

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



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

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**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](mailto: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  
OCTOBER 7, 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 SEPTEMBER 2, 2025, MINUTES**

The Community Standards Hearing Minutes of September 2, 2025, were adopted as submitted by Special Magistrate Barnard.

**2. CASE NO. 2025-062**

**HERTZ VEHICLES LLC  
17 RENTAL CAR DR. MORRISVILLE, NC 28560  
CITATION #PO1894OR  
VIOLATION @ OLD OCEAN BLVD  
NATURE OF VIOLATION  
SEC 54-2 NO PARKING AS POSTED**

Town Attorney Goddeau presented the case.

Town Clerk Avery confirmed that proof of delivery for the notice was mailed twice and signed for on both occasions.

Officer Pilon provided testimony regarding the parking citation.

Special Magistrate Barnard noted that the Respondent was not present. She entered the town's evidentiary case file as composite Exhibit 1 without objection and found that the town had good service. She found that the Respondent violates Section 54-2. She ordered that the Respondent pay the citation in the amount of Forty Dollars and Zero Cents (\$40.00). She also assessed administrative costs for Three Hundred Fifty-Four Dollars and Ninety-Two Cents (\$354.92) payable within thirty (30) days.

**3. CASE NO. 2025-064**

**FLORES OYUELA GERMAIN ANTONIO  
10756 N BRANCH RD, BOCA RATON, FL 33428-5716  
CITATION #PO1886OR  
VIOLATION @ 7 SABAL ISLAND DR  
NATURE OF VIOLATION  
SEC 54-2 PARKING ON A VACANT LOT**

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF SEPTEMBER 2, 2025

Town Attorney Goddeau presented the case to the Special Magistrate.

Town Clerk Avery confirmed that proof of delivery for the notice was delivered.

Officer Pilon provided testimony regarding the parking citation.

Special Magistrate Barnard noted that the Respondent was not present. She entered the town's evidentiary case file as composite Exhibit 1 without objection and found that the town had good service. She found that the Respondent violates Section 54-2. She ordered that the Respondent pay the citation in the amount of Forty Dollars and Zero Cents (\$40.00). She also assessed administrative costs for One Hundred Seventy-Four Dollars and Forty-Four Cents (\$174.44) payable within thirty (30) days.

**ADJOURNMENT**

The hearing was adjourned at 10:11 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on December 2, 2025.

ATTEST:

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Kelly Avery, Town Clerk

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

**TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS**

**ORDER FINDING VIOLATION, ASSESSING FINE, AND IMPOSING LIEN**

**TOWN OF OCEAN RIDGE,**

**Case No.: 2024-010**

**Petitioner,**

**v.**

**OCEAN RIDGE YACHT CLUB HOA INC-RENAISSANCE MGT,**

**Respondent.**

\_\_\_\_\_/

**RE: Violation of Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge**

**PROPERTY ADDRESS:** 5600 N. Ocean Boulevard  
Ocean Ridge, FL 33435

**LEGAL DESCRIPTION:** OCEAN RIDGE YACHT CLUB COMMON AREA K/A PT OF LTS 1 & 2  
BENSON BROTHERS SUB & PT OF LT A TROPICAL SHORES

**PCN:** 46-43-45-34-41-001-0000

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 6<sup>th</sup> day of August, 2024, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

**FINDINGS OF FACT**

1. The Respondent, who was represented at the hearing by Jill Gallo, Property Manager and Tricia Schmidt, Director of Operations, is the owner of the above-described property ("Property").

2. The Respondent received proper notice of the code violation(s) at the Property, which violation(s) are set forth below.
3. The Respondent received a reasonable amount of time to correct the Community Standards violation(s) at the Property; but at the time of the hearing, the violation(s) set forth below continue to exist at the Property.

### CONCLUSIONS OF LAW

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

Sections 64-81, 67-174(a)(1) and 67-174(a)(2) Code Violation: Docks not maintained and in disrepair

### ORDER

#### Engineer's/Contractor's Report

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge by providing a written engineer's/marine contractor's report to the Town assessing the condition of the onsite docks and program for repair or replacement within forty-five (45) days of the date of this order or be fined ONE HUNDRED DOLLARS (\$100.00) PER DAY for every day thereafter that the violation(s) continues to exist at the Property.

#### Complete Dock Repairs/Replacements

It is the Order of the Community Standards Special Magistrate that the Respondent shall comply with Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge by completing all required dock repairs/replacement within one hundred twenty (120) days of the date of this order or be fined ONE HUNDRED DOLLARS (\$100.00) PER DAY for every day thereafter that the violation(s) continues to exist at the Property. In the event that state and/or federal permits are required, Respondent may request a hearing before the Community Standards Special Magistrate to request additional time to comply upon a showing of good faith towards achieving compliance. Such request shall be made in writing to the Town of Ocean Ridge.

