

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



**January 7, 2025 at 10:00 AM
Town Hall Commission Chambers**

APPROVAL OF MINUTES

1. Approval of the Minutes of December 3, 2024 Regular Meeting

CASES TO BE HEARD

- | | |
|-------------------------|--|
| 2. CASE NO. 2024-030 | CASE NO 2024-030
JOHN G DEFALCO
22092 AQUILA ST, BOCA RATON, FL 33428
CITATION PO1666OR
VIOLATION @ 21 OCEAN AVE
<u>NATURE OF VIOLATION</u>
64-46 OFF STREET PARKING, ILLEGAL
PARKING |
| 3. CASE NO. 2024-031 | CASE NO 2024-031
JENNIFER KNOWLES
32 HERSEY DR, OCEAN RIDGE, FL 33435
CITATION PO1672OR
VIOLATION @ OLD OCEAN BLVD ON
BEACH
<u>NATURE OF VIOLATION</u>
62-28 DOGS ON THE BEACH, FIRST
OFFENSE |
| 4. CASE NO. 2024-0824PD | CASE NO 2024-0824PD
JAY WALLSHEIN
119 MARLIN DR, OCEAN RIDGE, FL 33435
RE: 81 ISLAND DR. S
MC CORMICK MILE ADD 1 LT 81
<u>NATURE OF VIOLATION</u>
SEC 67-1(G) - FAILURE TO REMOVE NON-
PERMITTED MATERIAL FROM PROPERTY |
| 5. CASE NO. 2024-029 | CASE NO 2024-029
JAY WALLSHEIN
119 MARLIN DR., OCEAN RIDGE, FL 33435
RE: 81 ISLAND DR.
MC CORMICK MILE ADD 1 LT 81
<u>NATURE OF VIOLATION</u>
SEC 67-51 WORKING WITHOUT A PERMIT
& FBC 105.1 |
| 6. CASE NO. 2024-022 | CASE NO 2024-022 |

7. **CASE NO. 2024-023**

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

REQUESTING AN EXTENSION OF THE
ORDER FROM 10/1/24

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

FINE CHALLENGE OF ORDERS ON 12/3/24

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 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
DECEMBER 3, 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 OCTOBER 1, 2024, MINUTES

The Community Standards Hearing Minutes of October 1, 2024, were adopted as submitted by Special Magistrate Barnard.

2. 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 TROPICAL
SHORES
NATURE OF VIOLATION
ASKING FOR AN EXTENSION PER ORDERS**

Town Attorney Goddeau introduced the case for the Special Magistrate.

Dominic Scianandre, HOA Board Member, explained their request for an extension of time to complete the dock repairs. He requested a one-year extension.

There was a discussion regarding the length of the dock repairs.

Special Magistrate Barnard asked for the Town's recommendation and Town Attorney Goddeau stated she had no objection to the one-year extension. Special Magistrate Barnard asked Mr. Scianandre if he had any objections to the documents shown on the screen by the Town and Mrs. Drummond had no objections. 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 stated that the Respondent complied with providing a written engineer's contractor's report and they are currently in the process of completing the dock repair. She orders that an extension be granted, and the matter is continued. She established compliance by December 1, 2025, or be fined One Hundred Dollars (\$100.00) per day for every day thereafter that violation(s) continue to exist on the property.

**3. 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**

Town Attorney Goddeau introduced the case for the Special Magistrate.

Town Clerk Avery provided background information on the case.

Special Magistrate Barnard asked for the Town's recommendation and Town Attorney Goddeau requested a fine of Ten Thousand Dollars (\$10,000.00) and a fine of Five Hundred Dollars (\$500.00) per day for each day that the irreparable/irreversible violation continues to exist at the property. She also requested the Town's administrative costs for One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96).

Tricia Russell, the owner, was present. She apologized to the Town and provided explanations for the violations.

There was a discussion regarding the period of the fill permit.

Special Magistrate Barnard entered the Town's case file as Exhibit #1 and the Respondent's Composite Exhibit #R2 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 67-118 of the Code expired fill permit. She assessed a fine of Two Thousand Dollars (\$2,000.00) per day for the irreparable/irreversible violation occurring on the property, beginning on December 3, 2024, and continuing for each day the violation continues to exist at the property. She also assessed administrative costs for One Hundred Seventy-Three Dollars and Ninety-Six Cents (173.96) payable within thirty (30) days.

**4. CASE NO. 2024-025 JAMES P COOKSEY
728 COTE AZUR DR, PALM BEACH
GARDENS, FL 33410
RE: 23 COCONUT LANE
BOYNTON BEACH PARK LOT 9 BLK 1 & 22-
44-43, S 25 FT OF W 10 FT OF E 490.47 FT
OF SW 1/4
NATURE OF VIOLATION
Sec. 67-174 – Maintenance and Appearance
Standards**

Town Attorney Goddeau introduced the case to the Special Magistrate and explained that this was a repeat violation. 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 stated that the Town was seeking a Five Hundred Dollars (\$500.00) per day fine. She explained that the town was only seeking half of the costs for forty-eight (48) days for Six Thousand Dollars (\$6,000.00) and the administrative costs in the amount of One Hundred Seventy-Three Dollars and Sixty-Eight Cents (\$173.68).

James Cooksey, the owner, was present and spoke about the case.

