(6) Any fill material used shall be clean fill and free of vegetative matter, trash, rebar, garbage, toxic or hazardous waste, or any other unsuitable materials.

(7) Storage or stockpiling of tools and materials (i.e., lumber, pilings, debris,) within wetlands, along the shoreline, within the littoral zone, or elsewhere within wetlands or other surface waters is prohibited however permittee shall be able to utilize wetlands that are approved for impacts that are authorized under this permit. All vegetative material and debris shall be removed to a self-contained upland disposal area with no stockpiling of debris within wetland areas unless the wetland areas are areas approved for impacts authorized by this permit.

(8) Staked filter cloth shall be positioned at the edge of the permitted fill slopes adjacent to wetlands to prevent turbid run-off and erosion. Grass seed, or sod shall be installed and maintained on exposed slopes and disturbed soil areas within 48 hours of completing final grade, and at other times as necessary, to prevent erosion, sedimentation or turbid discharges into waters of the state and

adjacent wetlands. A vegetative cover that stabilizes and prevents erosion of the fill material shall be established within 60 days of sodding or seeding. Turbidity barriers/erosion control devices shall be removed upon establishment of a substantial vegetative cover and the completion of construction activities.

(9) The breakwater shall be fully constructed, prior to the placement of any back fill material. Any fill material used behind the bulkhead shall be clean fill and free of vegetative matter, trash, rebar, garbage, toxic or hazardous waste, or any other unsuitable materials.

(10) No impacts to benthic resources or mangroves beyond the scope of the authorized impacts are authorized by this permit.

#### **SPECIFIC CONDITIONS – MITIGATION**

(11) The mitigation plan for the activities authorized under this permit shall be implemented as described in the attached document entitled “Russel Family Residence Mitigation Plan.”

(12) Prior to construction, the applicant shall provide evidence they have secured the bond detailed within the Russel Family Residence Mitigation Plan to the Department at [SED\\_Compliance@FloridaDEP.gov](mailto:SED_Compliance@FloridaDEP.gov)

(13) Prior to construction of any works authorized under this permit, the permittee must receive Department approval of the time-zero monitoring report (referred to as “baseline monitoring” in the attached mitigation plan).

(14) The Department’s approval of the mitigation plan pursuant to this permit does not constitute a finding by the Department the mitigation will meet the required success criteria. The permittee acknowledges its obligation to meet the intent of the permit regarding the mitigation objective until the mitigation is determined by the Department to be successful.

(15) A “Time Zero” Monitoring Report shall be submitted within 30 days of completion of implementation of the mitigation areas and shall include the following:

- a. Date the planting was completed;
- b. Color photographs to provide an accurate representation of the mitigation area. The photographs shall be taken from fixed reference points and directions which are shown on a scaled plan view.
- c. A table depicting numbers, spacing, and sizes (including tree height) of each species planted.

(16) Subsequent Mitigation Monitoring Reports shall be submitted annually for five years and shall include the following for each mitigation area: (Data shall be submitted in tabular form; subsample number and size shall be determined by a statistically valid method)

- a. Color photographic prints taken from the reference points established in the Time Zero Monitoring Report.
- b. Total percent cover of planted species.
- c. Plant species composition with estimates of the contribution of each species to percent cover.
- d. Data documenting the hydrologic regime (mean high and low water elevations).
- e. Date of the inspection;
- f. Color photographic prints taken from the reference points established in the Time Zero Monitoring Report;
- g. Description of any exotic species removed from the mitigation area;
- h. Detailed description of statistical methods used which must include the following:
  - i. Subsample method and map of sampling locations.
  - ii. Method used to determine percent cover and growth.
  - iii. Statistical analyses used.

(17) The mitigation shall be deemed successful when the following criteria has been continuously met for a period of at least one year, without intervention in the form of irrigation, removal of undesirable vegetation, or replanting of desirable vegetation:

- a. Planted mangroves and naturally recruited native wetland plant species have achieved a minimum 80% cover.

(18) The mitigation area shall be maintained for nuisance/exotic vegetation in perpetuity with a maximum of five percent (5%) coverage of nuisance and/or exotic vegetation.

(19) The responsibility to assess if the mitigation is meeting the permit-specified success criteria shall not fall solely on the Department. In the event the permittee becomes aware mitigation is not meeting the success criteria (based on either site observations or review of monitoring reports), the permittee, no later than six months before the permit construction phase expiration date, shall be responsible to submit an alternative mitigation plan to the Department for review and approval. The permittee shall implement the alternative mitigation plan no later than 60 days after receiving Department approval.

**SPECIFIC CONDITIONS – LISTED SPECIES**

(20) This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of

“take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).

#### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

(1) All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

(2) A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

(3) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector’s Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

(4) At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), “Construction Commencement Notice,” [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

(5) Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

(6) Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

Project Name: Russel Family Residence  
Permit No.: 50-0414705-001-EI  
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- a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
- b. For all other activities – “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
- c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

(7) If the final operation and maintenance entity is a third party:

- a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
- b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

(8) The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

(9) This permit does not:

- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
- b. Convey to the permittee or create in the permittee any interest in real property;
- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
- d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

(10) Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

(11) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

(12) The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

(13) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

(14) If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

(15) Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

(16) The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

(17) This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

(18) A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

#### **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing

process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

#### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do

not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



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Norva Blandin, MSEM  
Permitting Program Administrator  
Southeast District

**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP –Norva Blandin MSEM, Danielle Sattelberger, Alexander Brockett, Thaddeus Thomson  
Kevin Hallahan, Boynton Beach Planning & Zoning, [hallahank@bbfl.us](mailto:hallahank@bbfl.us)  
Cheryl Carpenter, C & N Environmental Consultants, [cherylc@cnenvirofl.com](mailto:cherylc@cnenvirofl.com)  
Matt Mitchell, Palm Beach County, [MMitchell@pbcgov.org](mailto:MMitchell@pbcgov.org)  
Barb Conmy, South Florida Water Management District, [bconmy@sfwmd.gov](mailto:bconmy@sfwmd.gov)  
Austen Bernstein, [austen.bernstein@gmail.com](mailto:austen.bernstein@gmail.com)

**FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

*Kameil Akbar*      11.09.2023  
Clerk                      Date

**Attachments:**

- Project Drawings and Design Specs., 12 pages
  - Russel Family Residence Mitigation Plan, 24 pages
  - Florida EPPC's 2015 Invasive Plant Species List, 6 pages, can be downloaded at <http://www.fleppc.org/list/2015FLEPPCLIST-LARGEFORMAT-FINAL.pdf>
  - Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit Form 62-330.310(3)\*
  - As-built Certification and Request for Conversion to Operational Phase Form 62-330.310(1)\*
  - Request for Transfer to the Perpetual Operation Entity Form 62-330.310(2)\*
  - Request to Transfer Permit Form 62-330.340(1)\*
  - Commencement Notice Form 62-330.350(1)\*
- \*Can be downloaded at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource>

**CONTRACTOR SERVICES AGREEMENT**  
**Clear & Fill Project**  
**20 Hudson Ave, Ocean Ridge, FL 33435**

**TOWN OF OCEAN RIDGE**  
**OFFICE COPY**

1. **The Parties:** This Agreement is made on November 22, 2023 by and between **Neou construction Inc** ("Contractor") and Austen Bernstein on behalf of Martin Buerk ("Client").
2. **Independent Contractor:** Contractor and Client intend this Agreement to be one of independent contractor and client. Contractor and Client understand that it is the Contractor's sole and complete responsibility to pay all employment taxes, including Federal and State withholding taxes and Social Security, and to obtain insurance, including workers compensation coverage and public liability insurance and property damage insurance arising out of or relating to this Agreement. Contractor warrants that upon signing of this Agreement that Contractor has obtained all stated and necessary insurance and that it shall be kept in full force and effect until the completion of the work contracted for herein, and that where necessary the Client shall be named as an additional insured on all of the Contractor's insurance policies.
3. **Services Provided:** Contractor agrees to perform the services listed in this contract (the "Services") as contained in Exhibit A on behalf of the Client (the "Scope" or "Scope of Work"). Contractor agrees to perform the Scope in accordance with progress schedules that may be revised from time to time, and job demands to complete the Scope by the Expected Completion Date. The Contractor shall be responsible for providing the **labor, materials, equipment, and travel** to the Location mentioned in Section 6.
4. **Contract Price for Work:** The Client agrees to pay for the Scope of Work provided in Exhibit A according to the timeline and milestones as set forth in Exhibit B. The total agreed amount for the project is **Thirty Four Thousand Dollars (\$34,000.00)**.
5. **Start Date:** Contractor will commence work within 60 days of executing the contract and will perform the scope as necessary to meet the obligations listed in this agreement, provided that payments are made according to the schedule in Exhibit B.
6. **Location:** The location and job site for the services provided shall be **20 Hudson Avenue Ocean Ridge, FL 33435** (the "Location").
7. **Expected Completion Date:** On or before **120 Days from Start Date** (the "Completion Date"). Completion Date may be changed if the Services cannot begin or end due to circumstances beyond the control of the Contractor, including but not limited to, lack of readiness of the Location, unavailability of building materials, or any other issues considered outside the control of the Parties in this Agreement.
8. **Active Progress:** Contractor shall maintain active progress on the Scope of Work from the Start Date to Completion Date. Active progress shall be defined as regular and orderly work being performed on any Scope Of Work item possible to be performed at

the Location pending availability or delivery of material, pending approvals from municipality, pending design or engineering plans, pending approvals, or Force Majeure events as described in Section 23.

9. **Clean-up and Job Site:** Contractor will be responsible for maintaining a clean job site on a daily basis, including all construction debris and/or other trash, and protecting finished surfaces of all other trades such as countertops, flooring, walls, and concrete surfaces. Client shall provide a dumpster at Contractor's request. Contractor shall be responsible for clean up of all trash and debris related to materials of the contractor on a daily basis which shall include sweeping the street and sidewalk in front of the project site if applicable. Contractor shall pressure wash the street and sidewalk in front of the project if any visible construction dirt remains due to Contractor's work or if requested by the local Municipality. Contractor shall not park on the sidewalk at the Location. If Contractor or its workers are the last to leave the Location, they shall ensure all doors and gates at the job site are closed and locked.
10. **Contractor Availability:** The following individuals shall be readily available to contact throughout the project: **Klaudio Kryemadhi (or "Designated Contact")**. An inability to contact the Designated Contact within 36 hours during the contract duration shall be valid terms to terminate the contract or order such work to be performed by an outside source and Contractor shall be liable to Client for all costs so incurred.
11. **Change Orders:** Any alteration or deviation from the Scope of Work contained herein or any other contractual specifications that result in a revision of this Agreement shall be executed and attached to this Agreement as a change order ("Change Order").
12. **Defects:** Contractor shall warrant to Client that Contractor is solely responsible for any loss or damage arising from any defect in materials and / or workmanship furnished under the Agreement for a period of one (1) year from the Completion Date. If the Contractor defaults or neglects to carry out the work in accordance with this Agreement and fails within five business days after receipt of notice from the Client to commence and continue correction of such default or neglect with diligence and promptness, the Client may, without prejudice to other remedies the Client may have, remedy such default or neglect and withhold the reasonable cost thereof from current or future payments due the Contractor. If payments due to the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Client.
13. **Inspections:** All inspections are to be secured by the Contractor and no work is to be performed before required inspections have been completed by all applicable governing agencies (i.e. City, County, VA, etc.). A representative of the Contractor shall be present at all inspections. Any charges for Re-inspection shall be the Contractor's responsibility. The Contractor shall coordinate inspections with Client.
14. **Code Compliance:** Contractor shall be responsible to meet all applicable codes per the most recent Florida Building Code ("FBC") and/or local codes as well as any other current codes governing this trade work. Any re-inspection fees due to Contractor's failure to install the appropriate material or failure to meet these codes shall be charged to the Contractor.

15. **Required Licenses:** Contractor, its subcontractors, and all direct or indirect employees and agents shall be licensed in accordance with respective State laws where the individual is performing their trade or service. All individuals under this agreement shall be regulated by their respective licensing board which has jurisdiction to investigate complaints made by any third (3rd) parties.
16. **Manufacturer Warranties:** All manufacturer or supplier warranties and / or guarantees, express or implied, with respect to any material or equipment used in or as a part of the work shall be deemed obtained by Contractor on behalf of Client, and shall inure to the Client's benefit without the necessity of a separate transfer or assignment thereof, or require such manufacturer or supplier to execute such warranties and guarantees in writing to the builder.
17. **Entire Agreement:** The Agreement constitutes and represents the entire agreement between the Client and the Contractor, and supersedes and extinguishes all prior agreements, understandings, and arrangements of any nature, whether oral or written, between the Parties relating to the work to be performed hereunder.
18. **Assignment:** Contractor shall not have the right to assign any rights under this Agreement or any part of the Scope contained herein without written consent of Client.
19. **Controlling Law:** This agreement shall be governed by the laws of the State of Florida.
20. **Arbitration:** The Client and Contractor agree that, if any controversy or claim arising out of or relating to this Agreement cannot be settled through direct discussions, they shall endeavor first to settle the controversy or claim through mediation or arbitration.
21. **Indemnification:** Contractor agrees to protect, defend, indemnify, and hold harmless Client, its officers, agents, and employees, from and against any and all claims, demands, expense, and liability, including claims of negligence, arising out of injury or death to any person or the damage, loss or destruction of any property which may occur or in anyway grow out of the acts of or omissions of Contractor its agents, employees, assigns, successors, or subcontractors, or any and all costs, expense and/or attorney fees incurred by Client as a result of any claims, demands, and/or causes of action.
22. **Severability:** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.
23. **Force Majeure:** Neither party shall be liable for any failure to perform under this Agreement when such failure is due to causes beyond that party's reasonable control, including, but not limited to, acts of State or governmental authorities, acts of terrorism, natural catastrophe, fire, storm, flood, earthquakes, accident, and prolonged shortage of energy. In the event of such delay, any date stated herein shall be extended by a period of time necessary by both Contractor and Client.