Respondent is further assessed administrative costs in the amount of One Hundred Seventy-Three Dollars and Forty-Seven Cents (\$173.47) for the Town's administrative costs in prosecuting the August 6, 2024 hearing, payable within thirty (30) days of the date of this order.

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

A certified copy of this order may be promptly recorded in the Official Records of Palm Beach County and if recorded, shall constitute notice pursuant to Section 162.07(4), Florida Statutes. Within twenty (20) days of the date of this order, the Respondent may deliver a written request to the Town Clerk at Town Hall, 6450 N. Ocean Blvd, Ocean Ridge, FL 33435, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Town shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the request. The hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violation(s) into compliance and/or pay all fines and costs as ordered

herein, the Town, if it has not already done so pursuant to Section 162.07(4), Florida Statutes, may record a certified copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to Section 162.09, Florida Statutes. If a certified copy of this order has previously been recorded pursuant to Section 162.07(4), Florida Statutes, then the recorded order shall constitute a lien pursuant to Section 162.09, Florida Statutes. The lien shall be assessed against the real property upon which the violation(s) exists or existed and any other real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to Five Hundred Dollars (\$500.00) per day may be imposed beginning on the date the violation begins along with an administrative fee.

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

DONE AND ORDERED this 7<sup>th</sup> day of August, 2024.

TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS

BY: [Signature]  
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to Dream Ridge Yacht Club  
at see below by U.S. Regular / Certified Mail this 8<sup>th</sup> day of August, 2024.

emailed to:  
jill@concergepropertiesolutions.com

[Signature]  
Town Clerk or designee



Sent to: Concerge Property Solutions  
36 SE 3rd St.  
Boca Raton, FL 33432

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

**TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS**

**ORDER GRANTING CONTINUANCE**

**TOWN OF OCEAN RIDGE,**

**Case No.: 2024-010**

**Petitioner,**

**v.**

**OCEAN RIDGE YACHT CLUB HOA INC-RENAISSANCE MGT,**

**Respondent.**

\_\_\_\_\_/

**RE: Violation of Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge**

**PROPERTY ADDRESS:** 5600 N. Ocean Boulevard  
Ocean Ridge, FL 33435

**LEGAL DESCRIPTION:** OCEAN RIDGE YACHT CLUB COMMON AREA K/A PT OF LTS 1 & 2  
BENSON BROTHERS SUB & PT OF LT A TROPICAL SHORES

**PCN:** 46-43-45-34-41-001-0000

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 3<sup>rd</sup> day of December, 2024, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

### FINDINGS OF FACT

1. The Respondent, who was represented at the hearing by Dominic Scianandre, HOA Board Member, is the owner of the above-described property ("Property").
2. The Respondent requested an extension of time to complete the dock repairs/replacement due to delays in receiving the required state and federal permits and made a showing of good faith towards achieving compliance.
3. Based upon the evidence, pictures and testimony presented at the hearing on December 3, 2024, the Community Standards Special Magistrate found that the property remained in violation of Sections 64-81, 67-174(a)(1) and 67-174(a)(2).

### CONCLUSIONS OF LAW

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

Sections 64-81, 67-174(a)(1) and 67-174(a)(2) Code Violation: Docks not maintained and in disrepair

### ORDER

#### Complete Dock Repairs/Replacements

It is the Order of the Community Standards Special Magistrate that an extension be granted and this matter be continued. The Respondent are hereby ordered to comply with Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge by completing all required dock repairs/replacement on or before December 1, 2025 or be fined **ONE HUNDRED DOLLARS (\$100.00) PER DAY** for every day thereafter that the violation(s) continues to exist at the Property. In the event that state and/or federal permits are required, Respondent may request a hearing before the Community Standards Special Magistrate to request additional time to comply upon a showing of good faith towards achieving compliance. Such request shall be made in writing to the Town of Ocean Ridge.

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

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

considered a repeat violation for which a fine of up to Five Hundred Dollars (\$500.00) per day may be imposed beginning on the date the violation begins along with an administrative fee.

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

DONE AND ORDERED this 3<sup>rd</sup> day of December, 2024.

TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS

BY: [Signature]  
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to Ocean Ridge Yacht Club at see below by U.S. Regular / Certified Mail this 4<sup>th</sup> day of December, 2024.