Special Magistrate Barnard asked Mr. Cooksey if he had any objections to the documents shown on the screen by the Town and Mr. Cooksey had no objections. Special Magistrate Barnard entered the Town's case file as Exhibit #1 and the Respondent's Composite Exhibit #R2 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 is in repeat violation of Section 67-174 of the Code maintenance and appearance standards. She assessed a fine of Four Thousand Eight Hundred Dollars (\$4,800.00) for the repeat violation occurring on the property from October 2, 2024, through November 22, 2024. She also assessed administrative costs for One Hundred Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within thirty (30) days.

5.	CASE NO. 2024-026	ROBERT JOHN BREEN 6740 SW 55TH ST., DAVIE, FL 33314 CITATION PO1656OR VIOLATION ON OLD OCEAN BLVD – ON THE BEACH <u>NATURE OF VIOLATION</u> 62-28 Dog on the Beach, First Offense
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Town Attorney Goddeau introduced the case for the Special Magistrate.

Sergeant Mike Parkerson provided testimony regarding the parking citation.

Special Magistrate Barnard asked for the Town's recommendation and Town Attorney Goddeau stated that the Town was seeking a fine amount of Twenty-Five (\$25.00) and administrative costs in the amount of One Seventy-Three Dollars and Sixty-Eight Cents (\$173.68).

The Respondent was not present.

Special Magistrate Barnard entered the Town's case file as Exhibit #1 into the record without objection. She finds that the Respondent violated Section 54-2. She assessed the fine in the amount of Twenty-Five Dollars and Zero Cents (\$25.00) and further assessed the Town administrative costs in the amount of One Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within (30) days.

6.	CASE NO. 2024-027	BRIAN MICHAEL WIDRIG 5727 OLD OCEAN BLVD, OCEAN RIDGE, FL 33435 CITATION PO1655OR
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VIOLATION @ OLD OCEAN BLVD
NATURE OF VIOLATION
54-2 No Parking/Illegal Parking

Town Attorney Goddeau introduced the case for the Special Magistrate.

Officer Jimmy Pilon provided testimony regarding the parking citation.

The Respondent was not present.

Special Magistrate Barnard entered the Towns case file as Exhibit #1 into the record without objection. She finds that the Respondent violated Section 54-2 and failed to pay the fine. She assessed the fine in the amount of Forty Dollars and Zero Cents (\$40.00) and further assessed the Town administrative costs in the amount of One Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within (30) days.

Town Clerk Avery mentioned that service was given to the Respondent.

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 reopened Case No 2024-026 with the Town supplement the case file to include the Notice of Hearing and sufficient notice was given at the hearing.

7. **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

Town Attorney Goddeau introduced the case for the Special Magistrate.

Officer Jimmy Pilon provided testimony regarding the parking citation.

The Respondent was not present.

Special Magistrate Barnard entered the Towns 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 violated Section 54-2 and failed to pay the fine. She assessed the fine in the amount of Forty Dollars and Zero Cents (\$40.00) and further assessed the Town administrative costs in the amount of One Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within (30) days.

ADJOURNMENT

The hearing was adjourned at 11:29 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on January 7, 2025.

ATTEST:

Kelly Avery, Town Clerk



PARKING VIOLATION

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 # 24-35086		CITATION # PO1666OR		DATE 11/23/2024		TIME 10:41	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST JOHN		MIDDLE G		LAST DEFALCO		SUFFIX	
STREET 22092 AQUILA ST				CITY BOCA RATON		STATE ZIP FL 33428	
DL/ID # [REDACTED]		STATE FL		BIRTH DATE 10/23/1962		RACE GENDER W M	
YR VEHICLE 2018		TAG # KK46E		TRAILER TAG #		TAG EXP DATE 12/31/2023	
COLOR RED		STYLE TRUCK		MAKE RAM		MODEL V.I.N. OR MOTOR # TRUCK 3C6UR5ML4JG385799	
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 21		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN AVE					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE				ZONE OCEAN RIDGE	
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION 64-46 OFF STREET PARKING.					
OTHER VIOLATION COMMENTS ILLEGAL PARKING							
PAYMENT INFORMATION							
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	
COURT INFORMATION(if applicable)							
COURT DATE 01/07/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

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

VIOLATOR SIGNATURE: _____



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

NOTICE OF HEARING

DATE: 12/27/24

CASE NO.: CE 2024-030

Owner / Respondent: John G Defalco

Violation Location: 21 Ocean Ave., Ocean Ridge, FL 33435

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: January 7, 2025 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 64-46 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. 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

9589 0710 5270 0712 4709 83

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Total Postage and Fees

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John B. DeFazio

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

22092 Houliatt St

City, State, ZIP+4[®]

Bozeman, MT 33428

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106764

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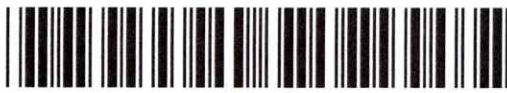
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:
 - You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *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; Receipt attach PS Form 3811 to your mailpiece;
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2024-030
 HEARING DATE: JANUARY 6, 2025
 ADDRESS: 21 OCEAN AVE
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 9.64	1	\$ 9.64
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 173.64