24. **Termination:** Client reserves the right to terminate all or any part of this Agreement at any time for its convenience upon 24 hours written notice to Contractor. Upon receipt of notice of termination, Contractor shall discontinue all Scope of Work, including placing orders, or entering into contracts for supplies, assistance, facilities, and materials, cause its suppliers and/or subcontractors to cease their work for this Agreement, and furnish the Client with copies of all project materials within fifteen (15) days of notice of termination. Contractor shall be entitled to payment, calculated on a pro rata or other equitable basis, for work or services satisfactorily performed up to date of termination, minus all damages incurred by Client connected with Contractor's failure to perform. In no event shall Contractor be paid for Scope of Work performed or costs incurred after receipt of notice of termination.
25. **Sale of Property:** In the event the owner of the Location sells or transfers any interest in the property during the term of this Agreement, such sale or transfer shall be deemed a termination of this Agreement and subject to terms set forth in Section 24, unless otherwise mutually agreed to in writing by both Parties. Any holdback payment amount of portions completed will be due to the contractor prior to sale or transfer of any interest in the property prior to termination of this Agreement for such clause.
26. **Releases and Waivers:** Prior to Contractor receiving final payment from Client, Contractor shall provide to Client all applicable final releases or waivers of lien for any work having been noticed to Client or owner of the Location.
27. **Notices:** All notices, demands, consents, approvals, requests, and other communications required or permitted hereby shall be in writing and shall be deemed to have been duly and sufficiently given only if (a) personally delivered with proof of delivery thereof (any notice or communication so delivered being deemed to have been received at the time so delivered), or (b) sent by UPS or Federal Express (or other similar overnight courier) (any notice or communication so delivered being deemed to have been received only when delivered), or (c) sent by facsimile or email (any notice or communication so delivered by facsimile or email being deemed to have been received (i) on the Business Day so sent, if so sent prior to 5:00 p.m. (based upon the recipient's time) of the Business Day so sent, and (ii) on the Business Day following the day so sent, if so sent on a day other than a Business Day or on or after 5:00 p.m. (based upon the recipient's time) of the Business Day so sent (unless actually received by the addressee on the day so sent).
28. **Claims:** If any claim is made by the Contractor or the Subcontractor in connection with a Change Order or regarding any related issue with this Agreement or the performance of Services to be provided, either party shall have the right to submit written notice of such claim through certified mail with return receipt. After receipt of a written claim by either party of this Agreement, the parties shall have thirty (30) business days to correct the claim prior to seeking a resolution under the instructions in Section 29.
29. **Resolution of Disputes:** If a dispute arises concerning the provisions of this Agreement or the performance of any of the parties mentioned, the parties hereby agree to settle the dispute by equally paying for Mediation as regulated under the laws in the State where the Services are being performed. The parties agree to enter into negotiations, in

good faith, and through a neutral mediator in an attempt to resolve the dispute. If a resolution to the dispute cannot be made by mediation, the parties agree to enter into binding arbitration.

30. **Remedies for Nonpayment:** If the Client does not pay the Contractor through no fault of the Contractor, within seven (7) days from the time payment should be made as provided in this Agreement, the Contractor may, without prejudice to any other available remedies, upon seven additional days' notice to the Client, stop the Services of this Agreement until payment of the amount owing has been received.
31. **Headings:** The headings in this Agreement are inserted for convenience of reference only and shall not affect the interpretation of this Agreement.

The following special provisions shall apply to this subcontract:

- A. **Time Of The Essence:** Time is of the essence for this agreement.
- B. **Limited Warranty:** The Contractor warrants all services for one year.
- C. **OSHA:** Contractor specifically agrees to comply with all OSHA rules, regulations, and requirements. If a Contractor borrows or uses Client's materials, tools, or equipment, it is the Contractor's sole responsibility to make sure that these items are OSHA compliant and in good working order before and during the time they use or borrow them. Failure by Contractor to abide by O.S.H.A rules shall constitute a Default under this agreement. All fines against Client for violations of OSHA or other safety regulations shall be back-charged against the responsible Contractor.
- D. **Insurances:** Contractor shall maintain proper and full General Liability and Workman's Compensation Insurance for the complete duration of the job. Contractor shall provide insurance certificates naming **the OWNER** as additional insured prior to starting any work. Any lapse or failure to maintain required insurance shall be valid grounds to immediately terminate this Agreement. Certificates of insurance shall provide for thirty (30) day notice of cancellation.


**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, all of the parties hereto affix their hands and seals.

**AGREED AND ACCEPTED BY:**

Date: 11/09/2023


**Client:**

By: 

Name: Austen Bernstein as Authorized Agent For Martin Buerk

Date: 12/5/2023

**Contractor:** Neou Construction Inc.

By: 

Name: Klaudio Kryemadhi, Owner

**Contractor Business Address: 433 Plaza Real STE 275 Boca Raton, FL 33432**

**Exhibit A: Scope of Work**

742 SE 10th Ave, Deerfield Beach, FL 33441 -- **Pool Scope**

Note: All items include both the cost of labor and profit (unless otherwise specified).

All work to code per FBC 2020 as per architectural plans and construction documents including:

<b>Item</b>	<b>Description</b>	<b>Amount</b>
Materials	Removal of mangrove plants and the addition of approximately 1400 cubic yards of clean upland fill to the lot	\$34,000.00
	Includes: Proper fencing, erosion control, property swale, blading and related town requirements as per its Fill and Clear regulations	-
	<b>TOTAL</b>	<b>\$34,000.00</b>

**NOTES:**

## **Exhibit B: Client Payment Schedule: Timeline & Milestones**

### **Payments**

The payment of the project shall be paid by the Client to the Contractor and be made upon completion of each item in scope. Every week by Wednesday at 6pm EST/EDT, Contractor can request a partial payment for any items partially completed which shall be paid on Friday of the same week at the sole discretion of the Client.

Payment Schedule:

- 1. Initial Starter Payment = \$17,000.00**
- 2. Final Payment Upon 100% Completion = \$17,000.00**

All work completed shall be mutually agreed upon by Client and Contractor.

### **Notes**

*ALL DAYS (Monday - Saturday) ARE WORKING DAYS AND EXCLUDE NATIONALLY OBSERVED HOLIDAYS.*

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

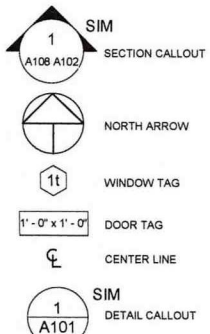
**PROJECT SUMMARY**

WETLAND MITIGATION AND PRESERVATION FOR NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION

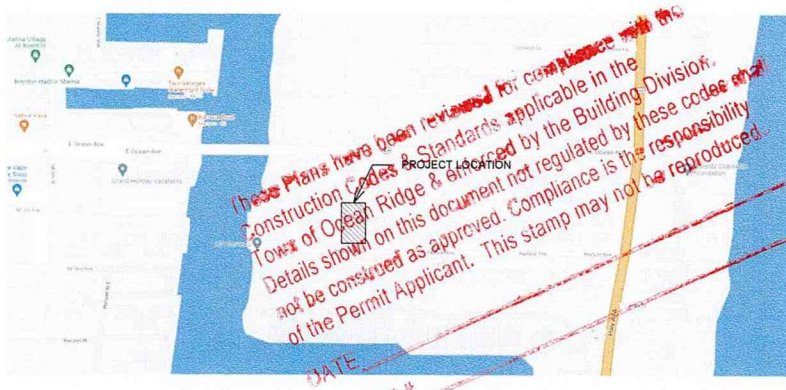
**SITE INFORMATION**

PROPERTY ADDRESS: HUDSON AVENUE, OCEAN RIDGE, FLORIDA  
 PCN: 46-43-45-27-070050120  
 LEGAL DESCRIPTION: BOYNTON BEACH PARK LOT 12 BLK 5  
 PROPERTY OWNER: RUSSELL RESIDENCE  
 ZONING DESIGNATION: SINGLE FAMILY  
 PROPOSED USE ALLOWANCE: RSF - Single Family Residential (46-OCEAN RIDGE)

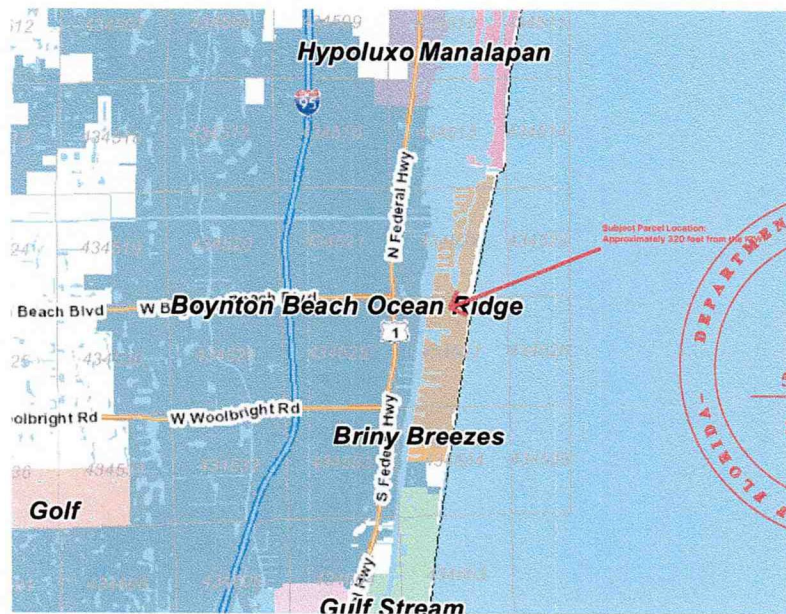
**DRAWING LEGEND AND ABBREVIATIONS**



&.....AND  
 A.G.L.....ABOVE GROUND LEVEL  
 A.H.J.....AUTHORITY HAVING JURISDICTION  
 A.O.R.....ARCHITECT OF RECORD  
 C.I.F.....COORDINATE IN FIELD  
 C.L.O.....CENTER LINE OF  
 DIA.....DIAMETER  
 DIM.....DIMENSIONS  
 (E).....EXISTING  
 E.O.R.....ENGINEER OF RECORD  
 F.F.L.....FINISHED FLOOR LEVEL  
 G.C.....GENERAL CONTRACTOR  
 O.....OWNER  
 P.L.S.....PROFESSIONAL LAND SURVEYOR  
 S.E.....STRUCTURAL ENGINEER  
 T.O.....TOP OF  
 U.T.L.....UTILITIES  
 V.I.F.....VERIFY IN FIELD



VICINITY MAP (N.T.S.)



PROJECT LOCATION MAP (N.T.S.)

**DRAWING INDEX**

SHEET NUMBER	SHEET NAME
A0	TITLE PAGE
A1	LOCATION MAP
A2	VICINITY MAP
A3	PROJECT LOCATION MAP
A4	EXISTING WETLANDS
A5	FILL PLAN
A6	SITE PLAN
A7	CROSS SECTIONS
A8	CROSS SECTIONS
A9	PROFILE VIEW SECTIONS
A10	RETAINING WALL SECTIONS
A11	CONSTRUCTION STAGING PLAN

**PROJECT DESIGN TEAM**

APPLICANT  
 TRICIA RUSSEL  
 2805 E OAKLAND PARK BLVD SUITE 437  
 FORT LAUDERDALE, FL 33306  
 P. 917-270-8957

STRUCTURAL ENGINEER  
 WILLIAM F. STUHRKE PH.D., P.E.  
 STATE OF FLORIDA P.E.  
 12215 REBECCAS RUN DRIVE  
 WINTER GARDENS, FL 34787  
 P. 407-503-3119

SURVEYOR  
 PRINCIPAL MERIDIAN SURVEYING INC.  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 PHONE: 888-478-7764  
 WWW.PMSURVEYING.NET

ENVIRONMENTAL CONSULTANT  
 CAN ENVIRONMENTAL CONSULTANTS, INC.  
 CHERYL CARPENTER  
 P. 561-744-7420  
 CHERYL@CENVIROFL.COM  
 HTTPS://CENVIROFL.COM/

REVISIONS DATE	BY

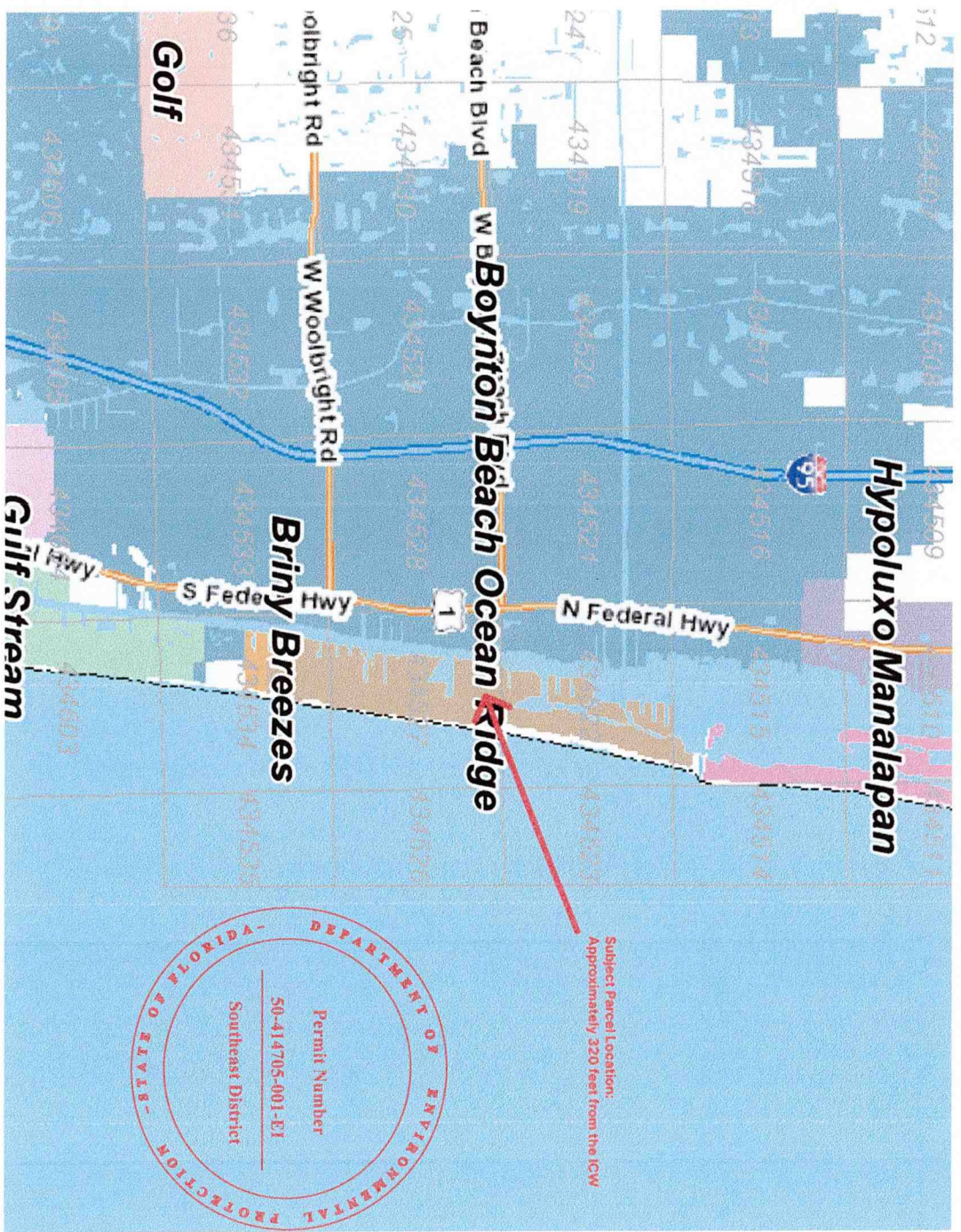
ENGINEER  
 WILLIAM F. STUHRKE  
 PH.D., P.E.  
 STATE OF FLORIDA P.E.  
 12215 REBECCAS RUN DRIVE  
 WINTER GARDENS, FL 34787  
 PHONE: 407-920-3119

SEAL

RUSSELL FAMILY RESIDENCE  
 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA

Date 04/16/2023  
 Scale NTS  
 Project N. Z21-187

TITLE PAGE  
**A0**



① LOCATION MAP  
N.T.S.

