TOWN OF OCEAN RIDGE
SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING

AGENDA

April 1, 2025 at 10:00 AM
Town Hall Commission Chambers

APPROVAL OF MINUTES

1. Approval of the Minutes of the February 4, 2025, Meeting

CASES TO BE HEARD

2. **CASE NO. 2025-004**

CASE NO 2025-004
LINNEA A POLISCHUK
6644 N OCEAN BLVD, OCEAN RIDGE, FL 33435
CITATION PO1690OR
VIOLATION @ 6600 N OCEAN BLVD
NATURE OF VIOLATION
SEC 62-28 DOG ON BEACH, FIRST OFFENSE

3. **CASE NO 2025-005**

CASE NO 2025-005
ROBERT M KELLEY
628 COLLEGE HWY, APT 4, SOUTHWICK, MA 01077
CITATION PO1701OR
VIOLATION @ N. OCEAN BLVD/ INLET CAY DR.
NATURE OF VIOLATION
SEC 54-2 NO PARKING AS POSTED

4. **CASE NO 2025-007**

CASE NO 2025-007
DAVID DEBLASE
1501 SW SECOND ST., FT. LAUDERDALE, FL 33312
CITATION PO1709OR
VIOLATION @ HAMMOCK PARK 6620 N OCEAN BLVD
NATURE OF VIOLATION
SEC 54-2 NO PARKING AS POSTED

5. **CASE NO 2025-008**

CASE NO 2025-008
JEAN LEWIS LEE
7516 SW 6TH CT, NORTH LAUDERDALE, FL 33068
CITATION PO1710OR
VIOLATION @ HAMMOCK PARK 6620 N OCEAN BLVD
NATURE OF VIOLATION

SEC 54-2 NO PARKING AS POSTED

6. **CASE NO 2025-009**

CASE NO 2025-009
PETER GOLDSTEIN
700 E BOYNTON BEACH BLVD, BOYNTON BEACH, FL 33435
CITATION PO1712OR
VIOLATION @ HAMMOCK PARK 6620 N OCEAN BLVD
NATURE OF VIOLATION
SEC 54-2 NO PARKING AS POSTED

7. **CASE NO 2025-016**

CASE NO 2025-016
ALEJANDRO CHICO
1070 AUDACE AVE, APT 406, BOYNTON BEACH, FL 33426
CITATION PO1721OR
VIOLATION @ OLD OCEAN BLVD (ON BEACH)
NATURE OF VIOLATION
62-28 DOG ON BEACH, FIRST OFFENSE

8. **CASE NO 2025-017**

CASE NO 2025-017
BRETT DAVID ORLOVE
5003 OLD OCEAN BLVD, OCEAN RIDGE, FL 33435
CITATION PO1741OR
VIOLATION @ OLD OCEAN BLVD (ON BEACH)
NATURE OF VIOLATION
62-28 DOG ON BEACH, THIRD OFFENSE

9. **CASE NO 2025-018**

CASE NO 2025-018
GRACJAN SZYMCZAK
248 DR. S JAMES PARKER BLVD, RED BANK, NJ 07701
CITATION PO1742OR
VIOLATION @ OLD OCEAN (ON BEACH)
NATURE OF VIOLATION
62-28 DOG ON BEACH, FIRST OFFENSE

10. **CASE NO 2025-002**

CASE NO 2025-002
ROBERT & DEBORAH CALCAGNO
5819 N OCEAN BLVD, #A1, OCEAN RIDGE, FL 33435
RE: 5819 N OCEAN BLVD A1
PORTOFINO OF OCEAN RIDGE COND UNIT A-1
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT & FBC 105.1

11. **CASE NO 2025-010**

CASE NO 2025-010

CPI REAL ESTATE INC
C P I DIVISION INC C/O 3500 45TH ST STE 11
WEST PALM BEACH FL 33407 1899
RE: 5019 N OCEAN BLVD
PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV & N 10 FT TROPICAL DR R/WS) BLK A
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT & FBC 105.1

12. **CASE NO 2025-013**

CASE NO 2025-013
PHYLLIS C SICA, PHYLLIS C SICA TR TITLE HOLDER
19 TROPICAL DR, OCEAN RIDGE, FL 33435
RE: 19 TROPICAL DR
PALM BEACH SHORE ACRES BLKS A, B & Z E 68 FT OF W 560 FT OF LT 16 BLK A
NATURE OF VIOLATION
67-51 WORKING W/OUT A PERMIT & FBC 105.1

13. **CASE NO 2025-014**

CASE NO 2025-014
CRAIG & LORI HERKERT, CRAIG R HERKERT TR TITLE HLDR
2 COCONUT LN, OCEAN RIDGE, FL 33435
RE: 2 COCONUT LN
BOYNTON BEACH PARK LT 3 BLK 2
NATURE OF VIOLATION
67-51 WORKING W/OUT A PERMIT & FBC 105.1

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@oceanridge.gov 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
FEBRUARY 4, 2025

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 JANUARY 7, 2025, MINUTES

The Community Standards Hearing Minutes of January 7, 2025, were adopted as submitted by Special Magistrate Barnard.

2. CASE NO. 2025-001

RACHELLE ERIN MULLER
501 HIGH ST. BOCA RATON, FL 33432
CITATION PO1679OR
VIOLATION OLD OCEAN BLVD/BEACHWAY DR.
NATURE OF VIOLATION
54- ILLEGAL PARKING (NO PARKING AS POSTED)

Town Attorney Goddeau announced that the case was dismissed.

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
FINE CHALLENGE OF ORDERS ON 12/3/24

Town Attorney Goddeau introduced the case for the Special Magistrate.

Sean Schwartz, Esq., the Respondent's attorney, explained the request. He also stated that the statute allows ninety (90) days from the termination of the emergency order. Town Attorney Goddeau explained that the Town denied the order. There was a discussion regarding the Respondent extension request and the fine assessed.

Town Attorney Goddeau stated that the Town would reduce the fine to the amount of Five Thousand Dollars ($5,000.00) and the administrative costs. Mr. Schwartz requested the fine for the original amount of Two Thousand Dollars ($2,000.00).

DRAFT

Special Magistrate Barnard explained that the Respondent had ample time to comply with the code's requirements. She asked Mr. Schwartz if he had any objections to the documents shown on the screen, and Mr. Schwartz had no objections.

Special Magistrate Barnard entered the Town's evidentiary case file as Composite Exhibit #1 and the Respondent's exhibit into the record as Exhibit #R2 without objection. She granted the fine of Eight Thousand Dollars ($8,000.00) and reduced the fine to the amount of Five Thousand Dollars ($5,000.00). She also reaffirmed the Town's administrative costs of One Hundred Seventy-Three Dollars and Ninety-Six Cents ($173.96) payable within thirty (30) days.

4. CASE NO. 2024-029 **JAY WALLSHEIN**
119 MARLIN DR., OCEAN RIDGE, FL 33435
RE: 81 ISLAND DR.
MC CORMICK MILE ADD 1 LT 81
NATURE OF VIOLATION
SEC 67-51 WORKING WITHOUT A PERMIT
& FBC 105.1

Town Attorney Goddeau introduced the case to the Special Magistrate and explained that the case was in the January hearing. She stated that it was continued at the request of the Respondent's attorney who is present today.