VIOLATOR INSTRUCTIONS

LOCAL ORDINANCE

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AGENCY CASE # 24-35547		CITATION # PO1672OR		DATE 11/28/2024		TIME 07:06	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST JENNIFER		MIDDLE		LAST KNOWLES		SUFFIX	
STREET 32 HERSEY DR		CITY OCEAN RIDGE		STATE FL		ZIP 33435	
DL/ID # [REDACTED]		STATE FL		BIRTH DATE 09/10/1970		RACE W	
GENDER F		TELEPHONE		TAG #		TAG EXP DATE	
YR VEHICLE 1901		TAG #		TRAILER TAG #		STATE	
COLOR		STYLE		MAKE NA		MODEL	
V.I.N. OR MOTOR #							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD					
FEET 156		MILES		DIRECTION NORTH		AT/FROM STREET, ROAD, HIGHWAY COVENTRY PL	
LATITUDE -80.050147		LONGITUDE 26.511394		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 62-28		CHARGE DESCRIPTION DOG ON BEACH, FIRST OFFENSE					
OTHER VIOLATION COMMENTS PROHIBITED ANIMALS ON BEACH							
PAYMENT INFORMATION							
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							
COURT INFORMATION(if applicable)							
COURT DATE 01/07/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE		BADGE # 540	ID # 540
TROOP UNIT PATROL			
RANK OFFICER	FIRST J	MIDDLE R	LAST PILON

VIOLATOR SIGNATURE: _____



LOCAL ORDINANCE

VIOLATION INFORMATION			
AGENCY CASE # 24-35547	CITATION # P016720R	DATE 11/28/2024	TIME 7:06 AM
AGENCY INFORMATION			
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT	COUNTY PALM BEACH	CITY OCEAN RIDGE	
ROADWAY INFORMATION			
BUSINESS NAME (if applicable) C			ZONE OCEAN RIDGE
ADDRESS # 156	CURRENT OR STREET, ROAD, HIGHWAY OLD OCEAN BLVD		
DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY COVENTRY PL		
VIOLATOR INFORMATION			
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME	
FIRST JENNIFER	MIDDLE	LAST KNOWLES	SUFFIX
STREET 32 HERSEY DR		CITY OCEAN RIDGE	STATE FL
ZIP 33435			
DL/ID # 	STATE FL	BIRTH DATE 09/10/1970	RACE W
GENDER F		TELEPHONE	
YR VEHICLE 1901	TAG #	TRAILER TAG #	TAG EXP DATE
COLOR	STYLE	MAKE NA	MODEL NA
V.I.N. OR MOTOR #			
VIOLATION			
CODE # 62-28	DOUG ON BEACH, FIRST OFFENSE		
OTHER COMMENTS: PROHIBITED ANIMALS ON BEACH			
PAYMENT INFORMATION			
NAME			
TOWN OF OCEAN RIDGE			
ADDRESS 5450 N OCEAN BLVD.			
CITY OCEAN RIDGE		ZIP 33435	PHONE # (561) 792-8331
EMAIL ADDRESS V		WEB SITE PAGE	
IF PAID WITHIN 10 DAYS	FINE \$25.00	IF PAID AFTER 10 DAYS	FINE \$25.00
FILING FEE			
COURT INFORMATION(if applicable)			
COURT DATE 01/07/2025	COURT TIME 10:00	COURTROOM # / OTHER DETAILS OCEAN RIDGE TOWN HALL	
REPORTING OFFICER			
OFFICER SIGNATURE 	BADGE # 540	ID # 540	TROOP UNIT
RANK OFFICER	FIRST J	MIDDLE R	LAST PILON

VIOLATOR SIGNATURE:

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

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

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

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



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

NOTICE OF HEARING

DATE: 12/27/24

CASE NO.: CE 2024-031

Owner / Respondent: Jennifer Knowles

Violation Location: Old Ocean (Beach)

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: **January 7, 2025 at 10:00 am**

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 62-28 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. 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

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

2004-031
12/07/04

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Jennifer Knowles
32 Hershey Dr.
Orem Ridge, FL 33415

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7022 3330 0001 1264 9258

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.

Page 17 of 64

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2024-0824

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 11/18/2024, at 06:33 hours, the Respondent(s),
Jay Wallsheinn owner(s) of the property

located at 81 Island Dr. South, Ocean Ridge, FL 33435, did violate

Section(s) 67-1(G) of the Town's

Code of Ordinances by:

Failure to remove none-permitted material from property.

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 MC CORMICK MILE ADD 1 LT 81

Pursuant to Town Code Section(s) 67-1(G),
and Chapter 162, Florida Statutes, the violation(s) must be corrected within 5 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
Tuesday, January 7th, 2025.

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.: 2024-0824

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before Ofc J. Pilon or Clerk K. Avery 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:

Jimmy Pilon

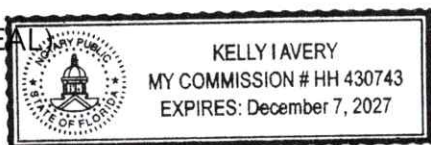
Signed:

Jimmy Pilon
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 18th day of November, 2024
by J. Pilon, 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: 12/7/27



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

vs.

Respondent

COMMUNITY STANDARDS

CE CASE NO.: 2024-0824

Code Section(s):

67-1(G)

of the Town's Code of Ordinances

VIOLATION ADDRESS: 81 Island Dr. South, Ocean Ridge, FL 33435

I, J. Pilon, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for Tuesday, January 7th, 2025 at 10:00 A.M. on the above named respondent on

November 18th at 11:20 (AM) PM
Jay Wallerstein
2024

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.

11/18/2024

Date

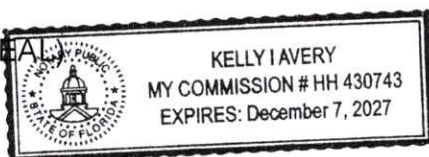
J. Pilon

Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 18th day of November, 2024.

