

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



**May 6, 2025 at 10:00 AM
Town Hall Commission Chambers**

APPROVAL OF MINUTES

1. Approval of the Minutes of the April 1, 2025, Meeting

CASES TO BE HEARD

- | | |
|----------------------|--|
| 2. CASE NO. 2025-025 | CASE NO 2025-025
LENA JESSIE JOSE HARRIS
346 CORAL TRACE LN, DELRAY BEACH, FL 33445
CITATION #0125
VIOLATION @ 6000 BLK OLD OCEAN BLVD
<u>NATURE OF VIOLATION</u>
62-28 DOG ON BEACH, 1ST OFFENSE |
| 3. CASE NO. 2025-026 | CASE NO 2025-026
ENRIQUE J HERNANDEZ FERNAND
275 FEDERAL HWY. APT 301, POMPANO BEACH, FL 33062
CITATION #0472
VIOLATION @ 6000 BLK OLD OCEAN BLVD
<u>NATURE OF VIOLATION</u>
62-28 DOG ON BEACH, 1ST OFFENSE |
| 4. CASE NO. 2025-027 | CASE NO 2025-027
PATRICK E FRAZER
23 SAILFISH LN, OCEAN RIDGE, FL 33435
CITATION #0473
VIOLATION @ 5000 BLK OLD OCEAN BLVD
<u>NATURE OF VIOLATION</u>
62-28 DOG ON BEACH, 1ST OFFENSE |
| 5. CASE NO 2025-028 | CASE NO 2025-028
WILSON DON BOUE J
6483 RACQUET CLUB DR, LAUDERHILL, FL 33319
CITATION #0474
VIOLATION @ 6009 N OCEAN BLVD
<u>NATURE OF VIOLATION</u>
54-2 /62-52 PARKING ON A VACANT LOT |
| 6. CASE NO. 2025-029 | CASE NO 2025-029
PETER GOLDSTEIN
700 E BOYNTON BEACH BLVD, BOYNTON BEACH, FL 33435 |

- CITATION PO1737OR**
VIOLATION @ 6620 N OCEAN
BLVD/HAMMOCK PARK
NATURE OF VIOLATION
54-2 NO PARKING AS POSTED/ILLEGAL
PARKING
7. **CASE NO. 2025-030**
CASE NO 2025-030
ROBERT NEUNER
15011 ASHLAND CIR, APT 4, DELRAY
BEACH, FL 33484
CITATION PO1748OR
VIOLATION @ N OCEAN BLVD/INLET CAY
DR
NATURE OF VIOLATION
54-2/64-46 OFF STREET PARKING
8. **CASE NO. 2025-033**
CASE NO 2025-033
PATRICK NORMAN GALLAGHER
835-2 HARBORSHORE DR, BOCA GRANDE,
FL 33921
CITATION PO1760OR
VIOLATION @ 5510 OLD OCEAN BLVD
NATURE OF VIOLATION
54-2 PARKING IN NON-PERMITTED AREA
9. **CASE NO. 2025-034**
CASE NO 2025-034
SHEILA MARIE WALKER
3033 WATERSIDE CIR, BOYNTON BEACH,
FL 33435
CITATION PO1761OR
VIOLATION @ 58 S ISLAND DR.
NATURE OF VIOLATION
64-46 (9)(B) PARKING PROHIBITED,
VACANT PARCELS/ OFF STREET PARKING
10. **CASE NO. 2025-037**
CASE NO 2025-037
BREANNA CAITLIN HOUBEN
250 GIDDINGS CRES, MILTON ON L9T7A7
CITATION PO1767OR
VIOLATION @ EDITH ST/HERSEY DR.
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE
11. **CASE NO. 2025-038**
CASE NO 2025-038
BRANDON RESENDIZ SALAS
115 DOLITTLE RD, LAKE WORTH, FL 33461
CITATION PO1768OR
VIOLATION @ 6415 N OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE
12. **CASE NO. 2025-039**
CASE NO 2025-039

13. **CASE NO. 2025-040**
- ZACHARY JASON ZIGANDER**
13706 STAIMFORD DR, WELLINGTON, FL
33414
CITATION PO1777OR
VIOLATION @ 6620 N OCEAN BLD/
HAMMOCK PARK
NATURE OF VIOLATION
54-2 NO PARKING AS POSTED
14. **CASE NO. 2025-041**
- CASE NO 2025-040**
EFE CELIKBILEK
6794 BROADWATER LN, LAKE WORTH, FL
33467
CITATION PO1778OR
VIOLATION @ 111 S ISLAND DR.
NATURE OF VIOLATION
54-2 PARKING ON VACANT LOT
15. **CASE NO. 2025-042**
- CASE NO 2025-041**
STEPHANIE ANN REKEDA
3900 VILLAGE DR, UNIT D, DELRAY
BEACH, FL 33445
CITATION PO1779OR
VIOLATION @ OLD OCEAN BLVD/ADAMS
RD
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE
16. **CASE NO. 2025-043**
- CASE NO 2025-042**
PETER SCOTT GLINERT
34 HARBOUR DR N, OCEAN RIDGE, FL
33435
CITATION PO1780OR
VIOLATION @ OLD OCEAN BLVD/
THOMPSON ST
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE
17. **CASE NO. 2025-044**
- CASE NO 2025-043**
VAN PELT INVESTMENTS LLC
1001 S MAIN ST, KALISPELL, MT 59901
CITATION PO1786OR
VIOLATION @ N OCEAN BLVD/INLET CAY
DR.
NATURE OF VIOLATION
54-2/64-46 OFF STREET PARKING
- CASE NO 2025-044**
MDC MEDIA VENTURES LLC
608 LONDONTOWN RD, EDGEWATER, MD
21037
CITATION PO1787OR

18. **CODE NO. 2025-045**
VIOLATION @ N OCEAN BLVD/ INLET CAY DR.
NATURE OF VIOLATION
54-2/64-46 OFF STREET PARKING
CASE NO 2025-045
JEYMI MABEL PADILLA CHAVARRIA
6182 SW 4TH PL, MARGATE, FL 33068
CITATION PO1798OR
VIOLATION @ 21 OCEAN AVE
NATURE OF VIOLATION
54-2/54-46 OFF STREET PARKING
19. **CASE NO. 2025-046**
CASE NO 2025-046
JEYMI MABEL PADILLA CHAVARRIA
6182 SW 4TH PL, MARGATE, FL 33068
CITATION PO1804OR
VIOLATION @ 21 OCEAN AVE
NATURE OF VIOLATION
54-2 PARKING ON SIDEWALK
20. **CASE NO. 2025-047**
CASE NO 2025-047
EDITH CAMERON BJORNSON
5900 OLD OCEAN BLVD, APT B7, OCEAN RIDGE, FL 33435
CITATION PO1785OR
VIOLATION @ 6450 N OCEAN BLVD/OR POLICE DEPT.
NATURE OF VIOLATION
54-2 NO DISABLE PERMIT/ HANDICAP
21. **CASE NO. 2025-020**
CASE NO 2025-020
DARLENE R JOHNSTON
26 HARBOUR DR. S, OCEAN RIDGE, FL 33435
RE: 26 HARBOUR DR. S
RIDGE HARBOUR ESTATES LT 32
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT & FBC 105.1
22. **CASE NO. 2025-014**
CASE NO 2025-014
CRAIG & LORI HERKERT
2 COCONUT LN, OCEAN RIDGE, FL 33435
RE: 2 COCONUT
BOYNTON BEACH PARK LT 3 BLK 2
NATURE OF VIOLATION
ASKING FOR AN EXTENSION
23. **CASE NO. 2025-010**
CASE NO 2025-010
CPI REAL ESTATE INC
5019 N OCEAN BLVD, OCEAN RIDGE, FL 33435

24. **CASE NO. 2025-015**
- 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 TREE PERMIT REQUIRED
25. **CASE NO. 2025-019**
- CASE NO 2025-015**
YOSEF ZIEGLER
 16 SAILFISH LN, OCEAN RIDGE, FL 33435
RE: 16 SAILFISH LN
 PALM BEACH SHORE ACRES BLKS A, B &
 Z ELY 75 FT OF WLY 597 FT OF LT 11 BLK A
NATURE OF VIOLATION
 FBC 321.1-321.1.2 - GUARDS/HANDRAILS
26. **CASE NO. 2025-022**
- CASE NO 2025-019**
MICHAEL DUBOSE
 9 OCEAN AVE, OCEAN RIDGE, FL 33435
RE: 9 OCEAN AVE
 BOYNTON BEACH PARK, LT 3 BLK 4
NATURE OF VIOLATION
 67-51 WORKING W/OUT A PERMIT & FBC
 105.1 & 64-44 FENCES, WALLS & HEDGES
- CASE NO 2025-022**
CPI REAL ESTATE INC & PHIL BARONE
 5019 N OCEAN BLVD & 52 OCEANVIEW,
 OCEAN RIDGE, FL 33435
RE: 5019 N OCEAN BLVD & 52
OCEANVIEW - PROPERTY LINE
 SHARED CEMENT WALL LOCATED ON
 PROPERTY LINE
NATURE OF VIOLATION
 67-174 MAINTENANCE & APPEARANCE
 STANDARDS

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
APRIL 1, 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 FEBRUARY 4, 2025, MINUTES

The Community Standards Hearing Minutes of February 4, 2025, were adopted as submitted by Special Magistrate Barnard.

Town Attorney Goddeau informed the Magistrate that there were only a few respondents present and suggested that their cases be presented first.

8. CASE NO. 2025-017 BRETT DAVID ORLOVE (*Out of Order*)
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

Town Attorney Goddeau introduced the case to the Special Magistrate.

Officer Pilon provided testimony regarding the citation.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested a fine of One Hundred Dollars (\$100.00) and administrative costs of One Hundred Sixty-Four Dollars and Zero Cents (\$164.00).

Brett Orlove, the Respondent, was present.

Special Magistrate Barnard asked Mr. Orlove if he had any objections to the documents shown on the screen by the Town and Mr. Orlove had no objections. Special Magistrate Barnard entered the Town's case file as Exhibit #1 without objection. Mr. Orlove provided testimony and explained that he only received warnings, and this was his first offense. He requested that the citation be dismissed. Town Attorney Goddeau asked Officer Pilon if he had observed Mr. Orlove and his dog outside his area, and he answered her question. She expressed uncertainty about the legal description of the parcel and requested dismissal of the citation.

Officer Pilon showed the bodycam footage.

Special Magistrate Barnard dismissed the case.

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

Town Attorney Goddeau introduced the case to the Special Magistrate.

Officer Pilon provided testimony regarding the parking citation.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested payment for citation of Forty Dollars (\$40.00) and administrative costs of One Hundred Seventy-Three Dollars and Seventy-Eight Cents (\$173.68).

Town Clerk Avery testified that the notice of service was posted and mailed certified.

Peter Goldstein, the Respondent, was present.

Special Magistrate Barnard asked Mr. Goldstein if he had any objections to the documents shown on the screen by the Town, and Mr. Goldstein had no objections. Mr. Goldstein stated that he did not believe that he had parked illegally because the sign was not visible. Special Magistrate Barnard stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She entered the Town's case file as Exhibit #1 without objection. She found, based upon the testimony of the officer and the Respondent, that the Respondent violates Section 54-2 of the Code. She ordered that the Respondent pay the fine amount of Forty Dollars (\$40.00) and assessed administrative costs of One Hundred Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within thirty (30) days of the date of this order.

13. CASE NO. 2025-014 CRAIG & LORI HERKERT, CRAIG R (*Out of Order*)
HERKERT TR TITLE HLD
2 COCONUT LN, OCEAN RIDGE, FL 33435
RE: 2 COCONUT LN
BOYNTON BEACH PARK, LT 3 BLK 2
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT &
FBC 105.1

Town Attorney Goddeau introduced the case to the Special Magistrate.

Town Clerk Avery provided background information on the case. Code Enforcement Officer Shahin provided details of his observation of the violation.

Adam Conway, Landscaper, explained the king tide was causing problems to the Respondent's driveway. He explained that they had repaired the pavers and did not think a permit was needed.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested that the Respondent have a building permit issued within thirty (30) days or a fine be assessed, Two Hundred Fifty Dollars (\$250.00) per day. She also requested administrative costs of One Hundred Sixty-Four Dollars and Zero Cents. Special Magistrate Barnard asked Mr. Conway if he had any objections to the documents shown on the screen by the Town, and Mr. Conway had no objections. Special Magistrate Barnard entered the Town's case file as Exhibit #1 without objection. She stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Sections 67-51 of the Code and Section 105.1 of the Florida Building Code work without permits. She orders that the Respondent comply within thirty (30) days or be fined Two Hundred Fifty Dollars (\$250.00) per day. She also assessed administrative costs for One Hundred Sixty-Four Dollars and Zero Cents (\$164.00) payable within thirty (30) days.

2. CASE NO. 2025-004 LINNEA A POLISCHUK
6644 N OCEAN BLVD, OCEAN RIDGE, FL 33435
CITATION PO16900R
VIOLATION @ 6600 N OCEAN BLVD
NATURE OF VIOLATION
SEC 62-28 DOG ON BEACH, FIRST OFFENSE

Town Attorney Goddeau requested a continuation.

Officer Pilon stated that the Respondent signed the citation.

The Respondent was not present.

Officer Pilon showed the bodycam footage dated January 4th, 2025, of the Respondent signing the citation and the dog on the beach.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested payment for citation of Twenty-Five Dollars (\$25.00) and administrative costs of One Hundred Seventy-Three Dollars and Seventy-Eight Cents (\$173.68). She also requested the town video as evidence for the record. Special Magistrate Barnard entered the Town's case file as Exhibit #1 and two (2) videos without objection. She stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Sections 62-28 of the Code regarding dogs on the beach. She orders that the Respondent pay the fine amount of Twenty-Five Dollars (\$25.00). She also assessed administrative costs for One Hundred Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) payable within thirty (30) days.

3. CASE NO. 2025-005 ROBERT M KELLEY
628 COLLEGE HWY, APT 4, SOUTHWICK,
MA, 01077
CITATION PO17010R
VIOLATION N OCEAN BLVD/INLET

CAY DR.
NATURE OF VIOLATION
SEC 54-2 NO PARKING AS POSTED

Town Attorney Goddeau introduced the case for the Special Magistrate.

Town Clerk Avery testified that the notice of service came back undeliverable and could not be forwarded.

Officer Powers testified that the parking citation was left on the vehicle.

Town Attorney Goddeau requested that the case be continued.

Special Magistrate Barnard ordered that the case be reset for the May 6, 2025, hearing.

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

Town Attorney Goddeau introduced the case for the Special Magistrate.

Town Clerk Avery testified that the notice of service came back undeliverable to forward.

Officer Pilon testified that the parking citation was left on the vehicle.

Town Attorney Goddeau requested that the case be continued.

Special Magistrate Barnard ordered that the case be reset for the May 6, 2025, hearing.

5. 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

Town Attorney Goddeau introduced the case for the Special Magistrate.

Town Clerk Avery testified that the notice of service came back unclaimed.

Special Magistrate Barnard ordered that the case be reset for the May 6, 2025, hearing.

7. CASE NO. 2025-016 ALEJANDRO CHICO

**1070 AUDACE AVE, APT 406, BOYNTON
BEACH, FL 33435
CITATION PO1721OR
VIOLATION @ HAMMOCK PARK 6620 N
OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, FIRST OFFENSE**

Town Attorney Goddeau stated that the Respondent had just paid the parking citation and requested that the case be removed from the agenda.

**9. CASE NO. 2025-018 GRACJAN SZYMCAK
248 DR. S JAMES PARKER BLVD, RED
BANK, NJ 07701
CITATION PO1742OR
VIOLATION @ HAMMOCK PARK 6620 N
OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, FIRST OFFENSE**

Town Attorney Goddeau introduced the case for the Special Magistrate. She noted that the Respondent signed the citation.

Officer Pilon provided testimony regarding the parking citation and showed the bodycam footage dated February 28, 2025.

The Respondent was not present.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested payment for citation of Twenty-Five Dollars (\$25.00) and administrative costs of One Hundred Sixty-Four Dollars and Zero Cents (\$164.00). Special Magistrate Barnard entered the Town's case file as Exhibit #1B, bodycam video and paper file. She stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Sections 62-28 of the Code regarding dogs on the beach. She orders that the Respondent pay the fine amount of Twenty-Five Dollars (\$25.00). She also assessed administrative costs for One Hundred Sixty-Four Dollars and Zero Cents (\$164.00) payable within thirty (30) days.

**10. 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 CONDO UNIT
A-1
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT &
FBC 105.1**

Town Attorney Goddeau introduced the case for the Special Magistrate

Town Clerk Avery provided background information on the case. Code Enforcement Officer Shahin provided details of his observation of the violation.

The Respondent was not present.

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested thirty (30) days to obtain a permit or be assessed a Two Hundred Fifty Dollars (\$250.00) per day fine. She also requested One Seventy-Three Dollars and Ninety-Six Cents (\$173.96) for administrative costs. Special Magistrate Barnard entered the Town's case file as Exhibit #1 without objection. She stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Sections 67-51 and 105.1 for working without a permit. She orders that the Respondent comply within thirty days or be assessed with a fine of Two Hundred Fifty Dollars (\$250.00) per day for every day that the violations continue to exist on the property. She also assessed administrative costs for One Hundred Seventy-Three Dollars and Ninety-Six (\$173.96) payable within thirty (30) days.

11. 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 LVD
PALM BEACH SHORES 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

Town Attorney Goddeau explained that the case would be dismissed since it was mistakenly cited the wrong code provision. She stated that it would be recited and brought back in a different case.

Special Magistrate Barnard announced that the case was pulled from the agenda.

12. 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 SHORES ACRES BLKS A, B &
NATURE OF VIOLATION
67-51 WORKING WITHOUT A PERMIT &
FBC 105.1

Town Attorney Goddeau introduced the case for the Special Magistrate

Town Clerk Avery provided background information on the case. Code Enforcement Officer Shahin provided details of his observation of the violation.

The Respondent was not present.

