

MINUTES  
TOWN OF OCEAN RIDGE  
SPECIAL MAGISTRATE/COMMUNITY STANDARDS HEARING  
DECEMBER 2, 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 OCTOBER 7, 2025, MINUTES**

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

**2. CASE NO. 2024-010            OCEAN RIDGE YACHT CLUB HOA INC  
RENAISSANCE MGMT  
36 SE 3<sup>RD</sup> 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**

Town Attorney Goddeau presented a stipulated agreement for a six-month extension of time regarding the Ocean Ridge Yacht Club, noting the docks were in disrepair, and the HOA was undertaking extensive repairs. She stated the HOA was acting in good faith, and the Town would not object to additional extensions if necessary.

Special Magistrate Barnard identified a scrivener's error in the proposed order, correcting the date to June 1, 2026, and granted the mutually agreed continuance, agreeing to sign the stipulation for extension of time and the agreed order.

**3. 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**

Town Clerk Avery presented the case. She testified that the Town had received multiple complaints regarding the property at 11 Coconut Lane. She explained that the matter had previously been addressed by a former code enforcement officer but was discontinued after that

officer's departure. Following renewed complaints from neighboring residents, the Town issued a notice of violation, which was posted on October 27 after the mailed notice was returned.

Zoning Official Manny Palacios testified that his inspection revealed the property was in disrepair with significant structural deficiencies, including water damage to the entryway ceiling and multiple cracks that could compromise the building's structural integrity.

Special Magistrate noted that the respondent was not present for the hearing. Town Attorney Goddeau requested thirty (30) days' compliance with a fine of Two Hundred Fifty Dollars (\$250.00) per day thereafter, plus the Town's administrative costs of One Hundred Seventy-Four Dollars and Seventy-Three Cents (\$174.73).

Special Magistrate Barnard entered the Town's evidentiary case files as composite Exhibit 1 and found the Town had good service for the hearing. She finds that the Respondent violated sections 67-174 and Florida Building Code section R4501.17. She ordered that the Respondent comply within thirty (30) days or be fined Two Hundred Dollars (\$250.00) per day and assessed the Town's administrative costs of One Hundred Seventy-Four Dollars and Seventy-Three Cents (\$174.73) payable within thirty (30) days.

**4. 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**

Town Clerk Avery testified that the Town received complaints regarding prolonged construction at 118 Marlin Drive, noting the owners exceeded the time limit allowed under Town code and that the notice was posted on November 13 and acknowledged by the respondents. Town Attorney Goddeau clarified that a 2023 ordinance amendment established a uniform two-year construction timeline for all projects, including new homes and roofing.

The Respondents, Ara and Mari Garibian were present and explained that after purchasing the home in July 2023 and obtaining a roofing permit, unforeseen water and structural damage required extensive professional intervention, but they are making progress and expect to complete the work by June of the following year.

Town Attorney Goddeau noted that the Respondents came into compliance within the 18 days provided in the notice of violation, recommended dismissal of the case, and advised that the Town would monitor the February 23, 2026, deadline for Permit No. 23792, with any needed extension to be requested before that date.

Special Magistrate Barnard declined to find a violation based on technical compliance with the notice time limit, dismissed the case, and advised the Garibians to monitor the February 2026 deadline and request an extension if necessary to avoid future violations.

5. 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)**

Town Clerk Kelly Avery testified that the Town advised the property owner at 25 Sable Island that floating docks were not permitted on the property without a single-family residence and required their complete removal after they were moved from the water onto the lot.

Zoning Official Manny Palacios confirmed he had visited the property multiple times and had posted the notice of violation.

Josh Stomel, trustee of the Stomel Family Trust, was present and stated that the Trust owned three properties in Ocean Ridge, had invested substantially in the Town, was in the process of constructing a residence on the property, and requested consideration regarding the timing of dock removal due to storage challenges and the holiday period.

Christine de Haseth, 29 Sabal Island Drive, expressed frustration with the ongoing issues at the property over the past two years. Town Manager Heiser spoke to acknowledge that Mr. Stomel had been "a friend of the Town" and requested consideration for additional time.

Town Attorney Goddeau requested forty-five (45) days for compliance due to the holiday season, with a fine of One Hundred Dollars (\$100.00) per day thereafter, and the Town's administrative costs of One Hundred Seventy-Four Dollars and Forty-Four Cents (\$174.44), payable within thirty (30) days.


Special Magistrate Barnard found that the Respondent was in violation of Section 64-77, Subpart B, and ordered compliance within forty-five (45) days by either removing the floating docks or otherwise coming into compliance. She set a fine of One Hundred Dollars (\$100.00) per day for continuing violations and assessed the Town's administrative costs of One Hundred Seventy-Four Dollars and Forty-Four Cents (\$174.44), payable within thirty (30) days.

### **ADJOURNMENT**

The hearing was adjourned at 10:52 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on January 6, 2026.

ATTEST:

  
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Kelly Avery, Town Clerk