(SEAL)



Kelly Iavery
NOTARY PUBLIC, State of Florida

My Commission Expires: 12/7/27

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:	CASE NUMBER:	OPEN DATE:	CLOSED DATE:
240034139	2024-0150	2024/11/14 09:31	2024/11/18 07:07

DISPATCHER:	LOCATION:	ZONE:
536 HAMMOND, COURTNEY	81 ISLAND DR S	B

ADDRESS:	CITY:	STATE:	ZIP CODE:
81 ISLAND DR S	OCEAN RIDGE	FL	33435

REFERENCE:	LOCATION DETAILS:
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SIGNAL:	DESCRIPTION:	PRIORITY:	HOW CALL RECIEVED:
824	VTC ALL OTHER	09	RADIO

RECIEVED:	DISPATCHED:	ON SCENE:	CLEARED SCENE:	PRIMARY UNIT:
2024/11/14 09:31	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 10:21	540

NARRATIVE

DATE:	TIME:	DISPATCHER:	NARRATIVE:
2024/11/18	06:33	579	540 OUT ON F-UP AT 81 ISLAND DR S

VEHICLE INFORMATION

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

UNIT:	DISPATCHED:	ENROUTE:	ARRIVED:	CLEARED:
540	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 10:21
	START TRANSPORT:	END TRANSPORT:	STATION:	

UNIT:	DISPATCHED:	ENROUTE:	ARRIVED:	CLEARED:
540	2024/11/18 06:33	2024/11/18 06:33	2024/11/18 06:33	2024/11/18 06:40
	START TRANSPORT:	END TRANSPORT:	STATION:	

PERSON INFORMATION

DISPOSITION

UNIT #:	DISPO. CODE:	DESCRIPTION:	NARRATIVE:
540	WARN	DispositionDesc	TOWN CODE WRITTEN WARNING ISSUED TO 81 ISLAND DRIVE S. FOR VIOLATION OF TOWN CODE 67-1(G) STORAGE OF UNPERMITTED MATERIALS ON PROPERTY. VIOLATOR ADVISED TO HAVE PROPERTY CLEARED OF MATRIALS WITHIN 24 HOURS OF NOTICE PER TOWN CODE OR A CODE RNFORCEMENT HEARING WOULD BE ISSUED. WARNING POSTED ON DOOR AND EMAILED TO VIOLATOR.
540	WARN	DispositionDesc	NOTICE LEFT AT 10:21
540	OPEN	DispositionDesc	UPON RE-INSPECTION, I FOUND THAT THE HOMEOWNER HAS FAILED TO COME INTO COMPLIANCE. THE BUILDING MATERIALS WERE STILL BEING STORED IN THE FRONT DRIVEWAY. PHOTOGRAPHS WERE TAKEN AS EXHIBIT B FOR THIS TOWN CODE VIOLATION. THE MATTER WILL NOW BE FORWARDED TO THE MAGISTRATE AND A NOTICE OF HEARING WILL BE ISSUED TO THE VIOLATOR.

Sec. 67-1. - Removal of debris from construction sites; storage of equipment and materials.

- (a) All building and construction sites within the town shall at all times be kept free of loose debris, paper, construction material waste, scrap construction material and other trash produced from the site. All materials and equipment used, placed or stored upon any building or construction site shall be maintained within the perimeter of the building site.
- (b) All building and construction sites within the town shall provide suitable on-site commercial container(s), as determined and designated by the town, for the collection of loose debris, paper, construction material waste, scrap construction material and other trash produced from the site. The construction container(s) shall be provided with a cover or covering that will prevent spilling or blowing of material from the container(s). The size and number of containers shall be adequate, as determined by the town, for the amount of material generated on the building or construction site. All said materials shall be containerized by the end of each day.
- (c) Nothing in this section shall be deemed to permit the owner, general contractor or any of their employees, agents, or representatives to remove or dispose of debris, paper, construction material waste, scrap construction material and other trash produced from or on the site by onsite burning, or by piling or storage of said materials or equipment in the public streets or on property adjacent to the construction site.
- (d) During construction, off-street parking for all personal vehicles and construction equipment shall be provided and shall be utilized to prevent on-street parking by construction personnel and equipment. The parking of any vehicle or equipment associated with the construction activities or construction personnel on the public right-of-way is prohibited, unless approval is obtained from the town building official. The building official may only allow use of the public right-of-way if he/she determines, based on the information provided by the developer/owner, that the site space is not adequate to accommodate all of the parking needs on site. If the building official allows parking in the public right-of-way, it must be pursuant to the developer/owner purchasing right-of-way parking permits and in no event shall any construction development be issued more than two right-of-way parking permits. The cost of each permit shall be set by resolution of the town commission.
- (e) Where concrete or any other substance permanently affixes itself to any road surface, public or private, causing the surface to be uneven or defaced, it shall be immediately removed by the person or persons responsible. Where mud or excessive dirt or soil from a construction site is tracked or deposited, by vehicle or otherwise, onto any road surface, public or private, it shall be immediately removed by the person or persons responsible. The person or persons responsible as identified in this section, shall mean the driver of the vehicle which deposited the substance

onto the road surface, his employer, the owner of the real property containing the construction or demolition site and/or the general contractor in charge of a site from where the substance originated.