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF JANUARY 7, 2025

Special Magistrate Barnard asked for the Town's recommendation. Town Attorney Goddeau requested thirty (30) days to become compliant or be assessed a Two Hundred Fifty Dollars (\$250.00) per day fine. She also requested One Seventy-Three Dollars and Sixty-Four Cents (\$173.64) for administrative costs. Special Magistrate Barnard entered the Towns case file as Exhibit #1 without objection. She stated that based on the evidentiary case file, she found that there was good and sufficient notice given for the hearing. She finds that the Respondent violates Sections 67-51 and 105.1 for working without a permit. She orders that the Respondent comply within thirty days or be assessed with a fine of Two Hundred Fifty Dollars (\$250.00) per day for every day that the violations continue to exist on the property. She also assessed administrative costs for One Hundred Seventy-Three Dollars and Sixty-Four (\$173.64) payable within thirty (30) days. Special Magistrate Barnard approved the minutes of February 4, 2025, and noted that there was one misspelling of the Code Enforcement Officer's name.

ADJOURNMENT

The hearing was adjourned at 11:32 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on May 6, 2025.

ATTEST:

Kelly Avery, Town Clerk



VIOLATOR INSTRUCTIONS

LOCAL ORDINANCE

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

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

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

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

AGENCY CASE # 25-7940	CITATION # 0125	DATE 03/15/2025	TIME 17:46
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		TYPE OF DEPARTMENT 2-PD	
COUNTY OF CITATION PALM BEACH		PLACE OR CITY OF CITATION OCEAN RIDGE	
VIOLATOR INFORMATION			
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐			
BUSINESS NAME			
FIRST LENA	MIDDLE JESSIE JOSE	LAST HARRIS	SUFFIX
STREET 346 CORAL TRACE LN.		CITY DELRAY BEACH	STATE FL
ZIP 33445			
DL/ID # H620530966440	STATE FL	BIRTH DATE 04/24/1996	RACE W
GENDER F	TELEPHONE		
YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP DATE
STATE			
COLOR	STYLE	MAKE	MODEL
V.I.N. OR MOTOR #			
			
ROADWAY INFORMATION			
BUSINESS NAME			
ADDRESS # 6000	OCCURRED ON STREET, ROAD, HIGHWAY BLK OLD OCEAN BLVD		
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
LATITUDE		LONGITUDE	ZONE OCEAN RIDGE
VIOLATION			
CODE # 62-28	CHARGE DESCRIPTION DOG ON BEACH, FIRST OFFENSE		
OTHER VIOLATION COMMENTS			
PAYMENT INFORMATION			
NAME TOWN OF OCEAN RIDGE			
ADDRESS 6450 N OCEAN BLVD.			
CITY OCEAN RIDGE	ZIP 33435	PHONE # (561) 732-8331	
EMAIL ADDRESS		WEB SITE PAGE	
IF PAID WITHIN 10 DAYS	FINE \$25.00	IF PAID AFTER 10 DAYS	FINE \$25.00
FILING FEE			
COURT INFORMATION(if applicable)			
COURT DATE 05/06/2025	COURT TIME 10:00	COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL	

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

VIOLATOR SIGNATURE: _____

☐ Parking Violation ☒ Ordinance Violation

AGENCY CASE # 25-7940	CITATION # 0125	DATE 3/15/25	TIME 4:30 pm
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		TYPE OF DEPARTMENT POLICE	
COUNTY OF CITATION PALM BEACH		PLACE OR CITY OF CITATION OCEAN RIDGE	
VIOLATOR or OWNER			
NAME (PRINT) FIRST Lena	MIDDLE J.	LAST Harris	SUFFIX
STREET 346 Coral Trace Ln			
CITY Delray Beach		STATE FL	ZIP CODE 33445
LICENSE NUMBER H620-530-966440		CLASS FL	DL EXP.
BIRTH DATE 4/24/94	RACE W	GENDER F	HEIGHT 504
YR VEHICLE -	TAG # -	TRAILER TAG # -	TAG EXP. DATE -
COLOR -	STYLE -	MAKE -	MODEL -
V.I.N. OR MOTOR # -		DECAL # -	

ROADWAY INFORMATION			
ADDRESS # 4000		OCCURRED ON STREET, ROAD, HIGHWAY BLK OLD OCEAN	
FEET	MILES	DIR.	AT/FROM STREET, ROAD, HIGHWAY Anna St.

VIOLATION	
ORDINANCE # 62-28a	CHARGE DESCRIPTION PROHIBITED ANIMALS
OTHER VIOLATION COMMENTS Dog on Beach	

PAYMENT INFORMATION			
NAME TOWN OF OCEAN RIDGE			
ADDRESS 6450 N. OCEAN BLVD.			
CITY OCEAN RIDGE		ZIP 33435	
PHONE # 561-732-8331			
IF PAID WITHIN 10 DAYS	IF PAID AFTER 10 DAYS	PARKING VIOLATION ADDITIONAL \$10.00	HANDICAP VIOLATION ADDITIONAL \$50.00

REPORTING OFFICER			
OFFICER SIGNATURE [Signature]		BADGE # 540	
RANK OFC	FIRST J.	MIDDLE	LAST PILON

THIS IS A PARKING CITATION ISSUED PURSUANT TO TOWN CODE AND THEREFORE, DOES NOT REQUIRE A SIGNATURE. SEE PAYMENT INFORMATION SHOWN ABOVE.

THIS CITATION IS ISSUED PURSUANT TO SECTION 162.21, FLORIDA STATUTE. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2ND DEGREE AS PROVIDED S.775.082 OR 775.083 FLORIDA STATUTE. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY (SEE PAYMENT INFORMATION ABOVE) OR REQUEST A HEARING FROM THE CLERK OF THE COURT WITHIN 10 DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST HIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT OF UP TO \$500. PER INFRACTION.

SIGNATURE OF INDIVIDUAL

DATE

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Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 250007940 CASE NUMBER: OPEN DATE: 2025/03/15 16:31 CLOSED DATE: 2025/03/15 16:45

DISPATCHER: 597 MURDOCH, JESSICA LOCATION: CORRINE ST/N OCEAN BLVD ZONE: G

ADDRESS: CORRINE ST/N OCEAN BLVD CITY: OCEAN RIDGE STATE: FL ZIP CODE: 33435

REFERENCE: LOCATION DETAILS:

SIGNAL: 820 DESCRIPTION: VTC ANIMALS ON BEACH PRIORITY: HOW CALL RECIEVED: RADIO

RECIEVED: 2025/03/15 16:31 DISPATCHED: 2025/03/15 16:32 ON SCENE: 2025/03/15 16:32 CLEARED SCENE: 2025/03/15 16:45 PRIMARY UNIT: 540

NARRATIVE

DATE: 2025/03/15 TIME: 16:36 DISPATCHER: 597 NARRATIVE: 540: OUT W/ DOG ON THE BEACH

VEHICLE INFORMATION

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

UNITS

PERSON INFORMATION

LAST NAME: HARRIS FIRST NAME: LENA PHONE NUMBER: INVOLVEMENT: OTHER
ADDRESS: 2864 NE 32ND ST APT 8 CITY: FT LAUDERDALE STATE: FL ZIP CODE: 33306

DISPOSITION

UNIT #: 540 DISPO. CODE: CIT DESCRIPTION: DispositionDesc NARRATIVE:

#0125

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

CASE NUMBER: 2025-025
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6000 BLK OOB
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00

VIOLATOR INSTRUCTIONS

LOCAL ORDINANCE

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

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

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

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

AGENCY CASE # 25-7101		CITATION # 0472		DATE 03/08/2025		TIME 3:50 PM	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST ENRIQUE		MIDDLE J		LAST HERNANDEZ FERNAND		SUFFIX	
STREET 275 N FEDERAL HWY. APT. 301				CITY POMPAÑO BEACH		STATE ZIP FL 33062	
DL/ID # H608751361000		STATE FL		BIRTH DATE 12/01/1994		RACE H	
				GENDER M		TELEPHONE (954) 728-6423	
YR VEHICLE		TAG #		TRAILER TAG #		TAG EXP DATE	
						STATE	
COLOR		STYLE		MAKE		MODEL	
						V.I.N. OR MOTOR #	
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 6000		OCCURRED ON STREET, ROAD, HIGHWAY BLK N OCEAN BLVD					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE				ZONE OCEAN RIDGE	
VIOLATION							
CODE # 62-28		CHARGE DESCRIPTION DOG ON BEACH, FIRST OFFENSE					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (881) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$25.00		IF PAID AFTER 10 DAYS		FINE \$25.00	
						FILING FEE	
COURT INFORMATION (if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE		BADGE # 571	D # 571
		TROOP UNIT	
RANK PATROLMAN		FIRST ALEKSEY	MIDDLE LAST SASOV

VIOLATOR SIGNATURE: _____

☐ **Parking Violation** ☐ **Ordinance Violation**

AGENCY CASE # 25-7101		CITATION # 0472		DATE 03/08/25		TIME 1550	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT POLICE			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR or OWNER							
NAME (PRINT) FIRST Enrique		MIDDLE J		LAST Fernandez		SUFFIX	
STREET 275 N. Federal Hwy							
CITY Pampano Beach				STATE FL		ZIP CODE 33062	
LICENSE NUMBER H608751361000				CLASS E		STATE FL	
DL EXP 9/10/25		BIRTH DATE 12/02/1994		RACE M		GENDER M	
HEIGHT 5'10		YR VEHICLE		TAG #		TRAILER TAG #	
TAG EXP. DATE		STATE		COLOR		STYLE	
MAKE		MODEL		COMM VEH ☐ YES ☐ NO		V.I.N. OR MOTOR #	
DECAL #		ROADWAY INFORMATION					
ADDRESS # 6000block		OCCURRED ON STREET, ROAD, HIGHWAY Old Ocean Blvd					
FEET		MILES		DIR.		AT/FROM STREET, ROAD, HIGHWAY	
VIOLATION							
ORDINANCE # 62.28(A)		CHARGE DESCRIPTION Dog on the beach					
OTHER VIOLATION COMMENTS Court Date 5/6/2025 1000							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE		954 728 6423					
ADDRESS 6450 N. OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435			
PHONE # 561-732-8331							
IF PAID WITHIN 10 DAYS		FINE 25		IF PAID AFTER 10 DAYS		PARKING VIOLATION ADDITIONAL \$10.00	
						HANDICAP VIOLATION ADDITIONAL \$50.00	
REPORTING OFFICER							
OFFICER SIGNATURE [Signature]				BADGE # 571			
RANK Ofc		FIRST Aleksey		MIDDLE A		LAST Sazon	
THIS IS A PARKING CITATION ISSUED PURSUANT TO TOWN CODE AND THEREFORE, DOES NOT REQUIRE A SIGNATURE. SEE PAYMENT INFORMATION SHOWN ABOVE. THIS CITATION IS ISSUED PURSUANT TO SECTION 162.21, FLORIDA STATUTE. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2ND DEGREE AS PROVIDED S.775.082 OR 775.083 FLORIDA STATUTE. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY (SEE PAYMENT INFORMATION ABOVE) OR REQUEST A HEARING FROM THE CLERK OF THE COURT WITHIN 10 DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST HIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT OF UP TO \$500. PER INFRACTION. [Signature] SIGNATURE OF INDIVIDUAL							
				03/8/2025			
				DATE			
				Page 19 of 188			

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

CASE NUMBER: 2025-026
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6000 BLK OOB
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



LOCAL ORDINANCE

VIOLATOR INSTRUCTIONS

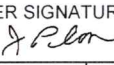
THIS CITATION IS ISSUED PURSUANT TO CHAP. 16, ART. IV, SEC. 16-32 OF THE TOWN OF OCEAN RIDGE CODE OF ORDINANCES. THE VIOLATION(S) CHARGED IS A CIVIL INFRACTION THAT COULD SUBJECT YOU TO A CIVIL PENALTY OF \$250 PER VIOLATION PER DAY AND UP TO \$500 PER DAY FOR A REPEAT VIOLATION, PLUS ADMINISTRATIVE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

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

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

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

AGENCY CASE # 25-8741		CITATION # 0473		DATE 03/25/2025		TIME 08:09	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST PATRICK		MIDDLE E		LAST FRAZER		SUFFIX	
STREET 23 SAILFISH LN		CITY OCEAN RIDGE		STATE FL		ZIP 33435	
DL/ID # F626665921360		STATE FL		BIRTH DATE 04/16/1992		RACE W	
				GENDER M		TELEPHONE	
YR VEHICLE		TAG #		TRAILER TAG #		TAG EXP DATE	
COLOR		STYLE		MAKE		MODEL	
				V.I.N. OR MOTOR #			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 5000		OCCURRED ON STREET, ROAD, HIGHWAY BLK OLD OCEAN BLVD (BEACH)					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 62-28		CHARGE DESCRIPTION DOG ON BEACH, FIRST OFFENSE					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$25.00		IF PAID AFTER 10 DAYS		FINE \$25.00	
				FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE 		BADGE # 540	
		ID # 540	
RANK OFFICER		TROOP UNIT PILON	

VIOLATOR SIGNATURE: _____

☐ **Parking Violation**☒ **Ordinance Violation**

AGENCY CASE # 25-8741	CITATION # 0473	DATE 3/23/25	TIME 13:17 pm
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		TYPE OF DEPARTMENT POLICE	
COUNTY OF CITATION PALM BEACH		PLACE OR CITY OF CITATION OCEAN RIDGE	
VIOLATOR or OWNER			
NAME (PRINT) FIRST Patrick	MIDDLE E.	LAST Frazer	SUFFIX
STREET 23 Sandpiper			
CITY Ocean Ridge		STATE FL	ZIP CODE 33435
LICENSE NUMBER F626665-92-136-0		CLASS E	STATE FL
BIRTH DATE 4/16/92		RACE W	HEIGHT M
YR VEHICLE	TAG #	TRAILER TAG #	TAG EXP. DATE
COLOR	STYLE	MAKE	MODEL
V.I.N. OR MOTOR #		DECAL #	

ROADWAY INFORMATION

ADDRESS # 5000	OCCURRED ON STREET, ROAD, HIGHWAY BLK OLD Ocean Beach		
FEET	MILES	DIR.	AT/FROM STREET, ROAD, HIGHWAY

VIOLATION

ORDINANCE # 12-28	CHARGE DESCRIPTION Dog on Beach
OTHER VIOLATION COMMENTS Court Date 1 May 16th, 2025 10:00 am	

PAYMENT INFORMATION

NAME TOWN OF OCEAN RIDGE			
ADDRESS 6450 N. OCEAN BLVD.			
CITY OCEAN RIDGE		ZIP 33435	
PHONE # 561-732-8331			
IF PAID WITHIN 10 DAYS	FINE 25.00	IF PAID AFTER 10 DAYS	PARKING VIOLATION ADDITIONAL \$10.00
		HANDICAP VIOLATION ADDITIONAL \$50.00	

REPORTING OFFICER

OFFICER SIGNATURE 		BADGE # 540	
RANK Officer	FIRST J.	MIDDLE	LAST Pilon

THIS IS A PARKING CITATION ISSUED PURSUANT TO TOWN CODE AND THEREFORE, DOES NOT REQUIRE A SIGNATURE. SEE PAYMENT INFORMATION SHOWN ABOVE.

THIS CITATION IS ISSUED PURSUANT TO SECTION 162.21, FLORIDA STATUTE. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2ND DEGREE AS PROVIDED S.775.082 OR 775.083 FLORIDA STATUTE. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY (SEE PAYMENT INFORMATION ABOVE) OR REQUEST A HEARING FROM THE CLERK OF THE COURT WITHIN 10 DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST HIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT OF UP TO \$500. PER INFRACTION.