REVISIONS  
DATE BY

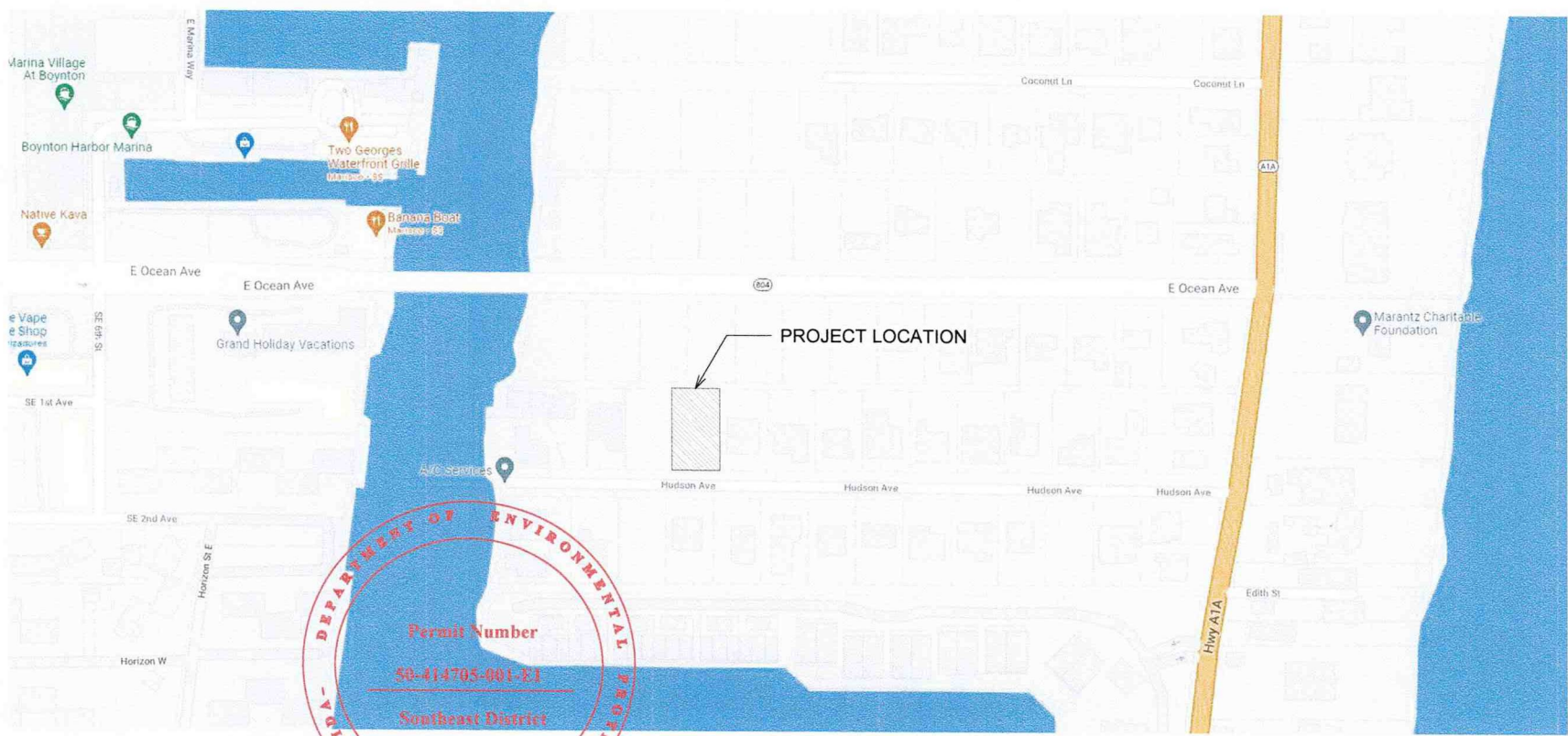
ENGINEER  
WILLIAM F. STUHRKE  
PhD. P.E.  
STATE OF FLORIDA PE.  
22150 12215 REBECCAS  
RUN DRIVE WINTER  
GARDEN, FL 34787  
PHONE: 407-920-3119

SEAL

RUSELL FAMILY  
RESIDENCE  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date 04/16/2023  
Scale N.T.S.  
Project N. Z21-187  
LOCATION MAP

A1



① VICINITY MAP  
N.T.S.

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 STATE OF FLORIDA  
 Permit Number  
 50-414705-001-E1  
 Southeast District

REVISIONS DATE	BY

ENGINEER  
 WILLIAM F. STUHRKE  
 PH.D. P.E.  
 STATE OF FLORIDA PE  
 22150 12215 REBECCAS  
 RUN DRIVE WINTER  
 GARDEN, FL 34787  
 PHONE: 407-920-3119

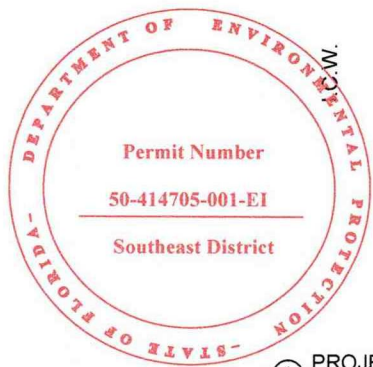
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RUSSELL FAMILY  
 RESIDENCE  
 20 HUDSON AVENUE, OCEAN RIDGE,  
 FLORIDA

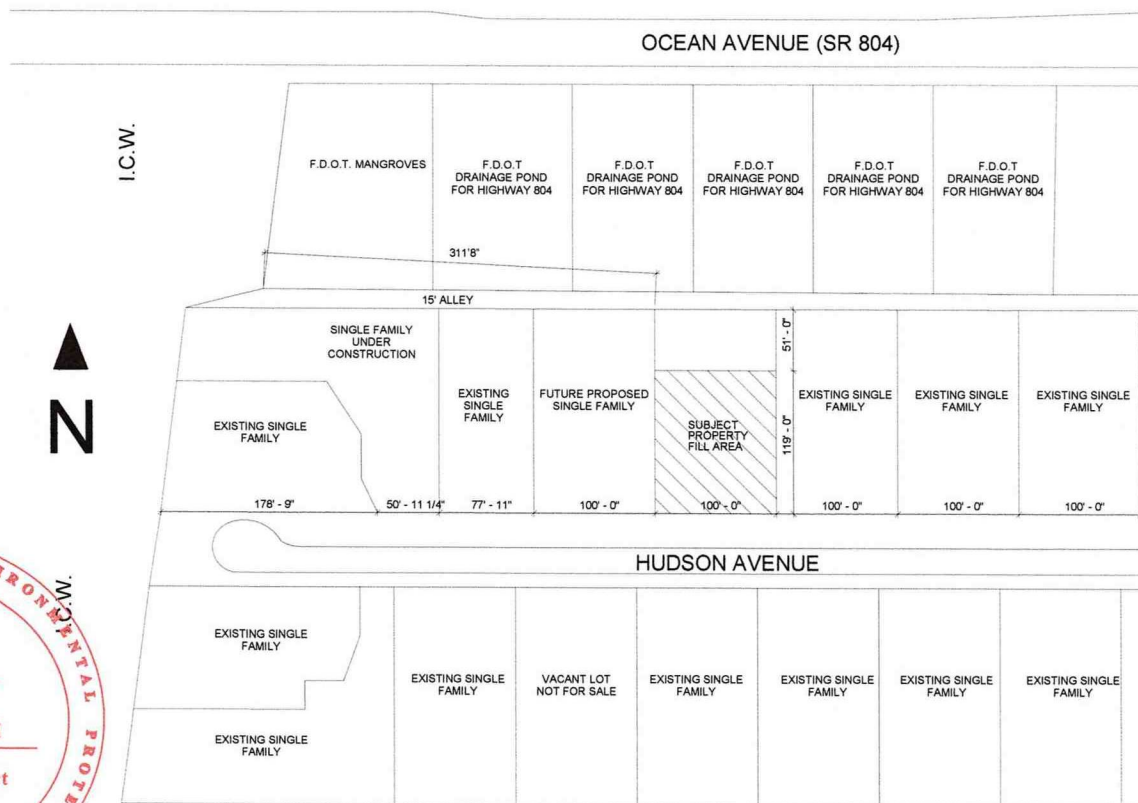
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 Scale NTS  
 Project N. Z21-187

VICINITY MAP

**A2**



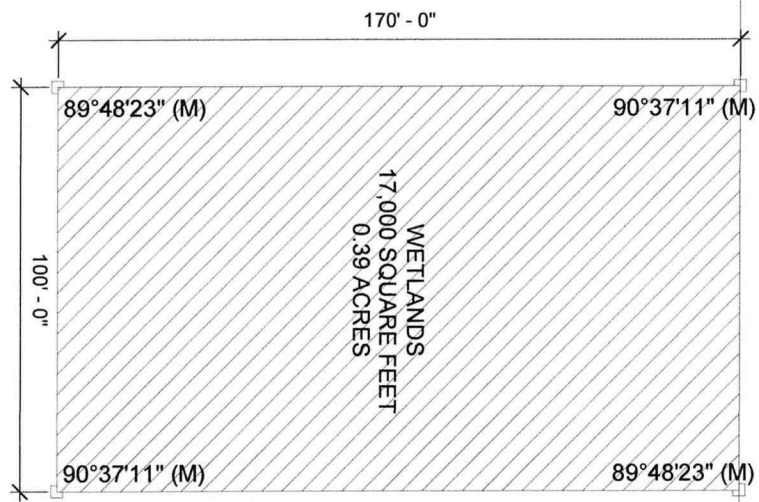
① PROJECT LOCATION MAP  
N.T.S.



REVISIONS	DATE	BY
ENGINEER	WILLIAM F. STUHRKE Ph.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	
SEAL		
RUSSELL FAMILY RESIDENCE 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA		
Date	04/16/2023	
Scale	NTS	
Project N.	Z21-187	
PROJECT LOCATION MAP		
<b>A3</b>		



15' ALLEY



HUDSON AVENUE

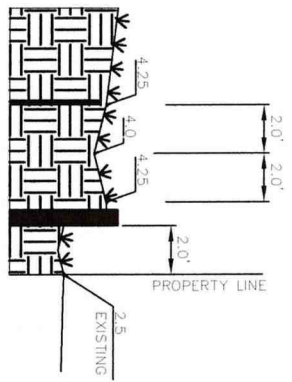
① EXISTING WETLANDS  
1" = 30'-0"

RUSELL FAMILY RESIDENCE 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA	SEAL	ENGINEER	REVISIONS DATE BY
		WILLIAM F. STUHRKE Ph.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	
Date 04/16/2023 Scale 1" = 30'-0" Project N. Z21-187			
EXISTING WETLANDS			

A4

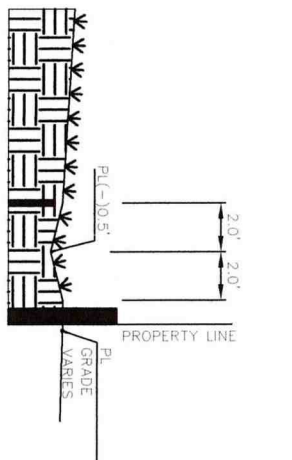






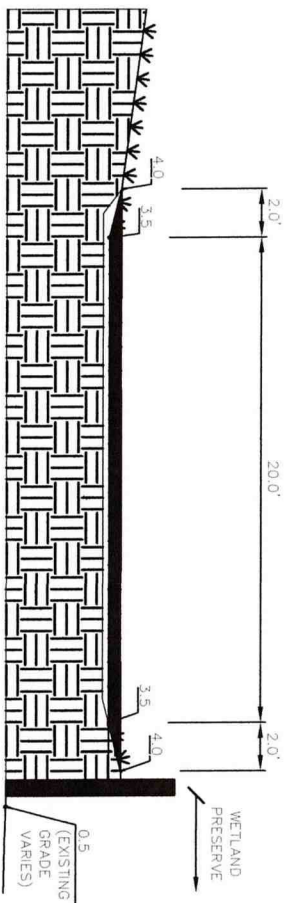
SECTION "A-A"

SCALE 1"=5'



SECTION "B-B"

SCALE 1"=5'



SECTION "C-C"

SCALE 1"=5'

REVISIONS DATE	BY

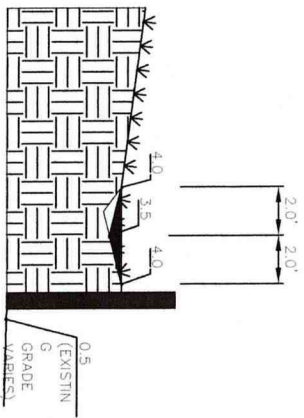
ENGINEER  
 WILLIAM F. STUHRKE  
 Ph.D. P.E.  
 STATE OF FLORIDA P.E.  
 22150 12215 REBECCAS  
 RUN DRIVE WINTER  
 GARDEN, FL 34787  
 PHONE: 407-920-3119

SEAL

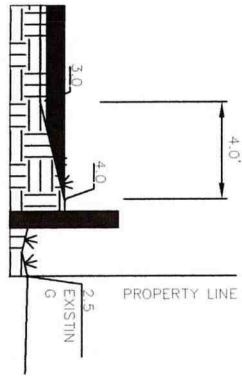
RUSELL FAMILY RESIDENCE  
 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA

Date 04/16/2023  
 Scale 1" = 5'-0"  
 Project N. Z21-187  
 CROSS SECTIONS

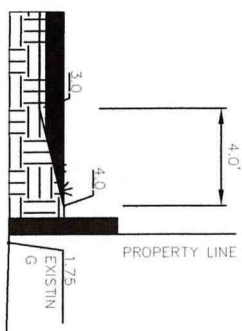
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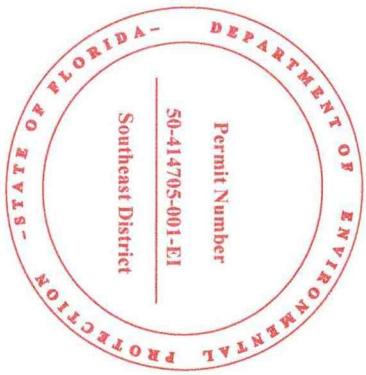
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SCALE 1"=5'