R. Max Lohman, Esq., the Respondent's attorney, stated that he objected to the Towns Building Official providing testimony. Special Magistrate Barnard explained she understood his objection although the Town would present its case first and she called for the Town witness.

There was a discussion regarding who observed the violation and completed the affidavit of service.

Code Enforcement Officer Shahin gave his testimony and Mr. Lohman cross-examined Code Enforcement Officer Shanin. Code Enforcement Officer Shahin provided testimony on what occurred on November 24th. There was further discussion regarding Code Enforcement Officer Palacios advised Code Enforcement Officer Shanin.

Louis Miller, Town Inspector, stated that he was advised that work we being done without a permit. He stated that he entered the property and saw pavers in the front and back of the property. He also mentioned that a permit was issued for windows that were being installed. Town Attorney Goddeau and Mr. Lohman cross-examined Mr. Miller.

Town Attorney Goddeau asked for testimony from Town Clerk Avery and Mr. Lohman had objections to Town Clerk Avery providing testimony. There was a discussion between Attorney Goddeau and Lohman regarding the relevance of Town Clerk Avery providing testimony. Special Magistrate Barnard allowed Town Clerk Avery's testimony.

Town Clerk Avery testified on the findings for issuing the notice of the violation. Town Attorney Goddeau cross-examined Mrs. Avery.

Special Magistrate Barnard asked for the Town's recommendation and Town Attorney Goddeau requested that a permit be applied for immediately for pavers and complaint within thirty (30) days. She also requested a One Hundred Dollars ($100.00) fine and administrative costs of One Hundred Seventy-Three and Sixty-Four Cents ($173.64).

Attorney Lohman provided closing arguments for the case.

Jay Wallshein, owner of the property, testified regarding the Fourth Amendment issue. Town Attorney Goddeau cross-examined Mr. Wallshein. There was a discussion regarding pavers being installed and photos taken of the property.

Attorney Goddeau and Lohman provided final agreements for the case.

Special Magistrate Barnard dismissed the case without prejudice.

ADJOURNMENT

The hearing was adjourned at 11:49 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on March 4, 2025.

ATTEST:

_____

Kelly Avery, Town Clerk

LOCAL ORDINANCE

AGENCY CASE #	CITATION #	DATE	TIME
2025-0005	PO1690OR	01/04/2025	16:21

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
LINNEA	A	POLISCHUK	

STREET	CITY	STATE	ZIP
6644 N. OCEAN BLVD	OCEAN RIDGE	FL	33435

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	FL	11/12/1966	W	F	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE

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

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
6600	OCEAN BLVD N

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY

LATITUDE	LONGITUDE	ZONE
-80.046004	26.534072	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
62-28	DOG ON BEACH, FIRST OFFENSE

OTHER VIOLATION COMMENTS

PAYMENT INFORMATION

NAME: TOWN OF OCEAN RIDGE

ADDRESS: 6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8131

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN 10 DAYS	FINE	IF PAID AFTER 10 DAYS	FINE	FILING FEE
	$25.00		$25.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
03/04/2025	10:00	TOWNHALL

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.

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
	596	560	PATROL

RANK	FIRST	MIDDLE	LAST
PATROLMAN	MICHAEL		STEEL

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: 2/24/25 **CASE NO.: CE 2025-004**

Owner / Respondent: Linnea A. Polischuk

Violation Location: 6600 N Ocean Blvd, 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: **April 1, 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

9589 0710 5270 0712 4464 65

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CEV
2025-004

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

Postage
$

Total Postage and Fees
$ 9.62

Sent To
Linnea A. Polischuk

Street and Apt. No., or PO Box No.
6644 N Ocean Blvd

City, State, ZIP+4®
Ocean Ridge, FL 33435

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-004
HEARING DATE: April 1, 2025
ADDRESS: 6600 N OCEAN BLVD (ON BEACH)
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	$ -
TOTAL AMOUNT DUE			$ 173.68

PARKING VIOLATION

AGENCY CASE #	CITATION #	DATE	TIME
25-1731	PO1701OR	01/17/2025	21:15

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
ROBERT	M	KELLEY	

STREET	CITY	STATE	ZIP
628 COLLEGE HWY APT 4	SOUTHWICK	MA	01077

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	MA	12/05/1981	W	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE
2015	4PKW38		08/31/2026	MA

COLOR	STYLE	MAKE	MODEL	V.I.N. OR MOTOR #
RED	SEDAN	TOYT	COROLLA	2T1BURHE3FC466327

ROADWAY INFORMATION

BUSINESS NAME	

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
	N OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY
236		NORTH	INLET CAY DR

LATITUDE	LONGITUDE	ZONE
-80.047521	26.533764	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
54-2	NO PARKING AS POSTED

OTHER VIOLATION COMMENTS

VEHICLE WAS PARKED ON THE SIDE WALK. WITH IN 15FT OF A STOP SIGN. VEHICLE WAS PARKED IN FRONT OF THE CLOSED GATE.

PAYMENT INFORMATION

NAME
TOWN OF OCEAN RIDGE

ADDRESS
6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$30.00	10 DAYS	$40.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
03/04/2025		1

VIOLATOR INSTRUCTIONS

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REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
M. Powers	595		PATROL

RANK	FIRST	MIDDLE	LAST
OFFICER	MATTHEW		POWERS

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: 2/24/25 **CASE NO.: CE 2025-005**

Owner / Respondent: Robert M Kelley

Violation Location: N Ocean Blvd/Inlet Cay Dr., 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: **April 1, 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 54-2 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

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CEN 2025-005

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 $ _____

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Postage
$

Total Postage and Fees
$ 9.68

Sent To
Robert M Kelley

Street and Apt. No., or PO Box No.
628 College Hwy Apt 4

City, State, ZIP+4®
Southwick, MA 01077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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  - 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).
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IMPORTANT: Save this receipt for your records.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-005
HEARING DATE: April 1, 2025
ADDRESS: N OCEAN/ INLET CAY
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	$ -
TOTAL AMOUNT DUE			$ 173.68

PARKING VIOLATION

AGENCY CASE #	CITATION #	DATE	TIME
25-3283	PO1709OR	02/02/2025	13:34

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
DAVID		DEBLASE	

STREET	CITY	STATE	ZIP
1501 SW SECOND ST	FORT LAUDERDALE	FL	33312

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
		02/24/1964			

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE
2023	AZ91PY		02/24/2024	FL

COLOR	STYLE	MAKE	MODEL	V.I.N. OR MOTOR #
BLK	PICKUP	RAM	PICKUP	1C6RREBG7PN545704

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
6620	N OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY

LATITUDE	LONGITUDE	ZONE
-80.047754	26.533760	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
54-2	NO PARKING AS POSTED

OTHER VIOLATION COMMENTS

YOU CANNOT PARK ON GRASS OR ANY AREA NOT DESIGED FOR PARKING.

PAYMENT INFORMATION

NAME: TOWN OF OCEAN RIDGE

ADDRESS: 6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$30.00	10 DAYS	$40.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
03/04/2025	10:00	TOWN HALL

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.