SIGNATURE OF INDIVIDUAL

DATE

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Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

250008741

CASE NUMBER:**OPEN DATE:**

2025/03/23 13:14

CLOSED DATE:

2025/03/23 13:27

DISPATCHER:

579 MOORE, TAYLOR

LOCATION:

CROSSOVER TROPICAL DR

ZONE:

J

ADDRESS:

CROSSOVER TROPICAL DR

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

820 VTC ANIMALS ON BEACH

PRIORITY:**HOW CALL RECIEVED:**

RADIO

RECIEVED:

2025/03/23 13:14

DISPATCHED:

2025/03/23 13:14

ON SCENE:

2025/03/23 13:14

CLEARED SCENE:

2025/03/23 13:27

PRIMARY UNIT:

540

NARRATIVE**DATE:**

2025/03/23

TIME:

13:14

DISPATCHER:

579

NARRATIVE:

540 ADV OUT WITH A DOG ON THE BEACH APPROX 5500 BLK NOB

VEHICLE INFORMATION**TAG NUMBER:****TAG STATE:****TAG TYPE:****VEHICLE:****YEAR: MODEL:****COLOR:****UNITS****PERSON INFORMATION****LAST NAME:**

FRAZER

FIRST NAME:

PATRICK

PHONE NUMBER: INVOLVEMENT:

OTHER

ADDRESS:

3757 LONE PINE RD

CITY:

DELRAY BEACH

STATE:

FL

ZIP CODE:

33445

DISPOSITION**UNIT #:**

540

DISPO. CODE:

CIT

DESCRIPTION:

DispositionDesc

NARRATIVE:

CITATION ISSUED FOR DOG ON THE BEACH

#0473

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

CASE NUMBER: 2025-027
 HEARING DATE: MAY 6, 2025
 ADDRESS: 5000 BLK OOB
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



LOCAL ORDINANCE

VIOLATOR INSTRUCTIONS

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

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

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

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

AGENCY CASE # 25-8753		CITATION # 0474		DATE 03/25/2025		TIME 08:33	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST WILSON		MIDDLE DON		LAST BOUE		SUFFIX J	
STREET 6483 RACQUET CLUB DR		CITY LAUDERHILL		STATE FL		ZIP 33319	
DL/ID # B208843147000		STATE FL		BIRTH DATE 07/26/1986		RACE B	
GENDER M		TELEPHONE		YR VEHICLE 2015		TAG # QMHH46	
TAG # QMHH46		TRAILER TAG #		TAG EXP DATE 07/26/2025		STATE FL	
COLOR GLD		STYLE 4 DOOR SED		MAKE KIA		MODEL OPTIMA	
V.I.N. OR MOTOR # 5XXGN4A71FG402541							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 6009		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS 62-52 PARKING ON A VACANT LOT							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS		WEB SITE PAGE					
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

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

VIOLATOR SIGNATURE: _____

☒ **Parking Violation** ☐ **Ordinance Violation**

AGENCY CASE # 25-8753		CITATION # 0474		DATE 3/23/25		TIME 3:36 pm	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT POLICE			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR or OWNER							
NAME (PRINT) FIRST Willson		MIDDLE D		LAST BOUE		SUFFIX	
STREET 6483 Racket Club DR							
CITY Lauderhill				STATE FL		ZIP CODE 33319	
LICENSE NUMBER B208843147000				CLASS E		STATE FL	
DL EXP. 01/28		BIRTH DATE 7/26/86		RACE B		GENDER M	
HEIGHT 602		YR VEHICLE 2015		TAG # QMH M46		TRAILER TAG #	
TAG EXP. DATE 01/25		STATE FL		COLOR Gold		STYLE Sedan	
MAKE KIA		MODEL SEDAN		COMM VEH ☐ YES ☐ NO		V.I.N. OR MOTOR # 5XXGN4A71F4402541	
DECAL #		ROADWAY INFORMATION					
ADDRESS # 6000		OCCURRED ON STREET, ROAD, HIGHWAY BLK OLD OCEAN BLVD					
FEET		MILES		DIR.		AT/FROM STREET, ROAD, HIGHWAY	
VIOLATION							
ORDINANCE # 62-52		CHARGE DESCRIPTION Parking on Lot					
OTHER VIOLATION COMMENTS May 16th, 2025 @ 10:00 am							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N. OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435			
PHONE # 561-732-8331							
IF PAID WITHIN 10 DAYS		FINE 35.00		IF PAID AFTER 10 DAYS		PARKING VIOLATION ADDITIONAL \$10.00	
						HANDICAP VIOLATION ADDITIONAL \$50.00	
REPORTING OFFICER							
OFFICER SIGNATURE [Signature]				BADGE # 540			
RANK WFO		FIRST J.		MIDDLE		LAST Pilon	
THIS IS A PARKING CITATION ISSUED PURSUANT TO TOWN CODE AND THEREFORE, DOES NOT REQUIRE A SIGNATURE. SEE PAYMENT INFORMATION SHOWN ABOVE. THIS CITATION IS ISSUED PURSUANT TO SECTION 162.21, FLORIDA STATUTE. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2ND DEGREE AS PROVIDED S.775.082 OR 775.083 FLORIDA STATUTE. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY (SEE PAYMENT INFORMATION ABOVE) OR REQUEST A HEARING FROM THE CLERK OF THE COURT WITHIN 10 DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT OF UP TO \$500. PER INFRACTION. [Signature] 3/23/25 SIGNATURE OF INDIVIDUAL DATE							

Ocean Ridge Police Department



CAD Event Report

<u>EVENT NUMBER:</u>	<u>CASE NUMBER:</u>	<u>OPEN DATE:</u>	<u>CLOSED DATE:</u>
250008753		2025/03/23 15:29	2025/03/23 16:03

<u>DISPATCHER:</u>	<u>LOCATION:</u>	<u>ZONE:</u>
579 MOORE, TAYLOR	6000 BLK OLD OCEAN BLVD	G

<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
6000 BLK OLD OCEAN BLVD	OCEAN RIDGE	FL	33435

<u>REFERENCE:</u>	<u>LOCATION DETAILS:</u>

<u>SIGNAL:</u>	<u>DESCRIPTION:</u>	<u>PRIORITY:</u>	<u>HOW CALL RECIEVED:</u>
S90	ILLEGAL PARKING		RADIO

<u>RECIEVED:</u>	<u>DISPATCHED:</u>	<u>ON SCENE:</u>	<u>CLEARED SCENE:</u>	<u>PRIMARY UNIT:</u>
2025/03/23 15:29	2025/03/23 15:29	2025/03/23 15:29	2025/03/23 15:38	540

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
QM4M46	FL		KIA	2015		BROWN

UNITS

PERSON INFORMATION

<u>LAST NAME:</u>	<u>FIRST NAME:</u>	<u>PHONE NUMBER:</u>	<u>INVOLVEMENT:</u>
BOUE	WILSON		OTHER
<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
6483 RACQUET CLUB DR	LAUDERHILL	FL	33319

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
540	PT	DispositionDesc	

#0474

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

CASE NUMBER: 2025-028
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6009 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

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

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

AGENCY CASE # 25-5119		CITATION # PO1737OR		DATE 02/19/2025		TIME 12:36	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐ BUSINESS NAME							
FIRST PETER		MIDDLE		LAST GOLDSTEIN		SUFFIX	
STREET 700 E BOYNTON BEACH BLVD				CITY BOYNTON BEACH		STATE ZIP FL 33435	
DL/ID #		STATE		BIRTH DATE 03/21/1963		RACE W	
				GENDER M		TELEPHONE	
YR VEHICLE 2022		TAG # AS69BS		TRAILER TAG #		TAG EXP DATE 03/21/2025	
STATE FL		COLOR WHI		STYLE 2P		MAKE ASPT	
		MODEL LSV		V.I.N. OR MOTOR # FLA123935			
							
ROADWAY INFORMATION							
BUSINESS NAME HAMMOCH PARK							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN BLVD N					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE				ZONE OCEAN RIDGE	
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS ILLEGAL PARKING							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
				FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 04/01/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

250005119

CASE NUMBER:**OPEN DATE:**

2025/02/19 12:34

CLOSED DATE:

2025/02/25 14:22

DISPATCHER:

579 MOORE, TAYLOR

LOCATION:

6620 N OCEAN BLVD

ZONE:

D

ADDRESS:

6620 N OCEAN BLVD

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

S90 ILLEGAL PARKING

PRIORITY:**HOW CALL RECIEVED:**

RADIO

RECIEVED:

2025/02/19 12:34

DISPATCHED:

2025/02/19 12:34

ON SCENE:

2025/02/19 12:34

CLEARED SCENE:

2025/02/19 12:58

PRIMARY UNIT:

540

NARRATIVE**DATE:**

2025/02/19

TIME:

12:53

DISPATCHER:

579

NARRATIVE:

10-04 CHECK CLEAR

VEHICLE INFORMATION**TAG NUMBER:**

AS69BS

TAG STATE:

FL

TAG TYPE:

A

VEHICLE:

OTHER

YEAR: MODEL:

2022

COLOR:

WHITE

SAPE56

FL

OTHER

2025

BLUE

UNITS**PERSON INFORMATION****DISPOSITION****UNIT #:**

540

DISPO. CODE:

PT

DESCRIPTION:

DispositionDesc

NARRATIVE:

PARKING TICKET AND CITATION ISSUED TO AS69BS FOR ILLEGAL PARKING AND EXPIRED TAG MORE THAN 6 MONTHS 1ST OFFENSE. P/T ISSUED TO SAPE56 FOR ILLEGAL PARKING AS POSTED.

#P017370R

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

CASE NUMBER: 2025-029
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6620 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

9589 0710 5270 2006 7042 48

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Received

Postmark
Here

MAR 25 2025

Town of Ocean Ridge

Peter Goldstein
700 E Bounton Beach Blvd
Bounton Beach, FL 33435

Page 32 of 188

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;
 - 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.

**VIOLATOR INSTRUCTIONS****PARKING VIOLATION**

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

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

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

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

AGENCY CASE # 25-6264		CITATION # PO1748OR		DATE 03/01/2025		TIME 4:37 PM	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD				
COUNTY OF CITATION PALM BEACH			PLACE OR CITY OF CITATION OCEAN RIDGE				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐ BUSINESS NAME							
FIRST ROBERT		MIDDLE		LAST NEUNER		SUFFIX	
STREET 15011 ASHLAND CIR APT 4		CITY DELRAY BEACH		STATE FL		ZIP 33484	
DL/ID # N560760473470		STATE FL		BIRTH DATE 09/27/1947		RACE W	
YR VEHICLE 2024		TAG # 28DXDC		TRAILER TAG #		TAG EXP DATE 09/27/2026	
COLOR BLU		STYLE UTILITY		MAKE KIA		MODEL SPORTAGE	
V.I.N. OR MOTOR # 5XYK33DF5RG144456							
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET 243		MILES		DIRECTION NORTH			
LATITUDE -80.047454		LONGITUDE 26.533777		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS OFF-STREET PARKING 64-46 SPECIAL PARKING PROABITION							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (881) 732-8331			
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 04/01/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL - OCEAN RIDGE			

REPORTING OFFICER			
OFFICER SIGNATURE 		BADGE # 596	
ID #		TROOP UNIT PATROL	
RANK OFFICER		FIRST MICHAEL	
MIDDLE		LAST STEEL	

VIOLATOR SIGNATURE: _____

9589 0710 5270 2006 7042 62

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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 \$

Received Postmark Here

MAR 25 2025

Postage

\$

Total Postage and Fees

\$

948

Town of Ocean Ridge

Sent To

Robert Neuner

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

15011 Ashland Cir Apt 4

City, State, ZIP+4®

Delray Beach, FL 33486

Page 35 of 188

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-030
 HEARING DATE: MAY 6, 2025
 ADDRESS: NOB/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



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

AGENCY CASE # 25-7064		CITATION # PO1760OR		DATE 03/08/2025		TIME 13:28	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD				
COUNTY OF CITATION PALM BEACH			PLACE OR CITY OF CITATION OCEAN RIDGE				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐							
BUSINESS NAME							
FIRST PATRICK		MIDDLE NORMAN		LAST GALLAGHER		SUFFIX	
STREET 835-2 HARBORSHORE DR				CITY BOCA GRANDE		STATE FL	
DL/ID # G426674561330		STATE FL		BIRTH DATE 04/13/1956		RACE W	
YR VEHICLE 2019		TAG # MGMR60		TRAILER TAG #		TAG EXP DATE 04/13/2025	
COLOR WHI		STYLE MOTORCYCL		MAKE HOND		MODEL MOTORCYC	
V.I.N. OR MOTOR # JH2AF5816KK704814							
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 5510		OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD					
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.049738		LONGITUDE 26.514524			ZONE OCEAN RIDGE		
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS PARKING IN NON PERMITTED AREA							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

250007064

CASE NUMBER:**OPEN DATE:**

2025/03/08 13:24

CLOSED DATE:

2025/03/08 13:40

DISPATCHER:

579 MOORE, TAYLOR

LOCATION:**ZONE:**

D

ADDRESS:

CROSSOVER BEACHWAY DR

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

S90 ILLEGAL PARKING

PRIORITY:

09

HOW CALL RECIEVED:

T

RECIEVED:

2025/03/08 13:24

DISPATCHED:

2025/03/08 13:25

ON SCENE:

2025/03/08 13:29

CLEARED SCENE:

2025/03/08 13:40

PRIMARY UNIT:

540

NARRATIVE**DATE:**

2025/03/08

TIME:

13:24

DISPATCHER:

579

NARRATIVE:

STELLA ADV A HONDA MOTORCYCLE PARKED ON BICYCLE RACK AT

2025/03/08

13:24

579

BEACHWAY CROSSOVER

2025/03/08

13:25

579

571 EN ROUTE ON ATV

2025/03/08

13:28

579

564 ADV POSSIBLY SAME SUBJ WHO PARKED IN BIKE RACK YESTERDAY

VEHICLE INFORMATION**TAG NUMBER:**

MGMR60

TAG STATE:

FL

TAG TYPE:**VEHICLE:**

HONDA

YEAR: MODEL:

2019

COLOR:

WHITE

UNITS**PERSON INFORMATION****LAST NAME:**

KOLB

FIRST NAME:

STELLA

PHONE NUMBER: INVOLVEMENT:

(732) 221-1979

OTHER

ADDRESS:

204 BEACHWAY DR

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

DISPOSITION**UNIT #:**

540

DISPO. CODE:

PT

DESCRIPTION:

DispositionDesc

NARRATIVE:

P/T ISSUED FOR PARKING A MOTORCYCLE IN A BICYCLE AREA

P017600R

9589 0710 5270 2006 7092 67

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$ 9.68

Sent To

Patrick Worman Gallagher

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

835-2 Harbor Shore Dr.

City, State, ZIP+4®

Boca Grande, FL 33921

4/24/25

Postmark
Here

PO17600R

Page 40 of 188

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

Page 41 of 188

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

CASE NUMBER: 2025-033
 HEARING DATE: MAY 6, 2025
 ADDRESS: 5510 OOB
 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
6450 N Ocean Blvd.
Ocean Ridge, FL 33435

Received

APR 30 2025

Town of Ocean Ridge

00000000000000000000

NMR
33435>5299



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



\$9.64 0
US POSTAGE IMI
FIRST-CLASS
063S0001443212
FROM 33435



855607 02

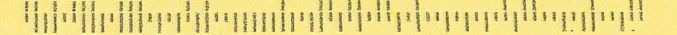
stamps.com

PATRICK NORMAN GALLAGHER
835-2 HARBORSHORE DR.
BOCA GRANDE

NIXIE 339 DE 1 0004/27/25

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 33435529999 *2574-08527-27-42



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Patrick Norman
Mallagher
835-2 Harborshore Dr.
Boca Grande, FL 33421



9590 9402 9208 4295 7696 29

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7092 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt

Envelope
FSC® C137131

THIS ENVELOPE IS RECYCLABLE AND MADE WITH 30% POST CONSUMER CONTENT



© USPS 2019

**VIOLATOR INSTRUCTIONS****PARKING VIOLATION**

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

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

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

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

AGENCY CASE # 25-7096		CITATION # PO1761OR		DATE 03/08/2025		TIME 15:00	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST SHEILA		MIDDLE MARIE		LAST WALKER		SUFFIX	
STREET 3033 WATERSIDE CIR		CITY BOYNTON BEACH		STATE FL		ZIP 33435	
DL/ID # W426793756300		STATE FL	BIRTH DATE 04/10/1975	RACE W	GENDER F	TELEPHONE	
YR VEHICLE 2017		TAG # LFRL37		TRAILER TAG #		TAG EXP DATE 04/10/2025	
COLOR BLK		STYLE 4 DOOR SED	MAKE HOND	MODEL ACCORD	V.I.N. OR MOTOR # 1HGCR2F3XHA257948		
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 58		OCCURRED ON STREET, ROAD, HIGHWAY S ISLAND DR					
FEET		MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.047057		LONGITUDE 26.541698		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 64-46		CHARGE DESCRIPTION OFF STREET PARKING					
OTHER VIOLATION COMMENTS (9)(B) PARKING PROHIBITED, VACANT PARCELS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00	IF PAID AFTER 10 DAYS		FINE \$40.00	FILING FEE	
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

<u>EVENT NUMBER:</u>	<u>CASE NUMBER:</u>	<u>OPEN DATE:</u>	<u>CLOSED DATE:</u>
250007096		2025/03/08 14:53	2025/03/08 17:33

<u>DISPATCHER:</u>	<u>LOCATION:</u>	<u>ZONE:</u>
579 MOORE, TAYLOR		B

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

<u>REFERENCE:</u>	<u>LOCATION DETAILS:</u>

<u>SIGNAL:</u>	<u>DESCRIPTION:</u>	<u>PRIORITY:</u>	<u>HOW CALL RECIEVED:</u>
815	VTC PARKING ON VACANT LOT	09	T

<u>RECIEVED:</u>	<u>DISPATCHED:</u>	<u>ON SCENE:</u>	<u>CLEARED SCENE:</u>	<u>PRIMARY UNIT:</u>
2025/03/08 14:53	2025/03/08 14:55	2025/03/08 14:58	2025/03/08 15:18	540

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2025/03/08	14:53	579	CALLER ADV A GRAY SEDAN PARKED IN THE DIRT ON THE EMPTY LOT
2025/03/08	14:53	579	IND THAT THE DRIVER AND A FEW OTHER PEOPLE WALKED TO THE BEACH
2025/03/08	14:53	579	ADV EMPTY LOT IS IN BETWEEN MARLIN AND BONITO; 5 MIN TIME DELAY

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
LFRL37	FL		HONDA	2017		BLACK

UNITS

PERSON INFORMATION

<u>LAST NAME:</u>	<u>FIRST NAME:</u>	<u>PHONE NUMBER:</u>	<u>INVOLVEMENT:</u>
RUDISILL	MCANDREW	(917) 612-6659	OTHER
<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
110 BONITO DR	OCEAN RIDGE	FL	33435

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
540	PT	DispositionDesc	PARKING ON VACANT LOT

P017610R

9589 0710 5270 2006 7092 74

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$ 9.68

4124125

Postmark
Here

PO17610R

Sent To

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

City, State, ZIP+4®

Sheila Marie Walker
3033 Waterside Cir
Boynton Beach, FL 33435

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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.
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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.

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

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-034
 HEARING DATE: MAY 6, 2025
 ADDRESS: 58 SID
 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



AGENCY CASE #	CITATION #	DATE	TIME
25-7192	P017670R	03/09/2025	2:38 PM

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

BUSINESS NAME (If applicable)	ZONE OCEAN RIDGE
-------------------------------	----------------------------

ADDRESS #	OCCURRED ON STREET, ROAD, HIGHWAY EDITH ST
-----------	--

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
23		SOUTH	HERSEY DR

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	☐	BUSINESS NAME
--	--------------------------	---------------

FIRST	MIDDLE	LAST	SUFFIX
BREANNA	CAITLIN	HOUBEN	

STREET	CITY	STATE	ZIP
250 GIDDINGS CRES	MILTON L9T7A7	ON	

DL/ID #	STATE	BIRTHDATE	RACE	GENDER	TELEPHONE
H67890962975219	ON	02/19/1997	W	F	

YR VEHICLE	TAG #	TRAILER TAG #	TAGEXP DATE	STATE
------------	-------	---------------	-------------	-------

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

CODE #	
62-28	DOG ON BEACH, FIRST OFFENSE

OTHER COMMENTS:

IT IS ILLEGAL TO HAVE A DOG IN THIS AREA.