**SECTION "E-E"**  
SCALE 1"=5'



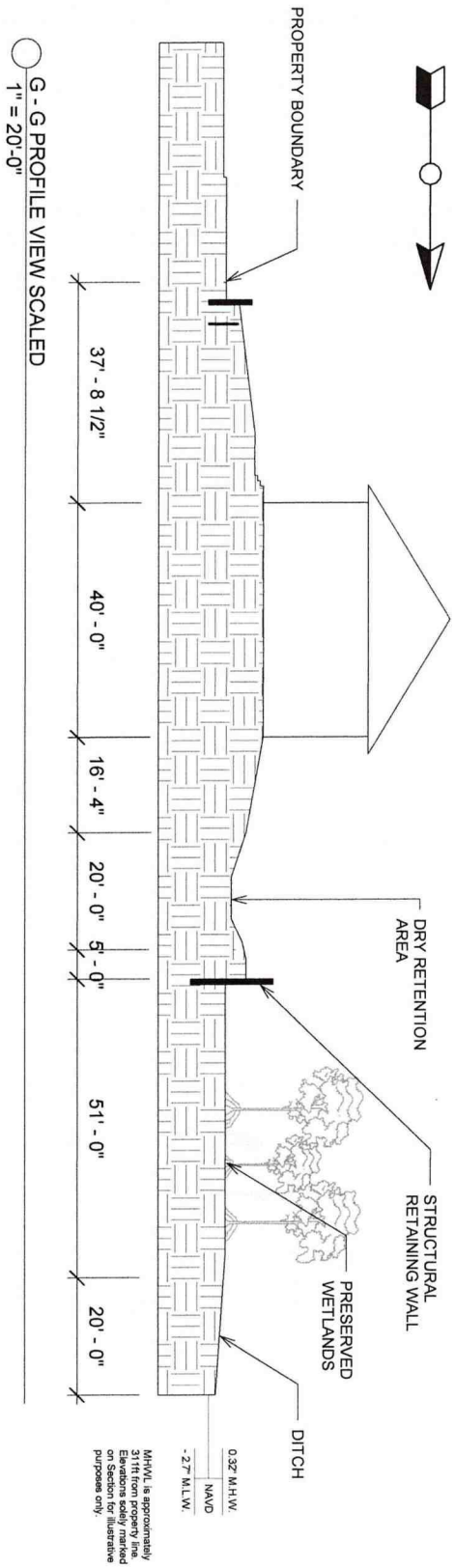
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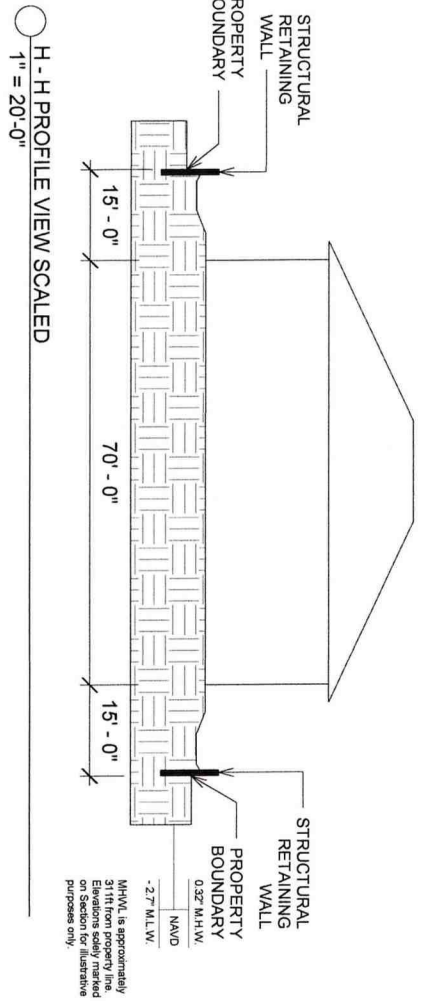
REVISIONS	DATE	BY

SEAL	ENGINEER
	WILLIAM F. STUHRKE PhD. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119

<b>A8</b> CROSS SECTIONS	RUSELL FAMILY RESIDENCE 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA
	Date 04/16/2023 Scale 1" = 5'-0" Project N. Z21-187



G - G PROFILE VIEW SCALED  
1" = 20'-0"

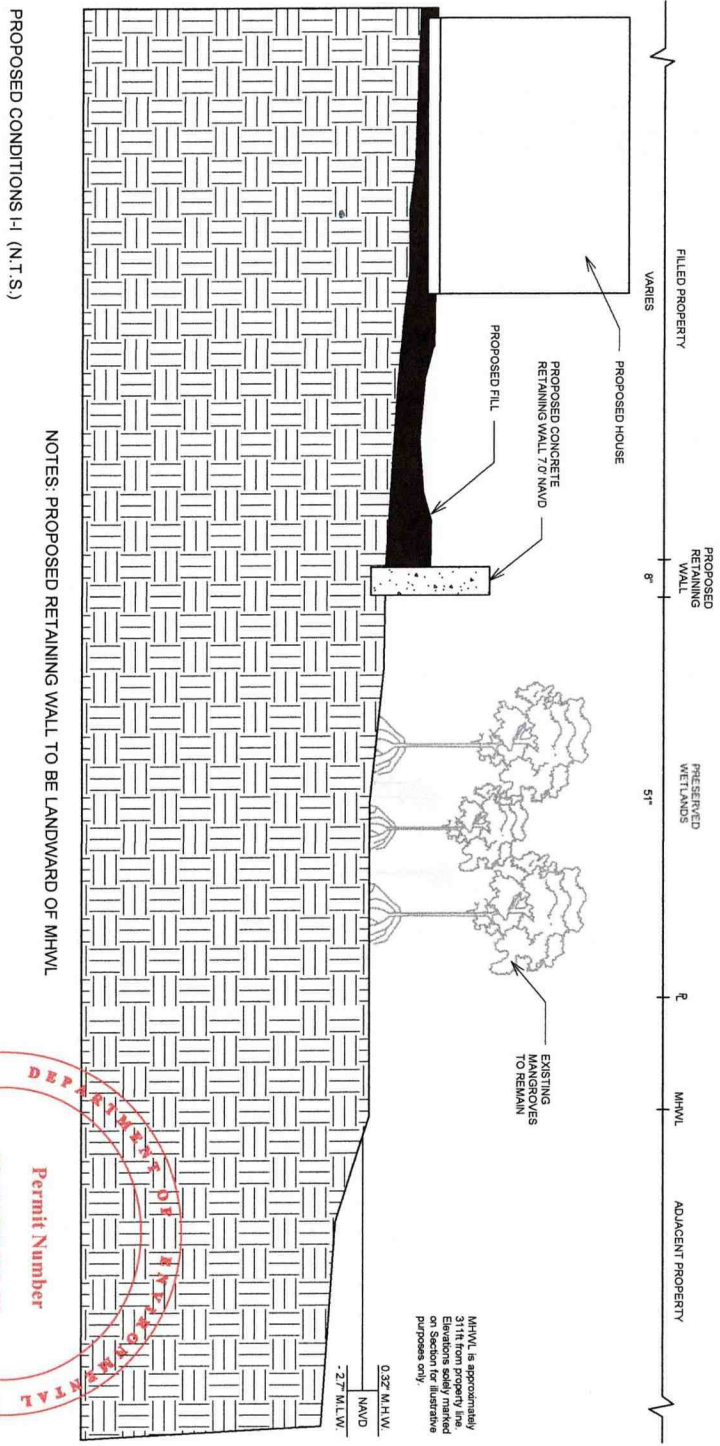


H - H PROFILE VIEW SCALED  
1" = 20'-0"

REVISIONS	DATE	BY

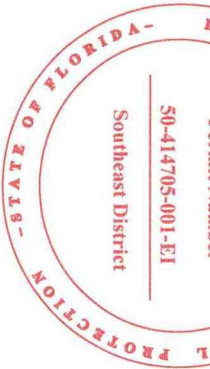
SEAL	ENGINEER
	WILLIAM F. STUHRKE Ph.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119

RUSELL FAMILY RESIDENCE	
20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA	
Date	04/16/2023
Scale	1" = 20'-0"
Project N.	Z21-187
PROFILE VIEW SECTIONS	
A9	



PROPOSED CONDITIONS 1:1 (N.T.S.)

NOTES: PROPOSED RETAINING WALL TO BE LANDWARD OF MHWL



REVISIONS	DATE	BY

SEAL	ENGINEER
	WILLIAM F. STUHRKE PhD. P.E. STATE OF FLORIDA P.E. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119

RUSELL FAMILY  
RESIDENCE  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date	04/16/2023
Scale	
Project N.	Z21-187
RETAINING WALL SECTION	
<b>A10</b>	

NOTE:  
MHW, MFW, & MLW ARE OFFSITE  
AND OUTSIDE SKETCH BOUNDARY

ICW 300+ FEET WEST



LOT 13  
OWNER:  
POLACK FAMILY  
PLANNED SFR

- Key Notes**
1. Equipment Staging Area and Contractor Parking
  2. Vegetation Storage and Loading Site For Fill Materials
  3. Temporary Crushed Stone Driveway
  4. Silt Fencing & Erosion Control Around Property Perimeter and at border with preserved wetlands
  5. Location of Construction / Fill Activities

15' ALLEY  
S 89° 50' 08" W

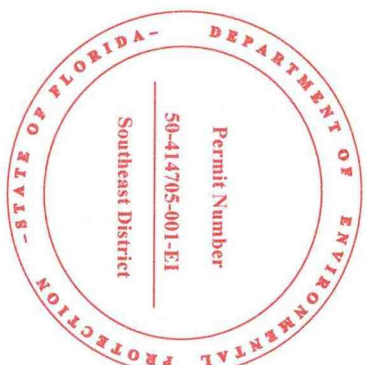
0.0' - 6"

SECURED WETLANDS

SILT FENCE

PROPERTY BOUNDARY

LOT 11  
OWNER:  
PATRICK DOYLE  
EXISTING SFR



3

1

2

4

5

2 CONSTRUCTION STAGING  
A11 1" = 20'-0"

HUDSON AVENUE

2 - 2"

REVISIONS	DATE	BY

ENGINEER	WILLIAM F. STUHRKE PhD. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119
----------	--

SEAL	
------	--

RUSELL FAMILY RESIDENCE  
20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA

Date	04/16/2023
Scale	Project N 221-187
CONSTRUCTION STAGING PLAN	

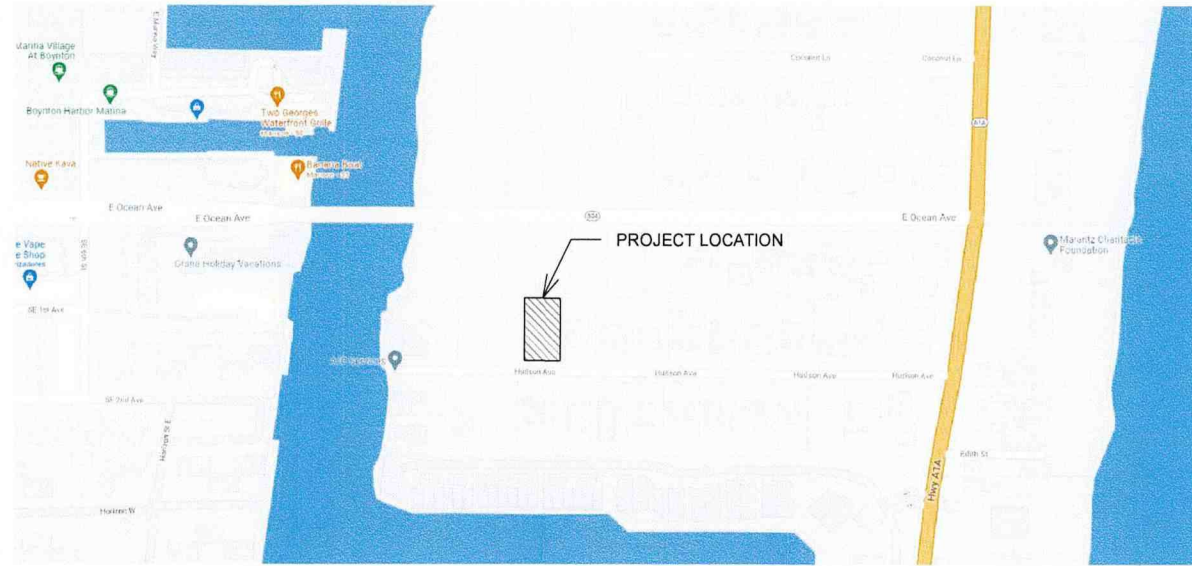
A11

**PROJECT SUMMARY**

LOT CLEARING AND FILL APPLICATION

**SITE INFORMATION**

PROPERTY ADDRESS: 20 HUDSON AVENUE, OCEAN RIDGE, FLORIDA,  
 PCN: 46-43-45-27-070050120  
 LEGAL DESCRIPTION: BOYNTON BEACH PARK LOT 12 BLK 5  
 PROPERTY OWNER: MARTIN BUERK AND JODIE BUERK  
 ZONING DESIGNATION: SINGLE FAMILY  
 PROPOSED USE ALLOWANCE: RSF - Single Family Residential ( 46-OCEAN RIDGE )

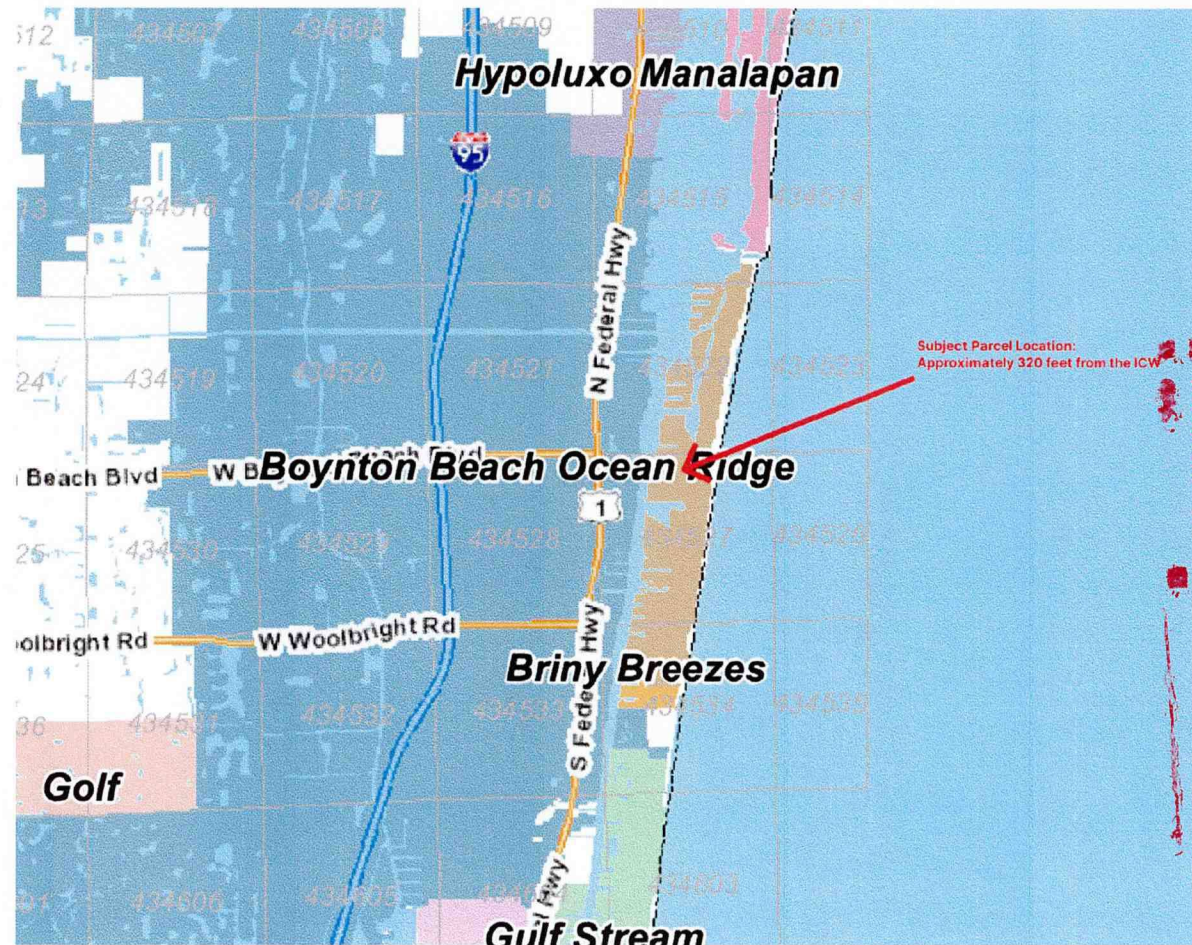


VICINITY MAP (N.T.S.)