- (f) If at any time the town notifies the owner or general contractor, personally or through their agent(s) or representative(s), in writing that construction activities are being conducted, or the construction site or any part thereof is being maintained, in violation of the provisions of this section, said violations shall be corrected within 24 hours of the notice. If the owner or general contractor does not satisfactorily correct the situation within 24 hours of said notification, in addition to any other enforcement actions available to the town pursuant to this Code or otherwise provided by law, upon written notice from the town given to the owner of the property, or to the general contractor, or to their agent(s), representative(s), or the person doing the work, work on the site shall immediately cease. Such written notice shall also state the conditions under which work may be resumed. Upon being notified of the elimination of the violation of the provisions of this section, the town shall inspect the site for compliance and allow resumption of the work.
- (g) It shall be unlawful to unload and/or store any material used or required on any construction site without a permit having been issued for construction and/or demolition at that specific site.
- (h) It shall be unlawful to store any material in an unsecured area which is deemed unsafe or a danger to those accessing the site. It shall be unlawful to store any construction materials in any manner whereby the material or a portion of the materials is stored outside the legal boundaries of the site. Reasonable exceptions to this subsection, for a reasonable period of time, may be considered on a case-by-case basis by the town manager.
- (i) All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.
- (j) Any pool under construction shall be kept clean of any debris until such time as the pool is properly filtered and must be properly fenced. All sitting water in pools under construction must be properly treated to eliminate algae, insects, etc.
- (k) The contractor shall be responsible for placement and emptying of adequate disposal containers for food, wrappers and other nonconstruction related garbage.
- (l) The owner of the property and the general contractor shall be jointly and severally responsible for compliance with the provisions of this section.
- (m) The owner, or general contractor, personally or through their agent(s) or representative(s), shall have the right to appeal from the decision of the town ordering the cessation of all work and to appear before the code enforcement special master at a specified time and place to show cause why they should not comply with said notice.
- (n)

The enforcement procedures contained in this section are in addition to, and not in lieu of, any other enforcement procedures or remedies available to the town for the enforcement of its Code of Ordinances.

(Code 1993, § 14-1; Ord. No. 621, § 3, 5-1-2017)

Cross reference— Nuisances, ch. 34; deposit of debris or trash on private lots or rights-of-way prohibited, § 34-3; outdoor storage or disposal of appliances, furniture and similar items prohibited under certain circumstances, § 34-5.



LOCAL ORDINANCE

VIOLATION INFORMATION							
AGENCY CASE # 24-34139		WARNING # PW15530R		DATE 11/14/2024		TIME 9:50 AM	
AGENCY INFORMATION							
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST JAY		MIDDLE		LAST WALLSHEINN		SUFFIX	
STREET 81 ISLAND DR. SOUTH		CITY OCEAN RIDGE		STATE FL		ZIP 33435	
DL/ID #		STATE		BIRTH DATE		RACE	
						GENDER (561) 512-743	
YR VEHICLE 1900		TAG #		TRAILER TAG #		TAG EXP DATE	
COLOR		STYLE		MAKE NA		MODEL	
						V.I.N. OR MOTOR #	
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 81		OCCURRED ON STREET, ROAD, HIGHWAY ISLAND DR S					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE				ZONE OCEAN RIDGE	
VIOLATION							
CODE # 67-1(G)		CHARGE DESCRIPTION REMOVAL OF DEBRIS FROM CONSTRUCTION SITES; STORAGE OF EQUIPMENT AND MATERIALS					
OTHER VIOLATION COMMENTS							
PLEASE REMOVE UNPERMITTED MATERIALS/PAVERS FROM THE PROPERTY WITHIN : OF THIS NOTICE. FAILURE TO COMPLY WILL RESULT IN A CODE ENFORCEMENT FINE BEING ISSUED.							
REPORTING OFFICER							
OFFICER SIGNATURE <i>J. Pilon</i>		BADGE # 540		ID # 540		TROOP	
RANK OFFICER		FIRST J		MIDDLE R		LAST PILON	

Ocean Ridge Police Department



CAD Event Report

<u>EVENT NUMBER:</u>	<u>CASE NUMBER:</u>	<u>OPEN DATE:</u>	<u>CLOSED DATE:</u>
240034139	2024-0150	2024/11/14 09:31	2024/11/18 11:21

<u>DISPATCHER:</u>	<u>LOCATION:</u>	<u>ZONE:</u>
536 HAMMOND, COURTNEY	81 ISLAND DR S	B

<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
81 ISLAND DR S	OCEAN RIDGE	FL	33435

<u>REFERENCE:</u>	<u>LOCATION DETAILS:</u>
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<u>SIGNAL:</u>	<u>DESCRIPTION:</u>	<u>PRIORITY:</u>	<u>HOW CALL RECIEVED:</u>
824	VTC ALL OTHER	09	RADIO

<u>RECIEVED:</u>	<u>DISPATCHED:</u>	<u>ON SCENE:</u>	<u>CLEARED SCENE:</u>	<u>PRIMARY UNIT:</u>
2024/11/14 09:31	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 10:21	540

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2024/11/18	06:33	579	540 OUT ON F-UP AT 81 ISLAND DR S
2024/11/18	11:16	579	540 OUT AT 119 MARLIN ON F-UP

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
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UNITS

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
540	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 09:31	2024/11/14 10:21
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>		<u>STATION:</u>

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
540	2024/11/18 06:33	2024/11/18 06:33	2024/11/18 06:33	2024/11/18 06:40
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>		<u>STATION:</u>

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
540	2024/11/18 11:16	2024/11/18 11:16	2024/11/18 11:16	2024/11/18 11:21
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>		<u>STATION:</u>

PERSON INFORMATION

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
540	WARN	DispositionDesc	TOWN CODE WRITTEN WARNING ISSUED TO 81 ISLAND DRIVE S. FOR VIOLATION OF TOWN CODE 67-1(G) STORAGE OF UNPERMITTED MATERIALS ON PROPERTY. VIOLATOR ADVISED TO HAVE PROPERTY CLEARED OF MATRIALS WITHIN 24 HOURS OF NOTICE PER TOWN CODE OR A CODE RNFORCEMENT HEARING WOULD BE ISSUED. WARNING POSTED ON DOOR AND EMAILED TO VIOLATOR.
540	WARN	DispositionDesc	NOTICE LEFT AT 10:21

