

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



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

APPROVAL OF MINUTES

1. Approval of the Minutes of the June 3, 2025, Meeting

CASES TO BE HEARD

2. **CASE NO. 2025-053**

CASE NO 2025-053

JOZEF BERISAJ

15 TROPICAL DR 1

RE: 15 TROPICAL DR. 1

46-43-45-34-05-001-0251

NATURE OF VIOLATION

**67-51 WORKING WITHOUT A PERMIT &
FBC 105.1**

ADJOURNMENT

Please be advised that if a person decides to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The town neither provides nor prepared such record.

Persons who need an accomodation in order to attend or participate in this meeting should contact the Town Clerk at 561-732-2635 at least 5 days prior to the meeting in order to request such assistance. Please take notice that one or more Town Commissioners may be present at any board or commission meeting of the Town of Ocean Ridge.

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to listen to the audio live can access the feed on the date and time of the meeting by dialing +1 (571) 317-3122 and using 910-698-933 as the access code. Persons who are unable to attend the meeting in person may submit public comments to be read into the record by emailing the Town Clerk a minimum of one business day prior to the meeting at kavery@oceanridge.gov or by calling Town Hall during business hours before the meeting date and time and providing your comment to the Town Clerk.

MINUTES
TOWN OF OCEAN RIDGE
SPECIAL MAGISTRATE/COMMUNITY STANDARDS HEARING
JUNE 3, 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 APRIL 1, 2025, MINUTES

The Community Standards Hearing Minutes of May 6, 2025, were adopted as submitted by Special Magistrate Barnard.

2. CASE NO. 2025-025

LENA JESSIE JOSE HARRIS
346 CORAL TRACE LN, DELRAY BEACH, FL 33445
CITATION #0125
VIOLATION 6000 BLK OLD OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE

Town Attorney Goddeau introduced the case to the Special Magistrate. She noted that the case was continued from the previous hearing due to an officer's absence. Town Clerk Avery confirmed proof of delivery for the notice of continuance was attempted but not received.

Special Magistrate Barnard determined there was insufficient legal service for the hearing. She advised the town to re-notice the case for next month's hearing and suggested having another officer present cases when the issuing officer is unavailable in the future. She also recommended sending certified mail immediately after hearings to allow more time for delivery attempts. She ordered the case to be continued and re-noticed for the next hearing.

3. CASE NO. 2025-027

PATRICK E FRAZER
23 SAILFISH LN, OCEAN RIDGE, FL 33435
CITATION #0473
VIOLATION @ 5000 BLK OLD OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE

Special Magistrate Barnard ordered the case to be continued and re-noticed for the next hearing.

4. CASE NO. 2025-028

WILSON DON BOUE J
6483 RACQUET CLUB DR, LAUDERHILL, FL 33319

CITATION #0474
VIOLATION @ 6009 N OCEAN BLVD
NATURE OF VIOLATION
54-2/62-52 PARKING ON A VACANT LOT

Officer Pilon provided testimony regarding the parking violation. He stated that he issued a citation to the registered owner, who was present at the scene.

Town Clerk Avery confirmed receipt of signed certified mail for the reset notice.

Special Magistrate Barnard noted the Respondent was not present. She entered the town's evidentiary case file as composite Exhibit 1 and found that the town had good service. Based on the officer's testimony and photographic evidence, she found that the Respondent was in violation. She ordered the Respondent to pay the Forty Dollars (\$40.00) fine amount plus One Hundred Seventy-Three Dollars and Sixty-Six Cents (\$173.66) in administrative costs within thirty (30) days.

5. 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

Special Magistrate Barnard ordered the case to be continued and re-noticed for the next hearing.

6. CASE NO. 2025-041 STEPHANIE ANN REKEDA
3900 VILLAGE DR, UNIT D
DELRAY BEACH, FL 33445
CITATION PO1779OR
VIOLATION OLD OCEAN BLVD/ADAMS
NATURE OF VIOLATION
62-28 DOG ON BEACH, 1ST OFFENSE

Officer Pilon provided testimony regarding the citation. He provided body camera footage showing the violation.

Special Magistrate Barnard noted the Respondent was not present. She entered the town's evidentiary case file as composite Exhibit 1 and found that the town had good service based on USPS delivery confirmation. She found that the Respondent was in violation based on the officer's testimony and body camera footage. She ordered the Respondent to pay the Twenty-Five Dollars (\$25.00) fine plus One Hundred Seventy-Three Dollars and Sixty-Eight Cents (\$173.68) in administrative costs within thirty (30) days.