**DRAWING LEGEND AND ABBREVIATIONS**

- SECTION CALLOUT
- NORTH ARROW
- WINDOW TAG
- DOOR TAG
- CENTER LINE
- DETAIL CALLOUT

- &.....AND
- A.G.L.....ABOVE GROUND LEVEL
- AHJ.....AUTHORITY HAVING JURISDICTION
- A.O.R.....ARCHITECT OF RECORD
- C.I.F.....COORDINATE IN FIELD
- C.L.O.....CENTER LINE OF
- DIA.....DIAMETER
- DIM.....DIMENSIONS
- (E).....EXISTING
- E.O.R.....ENGINEER OF RECORD
- F.F.L.....FINISHED FLOOR LEVEL
- G.C.....GENERAL CONTRACTOR
- O.....OWNER
- P.L.S.....PROFESSIONAL LAND SURVEYOR
- S.E.....STRUCTURAL ENGINEER
- T.O.....TOP OF
- UTLT.....UTILITIES
- V.I.F.....VERIFY IN FIELD



PROJECT LOCATION MAP (N.T.S.)

**DRAWING INDEX**

SHEET NUMBER	SHEET NAME
A0	TITLE PAGE
A1	VICINITY MAP
A2	PROJECT LOCATION MAP
A3	FILL PLAN
A4	EROSION CONTROL PLAN
A5	CROSS SECTIONS
A6	CONSTRUCTION STAGING PLAN

**PROJECT DESIGN TEAM**

STRUCTURAL ENGINEER  
 WILLIAM F. STUHRKE PH.D. P.E.  
 STATE OF FLORIDA PE.  
 12215 REBECCAS RUN DRIVE  
 WINTER GARDENS, FL 34787  
 P: 407-920-3119

SURVEYOR  
 PRINCIPAL MERIDIAN SURVEYING INC.  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 PHONE: 833-478-7764  
 WWW.PMSURVEYING.NET

ENVIROMENTAL CONSULTANT  
 C&N ENVIROMENTAL CONSULTANTS, INC.  
 CHERYL CARPENTER  
 P: 561-744-7420  
 CHERYL@CNENVIROFL.COM  
 HTTPS://CNENVIROFL.COM/

**TOWN OF OCEAN RIDGE  
 OFFICE COPY**



This item has been electronically signed and sealed by William F. Stuhrke on the Date/Time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by William Stuhrke  
 Date: 2023.12.05 09:26:50 -05'00'

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STUHRKE PH.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

DATE: 11/23/2023  
 PERMIT # 171117  
 LOT CLEARING AND FILL APPLICATION  
 20 HUDSON AVENUE, OCEAN RIDGE FLORIDA

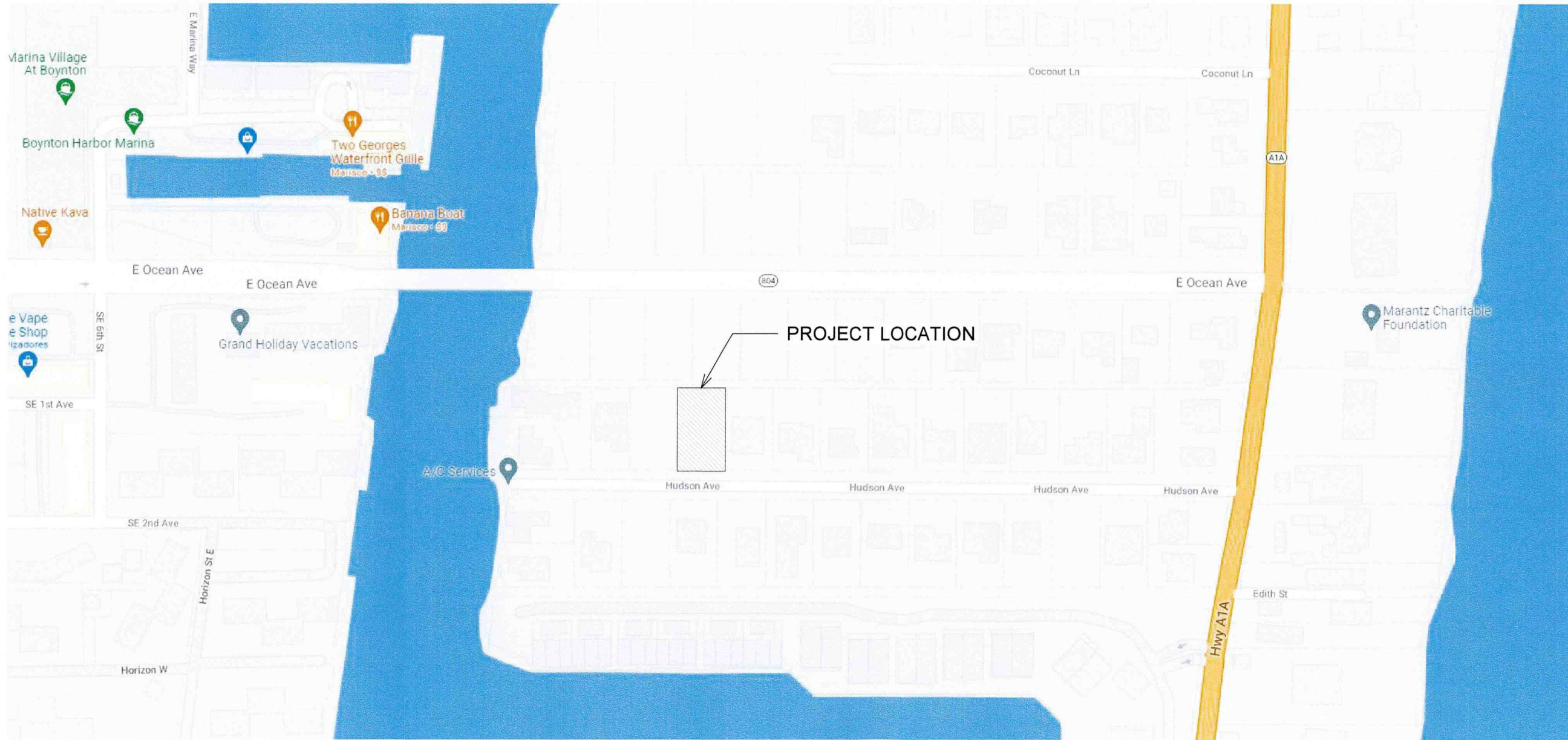
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Project N.	Z23-524

TITLE PAGE  
**A0**



Digitally signed  
by William  
Stuhrke  
Date:  
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09:27:38 -05'00'

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① VICINITY MAP  
N.T.S.

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OFFICE COPY**

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STUHRKE PhD. P. E. STATE OF FLORIDA P.E. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

--

**LOT CLEARING AND FILL  
APPLICATION**  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

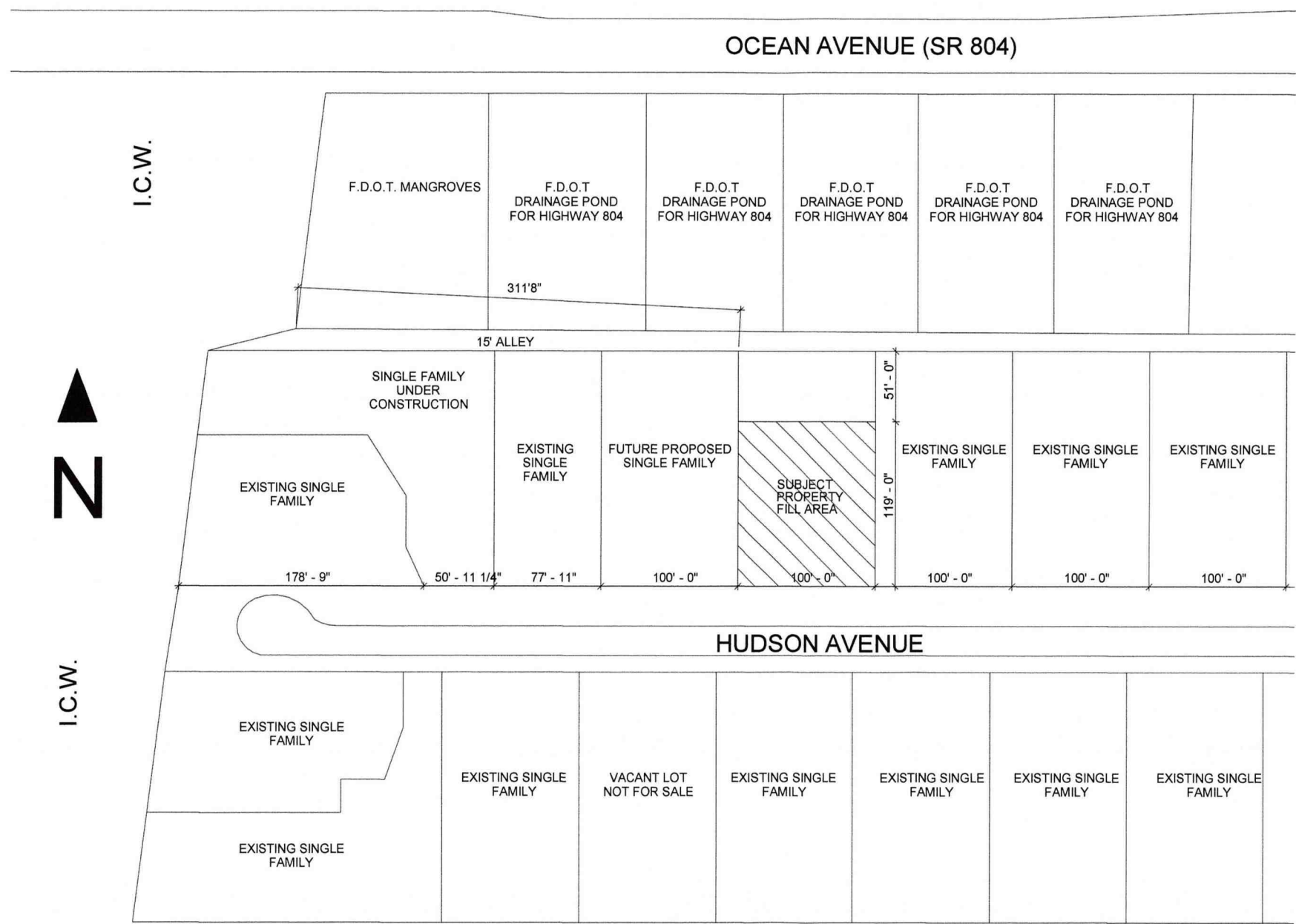
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Scale	NTS
Project N.	Z23-524

VICINITY MAP  
**A1**



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Digitally signed  
by William Sturke  
Date:  
2023.12.05  
09:28:08 -05'00'



① PROJECT LOCATION MAP  
N.T.S.

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

REVISIONS DATE	BY

ENGINEER	WILLIAM F. STURKE PH.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119
SEAL	

LOT CLEARING AND FILL APPLICATION  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date 11/23/2023  
Scale NTS  
Project N. Z23-524

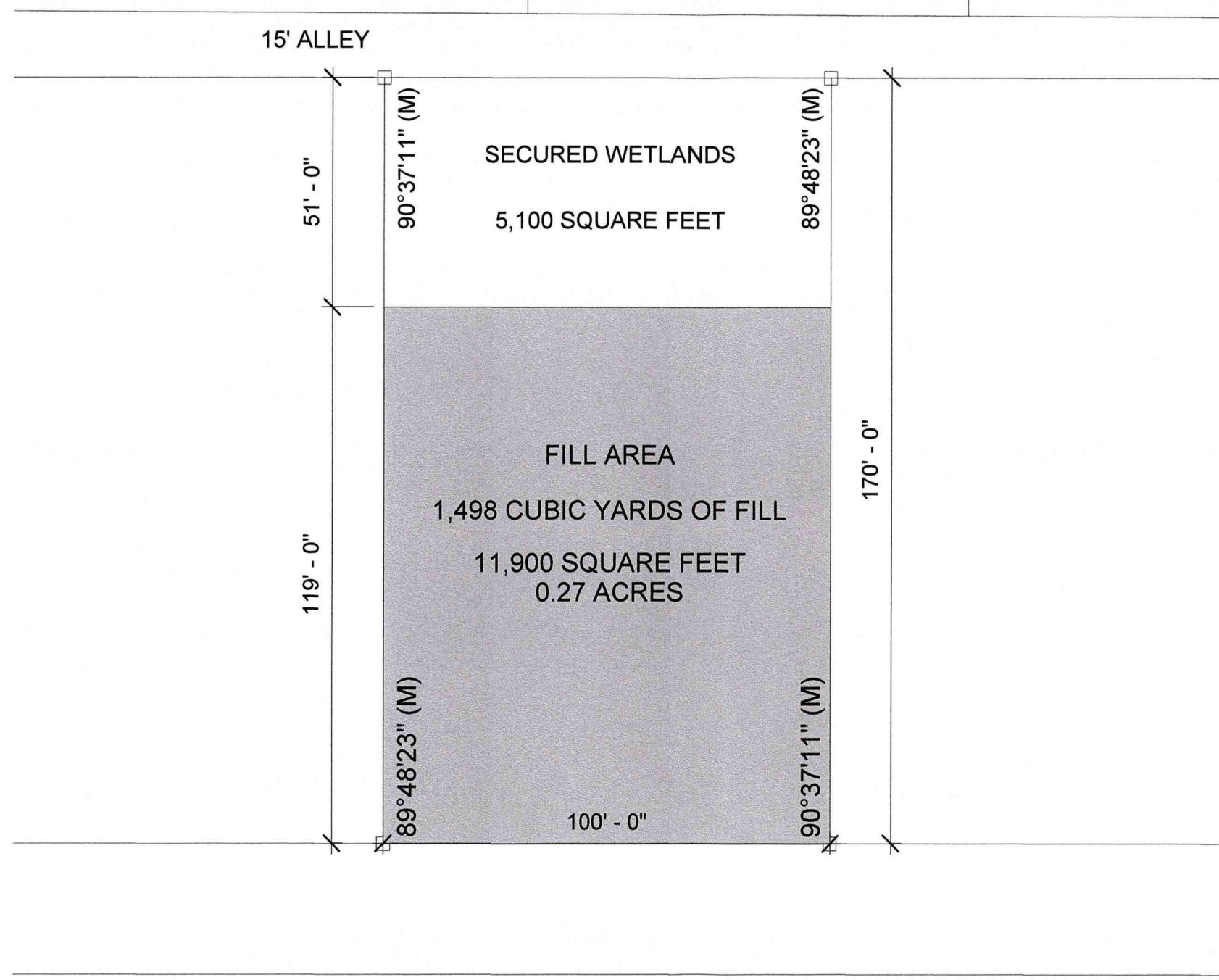
PROJECT LOCATION MAP

**A2**



Digitally signed  
 by William  
 Stuhrke  
 Date:  
 2023.12.05  
 09:28:43 -05'00'

This item has been electronically signed and sealed by William F. Stuhrke on the Date/Time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.