[Signature]  
Town Clerk or designee



emailed to:  
jill@convergenceproperty  
solutions.com  
+ jaycohen\_oyle@gmail.com

Sent to:  
Convergence Property Solutions  
36 SE 3rd St.  
Boca Raton, FL 33432

Prepared by and return to:  
Town of Ocean Ridge  
c/o Town Clerk  
6450 N. Ocean Blvd.  
Ocean Ridge, FL 33435

**TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS**

**TOWN OF OCEAN RIDGE,**

**Case No.: 2024-010**

**Petitioner,**

**v.**

**OCEAN RIDGE YACHT CLUB HOA  
INC – RENAISSANCE MGT,**

**Respondent.**

\_\_\_\_\_/

**RE: Violation of Sections 64-81, 67-174(a)(1) and 67-174(a)(2) of the Code of Ordinances of the Town of Ocean Ridge**

**PROPERTY ADDRESS:** 5600 N. Ocean Blvd.  
Ocean Ridge, FL 33435

**LEGAL DESCRIPTION:** OCEAN RIDGE YACHT CLUB COMMON AREA K/A PT OF  
LTS 1 & 2 BENSON BROTHERS SUB & PT OF LT A  
TROPICAL SHORES

**PCN:** 46-43-45-34-41-001-0000

**STIPULATION FOR EXTENSION OF TIME AND AGREED ORDER**

The Town of Ocean Ridge and the above referenced Respondent hereby enter into this Stipulation for Extension of Time (“Stipulation”) for the above noted case number and in consideration of the mutual covenants herein contained, the sufficiency of which is acknowledged by the parties, the parties stipulate as follows:

1. The persons executing this Stipulated have the authority to enter into this Stipulation and bind the respective parties to the terms contained herein.

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2. On August 6, 2024, the Special Magistrate found that the property was in violation of the above cited Code sections and afforded the Respondent 120 days to bring the property into compliance.

3. On December 3, 2024, the Special Magistrate found that the property remained in violation but that the Respondent should be granted its request for an extension of time to bring the property into compliance. The Special Magistrate afforded the Respondent until December 1, 2025, to bring the property into compliance.

4. Prior to the December 1, 2025 compliance deadline, the Respondent notified the Town that it needed more time to bring the property into compliance.

5. Since the Respondent has shown good faith and extensive efforts to bring the property into compliance, the Town is agreeable to a further extension of time until June 1, 2016. If the property is not brought into compliance by that date, there shall be a fine of **ONE HUNDRED DOLLARS (\$100.00 PER DAY)** for everyday thereafter that the violation(s) continues to exist at the property.

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

6. The parties acknowledge and agree that this Stipulation is being voluntarily entered into with the intent and for the purpose of being legally bound to its provisions, and that each of the individual agreements set forth in the Stipulation are understood by the parties, and represent a full settlement of all of the matters contained herein. Respondent understands he or she has a right to a hearing on the violation(s) and by entering this Stipulation is waiving the right to a hearing.

7. Upon complete execution of this Stipulation, it shall be presented to the Special Magistrate for approval and entry of an Agreed Order. The parties' compliance with the prospective provisions of this Stipulation, shall be contingent upon its approval by the Special Magistrate. If this Stipulation is not approved by the Special Magistrate, this Stipulation is null and void and the parties will thereafter agree to a new hearing continuance date and such other matters as directed by the Special Magistrate.

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**  
**SIGNATURE PAGE FOLLOWS**

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IN WITNESS WHEREOF, the parties have signed and executed this Stipulation, freely and voluntarily and with full authority to do so, on the date acknowledged below, and with the full intent of being legally bound thereto, and do further state that for the matters covered above, this Stipulation is the truth, the whole truth and nothing but the truth under penalty of perjury.

James Brower Dockmaster  
Respondent – Respondent –

James Brower  
Print Name and Title of above Signatory Print Name and Title of above Signatory

TOWN OF OCEAN RIDGE, FLORIDA

By: \_\_\_\_\_  
Town Attorney

**AGREED ORDER**

THIS MATTER having come before the Code Compliance Special Magistrate on \_\_\_\_\_, 2025, and the Special Magistrate having been presented with a Stipulation entered by the parties; and the parties certifying that each has entered into this Stipulation freely and voluntarily, with the intent to be bound as a matter of fact and law, and having been fully apprised of the circumstances, does find and order as follows:

1. The above Stipulation is adopted in full herein as a part of this Order; and
2. IT IS HEREBY ORDERED, that the Town and Respondent shall comply with the above Stipulation as if it were set forth below in full.
3. A certified copy of this order may be promptly recorded in the Official Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Florida Statutes. Within twenty (20) days of the date of this order, the Respondent may deliver a written request to the Town Clerk at Town Hall, 6450 N. Ocean Blvd, Ocean Ridge, FL 33435, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Town shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the request. The hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violation(s) into compliance and/or pay all fines and costs as ordered herein, the Town, if it has not already done so pursuant to section 162.07(4), Florida Statutes, may record a certified copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Florida Statutes. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Florida Statutes, then the recorded order shall constitute a lien pursuant to

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**section 162.09, Florida Statutes. The lien shall be assessed against the real property upon which the violation(s) exists or existed and any other real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to Five Hundred Dollars (\$500.00) per day may be imposed beginning on the date the violation begins along with an administrative fee.**

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

DONE AND ORDERED this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF OCEAN RIDGE  
COMMUNITY STANDARDS

BY: \_\_\_\_\_  
SPECIAL MAGISTRATE

I hereby certify that a true and correct copy of the foregoing order has been furnished to \_\_\_\_\_ at \_\_\_\_\_ by U.S. Regular / Certified Mail this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Town Clerk or designee



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

PAGE 1 OF 2

CE CASE NO.: 2025-058

**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 10/27/25, at \_\_\_\_\_ hours, the Respondent(s), PATRICIA SCANLAN & PATRICK F SCANLAN RESIDUARY TRUST owner(s) of the property located at 11 COCONUT LN, Ocean Ridge, FL 33435, did violate Section(s) 67-174 maintenance & appearance standards; FL Building Code R4501.17 of the Town's Code of Ordinances by:

House is neglected and is a safety issue now.