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 \$25.00	IF PAID AFTER 10 DAYS	FINE \$25.00	FILING FEE
------------------------	--------------	-----------------------	--------------	------------

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAILS
05/06/2025	10:00	TOWN HALL

OFFICER SIGNATURE 	BADGE # 540	ID # 540	TROOP UNIT
--	-----------------------	--------------------	------------

RANK	FIRST	MIDDLE	LAST
OFFICER	J	R	PILON

VIOLATOR SIGNATURE: [Signature]

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

YOU MAY AVOID A HEARING, CIVIL PENALTY, AND ADDITIONAL COSTS BY COMPLYING WITH THE CODE SECTION(S) CITED, OBTAINING A REINSPECTION, AND PAYING THE CITATION FINE AMOUNT (BY EITHER CASH, ON-LINE PAYMENT, OR CHECK MADE PAYABLE TO THE TOWN OF OCEANRIDGE), 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.

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

250007192

CASE NUMBER:**OPEN DATE:**

2025/03/09 14:30

CLOSED DATE:

2025/03/09 14:51

DISPATCHER:

579 MOORE, TAYLOR

LOCATION:

6273 N OCEAN BLVD

ZONE:

F

ADDRESS:

6273 N OCEAN BLVD

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

820 VTC ANIMALS ON BEACH

PRIORITY:**HOW CALL RECIEVED:**

RADIO

RECIEVED:

2025/03/09 14:30

DISPATCHED:

2025/03/09 14:30

ON SCENE:

2025/03/09 14:36

CLEARED SCENE:

2025/03/09 14:51

PRIMARY UNIT:

540

NARRATIVE**DATE:**

2025/03/09

TIME:

14:31

DISPATCHER:

579

NARRATIVE:

596 CALLED OUT DOG ON THE BEACH IN FRONT OF 6273 NOB

VEHICLE INFORMATION**TAG NUMBER:****TAG STATE:****TAG TYPE:****VEHICLE:****YEAR: MODEL:****COLOR:****UNITS****PERSON INFORMATION****LAST NAME:**

HOUBEN

FIRST NAME:

BREANNA

PHONE NUMBER: INVOLVEMENT:

OTHER

ADDRESS:

250 GIDDINGS CRES

CITY:

MILTON

STATE:

ON

ZIP CODE:**DISPOSITION****UNIT #:**

540

DISPO. CODE:

CIT

DESCRIPTION:

DispositionDesc

NARRATIVE:

CIT ISSUED FOR DOG ON BEACH 1ST OFF.

#PO17670R

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

CASE NUMBER: 2025-037
 HEARING DATE: MAY 6, 2025
 ADDRESS: EDITH/HERSEY
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00

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

CASE NUMBER: 2025-038
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6415 NOB
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

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

AGENCY CASE # 25-7797		CITATION # PO1777OR		DATE 03/14/2025		TIME 13:38	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD				
COUNTY OF CITATION PALM BEACH			PLACE OR CITY OF CITATION OCEAN RIDGE				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐							
BUSINESS NAME							
FIRST ZACHARY		MIDDLE JASON		LAST ZIGANDER		SUFFIX	
STREET 13706 STAMFORD DR		CITY WELLINGTON		STATE FL		ZIP 33414	
DL/ID # Z247276718000		STATE FL		BIRTH DATE 05/27/2005		RACE W	
GENDER M		TELEPHONE		YR VEHICLE 2008		TAG # FGB31	
TRAILER TAG #		TAG EXP DATE 05/27/2025		STATE FL			
COLOR BLK		STYLE PICKUP		MAKE CHEV		MODEL SILVERADO	
V.I.N. OR MOTOR # 1GCEC19X88Z192357							
							
ROADWAY INFORMATION							
BUSINESS NAME HAMMOCK PARK							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE -80.047919		LONGITUDE 26.533951		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS		WEB SITE PAGE					
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL 6450 N OCEAN BLVD			

REPORTING OFFICER			
OFFICER SIGNATURE DIE M. B. B. M.		BADGE # 560	
ID # 560		TROOP UNIT PATROL	
RANK SERGEANT		FIRST M	
MIDDLE J		LAST PARKERSON	

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 250007798 CASE NUMBER: OPEN DATE: 2025/03/14 13:37 CLOSED DATE: 2025/03/14 13:49

DISPATCHER: 599 MIRRIONE, KENDALL LOCATION: 6620 N OCEAN BLVD ZONE: D

ADDRESS: 6620 N OCEAN BLVD CITY: OCEAN RIDGE STATE: FL ZIP CODE: 33435

REFERENCE: LOCATION DETAILS:

SIGNAL: S90 DESCRIPTION: ILLEGAL PARKING PRIORITY: HOW CALL RECIEVED: RADIO

RECIEVED: 2025/03/14 13:37 DISPATCHED: 2025/03/14 13:37 ON SCENE: 2025/03/14 13:37 CLEARED SCENE: 2025/03/14 13:49 PRIMARY UNIT: 560

NARRATIVE

DATE: TIME: DISPATCHER: NARRATIVE:

VEHICLE INFORMATION

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

UNITS

PERSON INFORMATION

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
560	PT	DispositionDesc	PARKING IN POSTED NO PARKING ZONE IN HAMMOCK PARK. P/T ISSUED.

#PO17770R

9589 0710 5270 2006 7092 43

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

9.68

Sent To

Zachary Jason Zigander

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

13706 Stairford Dr

City, State, ZIP+4®

Wellington, FL 334134

4/24/25

Postmark
Here

PO 777012

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Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-039
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6620 NOB
 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

**VIOLATOR INSTRUCTIONS****LOCAL ORDINANCE**

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

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

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

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

AGENCY CASE # 25-7802		CITATION # PO1778OR		DATE 03/14/2025		TIME 14:53	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST EFE		MIDDLE		LAST CELIKBILEK		SUFFIX	
STREET 6794 BROADWATER LN		CITY LAKE WORTH		STATE FL		ZIP 33467	
DL/ID # C612259899000		STATE FL		BIRTH DATE 05/10/2006		RACE W	
GENDER M		TELEPHONE		YR VEHICLE 2016		TAG # RTVS31	
TAG EXP DATE 05/10/2025		STATE FL		COLOR BLK		STYLE 5 DOOR	
MAKE KIA		MODEL SOUL		V.I.N. OR MOTOR # KNDJN2A23G7280094			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 111		OCCURRED ON STREET, ROAD, HIGHWAY S ISLAND DR					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE -80.047184		LONGITUDE 26.541602		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS PARKING ON VACANT LOT							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS		WEB SITE PAGE					
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL 6450 N OCEAN BLVD			

REPORTING OFFICER			
OFFICER SIGNATURE DRC M BROWN		BADGE # 560	
ID # 560		TROOP UNIT PATROL	
RANK SERGEANT		FIRST M	
MIDDLE J		LAST PARKERSON	

VIOLATOR SIGNATURE: _____

9589 0710 5270 2006 7092 36

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

EFF CELIA BILEK

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

6749 Broadwater LN

City, State, ZIP+4®

Lake Worth, FL 33467

4124/25

Postmark
Here

PO17780R

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Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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- 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.

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

EFE Celik Binek
 5741 Broadwater CN
 Lake Worth, FL 33467



9402 9208 4295 7695 99

(Transfer from service label)

006 7092 36

17530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

SC

C. Date of Delivery

04/26/2004

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 9208 4295 7695 99



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

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

**TOWN OF OCEAN RIDGE
6450 N OCEAN BLVD
OCEAN RIDGE, FL 32085-5251
561-732-2685**

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

CASE NUMBER: 2025-040
 HEARING DATE: MAY 6, 2025
 ADDRESS: 111 SID
 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



AGENCY CASE #	CITATION #	DATE	TIME
25-7909	PO17790R	03/15/2025	12:02 PM

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

BUSINESS NAME (if applicable)	ZONE OCEAN RIDGE
-------------------------------	---------------------

FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY
315		NORTH	ADAMS RD

CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT	BUSINESS NAME
--	---------------

FIRST	MIDDLE	LAST	SUFFIX
STEPHANIE	ANN	REKEDA	

STREET	CITY	STATE	ZIP
3900 VILLAGE DR UNIT D	DELRAY BEACH	FL	33445

DL/ID #	STATE	BIRTH DATE	RACE	GENDER	TELEPHONE
R230781669680	FL	12/28/1966	W	F	

YR VEHICLE	TAG #	TRAILER TAG #	TAGEXP DATE	STATE
------------	-------	---------------	-------------	-------

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

CODE #	
62-28	DOG ON BEACH, FIRST OFFENSE

TOWN OF OCEAN RIDGE

ADDRESS _____
5450 N OCEAN BLVD.

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

EMAIL ADDRESS	WEB SITE PAGE

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

COURT DATE	COURT TIME	COURTROOM # / OTHER DETAILS
05/06/2025	10:00	6450 N OCEAN BLVD

OFFICER SIGNATURE	BADGE #	ID #	TROOP UNIT
DRC M. B. G. M.	560	560	PATROL

RANK	FIRST	MIDDLE	LAST
SERGEANT	M		PARKERSON

VIOLATOR SIGNATURE

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

YOU MAY AVOID A HEARING, CIVIL PENALTY, AND ADDITIONAL COSTS BY COMPLYING WITH THE CODE SECTION(S) CITED, OBTAINING A REINSPECTION, AND PAYING THE CITATION FINE AMOUNT (BY EITHER CASH, ON-LINE PAYMENT, OR CHECK MADE PAYABLE TO THE TOWN OF OCEANRIDGE), 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. OCEANBLVD., OCEANRIDGE, 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.

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 250007909 **CASE NUMBER:** **OPEN DATE:** 2025/03/15 11:56 **CLOSED DATE:** 2025/03/15 12:12

DISPATCHER: 597 MURDOCH, JESSICA **LOCATION:** **ZONE:** G

ADDRESS: 5600 BLK N OCEAN BLVD **CITY:** OCEAN RIDGE **STATE:** FL **ZIP CODE:** 33435

REFERENCE: **LOCATION DETAILS:**

SIGNAL: 820 **DESCRIPTION:** VTC ANIMALS ON BEACH **PRIORITY:** **HOW CALL RECIEVED:** RADIO

RECIEVED: 2025/03/15 11:56 **DISPATCHED:** 2025/03/15 11:57 **ON SCENE:** 2025/03/15 12:01 **CLEARED SCENE:** 2025/03/15 12:12 **PRIMARY UNIT:** 560

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2025/03/15	12:01	536	DL#R230781669680
2025/03/15	12:02	597	540: SUBJ ADV DOG IS AN EMOTIONAL SUPPORT ANIMAL

VEHICLE INFORMATION

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

UNITS

PERSON INFORMATION

<u>LAST NAME:</u>	<u>FIRST NAME:</u>	<u>PHONE NUMBER:</u>	<u>INVOLVEMENT:</u>
REKEDA	STEPHANIE		OTHER
<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
3900 VILLAGE DR UNIT D	DELRAY BEACH	FL	33445

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
560	CIT	DispositionDesc	CITATION ISSUED FOR DOG ON BEACH 5600 BLK BEACHSIDE.

#P017790R

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

CASE NUMBER: 2025-041
 HEARING DATE: MAY 6, 2025
 ADDRESS: OOB/ADAMS
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



LOCAL ORDINANCE

VIOLATION INFORMATION					
AGENCY CASE # 25-7934		CITATION # P017800R		DATE 03/15/2025	TIME 3:21 PM
AGENCY INFORMATION					
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		COUNTY PALM BEACH	CITY OCEAN RIDGE		
ROADWAY INFORMATION					
BUSINESS NAME (If applicable)				ZONE OCEAN RIDGE	
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD			
FEET 356	MILES	DIRECTION SOUTH	AT/FROM STREET, ROAD, HIGHWAY THOMPSON ST		
VIOLATOR INFORMATION					
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME			
FIRST PETER	MIDDLE SCOTT	LAST GLINERT		SUFFIX	
STREET 34 HARBOUR DR N		CITY OCEAN RIDGE		STATE FL	ZIP 33435
DL/ID # G456677580920		STATE FL	BIRTH DATE 03/12/1958	RACE W	GENDER 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:					
PAYMENT INFORMATION					
NAME					
TOWN OF OCEAN RIDGE					
ADDRESS					
6450 N OCEAN BLVD.					
CITY OCEAN RIDGE			ZIP 33435	PHONE # (561) 732-8331	
EMAIL ADDRESS			WEB SITE PAGE		
IF PAID WITHIN 10 DAYS		FINE \$25.00	IF PAID AFTER 10 DAYS		FINE \$25.00
FILING FEE					
COURT INFORMATION(if applicable)					
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAILS 6450 N OCEAN BLVD	
REPORTING OFFICER					
OFFICER SIGNATURE 		BADGE # 560	ID # 560	TROOP UNIT PATROL	
RANK SERGEANT	FIRST M	MIDDLE	LAST PARKERSON		

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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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. OCEANBLVD., OCEANRIDGE, 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.

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 250007934 **CASE NUMBER:** **OPEN DATE:** 2025/03/15 15:15 **CLOSED DATE:** 2025/03/15 15:34

DISPATCHER: 597 MURDOCH, JESSICA **LOCATION:** CROSSOVER PORTER ST **ZONE:** G

ADDRESS: CROSSOVER PORTER ST **CITY:** OCEAN RIDGE **STATE:** FL **ZIP CODE:** 33435

REFERENCE: **LOCATION DETAILS:**

SIGNAL: 820 **DESCRIPTION:** VTC ANIMALS ON BEACH **PRIORITY:** **HOW CALL RECIEVED:** RADIO

RECIEVED: 2025/03/15 15:15 **DISPATCHED:** 2025/03/15 15:15 **ON SCENE:** 2025/03/15 15:16 **CLEARED SCENE:** 2025/03/15 15:27 **PRIMARY UNIT:** 560

NARRATIVE

DATE:	TIME:	DISPATCHER:	NARRATIVE:
2025/03/15	15:16	536	DL#G456677580920
2025/03/15	15:17	536	540: DOG OFF LEASH AND DOG ON BEACH
2025/03/15	15:27	597	Call put on hold by 597

VEHICLE INFORMATION

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

UNITS

PERSON INFORMATION

LAST NAME: GLINERT **FIRST NAME:** PETER **PHONE NUMBER:** **INVOLVEMENT:** OTHER

ADDRESS: 34 HARBOUR DR N **CITY:** OCEAN RIDGE **STATE:** FL **ZIP CODE:** 33435

DISPOSITION

UNIT #:	DISPO. CODE:	DESCRIPTION:	NARRATIVE:
560	CODE	DispositionDesc	CITATION ISSUED FOR DOG ON THE BEACH

#P017800R

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

CASE NUMBER: 2025-042
 HEARING DATE: MAY 6, 2025
 ADDRESS: OOB/THOMPSON
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00

**VIOLATOR INSTRUCTIONS****PARKING VIOLATION**

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

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

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

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

AGENCY CASE # 25-8030		CITATION # PO1786OR		DATE 03/16/2025		TIME 2:59 PM	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☒		BUSINESS NAME VAN PELT INVESTMENTS LLC					
FIRST		MIDDLE		LAST		SUFFIX	
STREET 1001 S/ MAIN STREET				CITY KALISPELL		STATE MT	ZIP 59901
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2020		TAG # 706403E		TRAILER TAG #		TAG EXP DATE 08/31/2025	STATE MT
COLOR WHI	STYLE TRUCK	MAKE DODGE	MODEL RAM	V.I.N. OR MOTOR # 1C6SRFHT1LN255402			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET 249	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY INLET CAY DR				
LATITUDE -80.047426		LONGITUDE 26.533790			ZONE OCEAN RIDGE		
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS 64-46 OFF STREET PARKING							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00	IF PAID AFTER 10 DAYS		FINE \$40.00	FILING FEE	
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL - OCEAN RIDGE			

REPORTING OFFICER				
OFFICER SIGNATURE 		BADGE # 596	D #	TROOP UNIT PATROL
RANK OFFICER	FIRST MICHAEL		MIDDLE	LAST STEEL

VIOLATOR SIGNATURE: _____

9589 0710 5270 2006 7092 12

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Van Pelt Investments LLC
1001 S Main Street
Kalispell, MT 59901

4/24/25

Postmark
Here

PO17860R

Page 74 of 188

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

Page 75 of 188

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VAN PELT INVESTMENTS
LLC
1001 S MAIN STREET
KAUIGZELL, MT 59901

9590 9402 9208 4295 7695 75



2. Article Number (Transfer from service label)

89 0710 5270 2006 7092 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

Wally Hardy

C. Date of Delivery

4/28/20

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☒ No

3. Service Type

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

USPS TRACKING #



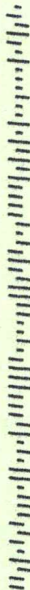
9590 9402 9208 4295 7695 75

**United States
Postal Service**

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

• Sender: Please print your name, address, and ZIP+4® in this box•

**TOWN OF OCEAN RIDGE
6450 N OCEAN BLVD
OCEAN RIDGE, FL 33435-5255
561-732-2635**



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

CASE NUMBER: 2025-043
 HEARING DATE: MAY 6, 2025
 ADDRESS: NOB/INLET
 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

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.