7. CASE NO. 2025-050 MARIANA DO VALE SALIM
2032 NW 66TH AVE, MARGATE, FL 33063

**CITATION PO1831OR
VIOLATION @ 6009 N OCEAN BLVD
NATURE OF VIOLATION
54-2 NO PARKING ON VACANT LOT**

Special Magistrate Barnard ordered the case to be continued and re-noticed for the next hearing.

**8. CASE NO. 2025-051 ANTONIO ALAZAR JOHNSON
1998 SW DAVIS ST
PORT SAINT LUCIE, FL 34953
CITATION PO1838OR
VIOLATION HAMMOCK PARK 6620 N
OCEAN BLVD
NATURE OF VIOLATION
54-2 NO PARKING ON GRASS**

Special Magistrate Barnard ordered the case to be continued and re-noticed for the next hearing.

**9. CASE NO. 2025-052 RONNY EXPEDITO TORRES
1913 HARDING ST
LAKE WORTH BEACH, FL 33460
CITATION PO1847OR
VIOLATION @ HAMMOCK PARK – 6620 N
OCEAN BLVD
NATURE OF VIOLATION
54-2 NOT PARKED IN A DESIGNATED
PARKING AREA**

Special Magistrate Barnard ordered the case to be continued and re-noticed for the next hearing.

**10. CASE NO. 2025-024 COTE LAND TRUST NO 2401347100 &
CITY NATIONAL BANK OF FLORIDA TR
6029 OLD OCEAN BLVD, OCEAN RIDGE, FL 33435
RE: 6029 OLD OCEAN BLVD
46-43-45-27-08-004-0071
NATURE OF VIOLATION
SEC. 67-51 Working without a permit & FBC 105.1**

Town Attorney Goddeau introduced the case to the Special Magistrate.

Town Clerk Avery testified that a neighbor complained about work occurring, which led to code enforcement issuing a violation notice requiring permit production. She stated no permit application had been received.

Code Enforcement Officer Shahin provided photographic evidence of the violations, including a large hole dug without permits and structural work being done. He noted it was a safety hazard.

The Respondent was not present.

Special Magistrate Barnard entered the town's evidence as composite Exhibit 1 and found good service. Based on the evidence and testimony, she found that the Respondent was in violation. She ordered the Respondent to comply by obtaining the required permits by June 18, 2025. If not in compliance, a Two Hundred Fifty Dollars (\$250) per day fine would accrue. She also ordered payment of One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) in administrative costs within thirty (30) days.

**11. CASE NO. 2025-048 HOWARD GOLDSMITH
2101 NW CORPORATE BLVD, STE 410
BOCA RATON, FL 33431
RE: 5015 OLD OCEAN (3 LOTS)
46-43-45-34-05-001-0722, 46-43-45-34-05-001-0721,
46-43-45-34-05-001-0723
NATURE OF VIOLATION
SEC 34-162(A) REPEAT VIOLATION –
OBSTRUCTIONS OF & ENCROACHMENT
INTO ROW**

Town Attorney Goddeau introduced the case to the Special Magistrate.

Town Clerk Avery testified about previous informal communications with the property owner about the issue.

Code Enforcement Officer Shahin provided photographic evidence and testified about the safety hazard posed by the overgrown vegetation, forcing pedestrians into the street.

The Respondent was not present.

Special Magistrate Barnard entered the town's evidence as composite Exhibit 1 and found good service. Based on the evidence and testimony, she found that the Respondent repeatedly violated. She calculated the fine at Five Thousand Seven Hundred Fifty Dollars (\$5,750.00) for twenty-three (23) days of violation. She ordered the Respondent to pay a \$5,750 fine, continuing to accrue at Two Hundred Fifty Dollars (\$250.00) per day until cured, plus One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) in administrative costs within thirty (30) days. She advised the town to re-notice for potential abatement authorization at the next hearing.

**12. CASE NO. 2025-049 HOWARD GOLDSMITH
2101 NW CORPORATE BLVD, STE 410
BOCA RATON, FL 33431
RE: 5015 OLD OCEAN BLVD (2 LOTS)
46-43-45-34-05-001-0721, 46-43-45-34-05-001-0722
NATURE OF VIOLATION
SEC. 67-174 MAINTENANCE &
APPEARANCE STANDARDS**

Town Attorney Goddeau introduced the case to the Special Magistrate.

Code Enforcement Officer Shahin provided photographic evidence and testimony about the dilapidated condition of the property, including rotting wood, garbage accumulation, and potential animal entry points.

The respondent was not present.