1. All soffit screens are missing
2. Soffit/vestibule at front door is a major safety issue and may fall.
3. Fence broken in the back and property has a pool
4. Electric conductor wires to the house are very low (around 8')
5. Holes in the bottom of the front door/side lights

Compliance would be an issued permit for the repairs.

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 11 COCONUT LN  
Pursuant to Town Code Section(s) 67-174 maintenance & appearance standards; FL Building Code R4501.17, 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 DECEMBER 2, 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.: 2025-058

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before NOVEMBER 10, 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: MANNY PALACIOS

Signed: M. L. Plain  
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 27<sup>th</sup> day of October, 2025 by Manny Palacios, who is personally known to me to be a Community Standards Officer of the Town of Ocean Ridge, Florida, and who did take an oath.

Witness my hand and seal the day and year first written above.

(SEAL)



Kelly J. Iavery  
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.: 2025-058

vs.

Code Section(s):

67-174 maintenance & appearance standards;  
FL Building Code R4501.17

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 11 COCONUT LN, Ocean Ridge, FL 33435

I, MANNY PALACIOS, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for DECEMBER 2, 2025 at 10:00 A.M. on the above named respondent on

~~PROPERTY RECORDS DIVISION - SECOND RESIDENCE #:~~ at 3:45 AM PM  
10/27/25

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.

10.27.25  
Date

Manny Palacios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 27<sup>th</sup> day of October 2025.

(SEAL)



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

## Property Information

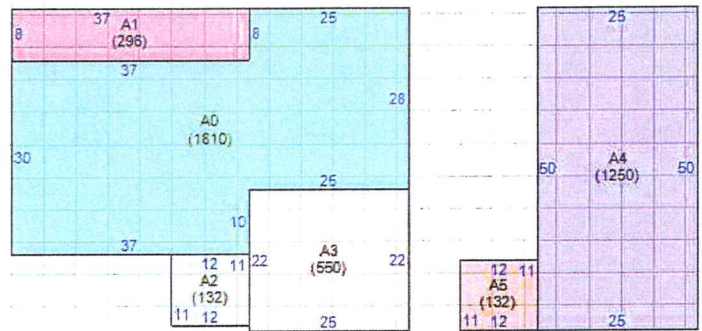
Owner Name : SCANLAN PATRICIA &  
 Parcel Control Number : 46-43-45-27-07-001-0040  
 Location Address : 11 COCONUT LN

## Structural Details

### Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	MSY: CB STUCCO
Year Built	1984
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	3
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	CLAY/BERMUDA TILE
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

### Sketch for Building 1



### Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1250
BAS Base Area	1810
FOP Finished Open Porch	296
FOP Finished Open Porch	132
FGR Finished Garage	550
BLC Balcony	132
Total Square Footage	4170
Area Under Air	3060

## Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1984	1

## Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RSF	0.3948

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

#### **R4501.17.1.15**

A mesh safety barrier meeting the requirements of Section R4501.17, installed in accordance with the manufacturer's instructions and complying with ASTM F2286, shall be considered a barrier as defined in this section. Where a hinged gate is used with a mesh fence, the gate shall comply with Section R4501.17.1.8. Mesh fences shall not be installed on top of above-ground/on-ground private swimming pools.

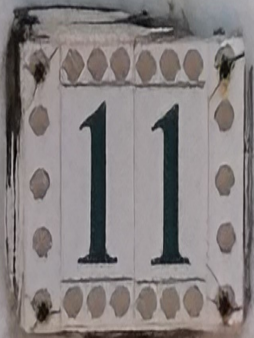
























A small white tag hanging from the door handle, containing illegible text.









**CERTIFIED MAIL**

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

**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:  
**Patricia & Patrick F Scanlan**  
**Residuary Trust**  
**11 Coconut Ln**  
**Ocean Ridge FL 33435**



9590 9402 8110 2349 5055 67

2. Article Number (Transfer from service label)  
**9589 0710 5270 0712 4708 77**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  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

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

Domestic Return Receipt

Envelope 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: 2025-058  
 HEARING DATE: December 2, 2025  
 ADDRESS: 11 Coconut Ln  
 DATE PAID:  
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 10.73	1	\$ 10.73
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 174.73</b>

# COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: 2025-065

## AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she) has just and reasonable grounds to believe and does believe that on 11/13/25, at \_\_\_\_\_ hours, the Respondent(s), ARA & MARI GARIBIAN, ARA & MARI GARIBIAN TR TIL HOLDERS owner(s) of the property located at 118 MARLIN DR, Ocean Ridge, FL 33435, did violate Section(s) 67-52 COMMENCEMENT & DURATION OF CONSTRUCTION of the Town's Code of Ordinances by:

Your building permits have all exceeded the allowable construction duration period set forth by Sec. 67-52. Compliance to the Notice of Violation would be to complete (with all required inspections) the following permit #'s no later than 11/30/25.