HUDSON AVENUE

**TOWN OF OCEAN RIDGE  
 OFFICE COPY**

① FILL PLAN  
 1" = 30'-0"

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STUHRKE PH.D. P.E. STATE OF FLORIDA PE. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

LOT CLEARING AND FILL  
 APPLICATION  
 20 HUDSON AVENUE, OCEAN RIDGE,  
 FLORIDA

Date 11/23/2023  
 Scale 1" = 30' - 0"  
 Project N. Z23-524

FILL PLAN

**A3**

NOTE:  
MHWL, MLWL, & MLW ARE OFFSITE  
AND OUSIDE SKETCH BOUNDARY

15' ALLEY  
S 89° 50' 08" W

ICW 300+ FEET WEST

0.0' - 6"



Digitally signed  
by William  
Stuhrke  
Date:  
2023.12.05  
09:29:10 -05'00'

This item has been electronically signed and sealed by William F. Stuhrke on the Date/Time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

LOT 13  
OWNER:  
POLLACK FAMILY  
PLANNED SFR



SECURED WETLANDS

SILT FENCE

SILT FENCE

4 FT HARMONIZATION AREA

6 FT BERM

5 FT PERIMETER SWALE

PROPERTY  
BOUNDARY

LOT 11  
OWNER:  
PATRICK DOYLE  
EXISTING SFR

SILT FENCE

4 FT HARMONIZATION AREA

6 FT BERM

5 FT PERIMETER SWALE

5 FT PERIMETER SWALE

6 FT BERM

4 FT HARMONIZATION AREA

5 FT PERIMETER SWALE

6 FT BERM

4 FT HARMONIZATION AREA

SILT FENCE

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

1 EROSION CONTROL PLAN  
A4 1" = 20'-0"

HUDSON AVENUE

2' - 2"

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STUHRKE Ph.D., P.E. STATE OF FLORIDA P.E. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

LOT CLEARING AND FILL  
APPLICATION  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date 11/23/2023  
Scale Autor  
Project N. Z23-524

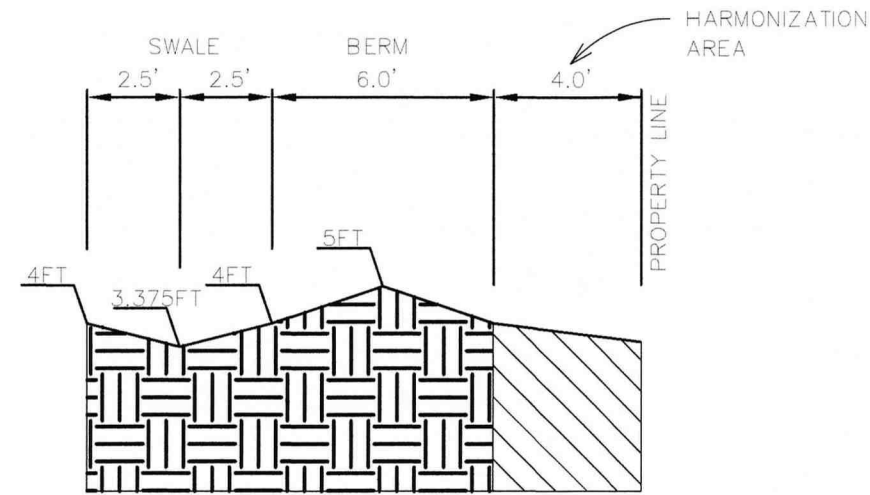
EROSION CONTROL  
PLAN

A4



This item has been electronically signed and sealed by William F. Sturke on the Date/Time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed  
by William  
Sturke  
Date:  
2023.12.05  
09:29:38 -05'00'



SECTION "A-A" SCALE 1"=5'

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STURKE Ph.D. P.E. STATE OF FLORIDA PE 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

LOT CLEARING AND FILL  
APPLICATION  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date 11/23/2023  
Scale 1" = 5'-0"  
Project N. Z23-524

CROSS SECTIONS

**A5**

NOTE:  
MHWL, MLWL, & MLW ARE OFFSITE  
AND OUSIDE SKETCH BOUNDARY

15' ALLEY  
S 89° 50' 08" W

ICW 300+ FEET WEST

0.0' - 6"



Digitally signed  
by William  
Stuhrke  
Date:  
2023.12.05  
09:30:08 -05'00'

This item has been electronically signed and sealed by William F. Stuhrke on the Date/Time stamp shown using a digital signature. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

SECURED WETLANDS

4



LOT 13  
OWNER:  
POLLACK FAMILY  
PLANNED SFR

SILT FENCE

5

PROPERTY  
BOUNDARY

LOT 11  
OWNER:  
PATRICK DOYLE  
EXISTING SFR

Key Notes

1. Equipment Staging Area and Contractor Parking
2. Vegetation Storage and Loading Site For Fill Materials
3. Temporary Crushed Stone Driveway
4. Silt Fencing & Erosion Control Around Property Perimeter and at border with secured wetlands
5. Location of Construction / Fill Activities

1

2

3

**TOWN OF OCEAN RIDGE  
OFFICE COPY**

2 CONSTRUCTION STAGING  
A6 1" = 20'-0"

HUDSON AVENUE

2' - 2"

REVISIONS DATE	BY

ENGINEER	SEAL
WILLIAM F. STUHRKE PhD. P.E. STATE OF FLORIDA P.E. 22150 12215 REBECCAS RUN DRIVE WINTER GARDEN, FL 34787 PHONE: 407-920-3119	

--

LOT CLEARING AND FILL  
APPLICATION  
20 HUDSON AVENUE, OCEAN RIDGE,  
FLORIDA

Date 11/23/2023

Scale

Project N. Z23-524

CONSTRUCTION  
STAGING PLAN

**A6**

# TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435  
561.732.2635 Main ♦ [permits@oceanridgeflorida.com](mailto:permits@oceanridgeflorida.com) ♦ [www.oceanridgeflorida.com](http://www.oceanridgeflorida.com)



Received

JUL 26 2024

12/7/23

## Change of Permit Status Request

Permit Number: 165 Original Application Date: 12/21/2023 Expiration Date: 6/7/24  
 Permit Address: 20 HUDSON AVENUE OCEAN RIDGE  
 Applicant's Printed Name: AUSTEN BERNSTEIN Phone: 917-270-8957  
 Applicant's Email: AUSTEN.BERNSTEIN@GMAIL.COM  
 Original Permit Description: LOT FILL PERMIT

Applicant is requesting one of the following to be approved by the Building Official:

- Cancellation of Building Permit/Permit Application. I hereby certify that no work has commenced, the contract has been canceled between the owner and contractor. No fee due.
- Cancellation of Contract between Property Owner and Contractor. I hereby certify that work has commenced, but I have canceled the contract between owner and contractor and a new permit application will be submitted to the Building Department to complete the project. Fee: \$50.00.
- Renew Building Permit. The permit shall be declared expired at the end of the extension. The Building Official shall determine extension length. Fee: \$50.00 permit application and \$50.00 per sub permit (if applicable). Applicants for the renewal can be the property owner for a single-family residence or contractor licensed for type of work being renewed. 9/7/24
- Other. Work commenced but no inspections and/or final inspection conducted. This option typically applies to older permits and will be reviewed by the Building Official. Fee: \$50.00.

By signing, I certify that the above is true and accurate. I understand that the request may take a minimum of two weeks to process. Fee will be due upon submittal.

Austen Bernstein 7/24/2024  
 Applicant's Signature Date  
Austen Bernstein on behalf of Ocean Ridge Family LLC  
 Applicant's Printed Name

### NOTARY

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on this 24<sup>th</sup> day of July 2024.

A. Brown  
 Notary's Signature



STAMP  
 Sheena Brown  
 Commission #HH 319760  
 My Commission Expires  
 January 28, 2027

Personally Known or  Type of Identification Produced: Drivers License

**SCANNED**  
7/29/2024

# TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435  
561.732.2635 Main ♦ [permits@oceanridgeflorida.com](mailto:permits@oceanridgeflorida.com) ♦ [www.oceanridgeflorida.com](http://www.oceanridgeflorida.com)



## BUILDING DEPARTMENT USE ONLY

Date: 7/20/24

- Cancellation of Building Permit. No Fee.
  - Cancellation of Contract between Property Owner and Contractor. Fee: \$50.00
  - Renew Building Permit one time for 3 month(s). Fee: \$50.00 per application and \$50.00 per sub permit (if applicable).
- New expiration date: 9/7, 2024.
- Other. \$50.00 fee due.

Fee Due: \$ 50.- cash/check/cc CK# 3270 Date Payment Received: 7/20/24 LW

Building Official: [Signature] Approval Date: 7/30/24

**From:** [Kelly Avery](#)  
**To:** [neuconstructioninc@gmail.com](mailto:neuconstructioninc@gmail.com); [Austen Bernstein](#)  
**Cc:** [Lindsay Winters](#)  
**Subject:** 20 Hudson Ave - Fill Permit & Tree Removal Permit  
**Date:** Tuesday, June 11, 2024 10:26:00 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

---

Good morning –

Back in December 2023, you applied and received a lot clearing/fill permit (165) and a tree removal permit (23-8) for 20 Hudson Ave. We have not received any requests for inspections to close the permits out. As of right now, we are unaware of any action on these permits and if no inspection is requested and proper documentation is not received in our office by the end of the week (6/14), we will void out the permits.

Thank you,

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

Town of Ocean Ridge

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Ocean Ridge, FL 33435

561-732-2635 (Main Line)

561-742-1838 (Direct Line)

Mon-Fri 8:30 – 3:00pm

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-



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**From:** [Kelly Avery](#)  
**To:** [Austen Bernstein](#)  
**Cc:** [Lindsay Winters](#)  
**Subject:** Follow up on Misc.  
**Date:** Thursday, July 11, 2024 12:54:00 PM  
**Attachments:** [image001.png](#)  
[21 Ocean Ave - Carregal & Yege.pdf](#)

---

Good afternoon Austen –

So, I am following up on a few different things.

1. 21 Ocean – Please see the attached letter that went out. Just want to make sure you are aware that your project must be CO'd no later than 8/23/24 per Town Code.
2. 21 Ocean (FDOT Retention Pond) – Permit has expired – FDOT must renew it (no fee) with linked form: [CHANGE OF PERMIT STATUS FORM](#)
3. 20 Hudson – If you still plan on doing the work, Lot Clearing/Fill Permit (165) and Tree Removal Permit (23-8) each must be renewed as both have expired with the following form: [CHANGE OF PERMIT STATUS FORM](#) (\$50 each permit)

If you have any further questions, please feel free to contact me.

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

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**From:** [Kelly Avery](#)  
**To:** [Austen Bernstein](#)  
**Subject:** RE: 20 Hudson Ave - storm water drainage  
**Date:** Monday, September 23, 2024 2:23:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

## [DRIVEWAY CHECKLIST SWALE AGREEMENT DETAIL FORM](#)

Information on the swale – if you get a chance, can you sign this and return to me?

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

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---

**From:** Austen Bernstein <austen.bernstein@gmail.com>  
**Sent:** Monday, September 23, 2024 12:37 PM  
**To:** Lynne Ladner <lladner@oceanridgeflorida.com>  
**Cc:** Kelly Avery <kavery@oceanridgeflorida.com>; William Armstrong <warmstrong@oceanridgeflorida.com>; Lisa Tropepe (ltropepe@engenuitygroup.com) <ltropepe@engenuitygroup.com>; Mike Hybyrd <mike@hybyrd.com>; Christy Goddeau <christy@torcivialaw.com>  
**Subject:** Re: 20 Hudson Ave - storm water drainage

Hi Lynne,

How are you today? We are 100% on board with making sure everything is good.

We have been in consistent communication with Kelly who has actively and professionally communicated any issues with us.

If you all don't mind - to organize the communication - I'm going to move from paragraph form to bullet point? Hope that's ok.

1. **Outdated Photography:** Please note all of these photos are not current and are outdated. Would you like us to send newer photos of the status of the site? The condition of the silt fencing and debris on site does not accurately depict conditions today.

For example - this trash is no longer on site:



2. **Front Swale:** As we have reached a point in the process where trucks are no longer accessing the property by way of the driveway - we 100% support placing a swale in the front of the lot to prevent any water runoff. Additionally we will close in

the opening in the silt fence for the driveway.

**3. Ponding Of Water:** As we have been involved with this property for over 2.5 years - we are intimately aware of the ponding that occurs in front of 22 hudson ave and 20 hudson ave. Please note this existed previous to any work being performed on our site. In fact - this section of the road is designed to be lower as to direct waters to the catch basin. unfortunately - due to storms and king tides (all 3 streets have water issues (ocean, coconut, and hudson). That being said - we'd like to be a positive contributor towards any potential solutions (beyond solely the swale and silt fence). We are open and available to discuss this as we all work together.

**Ideas to discuss:**

1. When will public works allow us to remove the silt fence detail from around the drain. Although the drain elevations and backflow prevention from the ICW might need to be checked - this could be a positive initial attempt to resolve any issues.

