

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



**December 2, 2025 at 10:00 AM
Town Hall Commission Chambers**

APPROVAL OF MINUTES

1. Approval of the October 7, 2025, Minutes

CASES TO BE HEARD

2. **CASE NO 2024-010**
CASE NO 2024-010
OCEAN RIDGE YACHT CLUB HOA INC-
RENAISSANCE MGMT
36 SE 3RD ST, BOCA RATON, FL 33432
RE: 5600 N OCEAN BLVD
46-43-45-34-41-001-0000
NATURE OF VIOLATION
REQUEST FOR EXTENSION OF ORDER
3. **CASE NO. 2025-058**
CASE NO 2025-058
**PATRICIA SCANLAN & PATRICK F
SCANLAN RESIDUARY TRUST**
11 COCONUT LN, OCEAN RIDGE, FL 33435
RE: 11 COCONUT LN
46-43-45-27-07-001-0040
NATURE OF VIOLATION
SEC 67-174 MAINTENANCE &
APPEARANCE STANDARDS & FBC
R4501.17
4. **CASE NO. 2025-065**
CASE NO 2025-065
**ARA & MARI GARIBIAN, ARA & MARI
GARIBIAN TR TIL HOLDERS**
118 MARLIN DR, OCEAN RIDGE, FL 33435
RE: 118 MARLIN DR.
46-43-45-22-10-000-1180
NATURE OF VIOLATION
SEC 67-52 COMMENCEMENT & DURATION
OF CONSTRUCTION
5. **CASE NO. 2025-066**
CASE NO 2025-066
STOMEL FAMILY TRUST
4 BEACHWAY N, OCEAN RIDGE, FL 33435
RE: 25 SABAL ISLAND
46-43-45-22-09-000-0250
NATURE OF VIOLATION
SEC 64-77 (A) & (E)

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 watch the meeting, go to:<https://www.youtube.com/@oceanridge9274>. 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.