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
J Pilon	540	540	PATROL

RANK	FIRST	MIDDLE	LAST
OFFICER	J	R	PILON

VIOLATOR SIGNATURE: _____

9589 0710 5270 0212 4664 41

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
$

CEV 2025-007

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

Postage
$

Total Postage and Fees
$ 9.66

Sent To
David DeBlase

Street and Apt. No., or PO Box No.
1501 SW Second St

City, State, ZIP+4®
Ft Lauderdale, FL 33312

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-007
HEARING DATE: April 1, 2025
ADDRESS: HAMMOCK PARK
DATE PAID:
METHOD OF PAYMENT:

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

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

NOTICE OF HEARING

DATE: 2/24/25 **CASE NO.: CE 2025-007**

Owner / Respondent: David Deblase

Violation Location: Hammock Park – 6620 N Ocean Blvd, 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: **April 1, 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 54-2 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

PARKING VIOLATION

AGENCY CASE #	CITATION #	DATE	TIME
25-3283	PO1710OR	02/02/2025	13:34

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
JEAN	LEWIS	LEE	

STREET	CITY	STATE	ZIP
7516 SW 6TH CT	NORTH LAUDERDALE	FL	33068

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	FL	04/18/1992	W	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE
2024	SQE2K		04/18/2025	FL

COLOR	STYLE	MAKE	MODEL	V.I.N. OR MOTOR #
GRY	PICKUP	TOYT	TRUCK	3TYLB5JN7RT048494

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
6620	100TH AVE N

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY

LATITUDE	LONGITUDE	ZONE
-80.047754	26.533760	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
54-2	NO PARKING AS POSTED

OTHER VIOLATION COMMENTS

YOU CANNOT PARK ON GRASS OR ANY AREA NOT DESIGED FOR PARKING.

PAYMENT INFORMATION

NAME: TOWN OF OCEAN RIDGE

ADDRESS: 6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$30.00	10 DAYS	$40.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
03/04/2025	10:00	TOWN HALL

VIOLATOR INSTRUCTIONS

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REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
J Pilon	540	540	PATROL

RANK	FIRST	MIDDLE	LAST
OFFICER	J	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: 2/24/25 **CASE NO.: CE 2025-008**

Owner / Respondent: Jean Lewis Lee

Violation Location: Hammock Park – 6620 N Ocean Blvd, 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: **April 1, 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 54-2 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

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

CEV 2025-008

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

Postage
$

Total Postage and Fees
$ 9.68

Sent To
Dean Lewis Lee

Street and Apt. No., or PO Box No.
7516 SW 6th St

City, State, ZIP+4®
North Lauderdale, FL 33068

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
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Important Reminders:

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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  - 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.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-008
HEARING DATE: April 1, 2025
ADDRESS: HAMMOCK PARK
DATE PAID:
METHOD OF PAYMENT:

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

PARKING VIOLATION

AGENCY CASE #	CITATION #	DATE	TIME
25-3295	PO1712OR	02/02/2025	15:27

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
PETER		GOLDSTEIN	

STREET	CITY	STATE	ZIP
700 E BOYNTON BEACH BLVD	BOYNTON BEACH	FL	33435

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
		03/21/1963			

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE
2022	AS69BS		03/21/2025	FL

COLOR	STYLE	MAKE	MODEL	V.I.N. OR MOTOR #
WHI	2P	ASPT	SLOW SPEE	FLA123935

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
6620	N OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY

LATITUDE	LONGITUDE	ZONE
-80.047741	26.533971	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
54-2	NO PARKING AS POSTED

OTHER VIOLATION COMMENTS

YOU CANNOT PARK ON GRASS OR ANY AREA NOT DESIGED FOR PARKING.

PAYMENT INFORMATION

NAME: TOWN OF OCEAN RIDGE

ADDRESS: 6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$30.00	10 DAYS	$40.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
03/04/2025	10:00	TOWN HALL

VIOLATOR INSTRUCTIONS

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REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
J Pilon	540	540	PATROL

RANK	FIRST	MIDDLE	LAST
OFFICER	J	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: 2/24/25 **CASE NO.: CE 2025-009**

Owner / Respondent: Peter Goldstein

Violation Location: Hammock Park – 6620 N Ocean Blvd, 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: **April 1, 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 54-2 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 4664 27

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OFFICIAL USE

Certified Mail Fee
$

CEV 2025-009

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

Postage
$

Total Postage and Fees
$ 9.68

Sent To
Peter Goldstein

Street and Apt. No., or PO Box No.
700 E Boynton Beach Blvd

City, State, ZIP+4®
Boynton Beach FL 33435

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

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.

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- 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).
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PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-009
HEARING DATE: April 1, 2025
ADDRESS: HAMMOCK PARK
DATE PAID:
METHOD OF PAYMENT:

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

LOCAL ORDINANCE

AGENCY CASE #	CITATION #	DATE	TIME
25-4174	PO1721OR	02/11/2025	11:00

AGENCY NAME	TYPE OF DEPARTMENT
OCEAN RIDGE POLICE DEPARTMENT	2-PD

COUNTY OF CITATION	PLACE OR CITY OF CITATION
PALM BEACH	OCEAN RIDGE

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
ALEJANDRO		CHICA	

STREET	CITY	STATE	ZIP
1070 AUDACE AVE APT 406	BOYNTON BEACH	FL	33426

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	FL	04/29/1996	H	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE

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

ROADWAY INFORMATION

BUSINESS NAME

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
	OLD OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD,HIGHWAY
4		NORTH	BEACHWAY DR

LATITUDE	LONGITUDE	ZONE
-80.049628	26.514608	OCEAN RIDGE

VIOLATION

CODE #	CHARGE DESCRIPTION
62-28	DOG ON BEACH, FIRST OFFENSE

OTHER VIOLATION COMMENTS

NO DOGS ALLOWED ON OCEAN RIDGE BEACHES

PAYMENT INFORMATION

NAME: TOWN OF OCEAN RIDGE

ADDRESS: 6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$25.00	10 DAYS	$25.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAIL
04/01/2025	10:00	6450 N OCEAN BLVD

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.

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
	560	560	PATROL

RANK	FIRST	MIDDLE	LAST
SERGEANT	M		PARKERSON

VIOLATOR SIGNATURE: _____

LOCAL ORDINANCE

VIOLATION INFORMATION

AGENCY CASE #	CITATION #	DATE	TIME
25-4174	P017210R	02/11/2025	11:00 AM

AGENCY INFORMATION

AGENCY NAME	COUNTY	CITY
OCEAN RIDGE POLICE DEPARTMENT	PALM BEACH	OCEAN RIDGE

ROADWAY INFORMATION

BUSINESS NAME (if applicable)	ZONE
	OCEAN RIDGE

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
	OLD OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
4		NORTH	BEACHWAY DR

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐	BUSINESS NAME

FIRST	MIDDLE	LAST	SUFFIX
ALEJANDRO		CHICA	

STREET	CITY	STATE	ZIP
1070 AUDACE AVE APT 406	BOYNTON BEACH	FL	33426

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	FL	04/29/1996	H	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE

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

VIOLATION

CODE #	
62-28	DOG ON BEACH, FIRST OFFENSE

OTHER COMMENTS:

NO DOGS ALLOWED ON OCEAN RIDGE BEACHES

PAYMENT INFORMATION

NAME
TOWN OF OCEAN RIDGE

ADDRESS
6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$25.00	10 DAYS	$25.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAILS
04/01/2025	10:00	6450 N OCEAN BLVD

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
	560	560	PATROL

RANK	FIRST	MIDDLE	LAST
SERGEANT	M		PARKERSON

VIOLATOR SIGNATURE:

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CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-016
HEARING DATE: April 1, 2025
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	
PHOTOGRAPHS	$ -	0	$ -
TOTAL AMOUNT DUE			$ 164.00

LOCAL ORDINANCE

VIOLATION INFORMATION

AGENCY CASE #	CITATION #	DATE	TIME
25-6074	P017410R	02/28/2025	7:21 AM

AGENCY INFORMATION

AGENCY NAME	COUNTY	CITY
OCEAN RIDGE POLICE DEPARTMENT	PALM BEACH	OCEAN RIDGE

ROADWAY INFORMATION

BUSINESS NAME (If applicable)	ZONE
	OCEAN RIDGE

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
5004	OLD OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
BRETT	DAVID	ORLOVE	

STREET	CITY	STATE	ZIP
5003 OLD OCEAN BLVD	OCEAN RIDGE	FL	33435

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	FL	01/29/1966	W	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE

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

VIOLATION

CODE #	
62-28	DOG ON BEACH, THIRD OFFENSE

OTHER COMMENTS:

PROHIBITED ANIMAL

PAYMENT INFORMATION

NAME
TOWN OF OCEAN RIDGE

ADDRESS
6450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-8331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN 10 DAYS	FINE	IF PAID AFTER 10 DAYS	FINE	FILING FEE
	$100.00		$100.00	

COURT INFORMATION (if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAILS
04/01/2025	10:00	TOWNHALL

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
J Pilon	540	540	

RANK	FIRST	MIDDLE	LAST
OFFICER	J	R	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.

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CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-017
HEARING DATE: April 1, 2025
ADDRESS: 5004 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	
PHOTOGRAPHS	$ -	0	$ -
TOTAL AMOUNT DUE			$ 164.00

LOCAL ORDINANCE

VIOLATION INFORMATION

AGENCY CASE #	CITATION #	DATE	TIME
25-6074	P017420R	02/28/2025	7:28 AM

AGENCY INFORMATION

AGENCY NAME	COUNTY	CITY
OCEAN RIDGE POLICE DEPARTMENT	PALM BEACH	OCEAN RIDGE

ROADWAY INFORMATION

BUSINESS NAME (if applicable)	ZONE
	OCEAN RIDGE

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY
5004	OLD OCEAN BLVD

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY

VIOLATOR INFORMATION

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
☐	

FIRST	MIDDLE	LAST	SUFFIX
GRACJAN		SZYMCZAK	

STREET	CITY	STATE	ZIP
248 DRS JAMES PARKER BLVD	RED BANK	NJ	07701

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
[redacted]	NJ	11/15/1992	W	M	

YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE	STATE

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

VIOLATION

CODE #	
62-28	DOG ON BEACH, FIRST OFFENSE

OTHER COMMENTS:

PROHIBITED ANIMAL

PAYMENT INFORMATION

NAME
TOWN OF OCEAN RIDGE

ADDRESS
5450 N OCEAN BLVD.

CITY	ZIP	PHONE #
OCEAN RIDGE	33435	(561) 732-0331

EMAIL ADDRESS	WEB SITE PAGE

IF PAID WITHIN	FINE	IF PAID AFTER	FINE	FILING FEE
10 DAYS	$25.00	10 DAYS	$25.00	

COURT INFORMATION(if applicable)

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAILS
04/01/2025	10:00	TOWNHALL

REPORTING OFFICER

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
J Pilon	540	540	

RANK	FIRST	MIDDLE	LAST
OFFICER	J	R	PILON

VIOLATOR SIGNATURE:

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CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-017
HEARING DATE: April 1, 2025
ADDRESS: 5004 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	
PHOTOGRAPHS	$ -	0	$ -
TOTAL AMOUNT DUE			$ 164.00

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-002

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 2/12/25, at 10:30 am hours, the Respondent(s), ROBERT & DEBORAH CALCAGNO owner(s) of the property located at 5819 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out permit & FBC 105.1 of the Town's Code of Ordinances by:

SEC. 67-51 & FBC 105.1 -WORKING WITHOUT A PERMIT - Structural work without a permit. Ripped up patio concrete slab and rebar to dig a huge hole to fix an irrigation leak next to the foundation. After Stop Work Order was issued, Work still commenced and has now been completed as of 2/14/25. Please submit a permit application for the project that was completed without a permit and HOA approval.

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 5819 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1) Pursuant to Town Code Section(s) 67-51 Working w/out permit & FBC 105.1, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 10 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on APRIL 1, 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

CE CASE NO.: 2025-002

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before MARCH 1, 2025 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: _____
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 19th day of February, 2025 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)

KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

_____
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.: 2025-002

Code Section(s):
67-51 Working w/out permit & FBC 105.1

of the Town's Code of Ordinances

VIOLATION ADDRESS: 5819 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDG, Ocean Ridge, FL 33435

I, Steven Shahin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for APRIL 1, 2025 at 10:00 A.M. on the above named respondent on

~~ROBERT & DEBORAH CALCAGNO~~ at 9:30 AM PM
2/19/25

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 responent.

2-19-2025
Date

Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 19th day of February 2025.

(SEAL)

KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

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

[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 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*.

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PDF from: http://codes.iccsafe.org/content/IBC2024P1/chapter-1-scope-and-administration#IBC2024P1_Ch01_Sec105.1

Property Detail

Location Address : 5819 N OCEAN BLVD A1
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-57-000-0011
Subdivision : PORTOFINO OF OCEAN RIDGE COND DECL FILED 9-22-95 IN OR8930 P235
Official Records Book/Page : 12072 / 133
Sale Date : 10/09/2000
Legal Description : PORTOFINO OF OCEAN RIDGE COND UNIT A-1

Owner Information

Owner(s)	Mailing Address
CALCAGNO DEBORAH CALCAGNO ROBERT &	5819 N OCEAN BLVD # A1 OCEAN RIDGE FL 33435 6252

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/09/2000	$1,250,000	12072 / 00133	WARRANTY DEED	CALCAGNO ROBERT &
03/10/1998	$820,700	10277 / 00912	WARRANTY DEED	RUSSO CELIA L
12/01/1995	$905,000	09034 / 00894	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
CALCAGNO ROBERT &	2025	HOMESTEAD
CALCAGNO ROBERT &	2025	ADDITIONAL HOMESTEAD
CALCAGNO DEBORAH	2025	HOMESTEAD
CALCAGNO DEBORAH	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3313
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details

Structural Details

Structural Element for Building 1

Name	PORTOFINO OF OCEAN RIDGE CONDO
Area	3313
Year Built	1998
No of Bedroom(s)	4
No of Bath(s)	3
No of Half Bath(s)	1
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING

Sketch for Building 1

Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$2,460,000	$2,343,600	$2,343,600	$1,825,000	$1,825,000
Land Value	$0	$0	$0	$0	$0
Total Market Value	$2,460,000	$2,343,600	$2,343,600	$1,825,000	$1,825,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$1,423,747	$1,382,279	$1,342,018	$1,302,930	$1,284,941
Exemption Amount	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$1,373,747	$1,332,279	$1,292,018	$1,252,930	$1,234,941

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$25,185	$24,624	$24,556	$24,492	$24,171
NON AD VALOREM	$107	$103	$100	$96	$95
TOTAL TAX	$25,292	$24,727	$24,656	$24,588	$24,266

9589 0710 5270 0712 4664 03

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

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

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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
$ 9.96

ReceiveD
FEB 19 2025
Town of Ocean Ridge

Postmark Here

CEV 2025-002

Sent To
Robert + Deborah Calcagne

Street and Apt. No., or PO Box No.
5819 N Ocean Blvd # A1

City, State, ZIP+4®
Ocean Ridge, FL 33436

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-002

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 2/12/25, at 10:30 am hours, the Respondent(s), ROBERT & DEBORAH CALCAGNO owner(s) of the property located at 5819 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out permit & FBC 105.1 of the Town's Code of Ordinances by:

SEC. 67-51 & FBC 105.1 -WORKING WITHOUT A PERMIT - Structural work without a permit. Ripped up patio concrete slab and rebar to dig a huge hole to fix an irrigation leak next to the foundation. After Stop Work Order was issued, Work still commenced and has now been completed as of 2/14/25. Please submit a permit application for the project that was completed without a permit and HOA approval.