2. Could anything be done to identify any issues with swale grading in general towards the west end of hudson. Please check the waters underneath for example Jennifer Bernsteins lot - 24 hudson I believe.

3. Are any modifications possible to the street drain in front of 20 Hudson? As we will be intimately distanced to this drain - we'd love to understand if its functioning as its supposed to.

As always - please give me a ring at 917 270 8957 anytime to discuss this.

On Mon, Sep 23, 2024 at 12:02 PM Lynne Ladner <[lladner@oceanridgeflorida.com](mailto:lladner@oceanridgeflorida.com)> wrote:

Austin,

As you can see in the attached pictures the work that you have completed for you lot clear and fill permit is impacting Hudson Ave in front of your property. Your project has brought the total lot grade higher than the road causing the storm water to pond on the road and is significantly impacting adjacent properties. We have requested several times that you complete the process of removing the debris, grading, and seeding/sodding the lot, ensuring that any catch basins are unobstructed and that the required swale be constructed along the front property line. We have been patient but cannot allow this issue to continue. This email is your COURTESY NOTICE, failure to complete the required items to close out the clear and fill permit by the expiration date of Oct. 30, 2024, INCLUDING the creation of the swale will result in the town taking steps towards enforcement for nuisance.

[https://library.municode.com/fl/ocean\\_ridge/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH67BUBURE\\_ARTVCLEXFILA](https://library.municode.com/fl/ocean_ridge/codes/code_of_ordinances?nodeId=SPBLADECO_CH67BUBURE_ARTVCLEXFILA)

Lynne Ladner, ICMA-CM, SHRM-SCP

Town Manager/Finance Director

Town of Ocean Ridge Florida

[lladner@oceanridgeflorida.com](mailto:lladner@oceanridgeflorida.com)

p. 561-732.2635 c. 561.232.4043



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Thank you.”

--

**Austen Bernstein**

Managing Partner | New Story Capital Partners  
m. 9172708957



**From:** [Kelly Avery](#)  
**To:** [Austen Bernstein](#)  
**Subject:** RE: FW: 21 Hudson  
**Date:** Wednesday, September 11, 2024 11:03:00 AM  
**Attachments:** [image001.png](#)

---

Austen –

Good morning – what is the update on this site? The site does not look much better and the drainage in front of the lot is horrible. Please let me know what the status is as soon as possible as I am getting grumbling from the officials.

Thank you,

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

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---

**From:** Austen Bernstein <austen.bernstein@gmail.com>

**Sent:** Friday, September 6, 2024 12:35 PM

**To:** Kelly Avery <kavery@oceanridgeflorida.com>

**Subject:** Re: FW: 21 Hudson

Calling vendors now.

I have someone on site now in the meantime repairing the silt fence. Will send pictures when it is complete.

On Fri, Sep 6, 2024 at 11:30 AM Kelly Avery <[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)> wrote:

Good morning Austen –

Thank you for getting back to me. Will the silt fence be placed back before the weekend?? I have been questioned by the Commissioners why nothing has been done over there and I assured them that you were on it. Please address the issues before the end of the day.

Thank you,

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

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---

**From:** Austen Bernstein <[austen.bernstein@gmail.com](mailto:austen.bernstein@gmail.com)>

**Sent:** Wednesday, September 4, 2024 9:55 AM

**To:** Kelly Avery <[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)>

**Subject:** Re: FW: 21 Hudson

Thank you for notifying me about storm damage. Let me make some scheduling.

It might take a little more time before the final grading and berm / grassing is performed.

That being said:

- 1) the removal of trees remaining in front would be removed expeditiously
- 2) the silt fence repaired to its previous condition
- 3) dirt on the lot that is yet to be bermed / spread will be
- 4) the drain protection after final cleaning can be removed - I believe to allow for better drainage (provided tides arent too high).

On Wed, Sep 4, 2024 at 9:50 AM Kelly Avery <[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)> wrote:

Good morning Austen –

Please see the pictures below. What is the status of the project? The lot cannot be left the way it is currently looking as it is a mess. The silt fence needs to be properly re-installed around that lot immediately. I understand the rains have made a mess, but it needs to be addressed as soon as possible. When will the grading and sodding take place?

Please advise when this is will all be corrected.

Thank you,

*Kelly Avery*

Town Clerk

PBCMCA President

[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)

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---

**From:** William Armstrong <[warmstrong@oceanridgeflorida.com](mailto:warmstrong@oceanridgeflorida.com)>

**Sent:** Wednesday, September 4, 2024 9:23 AM

**To:** Kelly Avery <[kavery@oceanridgeflorida.com](mailto:kavery@oceanridgeflorida.com)>

**Subject:** 21 Hudson















William Armstrong  
Public Works  
[www.oceanridgeflorida.com](http://www.oceanridgeflorida.com)  
Town of Ocean Ridge  
6450 N. Ocean Blvd.  
Ocean Ridge, FL 33435  
[561-732-2635](tel:561-732-2635) (Town Hall)  
[561-737-8359](tel:561-737-8359) (Fax)  
[561-738-ORFL](tel:561-738-ORFL) (Citizen Information Line)

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**Austen Bernstein**

Managing Partner | New Story Capital Partners  
m. 9172708957



--

**Austen Bernstein**

Managing Partner | New Story Capital Partners  
m. 9172708957



1280 N. Congress Ave., Suite 101  
 West Palm Beach, FL 33409  
 Tel. 561.655.1151 Fax 561.832.9390  
 E-mail: [info@engenuitygroup.com](mailto:info@engenuitygroup.com)  
 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: 20 Hudson Avenue</b>	<b>Permit No. 165</b>
<b>PROJECT NO: 00020.10</b>	<b>DATE: 9/24/2024</b>
<b>CONTRACTOR: Neou Construction Inc</b>	<b>ARRIVAL TIME: 3:20PM</b>
<b>TYPE OF OBSERVATION: In Progress Lot Clearing, Fill Permit</b>	<b>DEPARTURE TIME: 3:40PM</b>

**OBSERVATIONS:**

This observation was made due to complaints of road flooding within the Hudson Ave right-of-way (ROW) and the inability to drive up driveways to homes near/adjacent to the property. At the time of this observation, the weather was clear but there was some rainfall several hours before.

The approved lot clearing and fill permit plan does not encroach into the Hudson Ave right-of-way. The Hudson Ave right-of-way is 60 feet wide. This wide width leaves approximately 20 feet of grass area between the road edge of pavement and the property line.

However, the attached photos show dirt and debris encroaching within that 20 feet of right-of-way. There is a debris pile near the property line. Ponding water is also trapped within the right-of-way and the perimeter silt fence is destroyed and flying in the wind.

This property must be cleaned up immediately. A tropical storm warning is currently in affect due to Hurricane Helene.



**Fill beyond the property line**



**Dirt/debris in ROW**



**Debris pile at the ROW line**



**Ponding water within the ROW**



**Organic material in the ROW**

**REPORT BY: Lisa Tropepe, P.E**

**COPIES TO: Tara Bamber, P.E  
Lynne Ladner, Town Manager  
Kelly Avery, Town Clerk  
Billy Armstrong, Public Works  
Mike Crisafulle, Building Official  
Scott McClure, Town Police Chief**

1280 N. Congress Ave., Suite 101  
 West Palm Beach, FL 33409  
 Tel. 561.655.1151 Fax 561.832.9390  
 E-mail: [info@engenuitygroup.com](mailto:info@engenuitygroup.com)  
 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: 20 Hudson Avenue</b>	<b>Permit No. 165</b>
<b>PROJECT NO: 00020.10</b>	<b>DATE: 10/1/2024</b>
<b>CONTRACTOR: Neou Construction Inc</b>	<b>ARRIVAL TIME: 11:00am</b>
<b>TYPE OF OBSERVATION: In-progress, lot clearing, fill permit- second visit</b>	<b>DEPARTURE TIME: 11:20am</b>

**OBSERVATIONS**

This second observation was made due to complaints of road flooding within the Hudson Ave right-of-way (ROW) and the inability to drive up driveways to homes near/adjacent to the property. At the time of this observation, the weather was clear.

The approved lot clearing and fill permit plan does not encroach into the Hudson Ave right-of-way. The Hudson Ave right-of-way is 60 feet wide. This wide width leaves approximately 20 feet of grass area between the road edge of pavement and the property line.

However, the attached photos continue to show dirt and debris encroaching within at 20 feet of right-of-way. Ponding water is also trapped within the right-of-way and the perimeter silt fence is destroyed and flying in the wind.

**As stated in the 9/24/2024 Field Observation Report 1, this property must be cleaned up immediately.**

**In addition, contractor shall re-grade and sod a swale within the 20 feet of right-of-way in accordance with the South Florida Water Management District and town code.**



**Approaching property from the west**



**Looking northeast**



**Hudson Ave catch basin**



**Looking east-  
debris in right-of way**

**REPORT BY: Lisa Tropepe, P.E**

**COPIES TO: Tara Bamber, P.E  
Lynne Ladner, Town Manager  
Kelly Avery, Town Clerk  
Billy Armstrong, Public Works  
Mike Crisafulle, Building Official  
Scott McClure, Town Police Chief**

1280 N. Congress Ave., Suite 101  
 West Palm Beach, FL 33409  
 Tel. 561.655.1151 Fax 561.832.9390  
 E-mail: [info@engenuitygroup.com](mailto:info@engenuitygroup.com)  
 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: 20 Hudson Avenue</b>	<b>Permit No. 165</b>
<b>PROJECT NO: 00020.10</b>	<b>DATE: 10/29/2024</b>
<b>CONTRACTOR: Neou Construction Inc</b>	<b>ARRIVAL TIME: 2:00pm</b>
<b>TYPE OF OBSERVATION: Grading In-progress</b>	<b>DEPARTURE TIME: 2:20pm</b>

**OBSERVATIONS**

This is the third observation conducted on this property. This request was made by the owner due to the permit expiring.

**This site is not finished and as stated in Field Observation Reports 1 and 2, this property must be cleaned up immediately.**

As stated in Field Report 2 which has not been addressed:

The approved lot clearing and fill permit plan does not encroach into the Hudson Ave right-of-way. The Hudson Ave right-of-way is 60 feet wide. This wide width leaves approximately 20 feet of grass area between the road edge of pavement and the property line.

However, the attached photos continue to show dirt and debris encroaching within at 20 feet of right-of-way. Ponding water is also trapped within the right-of-way and the perimeter silt fence is destroyed and flying in the wind.

In addition there are several other issues:

- 1.Site does not have the approved plans available to review.
- 2.Berms cannot have organic materials such as tree limbs and roots within it.
- 3.Debris piles need to be removed
- 4.There shall be no adverse impacts to the neighboring properties
- 5.Right-of-way needs to be swaled and sodded.
- 6.Erosion control like seeding needs to be implemented after the berm is free of organic materials and is built in accordance with the plans
- 7.Site needs to be observed by the engineer of record to ensure that the improvements were constructed according to plan
- 8.A certification of completion letter will be needed prior to final approval
- 9.An as-built plan needs to be submitted prior to final approval.
10. Silt fencing needs to be repaired



**Right-of-way catch basin**



**Looking north**



**Debris piled up on site**



**Swale not graded in right-of-way**



**Looking northeast**

**REPORT BY: Lisa Tropepe, P.E**

**COPIES TO: Tara Bamber, P.E  
Lynne Ladner, Town Manager  
Kelly Avery, Town Clerk  
Billy Armstrong, Public Works  
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 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: 20 Hudson Avenue</b>	<b>Permit No. 165</b>
<b>PROJECT NO: 00020.10</b>	<b>DATE: 11/5/2024</b>
<b>CONTRACTOR: Neou Construction Inc</b>	<b>ARRIVAL TIME: 1:30pm</b>
<b>TYPE OF OBSERVATION: Grading In-progress</b>	<b>DEPARTURE TIME: 1:45pm</b>

**OBSERVATIONS**

This is the fourth observation conducted by me on this property. This request was made by the owner since the permit has now expired.

It was observed that the grading within the right-of-way was rough and not compacted. It was also observed that the seeding may not have worked for the berms and may need to be reseeded. The berm was also breached where the machines probably traversed the property.

**Since this observation is only for grading in progress, this is approved. However, there are several issues still remaining that will need to be addressed before a final grading permit approval is made:**

- 1. A certification of completion letter will be needed by the engineer of record.**
- 2. An as-built plan needs to be submitted.**
- 3. Reseeding the berms will be needed.**
- 4. Please ensure that the property does not adversely impact the adjacent properties including the Town's right-of-way**

In the future, the rough grading of the right-of-way will not be approved when a building application is submitted. The right-of-way will ultimately need to meet the swale requirements of the South Florida Water Management District Permit for Hudson Avenue and the Town's Code.



**Opening in berm**



**Rough graded area  
by opening**



**Rough graded**



**Front of property**



**Right-of-way roughly  
graded**



**Hudson Ave catch basin**

**REPORT BY: Lisa Tropepe, P.E**

**COPIES TO: Tara Bamber, P.E  
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 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: 20 Hudson Avenue</b>	<b>Permit No. 165</b>
<b>PROJECT NO: 00020.10</b>	<b>DATE: 11/26/2024</b>
<b>CONTRACTOR: Neou Construction Inc</b>	<b>ARRIVAL TIME: 11:30am</b>
<b>TYPE OF OBSERVATION: Grading In-progress</b>	<b>DEPARTURE TIME: 11:50am</b>

**OBSERVATIONS**

This is the 5<sup>th</sup> observation made by me regarding the grading of this property. This request was made by the Town and the Applicant. Weather was clear and dry.

As stated previously, the grading within the right-of-way was rough with no compaction. Loose grass material was observed. There appeared to be a swale however it could not be determined by sight as to whether the swale was graded properly.

From the road, it visually appears that the site berm has been stabilized by seed/sod/weeds. However, the backside of the perimeter berm had no apparent seed/sod and was eroding in many areas. This can only be seen while standing in the middle of the property. The Northeast corner of the property appeared to have new, clean (white in color) fill. This area appeared to have no erosion control.

The middle of the site was not compacted and fill from the inside of the berms have sloughed off into the middle area. It appears that the majority of the site has no erosion control. See photos below.

In addition, it does not appear that the site is in accordance with the approved plan attached. **Berms need to be reconstructed and site needs to be stabilized and seed/sodded in its entirety.** Applicant needs to coordinate with their Engineer of Record to make sure that they are following the approved plans.