Special Magistrate Barnard entered the town's evidence as composite Exhibit 1 and found good service. She stated that based on the evidence and testimony, she found that the Respondent was in violation. She ordered the Respondent to comply by July 3, 2025, or be assessed with a daily fine of Two Hundred Fifty Dollars (\$250.00) for each day the violation exists. She also ordered payment of One Hundred Seventy-Three Dollars and Ninety-Six Cents (\$173.96) in administrative costs within thirty (30) days.

**13. CASE NO. 2025-054 ALL IMPACT WINDOWS (*Added to agenda*)
RENOVATIONS LLC
5911 NE 21ST RD
FT. LAUDERDALE, FL 33308
CITATION PO1830OR
VIOLATION 6620 N OCEAN BLVD
NATURE OF VIOLATION
54-2 NO PARKING ON GRASS**

Officer Pilon provided testimony regarding the citation.

The Respondent, Joel Sommers, was present and stated he had asked maintenance workers if he could park there and was told it was okay. Officer Pilon acknowledged there was no specific "No Parking" sign posted, but noted the vehicle had to jump a curb to park there.

Special Magistrate Barnard entered the town's evidence and found the respondent in violation based on photographic evidence. She ordered the Respondent to pay the Thirty Dollars (\$30.00) citation fee. She did not assess any administrative costs.

ADJOURNMENT

The hearing was adjourned at 11:03 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on July 1, 2025.

ATTEST:

Kelly Avery, Town Clerk

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2025-053

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he(she) has just and reasonable grounds to believe and does believe that on 5/30/25, at _____ hours, the Respondent(s), JOZEF BERISAJ owner(s) of the property located at 15 TROPICAL DR 1 (46-43-45-34-05-001-0251), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out a permit & FBC 105.1 of the Town's Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

You were told to stop working on 5/21/25 and told to get a permit submitted no later than 5/28/25. As of today's date, you have failed to submit a permit for the work that you were doing at your property, which includes inside and outside electrical, interior remodeling, window/door replacement, cabinets, plumbing and other outside work.

Compliance would be a fully issued permit for all work that has been done and is yet to be done.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 15 TROPICAL DR 1 (46-43-45-34-05-001-0251)
Pursuant to Town Code Section(s) 67-51 Working w/out a permit & FBC 105.1, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 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 JULY 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.: 2025-053

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before JUNE 13, 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 30th day of May 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

vs.

Respondent

COMMUNITY STANDARDS

CE CASE NO.: 2025-053

Code Section(s):

67-51 Working w/out a permit & FBC 105.1

of the Town's Code of Ordinances

VIOLATION ADDRESS: 15 TROPICAL DR 1 (46-43-45-34-05-001-0251), 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 JULY 1, 2025 at 10:00 A.M. on the above named respondent on

JOZEP BERISAL at 12:40 AM PM
5/30/25

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.

5-30-25
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 30th day of May, 2025

(SEAL)



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

Property Detail

Location Address : 15 TROPICAL DR 1
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-05-001-0251
Subdivision : PALM BEACH SHORE ACRES BLKS A,B & Z
Official Records Book/Page : 34765 / 712
Sale Date : 12/18/2023
Legal Description : PALM BEACH SHORE ACRES BLKS A, B & Z E 66 FT OF W 426 FT OF LT 16 (LESS S 10 FT TROPICAL DR R/W) BLK A

Owner Information

Owner(s)	Mailing Address
BERISAJ JOZEF	915 YONKERS AVE YONKERS NY 10704 7500

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/18/2023	\$1,150,000	34765 / 00712	WARRANTY DEED	BERISAJ JOZEF
05/17/2007	\$10	21892 / 00075	WARRANTY DEED	LOSITO AMELIA C TRUST
10/01/1983	\$100	04061 / 00369	LIFE ESTATE	LOSITO AMELIA

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 4
***Total Square Feet :** 2004
Acres : .14
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

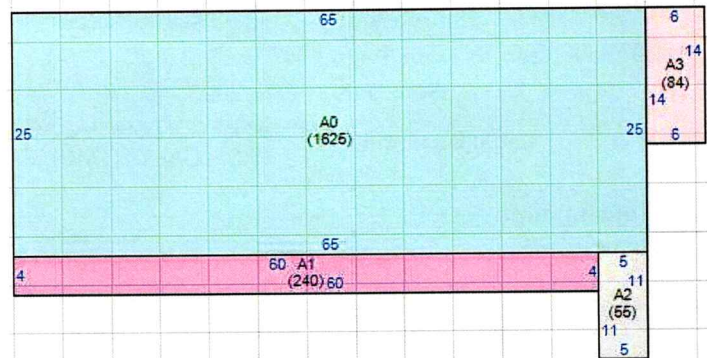
Building Details**Structural Details**

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	1950
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	3
Full Baths	3
Half Baths	1
Exterior Wall 2	NONE
Roof Structure	FLAT
Roof Cover	ROLLED COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	TERAZZO MONOLITHIC
Floor Type 2	N/A
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1	
Code Description	square Footage