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 5819 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1) Pursuant to Town Code Section(s) 67-51 Working w/out permit & FBC 105.1 and Chapter 162, Florida Statutes, the violation(s) must be corrected within 10 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on APRIL 1, 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.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-002

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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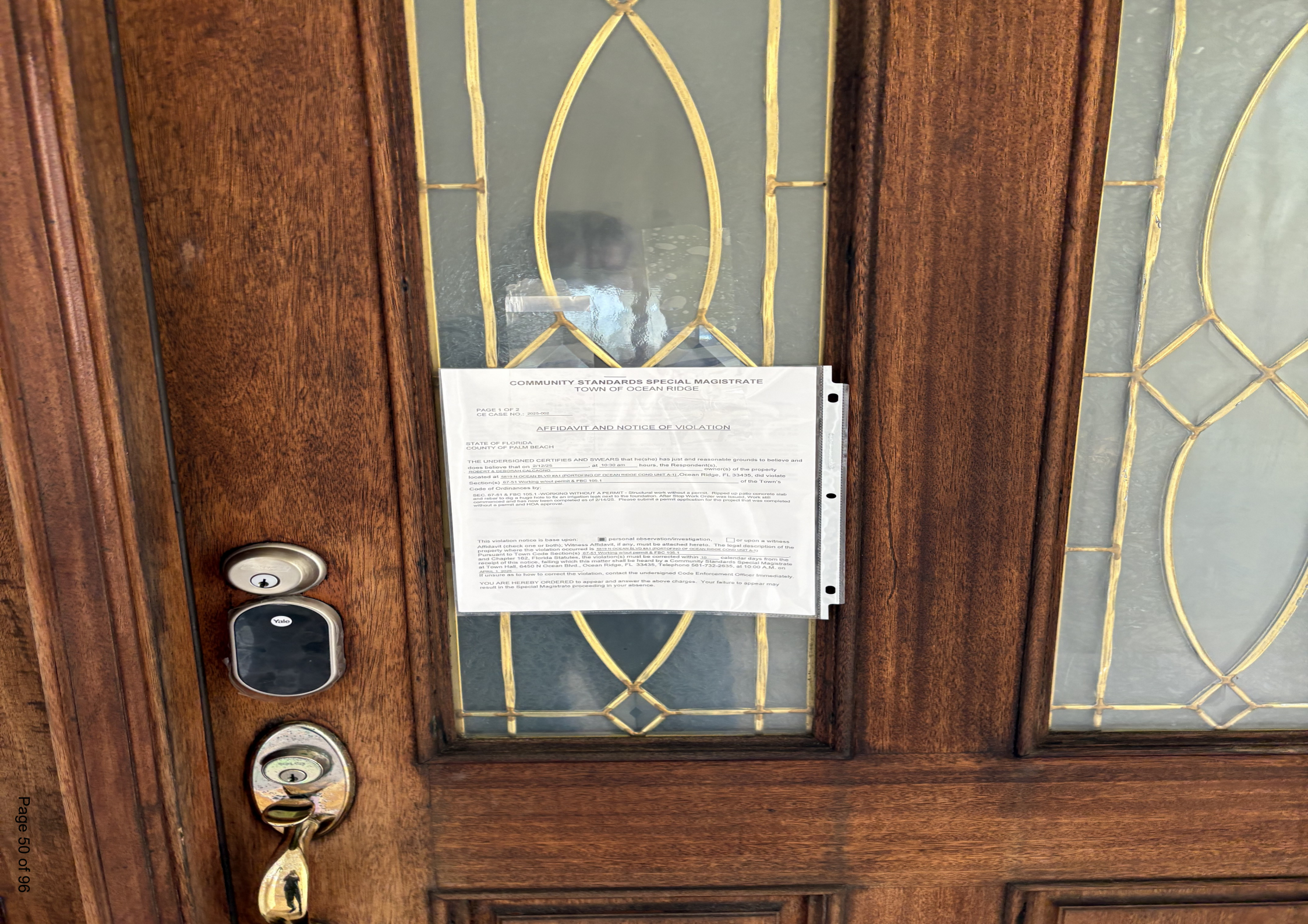

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: 2025-002

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 2/12/25, at 10:30 am hours, the Respondent(s), ROBERT A DEROSAI CALCZHO, owner(s) of the property located at 5619 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out permit & FBC 105.1 of the Town's Code of Ordinances by:

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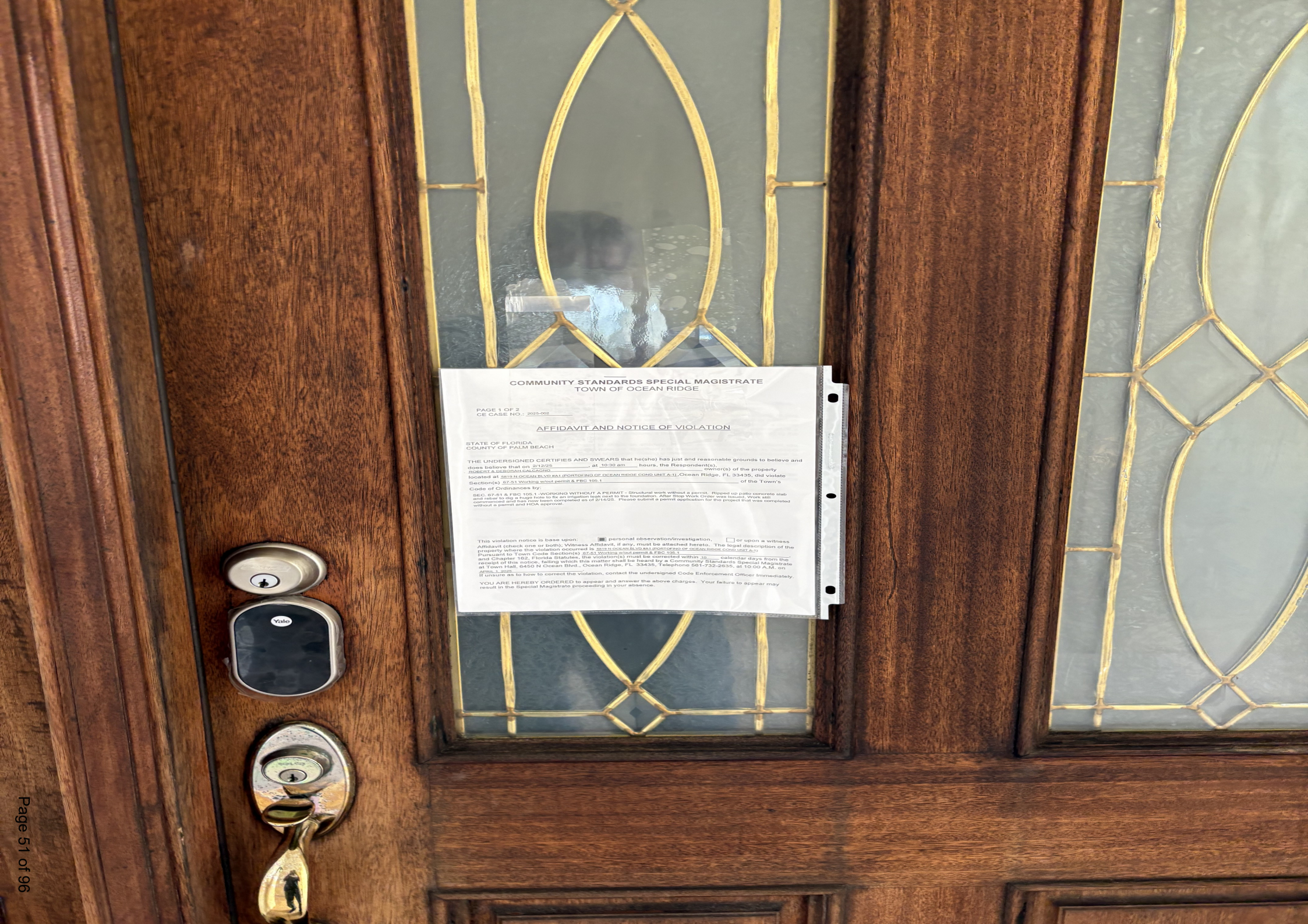