Permit #23506  
Permit #23792  
Permit #24243-  
Permit #25-219.

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 118 MARLIN DR  
Pursuant to Town Code Section(s) 67-52 COMMENCEMENT & DURATION OF CONSTRUCTION, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 18 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 DECEMBER 2, 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.: 2025-065

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 11/30/25 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: Manny Palacios

Signed: Manny Palacios  
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 13<sup>th</sup> day of November 2025 by Manny Palacios, 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.



Kelly J. Avey  
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.: 2025-065

vs.

Code Section(s):

67-52 COMMENCEMENT & DURATION OF CONSTRUCTION

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 118 MARLIN DR, Ocean Ridge, FL 33435

I, Manny Palacios, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for DECEMBER 2, 2025 at 10:00 A.M. on the above named respondent on

11/13/25 at 2:35 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.

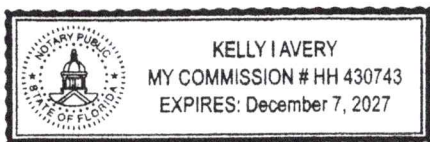
11-14-25  
Date

Manny Palacios  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 13<sup>th</sup> day of November, 2025

(SEAL)



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

Sec. 67-52. - Commencement and duration of construction.

Construction shall commence within six months from the date of issuance of a building permit. If construction has not commenced within six months, the building permit shall expire. Following commencement of construction pursuant to a building permit, all construction shall be completed within two years unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause. Subsequent to the granting of one administrative extension, any additional extensions may be granted by the town commission upon a showing of good cause. If construction is not completed within the two year timeframes prescribed in this section and as further extended by the administrative official, a financial penalty equal to the cost of the original building permit fee shall be imposed. The two year timeframe prescribed in this section shall stand repealed on December 31, 2025 unless reviewed and saved from repeal through reenactment by the town commission. Upon repeal, the timeframe for completing construction pursuant to a building permit shall be two years following commencement of construction for single-family residential estates, or one year for all other buildings or structures, unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause.

(Ord. No. 2021-01, § 3, 4-5-2021; Ord. No. 2023-02, § 2, 6-5-2023)



Total Square Footage  
Area Under Air

6971  
5653

### Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1987	1
Boat Dock	1987	275
Deck	1987	1183

### Property Land Details

Land Line #	Description	Zoning	Acres
1	INTRACOASTAL CANAL	RSF	0.2883

# TOWN OF OCEAN RIDGE

6450 NORTH OCEAN BOULEVARD  
OCEAN RIDGE, FLORIDA 33435

www.oceanridge.gov  
(561) 732-2635 ♦ FAX (561) 734-7031

MICHELLE HEISER  
TOWN MANAGER

KELLY AVERY  
TOWN CLERK



MAYOR  
GEOFF PUGH

VICE MAYOR  
STEVE COZ

COMMISSIONERS  
CAROLYN CASSIDY  
DAVID HUTCHINS  
AINAR AIJALA, JR.

November 10, 2025

Dear Ara Garibian,

According to the Town of Ocean Ridge building permit records, you received a building permit on August 16, 2023, for Permit **#23506**. As you may know, the Town has a local duration for construction, which sets a one (1) year maximum duration for construction. Please see the enclosed Ordinance.

Please also note that you were also issued a permit **#23792** on April 4, 2024, and this has also exceeded the maximum construction duration.

You also have a couple of expired permits that need to be cleared up:

**Permit #24243** - Seawall

**Permit #25-219** -Temp Fence

Since you are already over the maximum duration time on all of these, please complete your construction no later than **November 30, 2025**. If construction is not timely completed, a penalty equal to the cost of the original building permit fee shall be imposed. You may also be subject to community standards (code enforcement) action, which may result in additional fines and administrative costs and a lien recorded against the property.

If you have any questions, please do not hesitate to contact the undersigned at [kavery@oceanridge.gov](mailto:kavery@oceanridge.gov).

Sincerely,

A handwritten signature in blue ink that reads "Kelly Avery".