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AGENCY CASE # 25-8030		CITATION # PO1787OR		DATE 03/16/2025		TIME 3:24 PM	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☒		BUSINESS NAME MDC MEDIA VENTURES LLC					
FIRST		MIDDLE		LAST		SUFFIX	
STREET 608 LONDONTOWN RD			CITY EDGEWATER		STATE MD		ZIP 21037
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2014	TAG # 764620D		TRAILER TAG #		TAG EXP DATE 08/31/2025		STATE MT
COLOR GRY	STYLE TRUCK	MAKE FORD	MODEL SUPERDUTY	V.I.N. OR MOTOR # 1FT7W2BT5EEA15538			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET 240	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY INLET CAY DR				
LATITUDE -80.047406		LONGITUDE 26.533765			ZONE OCEAN RIDGE		
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION VIOLATION OF TOWN ORDINANCE					
OTHER VIOLATION COMMENTS 64-46 OFF STREET PARKING							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE			ZIP 33435		PHONE # (561) 732-8331		
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS	FINE \$30.00	IF PAID AFTER 10 DAYS	FINE \$40.00	FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL - OCEAN RIDGE			

REPORTING OFFICER			
OFFICER SIGNATURE 	BADGE # 596	D #	TROOP UNIT PATROL
RANK OFFICER	FIRST MICHAEL	MIDDLE	LAST STEEL

VIOLATOR SIGNATURE: _____

9589 0710 5270 2006 7092 29

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

MDC media Ventures LLC

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

608 Lundentown Rd

City, State, ZIP+4®

edge water, MD 21037

4124125

Postmark
Here

PO17870R

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Certified Mail service provides the following benefits:

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IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-044
HEARING DATE: MAY 6, 2025
ADDRESS: NOB/INLET
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



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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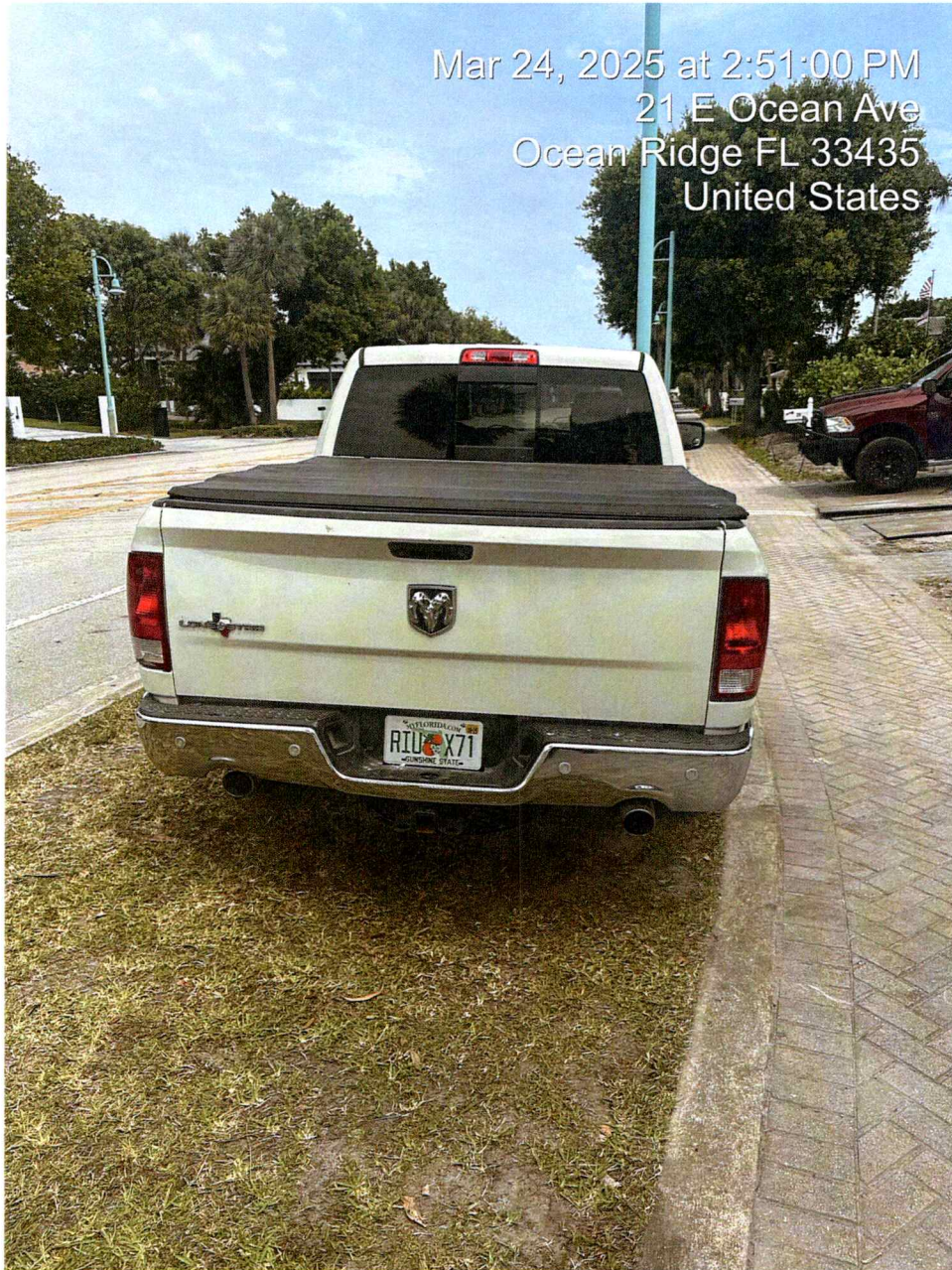
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AGENCY CASE # 25-8872		CITATION # PO1798OR		DATE 03/24/2025		TIME 14:52	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST JEYMI		MIDDLE MABEL		LAST PADILLA CHAVARRIA		SUFFIX	
STREET 6182 SW 4TH PL				CITY MARGATE		STATE FL	
ZIP 33068							
DL/ID # P615022867000		STATE FL		BIRTH DATE 08/27/2000		RACE H	
GENDER F		TELEPHONE					
YR VEHICLE 2016		TAG # RIUX71		TRAILER TAG #		TAG EXP DATE 08/27/2025	
STATE FL							
COLOR WHI		STYLE TRUCK		MAKE RAM		MODEL RAM	
V.I.N. OR MOTOR # 1C6RR6LT2GS210210							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 21		OCCURRED ON STREET, ROAD, HIGHWAY E OCEAN AVE					
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.051159		LONGITUDE 26.526934				ZONE OCEAN RIDGE	
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION 64-46 OFF STREET PARKING					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID 10 WITHIN DAYS		FINE \$30.00		IF PAID 10 AFTER DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Mar 24, 2025 at 2:51:00 PM
21 E Ocean Ave
Ocean Ridge FL 33435
United States



Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 250008872 CASE NUMBER: OPEN DATE: 2025/03/24 14:49 CLOSED DATE: 2025/03/24 17:31

DISPATCHER: 597 MURDOCH, JESSICA LOCATION: 21 OCEAN AVE ZONE: F

ADDRESS: 21 OCEAN AVE CITY: OCEAN RIDGE STATE: FL ZIP CODE: 33435

REFERENCE: LOCATION DETAILS:

SIGNAL: S90 DESCRIPTION: ILLEGAL PARKING PRIORITY: HOW CALL RECIEVED: RADIO

RECIEVED: 2025/03/24 14:49 DISPATCHED: 2025/03/24 14:49 ON SCENE: 2025/03/24 14:49 CLEARED SCENE: 2025/03/24 15:04 PRIMARY UNIT: 540

NARRATIVE

DATE: TIME: DISPATCHER: NARRATIVE:

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
FIA53	FL	A	MAZDA	2016		BLUE
RIUX71	FL	A	RAM	2016		WHITE

UNITS

PERSON INFORMATION

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
540	PT	DispositionDesc	PARKING TICKET ISSUED TO TWO VEHICLES FOR PARKING ON DOT RIGHT OF WAY.

#P017980R

9589 0710 5270 2006 7091 99

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

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Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$ 9.68

4/24/25

Postmark
Here

PO18040R
PO17980R

Sent To

Jeymi mabel Padilla Chavarria

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

6182 SW 4th PL

City, State, ZIP+4®

Margate, FL 33068

Page 86 of 188

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IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-045
HEARING DATE: MAY 6, 2025
ADDRESS: 21 OCEAN AVE
DATE PAID:
METHOD OF PAYMENT:

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



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PARKING VIOLATION

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

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

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

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

AGENCY CASE # 25-9231		CITATION # PO1804OR		DATE 03/28/2025		TIME 9:30 AM	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST JEYMI		MIDDLE MABEL		LAST PADILLA CHAVARRIA		SUFFIX	
STREET 6182 SW 4TH PL		CITY MARGATE		STATE FL		ZIP 33068	
DL/ID # P615022867000		STATE FL		BIRTH DATE 08/27/2000		RACE H	
GENDER F		TELEPHONE					
YR VEHICLE 2016		TAG # RIUX71		TRAILER TAG #		TAG EXP DATE 08/27/2025	
STATE FL							
COLOR WHI		STYLE TRUCK		MAKE RAM		MODEL WHITE	
V.I.N. OR MOTOR # 1C6RR6LT2GS210210							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 21		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN AVE E					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE		LONGITUDE		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION PARKING ON SIDEWALK					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (881) 732-8331			
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$75.00		IF PAID AFTER 10 DAYS		FINE \$85.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWNHALL			

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

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:
250009231

CASE NUMBER:

OPEN DATE:
2025/03/28 09:29

CLOSED DATE:
2025/03/28 09:43

DISPATCHER:
597 MURDOCH,
JESSICA

LOCATION:
21 OCEAN AVE

ZONE:
F

ADDRESS:
21 OCEAN AVE

CITY:
OCEAN RIDGE

STATE:
FL

ZIP CODE:
33435

REFERENCE:

LOCATION DETAILS:

SIGNAL: S90

DESCRIPTION: ILLEGAL PARKING

PRIORITY:

HOW CALL RECIEVED:
RADIO

RECIEVED:
2025/03/28 09:29

DISPATCHED:
2025/03/28 09:29

ON SCENE:
2025/03/28 09:29

CLEARED SCENE:
2025/03/28 09:43

PRIMARY UNIT:
540

NARRATIVE

DATE:

TIME:

DISPATCHER:

NARRATIVE:

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
RIUX71	FL	A	RAM	2016		WHITE
IH79RZ	FL	A	FORD	2017		BLK

UNITS

PERSON INFORMATION

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
540	PT	DispositionDesc	P/T ISSUED FOR ILLEAL PARKING

#P018040R

9589 0710 5270 2006 7091 99

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$ 9.68

4/24/25

Postmark
Here

PO18040R
PO17980R

Sent To

Jeymi mabel Padilla Chavarria

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

6182 SW 4th PL

City, State, ZIP+4®

Margate, FL 33068

Page 91 of 188

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: 2025-046
 HEARING DATE: MAY 6, 2025
 ADDRESS: 21 OCEAN AVE
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00



VIOLATOR INSTRUCTIONS

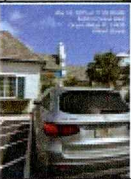
PARKING VIOLATION

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

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

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

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

AGENCY CASE # 25-8016		CITATION # PO17850R		DATE 03/16/2025		TIME 11:29	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST EDITH		MIDDLE CAMERON		LAST BJORNSON		SUFFIX	
STREET 5900 OLD OCEAN BLVD APT B7		CITY OCEAN RIDGE		STATE FL		ZIP 33435	
DL/ID # B265203318320		STATE FL		BIRTH DATE 09/12/1931		RACE W	
YR VEHICLE 2022		TAG # 15CFZJ		TRAILER TAG #		TAG EXP DATE 09/12/2025	
COLOR SIL		STYLE UTILITY		MAKE MERZ		MODEL GLC300	
				V.I.N. OR MOTOR # W1N0G8DB6NG101265			
							
ROADWAY INFORMATION							
BUSINESS NAME OCEAN RIDGE POLICE DEPARTMENT							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET 397		MILES		DIRECTION NORTH		AT/FROM STREET, ROAD, HIGHWAY COCONUT LN	
LATITUDE -80.048475		LONGITUDE 26.529325		ZONE OCEAN RIDGE			
VIOLATION							
CODE # 54-2		CHARGE DESCRIPTION HANDICAP					
OTHER VIOLATION COMMENTS NO DISABLE PERMIT							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS		WEB SITE PAGE					
IF PAID WITHIN 10 DAYS		FINE \$250.00		IF PAID AFTER 10 DAYS		FINE \$300.00	
				FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 05/06/2025		COURT TIME 10:00		COURTROOM # / OTHER DETAIL			

REPORTING OFFICER			
OFFICER SIGNATURE 		BADGE # 530	
RANK OFFICER		FIRST NUBIA	
		MIDDLE J	
		LAST BRETT	

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

250008016

CASE NUMBER:**OPEN DATE:**

2025/03/16 11:26

CLOSED DATE:

2025/03/16 11:43

DISPATCHER:597 MURDOCH,
JESSICA**LOCATION:**

ORPD

ZONE:

E

ADDRESS:

6450 N OCEAN BLVD

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

S90 ILLEGAL PARKING

PRIORITY:**HOW CALL RECIEVED:**

RADIO

RECIEVED:

2025/03/16 11:26

DISPATCHED:

2025/03/16 11:26

ON SCENE:

2025/03/16 11:26

CLEARED SCENE:

2025/03/16 11:40

PRIMARY UNIT:

530

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2025/03/16	11:29	536	NO HANDICAP PLACARD FOR R.O ON DAVID
2025/03/16	11:29	536	VEH INFO DOES NOT SHOW HANDICAP PLACARD EITHER
2025/03/16	11:33	597	COURT DATE: 05/06/2025 10:00AM
2025/03/16	11:40	597	530: ADV DRIVER IS NOT THE R.O, THEY DO NOT HAVE A HANDICAP
2025/03/16	11:41	597	530: PARKED BEHIND THE VEH FOR 15 MIN

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
15CFZJ	FL	A	MERZ	2022		SILVER

UNITS**PERSON INFORMATION**

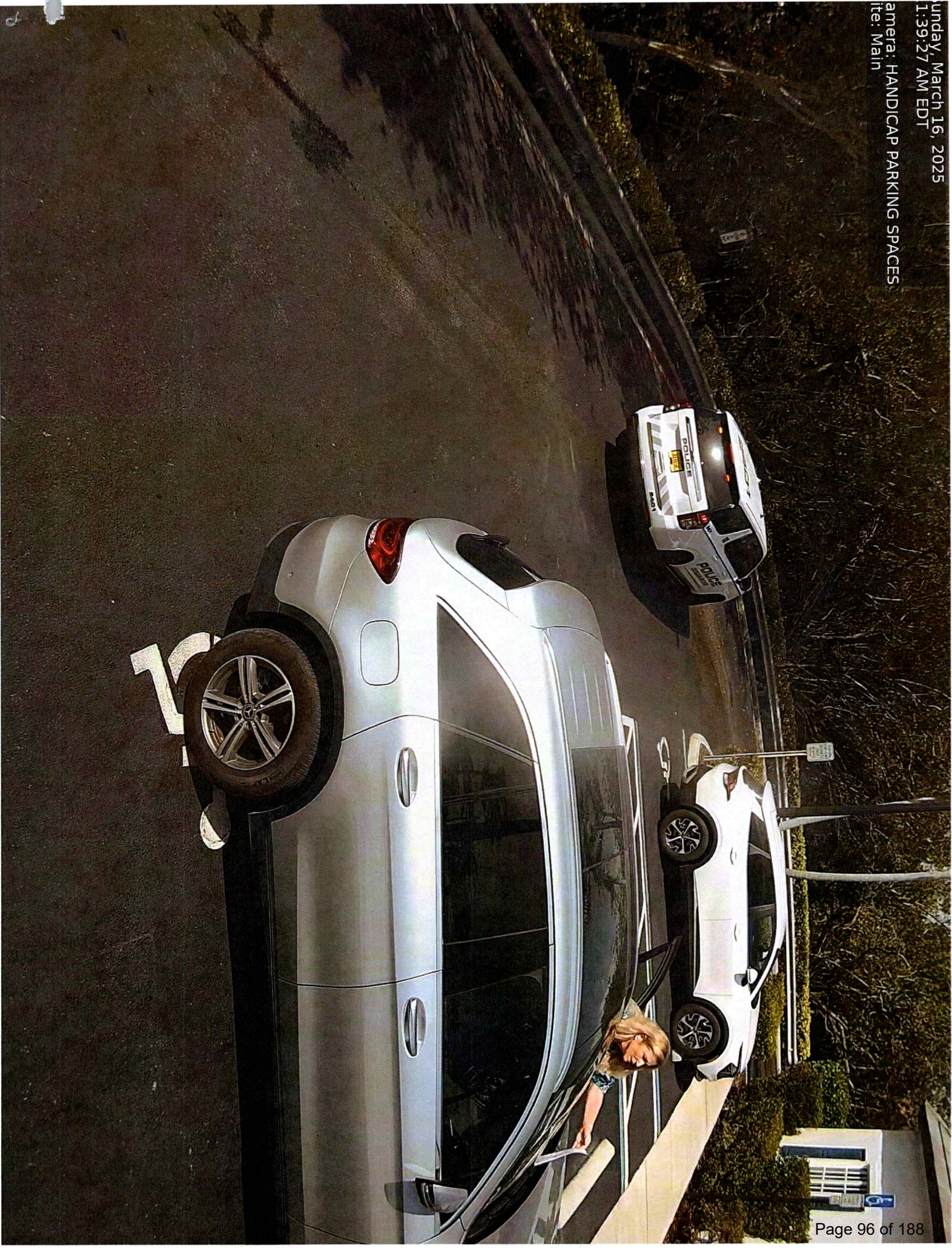
<u>LAST NAME:</u>	<u>FIRST NAME:</u>	<u>PHONE NUMBER:</u>	<u>INVOLVEMENT:</u>
BJORNSON	EDITH		OTHER

<u>ADDRESS:</u>	<u>CITY:</u>	<u>STATE:</u>	<u>ZIP CODE:</u>
5900 OLD OCEAN BLVD APT B7	OCEAN RIDGE	FL	33435

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
530	CIT	DispositionDesc	

#P017850R



9589 0710 5270 2006 7092 05

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Erith Cameron Blomson

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

5900 Old Ocean Blvd Apt B7

City, State, ZIP+4®

Ocean Ridge, FL 33435

4/24/25

Postmark
Here

PO1785UR

Page 97 of 188

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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- 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.

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

IMPORTANT: Save this receipt for your records.

Page 98 of 188

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

CASE NUMBER: 2025-047
 HEARING DATE: MAY 6, 2025
 ADDRESS: 6450 NOB
 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E Dith Cameron
Blomson
5900 Old Ocean Blvd
Apt B7
Ocean Ridge, FL 33435



9590 9402 9208 4295 7695 68

2. Article Number (Transfer from service label)

5481 0710 5270 2006 7092 05

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 9208 4295 7695 68

**United States
Postal Service**

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

• Sender: Please print your name, address, and ZIP+4® in this box•

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

35-529999



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

PAGE 1 OF 2

CE CASE NO.: 2025-020

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 3/26/25, at _____ hours, the Respondent(s),
DARLENE R JOHNSTON owner(s) of the property
located at 26 HARBOUR DR. S (RIDGE HARBOUR ESTATES LT 32), Ocean Ridge, FL 33435, did violate
Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1 of the Town's
Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

You have constructed a balcony without a permit on your property. This was also admitted by owner, under oath, at a Board of Adjustment meeting on 12/18/24. Compliance will be a fully 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 26 HARBOUR DR. S (RIDGE HARBOUR ESTATES LT 32)
Pursuant to Town Code Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1,
and Chapter 162, Florida Statutes, the violation(s) must be corrected within 5 calendar days from the
receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate
at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on
MAY 6, 2025.
If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may
result in the Special Magistrate proceeding in your absence.

AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2025-020

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before MARCH 31, 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: [Signature]
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 26th 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.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 07/07



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.: 2025-020

Code Section(s):

67-51 WORKING WITHOUT A PERMIT & FBC
105.1

of the Town's Code of Ordinances

VIOLATION ADDRESS: 26 HARBOUR DR. S (RIDGE HARBOUR ESTATES LT 32), Ocean Ridge, FL 33435

I, Steven Shakin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for MAY 6, 2025 at 10:00 A.M. on the above named respondent on

~~DARLENE R. JOHNSTON~~ at 9:59 AM PM

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

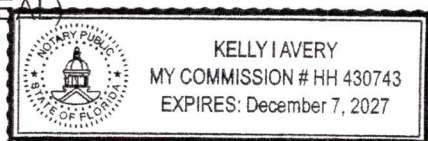
3-26-25
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 26th day of March, 2025

(SEAL)



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

Property Detail

Location Address : 26 HARBOUR DR S
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-09-000-0320
Subdivision : RIDGE HARBOUR ESTS IN
Official Records Book/Page : 09318 / 0999
Sale Date : 05/01/1996
Legal Description : RIDGE HARBOUR ESTATES LT 32

Owner Information**Owner(s)**

JOHNSTON DARLENE R

Mailing Address

26 HARBOUR DR S
BOYNTON BEACH FL 33435 6213

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/01/1996	\$195,000	09318 / 00999	WARRANTY DEED	JOHNSTON DARLENE R
12/01/1995	\$100	09037 / 00175	QUIT CLAIM	
12/01/1994	\$100	08561 / 01546	QUIT CLAIM	
12/01/1994	\$169,000	08561 / 01545	WARRANTY DEED	
06/01/1987	\$115,000	05321 / 00713	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
JOHNSTON DARLENE R	2025	HOMESTEAD
JOHNSTON DARLENE R	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2688
Acres : .23
Property Use Code : 0100—SINGLE FAMILY
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

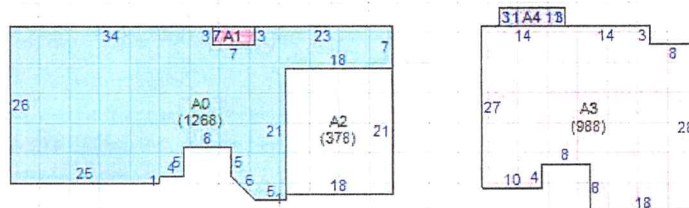
Building Details**Structural Details**

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	1997
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	2
Half Baths	1
Exterior Wall 2	NONE
Roof Structure	FLAT
Roof Cover	BUILT-UP TAR/GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	N/A

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	988
BAS Base Area	1268
FOP Finished Open Porch	21
FGR Finished Garage	378
BLC Balcony	33
Total Square Footage	2688
Area Under Air	2256



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1997	1
Boat Dock	2011	100

Property Land Details

Land Line #	Description	Zoning	Acres
1	INTRACOASTAL CANAL	RSF	0.2309

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$87,877	\$88,049	\$62,712	\$248,088	\$248,226
Land Value	\$2,403,185	\$2,356,064	\$1,525,700	\$950,000	\$765,000
Total Market Value	\$2,491,062	\$2,444,113	\$1,588,412	\$1,198,088	\$1,013,226

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$588,037	\$570,910	\$554,282	\$538,138	\$530,708
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$538,037	\$520,910	\$504,282	\$488,138	\$480,708

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$9,960	\$9,726	\$9,684	\$9,647	\$9,516
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$10,154	\$9,914	\$9,868	\$9,825	\$9,689

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

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

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

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

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

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

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

IA105.1Required.

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*.



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax

Community Standards Special Magistrate Receipt of Affidavit

Code Enforcement Special Magistrate Affidavit and Notice of Violation Community Standards Case Number 2025-020, along with a copy of Town Code Section(s): 67-51 WORKING WITHOUT A PERMIT &, were hand delivered to: DARLENE R JOHNSTON of 26 HARBOUR DR. S (RIDGE HARBOUR ESTATES LT 32), Ocean Ridge, Florida 33435, on _____, by the undersigned Ocean Ridge Community Standards Officer _____ at _____ hours.

Signature of Community Standards Officer

Signature of Recipient

*Refused to
accept
2/26/25*





COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: 2005-025

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe and does believe that on 3/26/05 at _____ hours, the Respondent(s) _____ owner(s) of the property located at 26 HARBOUR DR. S (JUDGE HARBOUR ESTATES LT 32) Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1 of the Town's Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

You have constituted a balcony without a permit on your property. This was also admitted by owner, under oath, at a Board of Adjustment meeting on 12/15/04. Compliance will be a fully issued permit.

This violation notice is based 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 26 HARBOUR DR. S (JUDGE HARBOUR ESTATES LT 32). Pursuant to Town Code Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1 and Chapter 162, Florida Statutes, the violation(s) must be corrected within 5 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on MAY 6, 2005.

If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Darlene Johnson
26 Harbour Dr S
Boynton Beach, FL 33435



9590 9402 6184 0220 0868 23

2. Article Number (Transfer from service label)

7020 3160 0000 8062 4924

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ *Darlene Johnson* ☐ Agent ☐ Addressee

B. Received by (Printed Name) *D. Johnson* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☒ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

USPS TRACKING #



9590 9402 6184 0220 0868 23

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

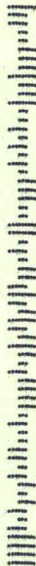
United States
Postal Service

Received
APR 03 2025
Town of Ocean Ridge

• Sender: Please print your name, address, and ZIP+4® in this box•

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

CEV 2025-020



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

CASE NUMBER: 2025-020
 HEARING DATE: MAY 6, 2025
 ADDRESS: 26 HDS
 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

TO: Kelly Avery
Town Clerk/Deputy Treasurer
Town of Ocean Ridge

Dear Kelly,

We would like to request an extension be granted by the Special Magistrate for the code violation for our property at 2 Coconut Lane - Case No.: 2025-014, signed 4/1/25.

We are in the process of applying for the permit and gathering all relevant documents, surveys, etc. to submit via the portal.

Please let me know if there is anything else I need to provide to ensure this request is heard at the Magistrates next session. If the extension is approved, when and how will I be notified.

Sincerely,

Lori Herkert
Homeowner 2 Coconut Ln.

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

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS**

ORDER FINDING VIOLATION, ASSESSING FINE, AND IMPOSING LIEN

TOWN OF OCEAN RIDGE,

Case No.: 2025-014

Petitioner,

v.

CRAIG & LORI HERKERT & CRAIG R HERKERT TR TITLE HLDR,

Respondents.

_____/

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

PROPERTY ADDRESS: 2 Coconut Lane
Ocean Ridge, FL 33435

LEGAL DESCRIPTION: BOYNTON BEACH PARK LT 3 BLK 2

PCN: 46-43-45-27-07-002-0030

The Special Magistrate appointed by the Town Commission to hear Community Standards cases for the Town of Ocean Ridge, in accordance with Chapter 162, Part I, Florida Statutes, has received evidence and heard testimony under oath at the Community Standards hearing held on the 1st day of April, 2025, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

FINDINGS OF FACT

1. The Respondents, who were represented at the hearing by Adam Conway, Landscaper, are the owners of the above-described property ("Property").

2. The Respondents received proper notice of the code violation(s) at the Property, which violation(s) are set forth below.
3. The Respondents received a reasonable amount of time to correct the Community Standards violation(s) at the Property; but at the time of the hearing, the violation(s) set forth below continue to exist at the Property.
4. The Town's evidentiary case file was entered into the record as Composite Exhibit #1 without objection.

CONCLUSIONS OF LAW

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

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

Code Violation: Work without permits

ORDER

It is the Order of the Community Standards Special Magistrate that the Respondents shall comply with Section 67-51 of the Code of Ordinances of the Town of Ocean Ridge and Section 105.1 of the Florida Building Code by having the required building permit issued within thirty (30) days of the date of this order or be fined **TWO HUNDRED FIFTY DOLLARS (\$250.00) PER DAY** for every day thereafter that the violation(s) continues to exist at the Property.

Respondents are further assessed administrative costs in the amount of One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) for the Town's administrative costs in prosecuting the April 1, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED this 1st day of April, 2025.

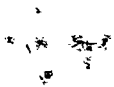
TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS

BY: [Signature]
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to Craig + Lori Harkent
at 2 Coconut Ln by U.S. Regular / Certified Mail this 2nd day of April,
2024.⁵

[Signature]
Town Clerk or designee





COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

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) 66-151 of the Town's Code of Ordinances by:

Sec. 67-51. - Tree Permits - 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) 66-151, and Chapter 162, Florida Statutes, the violation(s) must be corrected within Immediately calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on MAY 6, 2025.

If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 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 N/A 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: [Signature]
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 8th day of April, 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)



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



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax

AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: 2025-010

Code Section(s):

66-151

vs.

of the Town's Code of Ordinances

Respondent

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

I, Steven Shakin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for MAY 6, 2025 at 10:00 A.M. on the above named respondent on

CPL REAL ESTATE INC at 10:00 AM PM

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

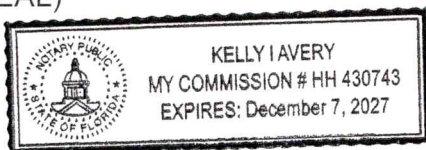
4-8-25
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 8th day of April, 2025.

(SEAL)



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

Sec. 66-151. - Tree permits.

- (a) *Permit required.* Except as provided herein, and as set forth by F.S. 163.045 it shall be unlawful for any person to cut down, damage, destroy, move, or remove any tree, or to authorize the same, without first obtaining a tree removal permit.
- (b) *Tree removal, replacement, conditions and exemptions.*
- (1) *Exemption; trees on single-family residential property.* Any tree with a girth (circumference) of less than 20 inches, as measured at the base of the tree between nine to 12 inches off the ground, except historic or specimen trees, as defined herein, on a lot with a single-family dwelling, within any land use district, is exempt from this land development code.
 - (2) *Exemption; damaged or deteriorated trees.* Any tree within the town which has been destroyed or has become severely damaged or deteriorated as a result of age, storm, fire, freeze, disease, lightning, vandalism or other cause, is exempt from this land development code.
 - (3) *No fee permit; rights-of-way or easement trees.* A tree within a public or private vehicle or pedestrian right-of-way or utility easement, may be pruned, or may be removed subject to the issuance of a "no fee" tree removal permit issued by the town manager. Such permits may be granted to ensure the health, safety or welfare of the motoring or pedestrian public, and to avoid or abate the disruption of public utilities.
 - (4) *Permit required; historic and specimen trees.* Historic or specimen trees, as defined herein, shall only be removed upon issuance of a tree removal permit. A tree so removed shall be replaced with approved replacement stock, and said historic or specimen tree may be required to be relocated to a public right-of-way or other public property. A historic tree is one which is established to be at least 50 years old, and which is not on the exempt or prohibited tree list; a specimen tree is one which is a native or rare species, and established to be at least ten years old. To be considered a historic or specimen tree, the same must be of high quality stock, and in healthy and undamaged condition.
 - (5) *Tree species; planting prohibited; removal exempt.* Trees of the following species are prohibited to be planted anywhere within the town, and existing trees of these types shall be exempt from the tree removal permitting requirements of this division, and may be pruned or removed without permit (with the exception of those existing trees located on dunes or dry sandy beaches as referenced in and subject to the requirements of section 66-161, land development code):

Table 1.

Common Name	Scientific Name
Australian Pine	Casuarina spp.
Brazilian Pepper	Schinus terebinthifolius

Chinaberry	Melia azedarach
Ear Pod Tree	Enterolobium cyclocarpa
Eucalyptus	Eucalyptus species
Punk Tree or Cajeput	Melaleuca quinquenervia
Silk Oak	Grevillea robusta
Woman's Tongue	Albizia lebeck
Lofty Fig	Ficus altissima
Florida Strangler Fig	Ficus aurea
Benjamin Fig	Ficus benjamina
India Laurel Fig	Ficus nitida
India Rubber Fig	Ficus elastica
Bishopwood	Bischofia javanica
Mahoe	Hibiscus tiliacous
Mimosa	Albizia julibrissin
Mulberry, Red	Morus rubra
Norfolk Island Pine	Araucaria heterophylla
Tamarind Manilla	Pithecellobium dulce

- (6) *Tree pruning; "hat-racking" method prohibited.* The "hatracking" method of pruning a tree, is hereby prohibited. Any tree which requires the issuance of a permit prior to being cut down, damaged, destroyed, moved, or removed shall be subject to this provision. Hatracking shall mean to flat-cut the top and/or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter; or reducing a mature tree's total circumference or canopy spread by one-third or more.
- (7) *Tree trimming and maintenance.* Notwithstanding any other provisions contained in chapter 66, article IV, all trees shall be trimmed and maintained so as not to come in contact or otherwise obstruct or interfere with power or other utility lines or facilities. Property owners shall be responsible for complying with this subsection with respect to all trees located on their property, on privately granted utility easements for which their property exists as the servient estate and on any adjacent rights of way upon which the property owner has sought permission or a license from the town to plant or maintain landscaping including trees. No permit will be required from the Town for such trimming or maintenance provided, however, that such trimming or maintenance shall comply with the provisions of subsection (6) above.
- (c) *Tree removal permit requirements.* Prior to obtaining a tree removal permit for a major site plan or major site plan amendment, a tree survey must be performed and filed with the administrative official as part of the tree removal permit application. The tree survey shall be performed and recorded as described in subsection (2) below. In all other cases requiring a tree removal permit the application shall include those items set forth in subsection (3) below.

(1)

Major site plan. A tree removal permit application must be filed as a part of a major site plan review, special exception, original plat or re-plat. It shall be filed concurrent with the proposed site plan, master plan, or preliminary plat.

(2) *Tree survey.* A tree survey shall be to scale no less than one inch equals 30 feet, which identifies trees by location, common name and diameter breast height (DBH), and which also shows the following information:

- a. Identification and location of each historic specimen tree;
- b. Existing trees to be removed, relocated, or retained; or
- c. Replacement stock to be planted;
- d. Existing trees to be removed and trees to be retained requiring protection shall be clearly designated on-site; method of designation shall be included on the plans submitted for review, and each tree shall be designated as to species and approximate size;
- e. Existing and proposed utility easements; and
- f. Existing and proposed improvements on the site.

(3) *Minor site plan or other tree removal.* An application for a tree removal permit, within a minor site plan, or without application for any other development order, shall be filed, processed and approved by the administrative official, upon receipt of an application and two sets of plans filed with the town clerk, and payment of the property fee. An application and plan shall include the following information and exhibits:

- a. A diagram of the property at a scale no less than one inch equals 30 feet, which identifies any tree to be removed, its location, common name and DBH, any existing or proposed development on the site, and details of replacement stock to be planted, including location, size and species. Applicant shall submit two copies of the diagram with the application.
- b. Name, signature, address and telephone number of all fee simple property owners.
- c. Legal description of the property and property control number (PCN).
- d. North arrow, scale and identification of street abutting the property.
- e. Reason for the removal or replacement of tree(s).
- f. Identification and location of each historic or specimen tree.
- g. A plan legend, showing designations and methods used.

(d) *Minimum tree coverage requirements.*

(1) In connection with the clearing of any lot for new construction, each lot except as otherwise provided, shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof. If the lot contains an insufficient number of existing trees to meet

this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.

- (2) Cross sectional tree area may be used as replacement criteria in lieu of a designated tree size, provided the following requirements are met:
 - a. The minimum tree requirements described above are met; and
 - b. The total cross sectional area provided shall equal or exceed the sum of the cross-sectional area of a replacement stock multiplied by the minimum number of replacement stock required.
- (e) *Area tree protection requirements.* Fifteen percent of the square footage of any lot, or portion thereof, being developed or redeveloped, or upon which there is constructed a structure, addition, or major renovation (over 50 percent of the value of the building), shall be designated for the protection of trees. The area required to protect historic or specimen trees may be included to satisfy this requirement, and shall include any landscape buffer or other landscape areas required by the land development code. Such designated areas shall contain sufficient land area to comply. No more non-exempt trees than are reasonably necessary to achieve the proposed development shall be removed. The administrative official shall consider the following in reviewing said application:
 - (1) The extent to which the actual or intended use of the property requires removal of trees;
 - (2) The desirability of preserving any tree by reason of its size, age or some outstanding quality, such as uniqueness, rarity or status as an historic or specimen tree;
 - (3) The extent to which the area would be subject to increased water runoff, erosion, or other environmental degradation due to removal of the trees;
 - (4) The heightened desirability of preserving tree cover in densely developed or densely populated areas;
 - (5) The need for visual screening in transitional areas, or relief from glare, blight, buildings or any other affront to the visual or aesthetic sense in the area; and
 - (6) The effect, which changes in the natural grade, will have on the health of trees to be preserved.
- (f) *Permits; posting and termination.* An approved tree removal permit or a copy of the permit shall be clearly posted on the job site during all phases of clearing and construction activities. Each tree removal permit shall expire one year from the date of issue, unless extended for no more than 60 days by the administrative official, for good cause shown.

(g)

Notification of impending activity. The person holding an approved tree removal permit shall notify the administrative official prior to the scheduled removal of the tree(s), allowing sufficient notice for necessary site inspections.

(h) *Relocation and replacement.*

- (1) Relocation: Tree relocation shall be performed in accordance with sound industry practices to ensure survival of transplanted stock. Cross sectional area of relocated trees may be applied toward required replacement areas.
- (2) Replacement trees shall be a minimum replacement of ten percent of the total of the cross sectional area of the trunk(s) of the tree(s) removed. Cross sectional area shall be at the DBH of the tree. Single trees may be replaced with two or more trees provided the cross sectional requirements are met. In no event shall replacement stock be less than six feet in height nor have a DBH of less than 1½ inches. Replacement stock shall be the same general species as the tree removed, or an alternative species not prohibited by the division. Replacement stock shall be limited to no more than 25 percent palm species, and shall be maintained in accordance with sound industry practices, including watering, and fertilizing and further replacement of expired trees.
- (3) Any new single-family or duplex residence shall be exempt from the replacement schedule required herein. Each single building lot shall contain a minimum of one tree per 2,500 square feet of total lot size.