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: 2025-002

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 2/12/25, at 10:30 am hours, the Respondent(s), ROBERT A DEROSAI CALCZHO, owner(s) of the property located at 5619 N OCEAN BLVD #A1 (PORTOFINO OF OCEAN RIDGE COND UNIT A-1), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out permit & FBC 105.1 of the Town's Code of Ordinances by:

SEC. 67-51 & FBC 105.1 -WORKING WITHOUT A PERMIT - Structural work without a permit. Ripped up patio concrete slab and rebar to dig a huge hole to fix an irrigation leak next to the foundation. After Stop Work Order was issued, Work still commenced and had now been completed as of 2/14/25. Please submit a permit application for the project that was completed without a permit and HOA approval.

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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.

NOTICE

KOBALT

KOBALT

CALCAGNO

5819 A-1
Robert & Deborah Calcagno
ALL OUR

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-002
HEARING DATE: April 1, 2025
ADDRESS: 5819 N. OCEAN, A1
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	$ 9.96	1	$ 9.96
PHOTOGRAPHS	$ -	0	$ -
TOTAL AMOUNT DUE			$ 173.96

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-010

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he(she) has just and reasonable grounds to believe and does believe that on 3/5/25, at 11:58 AM hours, the Respondent(s), CPI REAL ESTATE INC owner(s) of the property located at 5019 N OCEAN BLVD (PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17), Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC105.1 of the Town's Code of Ordinances by:

Sec. 67-51. - Permit required generally - A tree was requested to be trimmed to prevent hitting the electrical wires, but owner proceeded to cut down tree without a permit. A permit must be submitted and issued for 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 5019 N OCEAN BLVD (PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17) Pursuant to Town Code Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC105.1, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 14 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on APRIL 1, 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

CE CASE NO.: 2025-010

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before MARCH 20, 2025 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 Shakin

Signed: _____
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 6th day of March, 2025 by Steven Shakin, 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 I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

_____
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.: 2025-010

Code Section(s):
67-51 WORKING WITHOUT A PERMIT & FBC105.1
of the Town's Code of Ordinances

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

I, Steven Shahin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for APRIL 1, 2025 at 10:00 A.M. on the above named respondent on 3-6-25 ~~OPI REAL ESTATE INC~~ at 12:15 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 responent.

3-6-2025
Date

Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 6th day of March, 2025.

(SEAL)

KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

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

Property Detail

Location Address : 5019 N OCEAN BLVD
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-05-001-0320
Subdivision : PALM BEACH SHORE ACRES BLKS A,B & Z
Official Records Book/Page : 18494 / 535
Sale Date : 04/15/2005
Legal Description : PALM BEACH SHORE ACRES BLKS A, B & Z W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV & N 10 FT TROPICAL DR R/WS) BLK A

Owner Information

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

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/15/2005	$1,550,000	18494 / 00535	WARRANTY DEED	C P I REAL ESTATE INC
10/08/2002	$1,030,000	14268 / 00288	WARRANTY DEED	SEAVIEW APARTMENTS LLC
01/01/1978	$310,000	02967 / 01604		
01/01/1974	$100	02370 / 01677		
01/01/1973	$200,000	02153 / 00352	WARRANTY DEED	
01/01/1969	$85,000	01753 / 01237	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 15
***Total Square Feet :** 7847
Acres : .52
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details

Structural Details

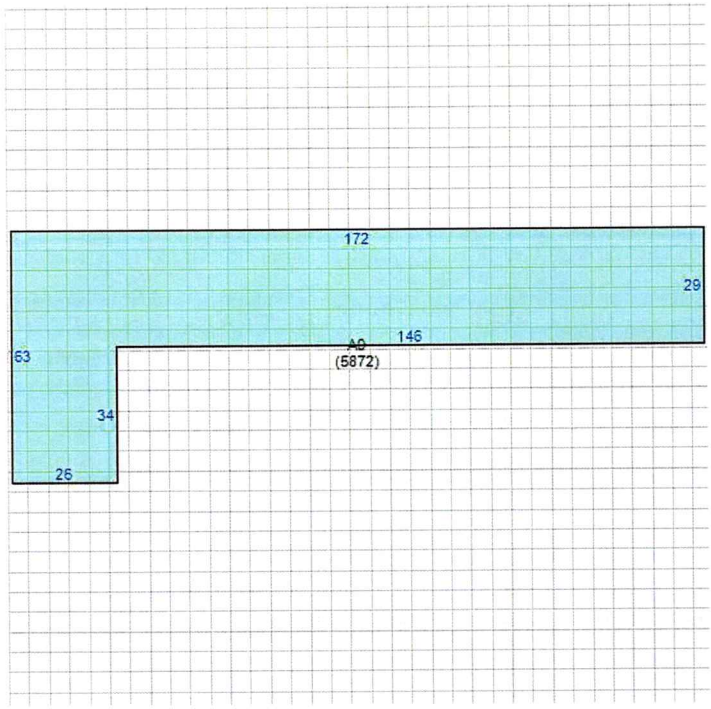
Structural Element for Building 1

Year Built	1953
APARTMENTS LOW RISE	5872

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
APARTMENT	5872
Total Square Footage	5872



Property Extra Feature

Description	Year Built	Units
Walkway-Concrete	1953	167
Swimming Pool Commercial	1953	504
Shuffleboard Court	1953	1
Paving- Asphalt	1953	6012
Paving- Asphalt	1953	890
Fence- Chain Link 6ft #11 Gaug	1953	165
Patio	1953	3835

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI FAMILY	RMM	0.5289

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$710,509	$726,826	$676,672	$556,869	$504,310
Land Value	$1,305,000	$1,305,000	$1,252,500	$1,073,115	$1,073,115
Total Market Value	$2,015,509	$2,031,826	$1,929,172	$1,629,984	$1,577,425