Ocean Ridge Police Department



CAD Event Report

540	OPEN	DispositionDesc	UPON RE-INSPECTION, I FOUND THAT THE HOMEOWNER HAS FAILED TO COME INTO COMPLIANCE. THE BUILDING MATERIALS WERE STILL BEING STORED IN THE FRONT DRIVEWAY. PHOTOGRAPHS WERE TAKEN AS EXHIBIT B FOR THIS TOWN CODE VIOLATION. THE MATTER WILL NOW BE FORWARDED TO THE MAGISTRATE AND A NOTICE OF HEARING WILL BE ISSUED TO THE VIOLATOR.
540	OPEN	DispositionDesc	NOTICE OF HEARING WAS POSTED ON THE FRONT DOOR OF THE MAILING ADDRESS 119 MARLIN DR FOR TOWN CODE VIOLATION 67-1(G). THE NOTICE GIVES THE VIOLATOR 5 DAYS FROM THE DATE OF NOTICE TO COMPLY WITH THE TOWN CODE OR THEY MUST APPEAR FOR THE HEARING.



















COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2024-029

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 11/22/24, at _____ hours, the Respondent(s),
JAY WALLSHEIN owner(s) of the property
located at 81 ISLAND DR. S (MC CORMICK MILE ADD 1 LT 81), Ocean Ridge, FL 33435, did violate
Section(s) 67-51 & FBC 105.1 of the Town's
Code of Ordinances by:

Sec. 67-51 Working w/out permit & FBC 105.1 - Please apply for permits for all construction that is occurring at the property.
YOU WERE NOTIFIED 11/22/24 TO STOP WORKING. YOU WILL NEED TO OBTAIN A PERMIT IN ORDER TO WORK ON
YOUR PROPERTY.

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 81 ISLAND DR. S (MC CORMICK MILE ADD 1 LT 81)
Pursuant to Town Code Section(s) 67-51 & FBC 105.1,
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
JANUARY 7, 2025.

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.: 2024-029

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.

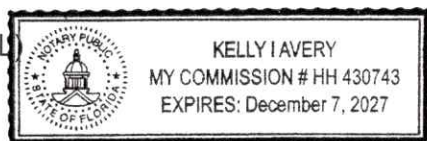
Printed: Steven Shahin

Signed: [Signature]
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 2nd day of December by Steven Shahin, 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)



[Signature]
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

vs.

Respondent

COMMUNITY STANDARDS

CE CASE NO.: 2024-029

Code Section(s):

67-51 & FBC 105.1

of the Town's Code of Ordinances

VIOLATION ADDRESS: 81 ISLAND DR. S (MC CORMICK MILE ADD 1 LT 81), Ocean Ridge, FL 33435

I, Steven Shakin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for JANUARY 7, 205 at 10:00 A.M. on the above named respondent on

JAY WELSHEN

at 1:45

AM

PM

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

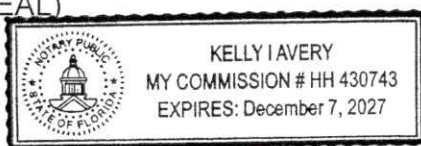
12-2-24
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 2nd day of December 2024.

(SEAL)



Kelly Iavery
NOTARY PUBLIC, State of Florida

My Commission Expires: 12/7/27

Property Detail

Location Address : 81 ISLAND DR S
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-22-10-000-0810
Subdivision : MC CORMICK MILE ADD 1 IN
Official Records Book/Page : 30346 / 1116
Sale Date : DEC-2018
Legal Description : MC CORMICK MILE ADD 1 LT 81

Owner Information

Owner(s)	Mailing Address
WALLSHEINN JAY	119 MARLIN DR OCEAN RIDGE FL 33435 3311

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2018	\$1,987,500	30346 / 01116	WARRANTY DEED	WALLSHEINN JAY
MAR-2014	\$1,387,014	26869 / 01709	WARRANTY DEED	SVI CAPITAL LLC
AUG-2013	\$902,200	26235 / 00259	CERT OF TITLE	HSBC BANK USA TR
JUN-2007	\$10	22024 / 00359	QUIT CLAIM	TAMPOSI CANDACE A
AUG-2001	\$1,287,500	12875 / 00285	WARRANTY DEED	TAMPOSI CANDACE A &
AUG-1993	\$300,000	07866 / 00874	WARRANTY DEED	
JAN-1969	\$35,000	01697 / 00202		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 4496
Acres : .28
Property Use Code : 0100—SINGLE FAMILY
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,995,399	\$1,991,723	\$1,761,496	\$1,478,514	\$1,403,811
Land Value	\$2,023,768	\$1,984,086	\$1,284,800	\$800,000	\$680,000
Total Market Value	\$4,019,167	\$3,975,809	\$3,046,296	\$2,278,514	\$2,083,811

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,032,702	\$2,757,002	\$2,506,365	\$2,278,514	\$2,083,811
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,032,702	\$2,757,002	\$2,506,365	\$2,278,514	\$2,083,811

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$61,479	\$58,493	\$50,840	\$44,228	\$40,491

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

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

(b) *Demolition permits.*

(1) *Partial demolition.* Applications for permits for a partial demolition of any improvement must be accompanied by one of the following:

- a. An approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the partial demolition permit is being sought, including a time certain within which new construction will commence and be completed; or
- b. Plans prepared by a registered architect or engineer demonstrating that once the partial demolition has been completed, the property and improvements remaining will consist of a complete, finished structure(s) in compliance with all other applicable provisions of the town's zoning and building requirements.