BAS Base Area	1625
UOP Unfinished Open Porch	240
UST Unfinished Storage	55
UST Unfinished Storage	84
Total Square Footage	2004
Area Under Air	1625



Property Extra Feature

Description	Year Built	Units
Patio	1950	360
Wall	1950	120

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RMM	0.1374

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$78,216	\$113,561	\$93,258	\$113,814	\$101,655
Land Value	\$898,713	\$906,084	\$748,830	\$585,587	\$432,000
Total Market Value	\$976,929	\$1,019,645	\$842,088	\$699,401	\$533,655

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$976,929	\$666,093	\$605,539	\$550,490	\$500,445
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$976,929	\$666,093	\$605,539	\$550,490	\$500,445

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$17,798	\$14,513	\$12,975	\$11,709	\$9,957
NON AD VALOREM	\$428	\$412	\$400	\$384	\$380
TOTAL TAX	\$18,226	\$14,925	\$13,375	\$12,093	\$10,337

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

IAC105.1 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*.

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

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

OFFICIAL
Received

JUN 02 2025

Postmark

Here
Town of Ocean Ridge

17024 Berisai
915 yankers Ave
Yonkers NY 10704
CEV 2025-053

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- 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.
- 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).

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;

- 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 16 of 27















TOWNSHIP OF PALM BEACH
PLANNING & ZONING DEPARTMENT
STOP WORK ORDER NOTICE
TO: [Name]
FROM: [Name]
SUBJECT: [Subject]
[Additional text in red notice]

TOWNSHIP OF PALM BEACH ZONE COMPLIANCE NOTICE
[Text in yellow notice]

BUILDING & ZONING DEPARTMENT

STOP WORK ORDER NOTICE

JOB ADDRESS: 15 Tropical Dr.

THIS SITE HAS BEEN INSPECTED AND AN ORDER TO STOP WORK HAS BEEN ISSUED FOR THE FOLLOWING REASON(S):

WORK CONDUCTED:

☒ WITHOUT A PERMIT

- ♦ PER FL BUILDING CODE SEC. 105.1 AND;
- ♦ PER TOWN CODE SEC. 67-51

☐ BEYOND THE SCOPE OF A PERMIT

☐ WITHOUT A REQUIRED INSPECTION(S)

☐ OTHER: _____

-Notice- 7 days to apply for permit (5-28-25)
or notice of violation will be given

ADDITIONAL PERMIT FEES WILL BE REQUIRED DUE TO WORK WITHOUT A PERMIT PER TOWN CODE 67-58(C).



TOWN OF OCEAN RIDGE
6450 N. OCEAN BLVD. ♦ OCEAN RIDGE, FL 33435
561-732-2635 (MAIN) ♦ 561-737-8359 (FAX)
OFFICE HOURS: 8:30AM -3:00PM, MONDAY-FRIDAY

DATE: 5-21-25 BUILDING OFFICIAL: Steve Shakin

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2025-053

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe and does believe that on 5/30/25, at _____ hours, the Respondent(s), JOZEF BERISAJ owner(s) of the property located at 15 TROPICAL DR 1 (46-43-45-34-05-001-0251), Ocean Ridge, FL 33435, did violate Section(s) 67-51 Working w/out a permit & FBC 105.1 of the Town's Code of Ordinances by:

67-51 WORKING WITHOUT A PERMIT & FBC 105.1 -

You were told to stop working on 5/21/25 and told to get a permit submitted no later than 5/28/25. As of today's date, you have failed to submit a permit for the work that you were doing at your property, which includes inside and outside electrical, interior remodeling, window/door replacement, cabinets, plumbing and other outside work.

Compliance would be a fully issued permit for all work that has been done and is yet to be done.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 15 TROPICAL DR 1 (46-43-45-34-05-001-0251)

Pursuant to Town Code Section(s) 67-51 Working w/out a permit & FBC 105.1

and Chapter 162, Florida Statutes, the violation(s) must be corrected within 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 JULY 1, 2025.

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

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

Office DEPOT®



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

CASE NUMBER: 2025-053
 HEARING DATE: July 1, 2025
 ADDRESS: 15 TROPICAL
 DATE PAID:
 METHOD OF PAYMENT:

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