- (i) *Natural vegetation retention areas; exemptions.* Areas of the property may be designated as natural vegetation retention areas indicating that all existing vegetation will remain on that area of the site. Under this designation, trees meeting the minimum replacement size criteria up to trees of the minimum tree definition criteria may be retained and counted as replacement stock for trees to be removed elsewhere on the site.
- (j) *Violations; mitigation for certain violations.* Any person who violates this division by damaging or removing a non-exempt tree without a permit, may be redeemed by replacing the tree(s) at the rate of two trees for each one removed or damaged, within 15 days of receipt of a notice of violation. This provision shall not include the damaging or removal of a historic or specimen tree without a required permit.

(Code 1993, § 26-73; Ord. No. 552, § 1, 3-7-2005; Ord. No. 555, § 1, 5-2-2005; Ord. No. 636, § 2, 11-5-2018)

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.

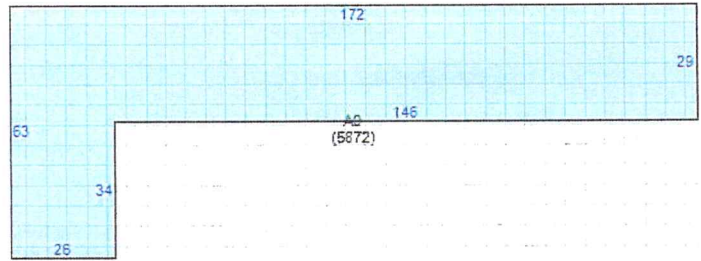
Property Information

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		Sketch for Building 1
Year Built	1953	
APARTMENTS LOW RISE	5872	

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
Shuffleboard Court	1953	1
Paving- Asphalt	1953	6012
Paving- Asphalt	1953	890
Fence- Chain Link 6ft #11 Gaug	1953	165
Swimming Pool Commercial	1953	504
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

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO. 2024-019

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 3/25/2011 at 11:50 AM hours, the Respondent(s) _____ (name(s) of the property located at 4000 W. WALKER BLVD. SUITE 100, WEST PALM BEACH, FL 33411, did violate Section(s) _____ of the Town's Code of Ordinances by _____ of the Town's _____

Sec. 87.01 - Permit required generally: A tree not required to be removed to prevent falling on electrical wires, but whose preservation is not deemed essential, shall not be removed or cut down without a permit. A permit must be submitted and issued for compliance.

This violation notice is a ☒ personal notification/investigation ☐ upon a witness
Affiant (check one or both): Victims Affiant, if any, must be attached hereto. The legal description of the property where the violation occurred is: 10000 10th Avenue, San Diego, CA 92116
Determined by: Town Code Section 171.01
and Chapter 182, Florida Statutes, the violation must be accompanied within 30 calendar days from the receipt of this notice, failing which the matter shall be referred to the County Standards Support Magistrate at Town Hall, 6450 N. Ocean Blvd., Ocean Ridge, FL 33465, Telephone 561-3-3055, at 10:00 A.M. on 03/26/2014
If you wish to contest the violation, contact the undersigned County Standards 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.







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

CASE NUMBER: 2025-010
 HEARING DATE: MAY 6, 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

CPI Real Estate INC

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

CPI DIVISION INC c/o 3500 45th ST STE 11

City, State, ZIP+4®

West Palm beach FL 33417-1800

36-25

Postmark
Here

2025-010

Page 136 of 188

9589 0710 5270 0712 4666 72

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

Page 137 of 188

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CPI Real Estate Inc
CPI Division Inc C/O
3500 45th St Ste 11
West Palm Beach, FL 33407



9590 9402 9208 4295 7696 67

2. Article Number (Transfer from service label)

1589 0710 5270 2006 7091 51

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X,

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
- ☐ No

3. Service Type

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

USPS TRACKING #



9590 9402 9208 4295 7696 67

United States
Postal Service

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

• Sender: Please print your name, address, and ZIP+4® in this box•

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

CEU 2025-01P

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

PAGE 1 OF 2

CE CASE NO.: 2025-015

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he(she) has just and reasonable grounds to believe and does believe that on 1/10/25, at 11:32 AM hours, the Respondent(s), YOSEF ZIEGLER owner(s) of the property located at 16 SAILFISH LN (46-43-45-34-05-001-0150), Ocean Ridge, FL 33435, did violate Section(s) FBC 321.1-321.1.2, SEC 34-183 & SEC 42-1a (5) of the Town's

Code of Ordinances by:

FBC 321.1-321.1.2 - GUARDS - Guard rails have been removed from balcony and must be re-installed, which requires a permit to be submitted.

Sec 34-183 - Accumulation of trash, junk or debris, living and non-living plant material - you have items just sitting out in the yard that have been there for quite some time. These items need to be removed and placed where they cannot be seen from the street.

Sec. 42-1 a(5)- Containers; placement for collection - Screening of containers - Garbage cans must be screened from view. These must be moved to behind the fence or out of view.

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 16 SAILFISH LN (46-43-45-34-05-001-0150)
Pursuant to Town Code Section(s) FBC 321.1-321.1.2, SEC 34-183 & SEC 42-1a (5), and Chapter 162, Florida Statutes, the violation(s) must be corrected within 5 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on 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

PAGE 2 OF 2

CE CASE NO.: 2025-015

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

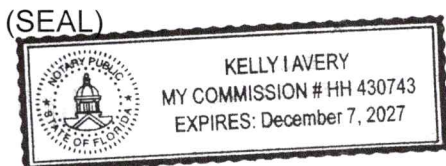
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steven Shahn

Signed: [Signature]
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 17th day of March 2025 by Steven Shahn, 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



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



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax

AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: 2025-015

Code Section(s):

FBC 321.1-321.1.2, SEC 34-183 & SEC 42-1a
(5)

of the Town's Code of Ordinances

VS.

Respondent

VIOLATION ADDRESS: 16 SAILFISH LN (46-43-45-34-05-001-0150), Ocean Ridge, FL 33435

I, Steven Shekin, 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

~~10:00 AM~~ at 12:25 AM PM
3/17/25

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 respondent.

3-17-2025
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 17th day of March, 2025

(SEAL)



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

Property Detail

Location Address : 16 SAILFISH LN
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-05-001-0150
Subdivision : PALM BEACH SHORE ACRES BLKS A,B & Z
Official Records Book/Page : 32908 / 159
Sale Date : 09/10/2021
Legal Description : PALM BEACH SHORE ACRES BLKS A, B & Z ELY 75 FT OF WLY 597 FT OF LT 11 BLK A

Owner Information

Owner(s)	Mailing Address
ZIEGLER YOSEF	16 SAILFISH LN OCEAN RIDGE FL 33435 7025

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/10/2021	\$1,045,000	32908 / 00159	WARRANTY DEED	ZIEGLER YOSEF
03/09/2004	\$10	17085 / 00519	WARRANTY DEED	KELSO BETTY TULLER
02/12/2004	\$1	16551 / 00082	QUIT CLAIM	KELSO BETTY T
05/01/1991	\$257,500	06818 / 01945	WARRANTY DEED	KELSO J
04/01/1989	\$187,500	06029 / 00341	WARRANTY DEED	
01/01/1980	\$100	03260 / 01953		
01/01/1977	\$11,000	02685 / 00362		

Exemption Information

Applicant/Owner(s)	Year	Detail
ZIEGLER YOSEF	2025	HOMESTEAD
ZIEGLER YOSEF	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2225
Acres : .17
Property Use Code : 0100—SINGLE FAMILY
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details**Structural Details**

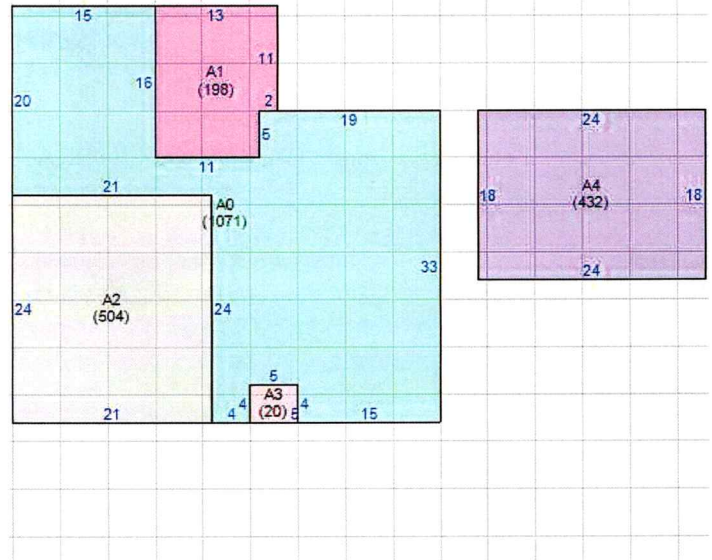
Structural Element for Building 1	
Exterior Wall 1	WSF: STUCCO
Year Built	1977
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Exterior Wall 2	MSY: CB STUCCO
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A

Sketch for Building 1

Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	2

Subarea and Square Footage for Building 1

Code Description	square Footage
USP Unfinished Scrn. Porch	198
BAS Base Area	1071
FUS Finished Upper Story	432
FOP Finished Open Porch	20
FGR Finished Garage	504
Total Square Footage	2225
Area Under Air	1503



Property Extra Feature

Description	Year Built	Units
Wall	1977	456

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RMM	0.1712

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$155,674	\$133,642	\$107,543	\$141,781	\$158,064
Land Value	\$932,054	\$942,759	\$779,140	\$571,757	\$460,000
Total Market Value	\$1,087,728	\$1,076,401	\$886,683	\$713,538	\$618,064

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$907,651	\$881,215	\$886,683	\$237,628	\$234,347
Exemption Amount	\$50,000	\$50,000	\$0	\$50,000	\$50,000
Taxable Value	\$857,651	\$831,215	\$886,683	\$187,628	\$184,347

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$15,783	\$15,424	\$16,741	\$3,814	\$3,757
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$15,977	\$15,612	\$16,925	\$3,992	\$3,930

R321.1 Guards.

Guards shall be provided in accordance with [Sections R321.1.1 through R321.1.4](#).

R321.1.1 Where required.

Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.



R321.1.2 Height.

Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

Exceptions:

1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

Sec. 34-183. - Accumulation of trash, junk, or debris, living and nonliving plant material, and stagnant water.

- (a) Every owner and, if applicable, every agent, custodian, lessee, or occupant of property, shall reasonably regulate and effectively control accumulations of trash, junk, or debris, living and nonliving plant material, and stagnant water:
 - (1) On the property, and
 - (2) On that portion of the adjoining public right-of-way between the property and the paved or graded street.
- (b) The following uses are permissible:
 - (1) Storage of trash, junk, debris, and living and nonliving plant material in garbage cans that comply with applicable ordinances relating to solid-waste collection.
 - (2) Keeping wood on the property for use as fire or fuel, provided, such wood shall be piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles, or cords shall be free of excessive growth of grass, weeds, brush, branches, and other overgrowth.

(Ord. No. 593, § 2, 2-23-2011)

(a) *Generally.*

- (1) *Placement of rubbish on public property or property of another.* It shall be unlawful for any person to place any lumber, wood, iron, glass, box, barrel, rubbish, trash, brush, logs, debris, paper or any obstruction of any kind whatsoever upon any street, sidewalk, alley, park, lane or other public grounds of the town or upon any publicly dedicated right-of-way or on the land of another without his consent, except that properly containerized garbage, waste and yard trash may be placed no greater than six feet from the street or road abutting the property generating the subject garbage, waste or yard trash to effectuate proper municipal refuse, garbage and yard trash collection.
- (2) *Containers; time of placement for collection.* Except for yard trash, all garbage, waste and refuse shall be properly containerized in either garbage cans or dumpster facilities, or in sealed plastic bags or other acceptable containers as approved by the office of the town manager, and placed at curbside no sooner than 12 hours prior to the day scheduled for regular refuse, garbage and trash collection service as provided pursuant to the town garbage and trash collection contract.
- (3) *Removal of containers.* All garbage, waste and refuse containers shall be removed from the curbside of the street or road designated for municipal garbage collection no later than 11:00 p.m. on the day scheduled for garbage, waste and refuse collection.
- (4) *Placement of yard trash.* Yard trash shall be piled in an orderly fashion, or containerized in garbage cans or sealed bags, and all be placed no greater than six feet from the street or road abutting the property generating the subject yard trash to effectuate proper municipal yard trash collection. Yard trash shall consist of vegetation only, including, but not limited to, grass clippings, bush or tree trimmings, leaves and weeds, and shall be placed near the street no sooner than 36 hours, or the Sunday prior to the regularly scheduled day of collection.
- (5) *Screening of containers.* All garbage, waste and refuse containers shall be effectively screened from view of adjoining property and public rights-of-way when not at curbside.
- (6) *Obstruction of stormwater drainage systems.* Yard trash shall not be placed where it may obstruct any public stormwater drainage systems.

- (b) *Enforcement; penalties.* The provisions of this chapter may be enforced and penalties imposed for violations of this chapter as provided by law. Without limiting the town's right to impose any other penalties as provided by law, or to enforce this chapter by any other lawful means, a violation of this chapter shall be subject to code enforcement procedure and penalties contained in chapter 16.



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

NOTICE OF HEARING

DATE: 4/2/24

CASE NO.: CE 2025-015

Owner / Respondent: Yosef Ziegler

Violation Location: 16 Sailfish Ln, 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: **May 6, 2025 at 10:00 am (originally scheduled for 4/1/25)**

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 321.1-321.1.2 of the Florida Building Code
- (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



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

CASE NUMBER: 2025-015
 HEARING DATE: MAY 6, 2025
 ADDRESS: 16 SAILFISH
 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		1	\$ -
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2025-019

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 3/21/25 & 3/24/25, at _____ hours, the Respondent(s), MICHAEL DUBOSE owner(s) of the property located at 9 OCEAN AVE (BOYNTON BEACH PARK, LT 3 BLK 4), Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1, 64-44 of the Town's Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

1. There is a ladder that has a wired device attached to it. There are no electrical permits on file with the Town.
2. There has been a rock driveway installed in the front yard without a permit.
3. There is a wood "fence" that has been constructed between 9 Ocean and 1 Ocean without a permit.

64-44 - FENCES, WALLS & HEDGES -

1. The fence is in violation because it is over the height limit per the Town Code

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 9 OCEAN AVE (BOYNTON BEACH PARK, LT 3 BLK 4)

Pursuant to Town Code Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1, 64-44, 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 MAY 6, 2025.

If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2025-019

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before APRIL 9, 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.

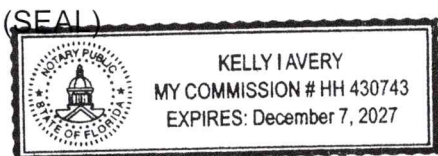
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steven Shakim

Signed: [Signature]
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 10th day of March, 2025 by Steven Shakim, 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.



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



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax

AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: 2025-019

Code Section(s):

67-51 WORKING WITHOUT A PERMIT & FBC
105.1, 64-44

of the Town's Code of Ordinances

vs.

Respondent

VIOLATION ADDRESS: 9 OCEAN AVE (BOYNTON BEACH PARK, LT 3 BLK 4), Ocean Ridge, FL 33435

I, Steven Shuhin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for MAY 6, 2025 at 10:00 A.M. on the above named respondent on

MICHAEL DUBOSE at 10:20 AM PM

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

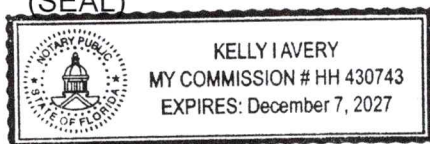
3-26-25
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 26th day of March, 2025.