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$2,015,509	$1,972,280	$1,792,982	$1,629,984	$1,577,425
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$2,015,509	$1,972,280	$1,792,982	$1,629,984	$1,577,425

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$36,719	$36,599	$34,739	$31,639	$30,651
NON AD VALOREM	$1,742	$1,687	$1,609	$1,530	$1,491

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

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: 2024-19

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 3/5/25 at 11:50 AM hours, the Respondent(s) CRYSTAL ESTATE INC owner(s) of the property located at [illegible] Ocean Ridge, FL 33435, did violate Section(s) [illegible] of the Town's Code of Ordinances by:

Sec. 67-51 - Permit required generally. A tree was required to be trimmed to prevent hitting the electrical wires, but owner proceeded to cut down tree without a permit. A permit must be submitted and issued for 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 [illegible]
Pursuant to Town Code Section(s) [illegible] and Chapter 162, Florida Statutes, the violation(s) must be corrected within 14 calendar days from the receipt of this notice, failing which the matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-737-2836, at 10:00 A.M. on APRIL 1, 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.

Office Depot

1

9589 0710 5270 0712 4666 72

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)*
- [x] Return Receipt (hardcopy) $
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.68

36-25

Postmark Here

2025-010

Sent To
CPI Real EState INC

Street and Apt. No., or PO Box No.
CPI Division INC c/o 3500 45th St STE11

City, State, ZIP+4®
West Palm Beach FL 33407-1809

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

Certified Mail service provides the following benefits:

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- A unique identifier for your mailpiece.
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- 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.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-010
HEARING DATE: April 1, 2025
ADDRESS: 5019 N. OCEAN
DATE PAID:
METHOD OF PAYMENT:

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

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-013

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 3/11/25, at 1:41 PM hours, the Respondent(s), PHYLLIS C SICA, PHYLLIS C SICA TR TITL HOLDER owner(s) of the property located at 19 TROPICAL DR (PALM BEACH SHORE ACRES BLKS A, B & Z E 68 FT OF W 560 FT OF LT 16 BLK A), Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING W/OUT A PERMIT & FBC 105.1 of the Town's Code of Ordinances by:

67-51 WORKING W/OUT A PERMIT & FBC 105.1 - You were replacing driveway pavers without a permit.

Compliance will be applying for and receiving an issued permit.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 19 TROPICAL DR (PALM BEACH SHORE ACRES BLKS A, B & Z E 68 FT OF W 560 FT OF LT 16 BLK A) Pursuant to Town Code Section(s) 67-51 WORKING W/OUT A PERMIT & FBC 105.1, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 11 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 APRIL 1, 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

CE CASE NO.: 2025-013

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before MARCH 24, 2025 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: _____
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 13th day of March, 2025 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)

KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

_____
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.: 2025-013

Code Section(s):

67-51 WORKING W/OUT A PERMIT & FBC 105.1

of the Town's Code of Ordinances

VIOLATION ADDRESS: 19 TROPICAL DR (PALM BEACH SHORE ACRES BLKS A, Ocean Ridge, FL 33435

I, Steven Shahin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for APRIL 1, 2025 at 10:00 A.M. on the above named respondent on

~~PHYLLIS C SICA, PHYLLIS C SICA TR TTL HOLDER~~ at 9:27 AM PM
3/13/25

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 responent.

3-13-25
Date

Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 13th day of March, 2025.

(SEAL)

KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

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

[A]105.1Required.

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*.

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 compete 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.

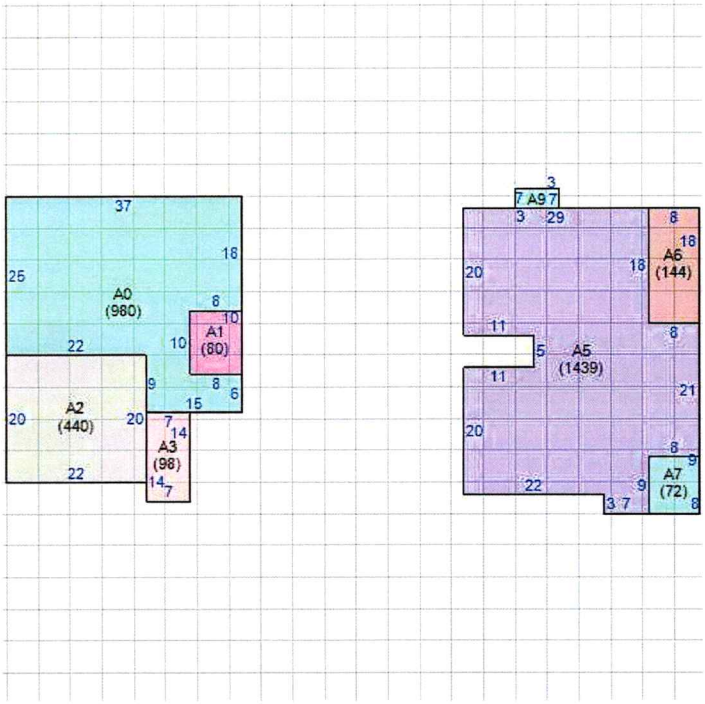
(6) *Penalties.* Failure to comply with these requirements of this section will subject the property owner to code enforcement, injunction, or any other remedies under the town's Code of Ordinances or the law.

(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.

Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1439
FGR Finished Garage	440
BAS Base Area	980
FOP Finished Open Porch	80
FOP Finished Open Porch	98
BLC Balcony	72
BLC Balcony	144
BLC Balcony	21
Total Square Footage	3274
Area Under Air	2419



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2018	1
Deck	2018	600

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RMM	0.1568

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$1,630,929	$1,307,336	$1,256,786	$942,111	$1,059,869
Land Value	$918,282	$927,610	$766,620	$586,431	$432,000
Total Market Value	$2,549,211	$2,234,946	$2,023,406	$1,528,542	$1,491,869

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$1,455,735	$1,413,335	$1,372,170	$1,332,204	$1,313,811
Exemption Amount	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$1,405,735	$1,363,335	$1,322,170	$1,282,204	$1,263,811

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$25,768	$25,194	$25,126	$25,061	$24,732
NON AD VALOREM	$194	$188	$184	$178	$173
TOTAL TAX	$25,962	$25,382	$25,310	$25,239	$24,905

Property Detail

Location Address : 19 TROPICAL DR
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-05-001-0210
Subdivision : PALM BEACH SHORE ACRES BLKS A,B & Z
Official Records Book/Page : 30073 / 1048
Sale Date : 08/16/2018
Legal Description : PALM BEACH SHORE ACRES BLKS A, B & Z E 68 FT OF W 560 FT OF LT 16 BLK A

Owner Information

Owner(s)	Mailing Address
SICA PHYLLIS C PHYLLIS C SICA TR TITL HLDR SICA PHYLLIS C TR	19 TROPICAL DR BOYNTON BEACH FL 33435

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/16/2018	$2,295,000	30073 / 01048	WARRANTY DEED	SICA HARRY F &
10/21/2015	$350,000	27896 / 00898	WARRANTY DEED	VENTURE CONCEPTS INTERNATIONAL INC
10/01/1994	$75,000	08465 / 01038	WARRANTY DEED	PACE EMMETT H JR
10/01/1988	$55,000	05857 / 01342	WARRANTY DEED	
07/01/1985	$40,000	04601 / 00929	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SICA PHYLLIS C	2025	HOMESTEAD
SICA PHYLLIS C	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3274
Acres : .16
Property Use Code : 0100—SINGLE FAMILY
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details

Structural Details

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	2018
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	3
Half Baths	
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Floor Type 1	CERAMIC/QUARRY TILE
Stories	2

Sketch for Building 1

MORTAR
MIX

19

9589 0710 5270 0712 4707 47

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
$

2025013

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
$ 9.69

Postmark Here

Sent To Phyllis Sica

Street and Apt. No., or PO Box No. 19 Tropical Dr.