My comments from Field Observation Report 4 are still outstanding. See below:

- 1. A certification of completion letter will be needed by the engineer of record.**
- 2. An as-built plan needs to be submitted.**
- 3. Reseeding the berms will be needed.**
- 4. Please ensure that the property does not adversely impact the adjacent properties including the Town's right-of-way**



Loose dirt around catch basin



Rough Swale



No seed/sod on berm



New dirt on berm- no erosion control



No erosion control



Back of berm-dirt sloughing



Back of berm-no erosion control



No erosion control



White colored fill-no erosion control



No erosion control



Roadside swale

**REPORT BY: Lisa Tropepe, P.E**

**COPIES TO: Tara Bamber, P.E**

**Lynne Ladner, Town Manager**

**Kelly Avery, Town Clerk**

**Billy Armstrong, Public Works**

**Mike Crisafulle, Building Official**

**Scott McClure, Town Police Chief**

**Christy Goddeau, Town Attorney**

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

CASE NUMBER: 2024-023  
 HEARING DATE: DECEMBER 3, 2024  
 ADDRESS: 20 Hudson 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	\$ 9.68	1	\$ 9.68
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 173.68</b>

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

PAGE 1 OF 2  
CE CASE NO.: 2024-025

**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 10/29/24, at \_\_\_\_\_ hours, the Respondent(s), JAMES P COOKSEY owner(s) of the property located at 23 COCONUT LN (BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4), Ocean Ridge, FL 33435, did violate Section(s) 67-174 of the Town's Code of Ordinances by:

Sec. 67-174 – Maintenance and Appearance Standards. THIS IS A REPEAT VIOLATION. Please maintain landscaping at property to present a healthy, neat and orderly appearance. Landscaping is overgrown.

This violation notice is base upon:  personal observation/investigation,  or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 23 COCONUT LN (BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4) Pursuant to Town Code Section(s) 67-174, and Chapter 162, Florida Statutes, the violation(s) must be corrected within IMMEDIATELY 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 DECEMBER 3, 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.: 2024-025

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before OCTOBER 31, 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: Monny Palacios

Signed: Monny Palacios  
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 31<sup>st</sup> day of October, 2024 by Monny 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: 12/07/27



# 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.: 2024-025

Code Section(s):

67-174

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 23 COCONUT LN (BOYNTON BEACH PARK LT 9 BLK 1 &), Ocean Ridge, FL 33435

I, Mary Pelacios, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for DECEMBER 3, 2024 at 10:00 A.M. on the above named respondent on

JAMES P. COOKSEY at \_\_\_\_\_ AM PM  
10/31/24

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.

10/31/24  
Date

Mary Pelacios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 30<sup>th</sup> day of October, 2024.



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

**Property Detail**

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

**Owner Information**

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

**Sales Information**

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

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 8346  
**Acres :** .45  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,411,955	\$2,036,120	\$1,528,142	\$1,442,780	\$1,251,970
Land Value	\$1,264,331	\$1,411,084	\$1,026,270	\$670,698	\$655,635
Total Market Value	\$3,676,286	\$3,447,204	\$2,554,412	\$2,113,478	\$1,907,605

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,786,252	\$2,532,956	\$2,302,687	\$2,093,352	\$1,903,047
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,786,252	\$2,532,956	\$2,302,687	\$2,093,352	\$1,903,047

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$58,052	\$52,412	\$45,116	\$40,772	\$37,010
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$58,246	\$52,600	\$45,300	\$40,950	\$37,183



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)

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\$ 9.68

Sent To

Cooksley James P  
Street and Apt. No., or PO Box No.  
728 COVE AZUR DR  
City, State, ZIP+4®  
Palm beach gardens FL

10/31/24  
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Here  
Cooksley  
James P  
23 Coconut  
2024-0257

Page 413 of 132

0506 4921 1000 1264 9050  
0001 3330 0001 3330 0001 3330 0001 3330

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- 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.**

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**TOWN OF OCEAN RIDGE  
6450 N OCEAN BLVD  
OCEAN RIDGE, FL 33435-5251  
561-732-2635**



**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

COWSEY James R  
 728 COVE AZUR DR  
 Palm beach gardens FL,  
 33416  
 1499



9590 9402 9033 4122 2258 83

**2. Article Number (Transfer from service label)**

022 3330 0001 1264 9050

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

Agent

Address see

**B. Received by (Printed Name)**

**C. Date of Delivery**

1/13

**D. Is delivery address different from item 1?**

If YES, enter delivery address below:  Yes  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
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- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Record and return to:  
Town of Ocean Ridge  
6450 N. Ocean Blvd.  
Ocean Ridge, FL 33435

**TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS**

**ORDER FINDING VIOLATION, ASSESSING FINE, AND IMPOSING LIEN**

**TOWN OF OCEAN RIDGE,**

**Case No.: 2022-012**

**Petitioner,**

**v.**

**JAMES P COOKSEY,**

**Respondent.**

**RE: Violation of Section 67-174 of the Code of Ordinances of the Town of Ocean Ridge**

**PROPERTY ADDRESS:** 23 Coconut Lane  
Ocean Ridge, FL 33435

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

**PCN:** 46-43-45-27-07-001-0090

The Special Magistrate appointed by the Town Commission to hear Community Standards cases for the Town of Ocean Ridge, in accordance with Chapter 162, Part I, Florida Statutes, has received evidence and heard testimony under oath at the Community Standards hearing held on the 1<sup>st</sup> day of November, 2022, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

**FINDINGS OF FACT**

1. The Respondent, JAMES P COOKSEY, who was not present at the hearing, is the owner of the above-described property ("Property").

2. The Respondent received proper notice of the code violation(s) at the Property, which violation(s) are set forth below.
3. The Respondent received a reasonable amount of time to correct the Community Standards violation(s) at the Property; but at the time of the hearing, the violation(s) set forth below continue to exist at the Property.

### CONCLUSIONS OF LAW

The Respondent is in violation of the following section(s) of the Town of Ocean Ridge Code of Ordinances:

Section 67-174

Code Violation: Maintenance and appearance standards

### ORDER

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Section 67-174 of the Code of Ordinances of the Town of Ocean Ridge by maintaining the onsite landscaping and improving the maintenance and appearance of the property on or before December 1, 2022 or be fined **ONE HUNDRED FIFTY DOLLARS (\$150.00) PER DAY** for every day thereafter that the violation(s) continues to exist at the Property.

Respondent is further assessed administrative costs in the amount of Two Hundred Nine Dollars and Forty-Six Cents (\$209.46) for the Town's administrative costs in prosecuting the November 1, 2022 hearing, payable within thirty (30) days of the date of this order.

**THE BURDEN SHALL REST UPON RESPONDENT TO REQUEST A REINSPECTION FROM THE TOWN CLERK AT (561) 732-2635 TO DETERMINE WHETHER THE VIOLATION(S) HAS BEEN BROUGHT INTO COMPLIANCE.**

A certified copy of this order may be promptly recorded in the Official Records of Palm Beach County and if recorded, shall constitute notice pursuant to Section 162.07(4), Florida Statutes. Within twenty (20) days of the date of this order, the Respondent may deliver a written request to the Town Clerk at Town Hall, 6450 N. Ocean Blvd, Ocean Ridge, FL 33435, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Town shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the request. The hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violation(s) into compliance and/or pay all fines and costs as ordered herein, the Town, if it has not already done so pursuant to Section 162.07(4), Florida Statutes, may record a certified copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to Section 162.09, Florida Statutes. If a certified copy of this order has previously been recorded pursuant to Section 162.07(4), Florida Statutes, then the recorded order shall constitute a lien pursuant to Section 162.09, Florida Statutes. The lien shall be assessed against the real property upon which the violation(s) exists or existed and any other real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to Five Hundred Dollars (\$500.00) per day may be imposed beginning on the date the violation begins along with an administrative fee.

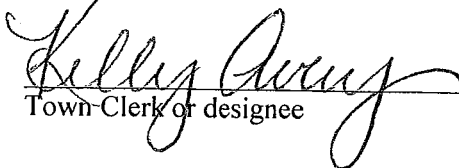
Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, which appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within thirty (30) days of the execution of the order being appealed.

DONE AND ORDERED this 1<sup>st</sup> day of November, 2022.

TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS

BY:   
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to James P. Cooksey  
at 728 Cole Azur Dr. Palm Beach Gardens, FL 33410 by U.S. Regular / Certified Mail this 8<sup>th</sup> day of November,  
2022.

  
Town Clerk or designee



9-366-1323  
LANDSCAPE CO.









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

CASE NUMBER: 2024-025  
 HEARING DATE: DECEMBER 3, 2024  
 ADDRESS: 23 Coconut Ln  
 DATE PAID:  
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 9.68	1	\$ 9.68
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 173.68</b>



# LOCAL ORDINANCE

## VIOLATOR INSTRUCTIONS

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 # 24-32615	CITATION # PO16560R	DATE 10/30/2024	TIME 5:02 PM
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		TYPE OF DEPARTMENT 2-PD	
COUNTY OF CITATION PALM BEACH		PLACE OR CITY OF CITATION OCEAN RIDGE	

<b>VIOLATOR INFORMATION</b>					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST ROBERT	MIDDLE JOHN	LAST BREEN		SUFFIX	
STREET 6740 SW 55TH ST		CITY DAVIE	STATE FL	ZIP 33314	
DL/ID #	STATE FL	BIRTH DATE 06/01/1987	RACE W	GENDER 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					
ADDRESS # 5903	OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD				
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY		
LATITUDE -80.048535		LONGITUDE 26.518680		ZONE OCEAN RIDGE	

<b>VIOLATION</b>	
CODE # 62-28	CHARGE DESCRIPTION DOG ON BEACH, FIRST OFFENSE
OTHER VIOLATION COMMENTS 2 DOGS ON BEACH	

<b>PAYMENT INFORMATION</b>					
NAME TOWN OF OCEAN RIDGE					
ADDRESS 6450 N OCEAN BLVD.					
CITY OCEAN RIDGE		ZIP 33435	PHONE # (561) 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>					

# Received

NOV 04 2024

## Town of Ocean Ridge



<b>REPORTING OFFICER</b>			
OFFICER SIGNATURE OR M BRYAN	BADGE # 560	D # 560	TROOP UNIT PATROL
RANK SERGEANT	FIRST M	MIDDLE	LAST PARKERSON

COURT DATE 12/03/2024	COURT TIME 10:00	COURTROOM # / OTHER DETAIL 6450 N OCEAN BLVD
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VIOLATOR SIGNATURE:



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

CASE NUMBER: 2024-026  
 HEARING DATE: December 3, 2024  
 ADDRESS: OLD 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	\$ 9.68	1	\$ 9.68
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 173.68</b>



**VIOLATOR INSTRUCTIONS**

**PARKING VIOLATION**

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 # 24-32571		CITATION # PO1655OR		DATE 10/30/2024	TIME 06:59
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD		
COUNTY OF CITATION PALM BEACH		PLACE OR CITY OF CITATION OCEAN RIDGE			
<b>VIOLATOR INFORMATION</b>					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME			
FIRST BRIAN	MIDDLE MICHAEL	LAST WIDRIG		SUFFIX	
STREET 5727 OLD OCEAN BLVD		CITY BOYNTON BEACH		STATE FL	ZIP 33435
DL/ID # [REDACTED]	STATE FL	BIRTH DATE 11/29/1989	RACE W	GENDER M	TELEPHONE
YR VEHICLE 2018	TAG # NSSE14	TRAILER TAG #	TAG EXP DATE 11/29/2026	STATE FL	
COLOR TAN	STYLE UTILITY	MAKE HOND	MODEL SUV	V.I.N. OR MOTOR # 5J6RW1H85JL004156	
<b>ROADWAY INFORMATION</b>					
BUSINESS NAME					
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD				
FEET 154	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY ADAMS RD		
LATITUDE -80.049210		LONGITUDE 26.516627		ZONE OCEAN RIDGE	
<b>VIOLATION</b>					
CODE # 54-2	CHARGE DESCRIPTION NO PARKING AS POSTED				
OTHER VIOLATION COMMENTS ILLEGAL PARKING					
<b>PAYMENT INFORMATION</b>					
NAME TOWN OF OCEAN RIDGE					
ADDRESS 6450 N OCEAN BLVD.					
CITY OCEAN RIDGE		ZIP 33435	PHONE # (561) 732-8331		
EMAIL ADDRESS		WEB SITE PAGE			
IF PAID WITHIN 10 DAYS	FINE \$30.00	IF PAID AFTER 10 DAYS	FINE \$40.00	FILING FEE	
<b>COURT INFORMATION(if applicable)</b>					
COURT DATE 12/03/2024	COURT TIME 10:00	COURTROOM # / OTHER DETAIL TOWN HALL CHAMBERS			

<b>REPORTING OFFICER</b>			
OFFICER SIGNATURE <i>J. Pilon</i>	BADGE # 540	ID # 540	TROOP UNIT
RANK OFFICER	FIRST J	MIDDLE R	LAST PILON

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

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

CASE NUMBER: 2024-027  
 HEARING DATE: December 3, 2024  
 ADDRESS: OLD 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	\$ 9.68	1	\$ 9.68
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 173.68</b>



# VIOLATOR INSTRUCTIONS

## PARKING VIOLATION

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 # 24-32571		CITATION # PO1654OR		DATE 10/30/2024		TIME 06:59	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
<b>VIOLATOR INFORMATION</b>							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT <input type="checkbox"/>		BUSINESS NAME					
FIRST BRIAN		MIDDLE MICHAEL		LAST WIDRIG		SUFFIX	
STREET 5727 OLD OCEAN BLVD			CITY BOYNTON BEACH		STATE FL	ZIP 33435	
DL/ID # [REDACTED]	STATE FL	BIRTH DATE 11/29/1989	RACE W	GENDER M	TELEPHONE		
YR VEHICLE 2025	TAG # RTSP89		TRAILER TAG #	TAG EXP DATE 11/29/2025		STATE FL	
COLOR BLK	STYLE UTILITY	MAKE BMW	MODEL X5	V.I.N. OR MOTOR # 5UX23EU02S9Y40835			
<b>ROADWAY INFORMATION</b>							
BUSINESS NAME							
ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD						
FEET 154	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY ADAMS RD				
LATITUDE -80.049210		LONGITUDE 26.516627		ZONE OCEAN RIDGE			
<b>VIOLATION</b>							
CODE # 54-2	CHARGE DESCRIPTION NO PARKING AS POSTED						
OTHER VIOLATION COMMENTS ILLEGAL PARKING							
<b>PAYMENT INFORMATION</b>							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE			ZIP 33435		PHONE # (581) 732-8331		
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS	FINE \$30.00	IF PAID AFTER 10 DAYS	FINE \$40.00	FILING FEE			
<b>COURT INFORMATION(if applicable)</b>							
COURT DATE 12/03/2024		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL CHAMBERS			

<b>REPORTING OFFICER</b>				
OFFICER SIGNATURE <i>J. Pilon</i>		BADGE # 540	D # 540	TROOP UNIT
RANK OFFICER	FIRST J	MIDDLE R	LAST PILON	

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

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

CASE NUMBER: 2024-028  
 HEARING DATE: December 3, 2024  
 ADDRESS: OLD 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	\$ 9.68	1	\$ 9.68
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 173.68</b>