(SEAL)



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

Property Detail

Location Address : 9 OCEAN AVE
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-07-004-0030
Subdivision : BOYNTON BEACH PARK IN
Official Records Book/Page : 29933 / 673
Sale Date : 03/23/2018
Legal Description : BOYNTON BEACH PARK, LT 3 BLK 4

Owner Information

Owner(s)	Mailing Address
DUBOSE MICHAEL	9 E OCEAN AVE BOYNTON BEACH FL 33435 5234

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/23/2018	\$10	29933 / 00673	QUIT CLAIM	DUBOSE MICHAEL
09/22/2003	\$470,000	16031 / 00169	WARRANTY DEED	DUBOSE MICHAEL &
05/29/2001	\$10	12633 / 00958	QUIT CLAIM	CUTHILL ANTHONY E
06/29/2000	\$100	11879 / 00182	QUIT CLAIM	CUTHILL VALERIE
06/29/2000	\$200	11879 / 00182	QUIT CLAIM	CUTHILL VALERIE K
06/26/2000	\$305,000	11874 / 01602	WARRANTY DEED	CUTHILL VALERIE K &
10/01/1997	\$235,000	10032 / 00308	WARRANTY DEED	
05/01/1993	\$175,000	07740 / 01707	WARRANTY DEED	
10/01/1991	\$35,000	07000 / 01523	WARRANTY DEED	
01/01/1981	\$100	03451 / 00801	QUIT CLAIM	
01/01/1978	\$95,000	02976 / 00344		

Exemption Information

Applicant/Owner(s)	Year	Detail
DUBOSE MICHAEL	2025	HOMESTEAD
DUBOSE MICHAEL	2025	ADDITIONAL HOMESTEAD

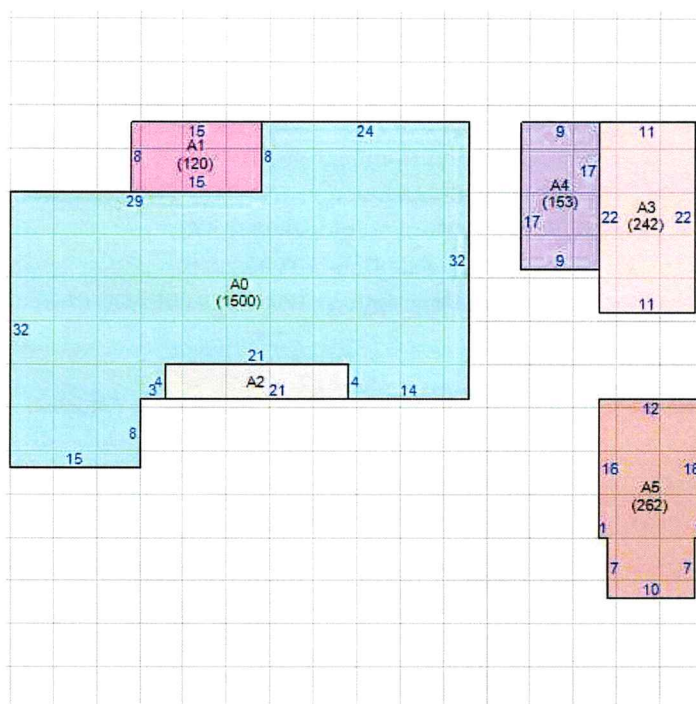
Property Information

Number of Units : 1
***Total Square Feet :** 2361
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		Sketch for Building 1
Exterior Wall 1	WSF: WOOD SIDING	
Year Built	1936	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	3	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	

Roof Structure	WOOD TRUSS
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	N/A
Stories	1



Subarea and Square Footage for Building 1

Code Description	square Footage
UDU Unfinished Det. Utility	153
BAS Base Area	1500
UEP Unfinished Encl. Porch	120
SFB Semi Finished Base Area	262
FOP Finished Open Porch	84
FDU Finished Det. Utility	242
Total Square Footage	2361
Area Under Air	1762

Property Extra Feature

Description	Year Built	Units
Wall	1936	240
Spa	1995	1
Pool - In-Ground	1995	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RSF	0.3898

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$302,798	\$339,352	\$25,001	\$16,716	\$16,962
Land Value	\$920,994	\$1,027,895	\$747,560	\$432,225	\$431,640
Total Market Value	\$1,223,792	\$1,367,247	\$772,561	\$448,941	\$448,602

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$368,724	\$357,984	\$347,557	\$337,434	\$332,775
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$318,724	\$307,984	\$297,557	\$287,434	\$282,775

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$5,964	\$5,816	\$5,781	\$5,751	\$5,670
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$6,158	\$6,004	\$5,965	\$5,929	\$5,843

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

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

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

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

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

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

[A]105.1 Required.

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

Sec. 64-44. - Fences, walls and hedges.

- (a) In all residential districts, fences, walls and hedges may be erected or maintained along or adjacent to a lot line.
- (b) All tennis courts shall be fenced, and, should such fence be greater than six feet in height, it shall be constructed of material allowing no less than 50 percent light and 50 percent air circulation, shall not be roofed and shall be placed subject to all building setback requirements.
- (c) The height of a wall, fence or hedge located in the front yard shall be measured on the street side of the wall, fence or hedge from the top of the fence, wall or hedge. The height of walls and fences located in the front yard setback shall not exceed four feet in height. The height of a wall, fence or hedge located in a side or rear yard setback shall be measured on either side of the wall, fence or hedge from the top of the wall, fence or hedge. Walls and fences located in a side or rear yard setback shall not exceed six feet in height from the lowest grade opposite such point of measurement. Where the grade elevation is different on either side of the wall or fence, and the wall or fence is within five feet of the property line, the wall or fence height may be increased, as measured from the lowest grade, by one-half of the difference in elevations, provided that such increase is constructed of lattice, open bars, or other type of nonsolid material which will permit no less than 50 percent light and 50 percent air circulation.
- (d) Additional landscaping requirements: In any location where a fence or a wall is placed along or parallel to an improved public right-of-way (roadway or waterway), the following additional landscaping requirements shall apply:
 - (1) Not more than 50 percent of any wall, fence, or hedge (measured linearly) shall be within 18 inches from the public right-of-way; and
 - (2) At least 50 percent of the linear distance of any such wall or fence shall be landscaped using plant materials and standards as provided in article IV, landscaping, of chapter 66 of this land development code. Notwithstanding any other requirement of this land development code, such landscaping shall be shown on the site plan furnished to the town for permitting.
- (e) *Chain link fences; where permitted and prohibited.* No chain link fence shall be permitted to be erected in or across any yard within the town which abuts an improved street or waterway. Where chain link fences are permitted, they may extend only up to and no further than the setback line of any adjacent yard or portion of the lot which abuts an improved street or waterway. All chain link fences shall be made of or covered in their entirety by vinyl.
- (f) Block walls: No concrete block, or cinder block wall, but not including split face, or other decorative block, shall be erected within the town unless the same shall be finished with stucco with integral color or finished with stucco and painted, or finished with other decorative opaque material so the seams of the blocks are obscured.
- (g)

A wall or fence may include lighting or decorative elements which exceed the height limitation herein provided such do not cause off-site lighting or shading effects and do not constitute more than five percent of the cumulative area of the fence.

(Ord. No. 540, 3-13-2003; Ord. No. 558, § 1, 10-3-2005)

Cross reference— Streets and sidewalks, ch. 46; landscaping requirements, § 66-116 et seq.; buildings and building regulations, ch. 67.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2025-019

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 3/21/25 & 3/24/25, at _____ hours, the Respondent(s),

MICHAEL DUBOIS owner(s) of the property located at 9 OCEAN AVE (BOYNTON BEACH PARK, LT 3 BLK 4), Ocean Ridge, FL 33435, did violate Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1, 64-44 of the Town's Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

1. There is a ladder that has a wired device attached to it. There are no electrical permits on file with the Town.
2. There has been a rock driveway installed in the front yard without a permit.
3. There is a wood "fence" that has been constructed between 9 Ocean and 1 Ocean without a permit.

64-44 - FENCES, WALLS & HEDGES -

1. The fence is in violation because it is over the height limit per the Town Code

This violation notice is based 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 9 OCEAN AVE (BOYNTON BEACH PARK, LT 3 BLK 4). Pursuant to Town Code Section(s) 67-51 WORKING WITHOUT A PERMIT & FBC 105.1, 64-44 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 MAY 6, 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.

Town Of Ocean Ridge
6450 N Ocean Blvd.
Ocean Ridge, FL 33435

CERTIFIED MAIL®



7020 3160 0000 8062 4955

Michael Dubose
9 E Ocean Ave
Boynton Beach, FL 33435

\$9.64

US POSTAGE IMI
FIRST-CLASS
063S0014950478
FROM 33435

855502 21



L/W
3/29

NIXIE 331 DE 1 0004/17/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
33435>5299

BC: 3343552999 *1587-07795-17-16

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR POSTAL USE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Michael Dubose
9 E Ocean Ave
Baynton Beach FL 33435



9590 9402 6184 0220 0868 30

2. Article Number (Transfer from service label)

7020 3160 0000 8062 4955

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt

FSC® C137131

THIS ENVELOPE IS RECYCLABLE AND MADE WITH 30% POST CONSUMER CONTENT

© USPS 2019











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

CASE NUMBER: 2025-019
 HEARING DATE: May 6, 2025
 ADDRESS: 9 OCEAN AVE
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 9.96	1	\$ 9.96
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 173.96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Michael Dubose

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

9 E Ocean Ave

City, State, ZIP+4®

Baynton Beach, FL 33435

Received

Postmark
Here

MAR 26 2025

Town of Ocean Ridge

CEN 2025-019

Page 170 of 188

7020 3160 0000 8062 4955

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

Page 171 of 188

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: 2025-022

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 2/13/25, at _____ hours, the Respondent(s), CPI REAL ESTATE INC & PHIL BARONE owner(s) of the property located at 5019 N OCEAN BLVD & 52 OCEANVIEW - PROPERTY LINE, Ocean Ridge, FL 33435, did violate Section(s) 67-174 (a)(1) of the Town's Code of Ordinances by:

Sec. 67-174. - Maintenance and appearance standards - There has been a leaning concrete wall on the property line that is unsafe and unsightly. This needs to be either removed or repaired.

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 & 52 OCEANVIEW - PROPERTY LINE
Pursuant to Town Code Section(s) 67-174 (a)(1), and Chapter 162, Florida Statutes, the violation(s) must be corrected within 5 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on MAY 6, 2025.
If unsure as to how to correct the violation, contact the undersigned Code Enforcement Officer Immediately.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2025-022

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before APRIL 14, 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: [Signature]
Community Standards Officer

The foregoing Affidavit and Notice of Violation was sworn to (or affirmed) and subscribed before me by means of physical presence this 8th day of April 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)



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 6/17/27



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.: 2025-022

Code Section(s):

67-174 (a)(1)

of the Town's Code of Ordinances

VIOLATION ADDRESS: 5019 N OCEAN BLVD & 52 OCEANVIEW - PROPERTY LI, 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 MAY 6, 2025 at 10:00 A.M. on the above named respondent on

OP REAL ESTATE INC & PHIL BARONE at 10:00 AM PM

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

4-8-25
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 8th day of April, 2025.

(SEAL)



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

Sec. 67-174. - Maintenance and appearance standards.

- (a) *Standards.* The owner and operator of all real properties within the town shall maintain the exterior of all structures on the premises in such a manner to conform with all town codes and ordinances; to avoid blighting influences on neighboring properties, and to avoid the creation of hazards to public health, safety and welfare. Properties shall be maintained in accordance with the following standards:
- (1) The exterior of all premises and every structure thereon, including all parts of the structures and appurtenances whether or not exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.
 - (2) All surfaces requiring paint or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti, void of any substantial evidence of deterioration, including but not limited to peeling, mildew, oxidation or weather or water staining.
 - (3) All off-street parking spaces shall be asphalt, concrete, gravel, turf block or paving units and shall be smooth surfaced and in good repair in compliance with town codes; provided, however, that off-street parking spaces surfaced with gravel shall be maintained so that the surface is substantially level, even and well contained, with no gravel on adjacent public or private roadways.
- (b) *Deficiencies.* Property failing to meet the standards in subsection (a) above, will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this division exists when a deficiency or combination of deficiencies represents more than 25 percent of the area of any wall or roof or paved surface as viewed from any single vantage point off the property.
- (c) *Landscaping.* Except as herein provided, the entire yard must be landscaped. Height shall conform with all applicable town ordinances. Play areas, gardens, flower beds, compost beds or containers, driveways, walks or other landscape architectural features or accessory structures not intended to have vegetative cover should be clearly defined and maintained free of weeds. Dead, dying or defoliated hedges or trees are deficient. All foliage infected by any exotic pests including but not limited to whitefly [*Singhiella simplex* (Singh) (Hemiptera: Aleyrodidae)] is deficient. All landscaping shall comply with the provisions of chapter 66, article IV, division 1, sections 66-119, 66-120, 66-125, division 2, division 3 and division 4 of this land development code. In addition, landscaping shall be maintained in good condition, shall present a healthy, neat, and orderly appearance, and shall be free from refuse and debris. Property not meeting these standards will

be considered deficient. A blighting influence on the surrounding neighborhood in violation of this division will exist if more than 33 percent of the yard area visible from any single vantage point-off the property is deficient.

- (d) *Landscaping in public rights-of-way.* Swales and parkways shall be sodded or seeded by the abutting real property owner or occupant with grass, which shall be maintained to a height not greater than permitted by this Code for the abutting property owner's private property, or with other landscape materials as may be permitted or licensed by the town.

(Ord. No. 540, 3-13-2003; Ord. No. 550, §§ 2, 3, 12-6-2004; Ord. No. 598, § 2, 7-9-2012)

Property Detail

Location Address : 52 OCEANVIEW DR
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-05-001-0490
Subdivision : PALM BEACH SHORE ACRES BLKS A,B & Z
Official Records Book/Page : 09949 / 1188
Sale Date : 08/01/1997
Legal Description : PALM BEACH SHORE ACRES BLKS A, B & Z NLY 87.67 FT OF E 75 FT OF WLY 150 FT OF LT 18 BLK A IN OR9949P1188 A/K/A LT 12 BLUE OCEAN SUB UNREC

Owner Information

Owner(s)	Mailing Address
BARONE PHILIP A	52 OCEANVIEW DR OCEAN RIDGE FL 33435 7315

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/01/1997	\$100	09949 / 01188	QUIT CLAIM	BARONE PHILIP A
04/01/1995	\$100	08735 / 00270	QUIT CLAIM	
06/01/1987	\$95,000	05326 / 00347	REP DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
BARONE PHILIP A	2025	HOMESTEAD
BARONE PHILIP A	2025	ADDITIONAL HOMESTEAD

Property Information

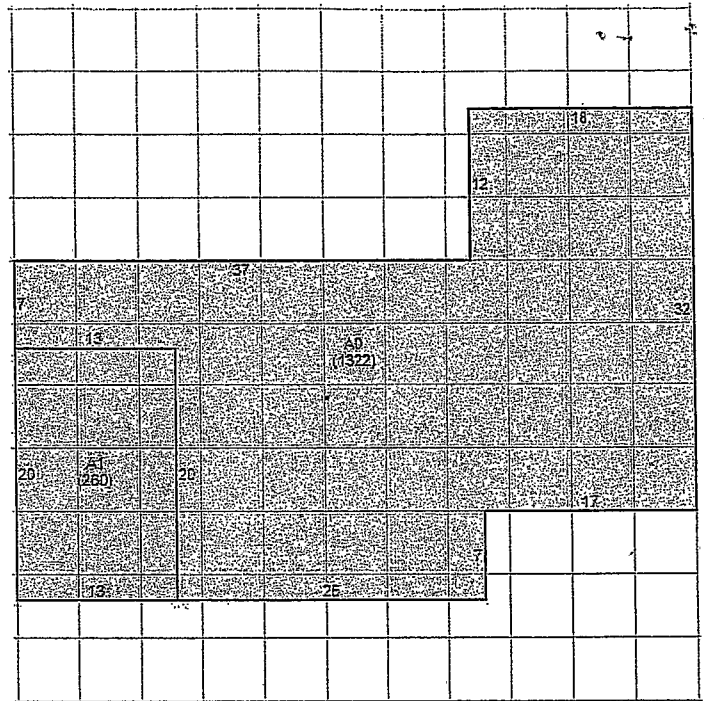
Number of Units : 1
***Total Square Feet :** 1582
Acres : .12
Property Use Code : 0100—SINGLE FAMILY
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1954	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	1	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	TERAZZO MONOLITHIC	
Floor Type 2	N/A	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1322
FGR Finished Garage	260
Total Square Footage	1582
Area Under Air	1322



Property Extra Feature

Description	Year Built	Units
Shed	1954	48
Wall	1954	588

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RMM	0.1163

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$105,417	\$90,749	\$73,382	\$95,355	\$112,487
Land Value	\$807,633	\$805,896	\$666,030	\$417,867	\$345,000
Total Market Value	\$913,050	\$896,645	\$739,412	\$513,222	\$457,487

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$186,572	\$181,138	\$175,862	\$170,740	\$168,383
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$136,572	\$131,138	\$125,862	\$120,740	\$118,383

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$2,646	\$2,569	\$2,539	\$2,516	\$2,476
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$2,840	\$2,757	\$2,723	\$2,694	\$2,649

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

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

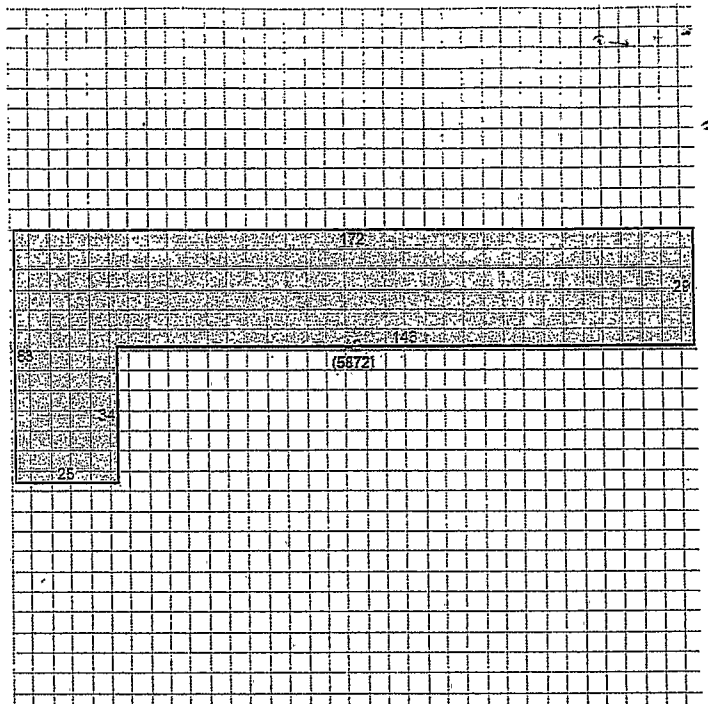
Number of Units : 15
***Total Square Feet :** 7847
Acres : .52
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Year Built	1953	
APARTMENTS LOW RISE	5872	

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
Shuffleboard Court	1953	1
Paving- Asphalt	1953	6012
Paving- Asphalt	1953	890
Fence- Chain Link 6ft #11 Gaug	1953	165
Swimming Pool Commercial	1953	504
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









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City, State, ZIP+4[®]

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Town of Ocean Ridge

CEV 2025-022

CDI Real Estate Inc

3500 45th St Ste 11

West Palm Beach FL 33407

Page 185 of 188

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- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
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for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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IMPORTANT: Save this receipt for your records.

Town Of Ocean Ridge
6450 N Ocean Blvd.
Ocean Ridge, FL 33435

CERTIFIED MAIL®



9589 0710 5270 2006 7091 68

YN 4-12-25

Philip A Barone
52 Oceanview Dr
Ocean Ridge

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10 APR 2025

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BC: 33435320999 *0475-01813-10-43

UNC
33435-3299

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Philip A Barone
52 Oceanview Dr
Ocean Ridge, FL 33435



9590 9402 9208 4295 7696 74

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7091 68

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

COMPLETE THIS SECTION ON DELIVERY

Signature

- ☐ Agent
☐ Addressee

Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☒ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
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Domestic Return Receipt

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