Kelly Avery, CMC  
Town Clerk

Attachment: Ordinance 2023-02  
Copy to Contractor of Record

**ORDINANCE NO. 2023-02**

**AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING ITS CODE OF ORDINANCES AT CHAPTER 67, ARTICLE III, DIVISION 2, SECTION 67-52 ENTITLED, "COMMENCEMENT AND DURATION OF CONSTRUCTION," TO SET THE MAXIMUM DURATION FOR CONSTRUCTION IN ALL ZONING DISTRICTS TO TWO (2) YEARS AND FOR OTHER PURPOSES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE**

**WHEREAS**, the Town of Ocean Ridge, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Florida Building Code ("FBC") provides a six (6) month duration of construction under a valid building permit from the commencement of construction, which is extended at six (6) month intervals after the passing of a substantive inspection of the work; and

**WHEREAS**, the FBC does not set a maximum duration on the timeframe for construction under a valid building permit; and,

**WHEREAS**, Town's Land Development Code in section 67-52 currently sets forth a local maximum duration for construction of two (2) years for the single family residential estates zoning district and one (1) year for construction of all other buildings and structures; and

**WHEREAS**, under the current section 67-52 of the Code, a request for a one-time six month extension may be granted by the administrative official (Building Official) and additional extensions may be granted by the Town Commission to increase the maximum duration of construction; and

**WHEREAS**, due to an increase in development throughout the State of Florida and current industry-wide supply chain issues, the Town's Building Official and Town Commission are experiencing an increase in requests for extensions of the maximum construction duration; and

**WHEREAS**, the Town Commission has determined that extending the local maximum duration for construction for all zoning districts to two (2) years for all buildings and structures is reasonable given the current increase in development and supply chain issues; and

**WHEREAS**, the Town Commission has determined that the enactment of this amendment to section 67-52 is for a proper municipal purpose, and that this amendment is in the best interests of the health, safety and welfare of the residents of the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:**

**SECTION 1 – Findings of Fact:** The WHEREAS clauses set forth above are adopted herein as true findings of fact of the Town Commission.

**SECTION 2 – Amendment:** Chapter 67, entitled “Buildings and Building Regulations,” Article III, entitled “Technical Cods and Other Construction Standards,” Division 2, “Administration and Enforcement,” Section 67-52, entitled “Commencement and Duration of Construction,” is hereby amended to read as follows (underline denotes additions; ~~stricken through~~ denotes deletions):

**Chapter 67 – Buildings and Building Regulations**

**Article III. – Technical Codes and Other Construction Standards.**

**Division 2. – Administration and Enforcement.**

**Sec. 67-52. Commencement and duration of construction.**

Construction shall commence within six months from the date of issuance of a building permit. If construction has not commenced within six months, the building permit shall expire. Following commencement of construction pursuant to a building permit, all construction shall be completed within two years ~~for single family residential estates, or one year for all other buildings or structures,~~ unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause. Subsequent to the granting of one administrative extension, any additional extensions may be granted by the town commission upon a showing of good cause. If construction is not completed within the two year timeframes prescribed in this section and as further extended by the administrative official,~~Code,~~ a financial penalty equal to the cost of the original building permit fee shall be imposed. The two year timeframe prescribed in this section shall stand repealed on December 31, 2025 unless reviewed and saved from repeal through reenactment by the town commission. Upon repeal, the timeframe for completing construction pursuant to a building permit shall be two years following commencement of construction for single-family residential estates, or one year for all other buildings or structures, unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause.

**SECTION 3 - Codification:** This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

**SECTION 4 - Repeal of Conflicting Ordinances:** All ordinances, resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed.

**SECTION 5 - Severability:** If any word, clause, sentence, paragraph, section or part thereof

contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

**SECTION 6 - Effective Date:** This Ordinance shall become effective immediately upon adoption.

FIRST READING this 3rd day of April, 2023.

SECOND AND FINAL READING this 5<sup>th</sup> day of June, 2023.

Commissioner Coz offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner Cassidy and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, MAYOR	<u>X</u>	___
STEVE COZ, VICE MAYOR	<u>X</u>	___
CAROLYN CASSIDY, COMMISSIONER	<u>X</u>	___
PHILIP BESLER, COMMISSIONER	<u>X</u>	___
KENNETH KALEEL, COMMISSIONER	<u>X</u>	___

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this 5<sup>th</sup> day of June, 2023.

TOWN OF OCEAN RIDGE, FLORIDA  
BY: [Signature]  
GEOFF PUGH, MAYOR

ATTEST: [Signature]  
KELLY AVERY, TOWN CLERK



PLACE STICKER AT TOP

**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:

RRA Garibian  
 118 Marlin Dr  
 Ocean Ridge FL, 33435



9590 9402 7968 2305 8393 56

2. Article Number (Transfer from service label)

589 0710 5270 0712 4708 84

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature



- Agent
- Address See

B. Received by (Print Name)

C. Date of Delivery

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

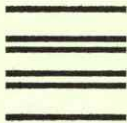


3. Service type 33435-4014

- 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 7968 2305 8393 56

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  
6050 N Ocean Blvd  
Ocean Ridge FL, 33435