(2) *Complete demolition.* Applications for permits for complete demolition shall include a plan to meet the applicable clearing, groundcover and other requirements of sections 67-136, 67-137, 67-153 and all other applicable provisions of town's Code of Ordinances, or be accompanied by an approved building permit for any reconstruction, alteration or remodeling which is the purpose for which the complete demolition permit is being sought, including a time certain within which new construction will commence and be completed.

(3) *Timeframes.* For purposes of this section, and notwithstanding any code section to the contrary, once demolition or partial demolition begins, a contractor has 60 days to complete the demolition. In addition, the requirements under sections 67-136, 67-137, 67-153 and all other applicable requirements of town's Code of Ordinances must be completed no later than 120 days of the issuance of the demolition permit. These requirements do not extend the timeframes for construction as set forth in section 67-52.

(4) *Posting.* Permits for the demolition or partial demolition of any improvements on land within the town shall be posted in the same manner as and pursuant to the same requirements for construction permits as required by the town's Code of Ordinances, including but not limited to those found in sections 67-59 and 67-153, as well as the Florida Building Code and any applicable county amendments thereto.

(5) *Letter of credit.* To ensure that a demolition occurs within the timeframes set forth herein, the town requires that the property owner, developer or contractor, as appropriate, file with the town documents guaranteeing that the demolition will occur as set forth herein. Such guarantee shall be a personal bond secured by an unconditional and irrevocable letter of credit in an amount equal to 110 percent of the total cost of the demolition project which shall include grading and other requirements of sections 67-136, 67-137, 67-153, and all other

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

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

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

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

[A]105.1 Required.

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

7022 3330 0001 1264 9241

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Received

DEC 03 2024

Postmark
Here
Town of Ocean Ridge
2024 - 029

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

Sent To

Jay Weissneim

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

119 Martin Dr

City, State, ZIP+4[®]

Ocean Ridge FL 33435

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 addressee to be at least 21 years of age (not available at retail).

- Adult signature restricted delivery service, which requires the addressee 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.

- A receipt (in this position on 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;











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

CASE NUMBER: 2024-029
 HEARING DATE: JANUARY 7, 2025
 ADDRESS: 81 ISLAND DR S
 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	\$ 9.64	1	\$ 9.64
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 173.64

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.: 2024-022

Petitioner,

v.

AIVA ROZENBERGA DRUMMOND,

Respondent.

_____/

RE: Violation of Section 67-51 of the Code of Ordinances of the Town of Ocean Ridge and Section 105.1 of the Florida Building Code

PROPERTY ADDRESS: 6520 N. Ocean Boulevard #350
Ocean Ridge, FL 33435

LEGAL DESCRIPTION: OCEAN PARK MANOR COND UNIT 35

PCN: 46-43-45-22-15-000-0350

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 1st day of October, 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 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.
4. The Town's evidentiary case file was entered into the record as Composite Exhibit #1 without objection.

CONCLUSIONS OF LAW

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

Sections 67-51 of the Code
and Section 105.1 of the Florida Building Code

Code Violation: Work without permits

ORDER

Permit Issuance

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Section 67-51 of the Code of Ordinances of the Town of Ocean Ridge and Section 105.1 of the Florida Building Code by having the required building permit issued within thirty (30) 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.

Work Completion, Inspection and Permit Closeout

It is further the Order of the Community Standards Special Magistrate that the Respondent shall comply with Section 67-51 of the Code of Ordinances of the Town of Ocean Ridge and Section 105.1 of the Florida Building Code by completing all work under the permit, having all required inspections and closing out the permit within ninety (90) 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.

Respondent is further assessed administrative costs in the amount of One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) for the Town's administrative costs in prosecuting the October 1, 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 1st day of October, 2024.

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 _____
at _____ by U.S. Regular / Certified Mail this ____ day of _____,
2024.

Town Clerk or designee

From: [Aiva Rozenberga](#)
To: [Kelly Avery](#)
Subject: Hearing request with the magistrate
Date: Friday, December 27, 2024 11:51:30 AM

Dear Kelly,

This Aiva Rozenberga,
Residing 6520 N Ocean Blvd apt 35, Ocean Ridge.

I am writing to request a hearing with the magistrate for January 7th, 2025.

With appreciation and wishing Happy New Year,
Aiva

Aiva Rozenberga, BCC
Mobile: 561 629 2231
Email: aiva.bluebird2@gmail.com

**TOWN OF OCEAN RIDGE, FLORIDA
CODE ENFORCEMENT**

Case No.

2024-022

☒ **AFFIDAVIT OF COMPLIANCE**
☐ **AFFIDAVIT OF NON-COMPLIANCE**
(Check One)

TOWN OF OCEAN RIDGE

Petitioner

vs.

AIVA ROZENBERGA DRUMMOND

Respondent

The property described as 6520 N OCEAN BLVD #35, in the above-mentioned case, has been re-inspected and the Code Enforcement Officer hereby states that said property is **now** in ☒ compliance ☐ non-compliance with Section(s) Sec. 67-51 of the Code of the TOWN OF OCEAN RIDGE on this 2ND day of JANUARY, 2025.