City, State, ZIP+4® Ocala Ridge, FL 3480

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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.
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  - 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).
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IMPORTANT: Save this receipt for your records.

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-013
HEARING DATE: April 1, 2025
ADDRESS: 19 TROPICAL
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

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

CE CASE NO.: 2025-014

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 3/11/25, at 1:53 PM hours, the Respondent(s), CRAIG & LORI HERKERT, CRAIG R HERKERT TR TITL HLDR owner(s) of the property located at 2 COCONUT LN (BOYNTON BEACH PARK LT 3 BLK 2),Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING W/OUT A PERMIT & FBC 105.1 of the Town's Code of Ordinances by:

67-51 WORKING W/OUT A PERMIT & FBC 105.1 - You were replacing driveway pavers without a permit.

Compliance will be applying for and receiving an issued permit.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 2 COCONUT LN (BOYNTON BEACH PARK LT 3 BLK 2) Pursuant to Town Code Section(s) 67-51 WORKING W/OUT A PERMIT & FBC 105.1, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 11 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 APRIL 1, 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

CE CASE NO.: 2025-014

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before MARCH 24, 2025 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: _____
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 13th day of March 2025 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)

NOTARY PUBLIC STATE OF FLORIDA
KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

Kelly D. 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.: 2025-014

Code Section(s):
67-51 WORKING W/OUT A PERMIT & FBC 105.1
of the Town's Code of Ordinances

VIOLATION ADDRESS: 2 COCONUT LN (BOYNTON BEACH PARK LT 3 BLK 2), Ocean Ridge, FL 33435

I, Steven Shahin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for APRIL 1, 2025 at 10:00 A.M. on the above named respondent on

~~CRAIG & LORI HERKES TRUSTEES HERKES TRUST, UID~~ 3/13/25 at 9:25 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 responent.

3-13-25
Date

Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 13th day of March, 2025.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
KELLY I AVERY
MY COMMISSION # HH 430743
EXPIRES: December 7, 2027

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

[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*.

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 compete 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.

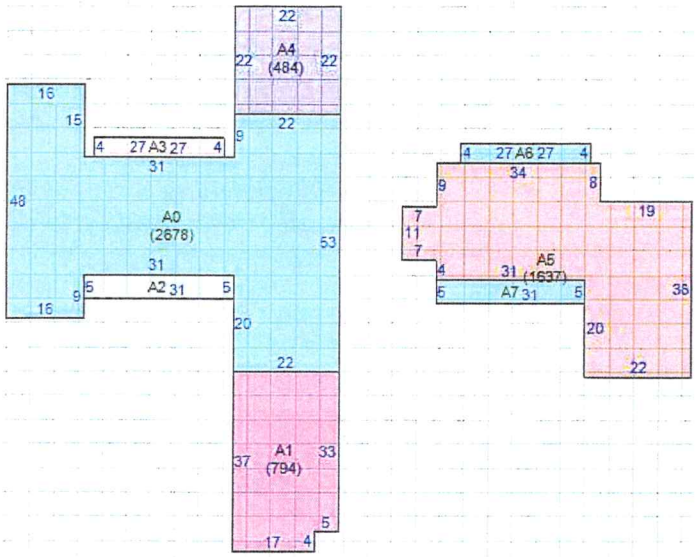
(Ord. No. 613, § 2(B), 12-7-2015; Ord. No. 2021-01, § 2, 4-5-2021; Ord. No. 2022-05, § 2, 6-2-2022)

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.

Interior Wall 1	DRYWALL
Floor Type 1	STONE
Stories	2

Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1637
FOP Finished Open Porch	108
BAS Base Area	2678
FOP Finished Open Porch	155
FSP Finished Screened Porch	484
FOP Finished Open Porch	155
FGR Finished Garage	794
BLC Balcony	108
Total Square Footage	6119
Area Under Air	4315



Property Extra Feature

Description	Year Built	Units
Bbq	2021	1
Pool - In-Ground	2021	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RSF	0.3897

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$2,488,056	$2,131,212	$1,604,336	$0	$0
Land Value	$1,255,790	$1,401,551	$1,019,310	$667,935	$654,000
Total Market Value	$3,743,846	$3,532,763	$2,623,646	$667,935	$654,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$2,783,426	$2,702,355	$2,623,646	$667,935	$654,000
Exemption Amount	$50,000	$50,000	$50,000	$0	$0
Taxable Value	$2,733,426	$2,652,355	$2,573,646	$667,935	$654,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$49,956	$48,863	$48,753	$12,965	$12,708
NON AD VALOREM	$194	$188	$184	$0	$0
TOTAL TAX	$50,150	$49,051	$48,937	$12,965	$12,708

Property Detail

Location Address : 2 COCONUT LN
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-07-002-0030
Subdivision : BOYNTON BEACH PARK IN
Official Records Book/Page : 30534 / 1169
Sale Date : 04/03/2019
Legal Description : BOYNTON BEACH PARK LT 3 BLK 2

Owner Information

Owner(s)	Mailing Address
HERKERT CRAIG R & HERKERT LORI S CRAIG R HERKERT TR TITL HLDR HERKERT CRAIG R TR HERKERT LORI S TR	2 COCONUT LN OCEAN RIDGE FL 33435 5202

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/03/2019	$850,000	30534 / 01169	WARRANTY DEED	HERKERT CRAIG R TRUST
01/04/2018	$600,000	29592 / 00431	WARRANTY DEED	ASSOCIATED BUILDERS LLC
06/01/1999	$175,000	11178 / 01336	WARRANTY DEED	
07/01/1986	$148,800	04952 / 00112	WARRANTY DEED	
02/01/1985	$90,000	04467 / 01732	WARRANTY DEED	
08/01/1984	$100	04368 / 00082	QUIT CLAIM	

Exemption Information

Applicant/Owner(s)	Year	Detail
HERKERT CRAIG R &	2025	HOMESTEAD
HERKERT CRAIG R &	2025	ADDITIONAL HOMESTEAD
HERKERT LORI S	2025	HOMESTEAD
HERKERT LORI S	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 6119
Acres : .39
Property Use Code : 0100—SINGLE FAMILY
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	2021
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	5
Full Baths	5
Half Baths	2
Roof Structure	GABLE/HIP
Roof Cover	MOD. METAL

Sketch for Building 1

KUBOTA

7020 3160 0000 8062 4917

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

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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
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  - 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.

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT HEARING
COST RECOVERY CALCULATION WORKSHEET
TOWN OF OCEAN RIDGE

CASE NUMBER: 2025-014
HEARING DATE: April 1, 2025
ADDRESS: 2 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	$ 9.64	1	$ 9.64
PHOTOGRAPHS	$ -	0	$ -
TOTAL AMOUNT DUE			$ 173.64