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

CASE NUMBER: 2025-065  
 HEARING DATE: December 2, 2025  
 ADDRESS: 118 Marlin  
 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	\$ 10.44	1	\$ 10.44
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 174.44</b>

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

PAGE 1 OF 2

CE CASE NO.: 2025-066

**AFFIDAVIT AND NOTICE OF VIOLATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe and does believe that on 11/14/25, at 8:38 AM hours, the Respondent(s), STOMEL FAMILY TRUST owner(s) of the property located at 25 SABAL ISLAND DR (46-43-45-22-09-000-0250), Ocean Ridge, FL 33435, did violate Section(s) 64-77 (a) & 64-77 (e) of the Town's Code of Ordinances by:

Your property is in violation of section 64-77(a) for having a dock constructed without a residential structure on the property. The Town recognizes that the permit for the dock was issued in error; however, the violation remains. Please either obtain all permits for the residential structure on the property no later than 5/13/2026 by 3pm or remove the dock by 5/13/2026 by 3pm. Failure to comply will result in the violation being taken to the Special Magistrate for hearing on June 1, 2026.

Your property is also in violation of section 64-77(e) for having a floating dock without a single-family residence on the property. As previously discussed, please remove the floating dock no later than 11/21/2025 by 3pm. Failure to comply will result in the violation being taken to the Special Magistrate at the December 2, 2025 hearing (identified below)

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 25 SABAL ISLAND DR (46-43-45-22-09-000-0250) Pursuant to Town Code Section(s) 64-77 (a) & 64-77 (e), and Chapter 162, Florida Statutes, the violation(s) must be corrected within See above 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 DECEMBER 2, 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.

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# AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: 2025-066

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 11/21/25 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.

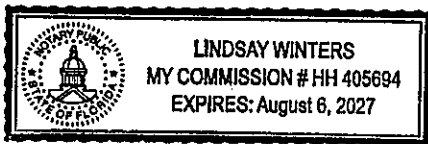
Printed: Manny Palacios

Signed: Manny Palacios  
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 14 day of NOV. 25 by Manny Palacios, 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)



Lindsay Winters  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 8/6/27

CHIEF OF POLICE  
CITY OF LOS ANGELES  
JUL 2 1971

Sec. 64-77. - Location, type and height of docks, floating docks and pilings.

- (a) Dockage space and facilities for the mooring of pleasure boats, yachts and noncommercial watercraft shall be permitted in any waterway within the town as an accessory use to the residential occupancy of a lot. No occupancy shall be permitted on any adjacent vacant lot unless there is unity of title. Docks permitted hereunder shall conform to the requirements of the county department of environmental resource management, and the state department of environmental protection, if any.
- (b) No dock shall project more than five feet into any waterway line or established bulkhead line, or extend closer than ten feet to the lot line of any adjacent lot or closer than ten feet to the lot line extended beyond said property line on a line perpendicular to the seawall or bulkhead. Measurements shall be made to the edge of the flat (walking) surface of the dock, without regard to pilings. Pilings shall not be considered in the dimensional measurements so long as no more than a pile width extends beyond the flat (walking) surface of the dock.
- (c) Dolphin pilings, being defined as those kinds or types which are self-supporting and unattached to the dock proper, shall be allowed; provided that they shall not project more than 20 feet into any waterway or extend closer than ten feet to the lot line of any other property, or closer than ten feet to the lot line extended beyond said property line on a line perpendicular to the seawall or bulkhead, and that they shall not interfere with navigation on waters within the town.
- (d) In the case of any dock, wherever located, the height of the dock shall not exceed five feet above the mean low water or the cap of the seawall or bulkhead to which such dock abuts, if any, whichever is higher, and no superstructure shall be constructed thereon, except a railing not to exceed four feet in height.
- (e) Floating platforms or docks for the storage or use of personal watercraft or boats shall be allowed immediately adjacent to the seawall or bulkhead of a lot with a single-family residence. Such platforms shall be moored between the seawall or bulkhead and dolphin pilings, and shall conform to the setback requirements established in paragraphs (b) and (c) above. The installation of such a platform which does not require the installation of pilings does not require a permit from the town. Floating platforms for multifamily developments shall require a permit and shall be allowed only as special exception uses.
- (f) Davits and boat lifts shall be permitted to be attached to the seawall, bulkhead cap, dolphin piling and dock, and the base shall conform to the setback requirements otherwise required herein; the boom or lift shall not extend beyond the area permitted for dolphin pilings.
- (g) Seawalls, bulkheads, docks, dolphin pilings, floating docks, and davits, or boat lifts appurtenant to a seawall or bulkhead, shall require a building permit.