BUILDING OFFICIAL SIGNATURE

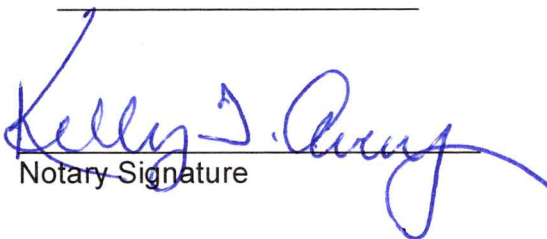
MICHAEL CRISAFULLE

PRINTED NAME

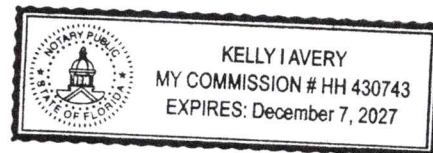
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on this 6TH day of JANUARY, 2025.

☒ Personally Known or ☐ Type of Identification Produced:



Notary Signature



Stamp

From: [Kelly Avery](#)
To: [Austen Bernstein](#); [Tricia Russel](#)
Subject: 20 Hudson - Closing out CE2024-023
Date: Tuesday, December 17, 2024 4:39:00 PM
Attachments: [image001.png](#)
[2024-023 CS Order - 20 Hudson.pdf](#)

Good afternoon –

I would like to get your Certificate of Completion out to you but cannot do that until your fees have been paid. Your total due is \$8,198.06 at this time, if paid by the end of December. If not, there will be additional interest added to it, and I will have to get you a new total.

Fine of \$2,000 from 12/3-12/6 = \$8,000

Interest on fines = \$24.10

Administrative fees \$173.96

Once we receive the payment, then I can issue the Certificate.

Thank you,

Kelly Avery

Town Clerk

PBCMCA Immediate Past President

kavery@oceanridgeflorida.com

Town of Ocean Ridge

6450 N. Ocean Blvd.

Ocean Ridge, FL 33435

561-732-2635 (Main Line)

561-742-1838 (Direct Line)

Mon-Fri 8:30 – 3:00pm

Public Records Requests - [Record Request Portal](#)

www.oceanridgeflorida.com

-



PLEASE NOTE: 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

Received

DEC 20 2024

Town of Ocean Ridge

December 20, 2024

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

Re: **REQUEST FOR HEARING FOR 2024-023**

Dear Town of Ocean Ridge,

This letter is to kindly request a hearing regarding the fine set for case 2024-023 for 20 Hudson Avenue.

Kind Regards,

Austen Bernstein And Tricia Russel
Ocean Ridge Family, LLC

Return Service To:
Ocean Ridge Family, LLC
% Tricia Russel
2805 E Oakland Park Blvd STE 437
Fort Lauderdale, FL 33306

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

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS**

**ORDER FINDING IRREPERABLE/IRREVERSIBLE VIOLATION,
ASSESSING FINE, AND IMPOSING LIEN**

TOWN OF OCEAN RIDGE,

Case No.: 2024-023

Petitioner,

v.

OCEAN RIDGE FAMILY LLC,

Respondent.

RE: Violation of Section 67-118 of the Code of Ordinances of the Town of Ocean Ridge

PROPERTY ADDRESS: 20 Hudson Avenue
Ocean Ridge, FL 33435

LEGAL DESCRIPTION: BOYNTON BEACH PARK LOT 12 BLK 5

PCN: 46-43-45-27-07-005-0120

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 3rd day of December, 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 Tricia Russell, 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. Respondent is in irreparable/irreversible violation of Section 67-118 of the Code of Ordinances of the Town of Ocean Ridge for the expired fill permit and incomplete work under the permit which expired on October 29, 2024 after a 90 day extension was granted by the Town, from the October 30, 2024 through December 3, 2024, a violation which will continue until all work required under the fill permit issued by the Town in December 2023 is complete and the permit is closed out.
4. The Town's evidentiary case file was entered into the record as Composite Exhibit #1 without objection.
5. Respondent's exhibits were entered into the record as Composite Exhibit #R2 without objection.

CONCLUSIONS OF LAW

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

Sections 67-118 of the Code of Ordinances
of the Town of Ocean Ridge

Code Violation: Expired fill permit

ORDER

It is the Order of the Community Standards Special Magistrate that the Respondent shall be fined **TWO THOUSAND DOLLARS (\$2,000.00) PER DAY** for the irreparable/irreversible violation occurring on the Property, beginning on December 3, 2024 and continuing to accrue at Two Thousand Dollars (\$2,000.00) per day for each day that the irreparable/irreversible violation continues to exist at the Property.

Respondent is further assessed administrative costs in the amount of One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) for the Town's administrative costs in prosecuting the December 3, 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 3rd day of December, 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 Ocean Ridge Family, LLC
at see below by U.S. Regular Certified Mail this 4th day of December, 2024.

[Signature]
Town Clerk or designee



emailed to:
tricia@bldrgroup.com
+
austen.bernstein@gmail.com

Mailed to:
Ocean Ridge Family, LLC
2805 E. Oakland Park Blvd.
Ste. 437
Ft. Lauderdale, FL 33306



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

NOTICE OF HEARING

DATE: 12/23/24

CASE NO.: CE 2024-023

Owner / Respondent: Ocean Ridge Family, LLC (Austen Bernstein & Tricia Russel)

Violation Location: 20 Hudson Ave.

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: January 7, 2025 at 10:00 am

The hearing will address the request for a fine challenge for the above referenced code compliance case number.

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

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

Please govern yourself accordingly.

Kelly Avery, Town Clerk

As of 1/7/25, the Town finds the following due:

Fine of \$2,000 per day from 12/3 – 12/6 = \$8,000

Interest on fines = \$39.44

Administrative Fees = \$173.96

Total Due: \$8,213.40