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CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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

\$ 10.44

Sent To

Stomzi Family Trust

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

Y beachway n

City, State, ZIP+4®

Ocean Ridge FL 33435

Postmark  
Here

11/14/25

2025-066

## 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 the 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.**

**From:** [Kelly Avery](#)  
**To:** [Josh Stomel](#)  
**Cc:** [David Shoultz](#)  
**Subject:** Re: 25 Sabal Island - Docks  
**Date:** Friday, October 31, 2025 11:42:54 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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You do not have approved/ issued permits. You haven't even finished your planning & zoning review for their hearing. That has to happen first. Then you would go for permits once approved with PZ. That takes anywhere from 6-8 weeks later from submission. We cannot allow those on the property until you have an issued permit.

Thank you,

Kelly  
Sent from my iPhone

On Oct 31, 2025, at 11:39 AM, Josh Stomel <[josh@stomel.com](mailto:josh@stomel.com)> wrote:

Kelly - I think we very close to have permit accepted at the lot to build the house.. arent we super close?

The second we have that, cant we put the docs back in the water where they originally were?

But I think the city has EVERYTHING it needs to be able to approve permits.. I think we even paid a lot of money in permit fees already for Sabal..

Let me know

thx

On Fri, Oct 31, 2025 at 11:20 AM Kelly Avery <[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)> wrote:

Good morning Mr. Stomel –

I understand that your floating docks are still on the property as of today. Do you have an update on the removal? This is just a courtesy notice that they need to be removed by Monday morning or I will be issuing a Notice of Violation to you.

Thank you,

*Kelly Avery, CMC*

Town Clerk

FACC Southeast District Director

PBCMCA Immediate Past President

[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)

<image001.png>

Town of Ocean Ridge

6450 N. Ocean Blvd.  
Ocean Ridge, FL 33435

561-732-2635 (Main Line)

561-742-1838 (Direct Line)

Mon-Fri 8:30 – 3:00pm

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

[www.oceanridge.gov](http://www.oceanridge.gov)

<image002.png>

<image003.png>

<image004.png>

<image005.png>

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Ocean Ridge officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Ocean Ridge. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

|

**From:** [Kelly Avery](#)  
**To:** [Josh Stomel](#); [Vivian Stomel](#); [Katie Scoville](#)  
**Subject:** RE: Sabal  
**Date:** Friday, October 10, 2025 8:45:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good morning Mr. Stomel –

We just had another complaint about your property (25 Sabal) with the floating dock. I thought after our last email that was going to be taken care of. The floating docks and the soccer equipment must be removed immediately before I issue a notice of violation.

Thank you,

*Kelly Avery, CMC*

Town Clerk  
FACC Southeast District Director  
PBCMCA Immediate Past President  
[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)



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expressed in this message may not necessarily reflect those of the Town of Ocean Ridge. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

---

**From:** Josh Stomel <josh@stomel.com>  
**Sent:** Thursday, October 2, 2025 11:51 AM  
**To:** Kelly Avery <kavery@oceanridge.gov>; Vivian Stomel <vivian@stomel.com>; Katie Scoville <Katie@stomelstudios.com>  
**Subject:** Re: Sabal

Got it. Let me think where I can put this stuff. Hmm

On Thu, Oct 2, 2025 at 11:50 AM Kelly Avery <[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)> wrote:

Good morning Mr. Stomel -

Thank you for addressing the grass & the fence screening. The docks & the soccer goal equipment need to be removed from the property completely per Town Code Sec. 64-41: [https://library.municode.com/fl/ocean\\_ridge/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH64ZO\\_ARTIIISURE\\_S64-41ACUSBUSTGE](https://library.municode.com/fl/ocean_ridge/codes/code_of_ordinances?nodeId=SPBLADECO_CH64ZO_ARTIIISURE_S64-41ACUSBUSTGE)

They can be back once you have an issued permit for the new single-family home.

Thank you,

Kelly Avery, CMC  
Town Clerk  
FACC Southeast District Director  
PBCMCA Immediate Past President  
[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)

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-----Original Message-----

From: Josh Stomel <[josh@stomel.com](mailto:josh@stomel.com)>  
Sent: Thursday, October 2, 2025 8:11 AM  
To: Kelly Avery <[kavery@oceanridge.gov](mailto:kavery@oceanridge.gov)>  
Subject: Sabal

It's been cleaned up. Regarding floating docks. The goal is to put them back in the water shortly. I believe stofft has a schedule already with city of ocean ridge presenting the plans that they are about to submit

Sent from my iPhone

Nov 14, 2025 at 8:38:39 AM  
24 Sabal Island Dr  
Ocean Ridge FL 33435  
United States



Nov 14, 2025 at 8:38:55 AM  
24 Sabal Island Dr  
Ocean Ridge FL 33435  
United States



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

CASE NUMBER: 2025-066  
 HEARING DATE: December 2, 2025  
 ADDRESS: 25 Sabal Island  
 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	\$ 10.44	1	\$ 10.44
PHOTOGRAPHS	\$ -	0	\$ -
<b>TOTAL AMOUNT DUE</b>			<b>\$ 174.44</b>