

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



**April 7, 2026 at 10:00 AM
Town Hall Commission Chambers**

APPROVAL OF MINUTES

1. Approval of Minutes of the January 6, 2026, Meeting

CASES TO BE HEARD

- | | |
|------------------------|--|
| 2. CASE NO. PD2026-002 | CASE NO. PD2026-002
ROBERT CALCAGNO
5819 N OCEAN BLVD A1, OCEAN RIDGE, FL 33435
RE: ROW BY PORTOFINO BEACH CROSSOVER |
|
 | |
| 3. CASE NO. PD2026-004 | <u>NATURE OF VIOLATION</u>
66-151(A), 66-151(B)(6), 66-161(A), 66-16(F)(2)
CASE NO. PD2026-004
DAVIA-VIJAR INSHANA DOUGLAS
608 SEALOFTS DR. APT 402, BOYNTON BEACH, FL 33426
CITATION PO1932OR
VIOLATION @ 6620 N OCEAN BLVD
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED |
| 4. CASE NO. PD2026-005 | PD2026-005
DANEA LEIGH
438 SUGAR CREED RD, LEICESTER, NC 28748
CITATION PO1935OR
VIOLATION @ 6620 OCEAN BLVD (HAMMOCK PARK)
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED |
| 5. CASE NO. PD2026-006 | CASE NO. PD2026-006
PV HOLDING CORP
8600 HANGAR BLVD, ORLANDO, FL 32827
CITATION PO1937OR
VIOLATION @6620 OCEAN BLVD (HAMMOCK PARK)
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED & VIOLATION OF DEALER TAG |

6. **CASE NO. PD2026-007**
CASE NO. PD2026-007
JOHN CARVETTE JR.
1076 ISLAND MANOR DR., GREENACRES,
FL 33413
CITATION PO1936OR
VIOLATION @ 6620 OCEAN BLVD
(HAMMOCK PARK)
NATURE OF VIOLATION
54-2 NO PARKING AS POSTED &
VIOLATION OF DEALER TAG
7. **CASE NO. PD2026-008**
CASE NO. PD2026-008
ALEXANDRE SEGURA
5700 NW 65TH TER, PARKLAND, FL 33067
CITATION PO1955OR
VIOLATION @ 6009 OLD OCEAN BLVD
NATURE OF VIOLATION
54-2 NO PARKING AS POSTED/VACANT
LOT
8. **CASE NO. PD2026-009**
CASE NO. PD2026-009
MARK JEFFREY MOLL
5151 CHARDONNAY DR, CORAL SPRINGS,
FL 330067
CITATION PO1960OR
VIOLATION @ HUDSON AVE
NATURE OF VIOLATION
67-1(D) CONSTRUCTION SITE PARKING,
FIRST OFFENSE
9. **CASE NO. CS2026-0008**
CASE NO. CS2026-0008
ILONA R CANTOR
7 OCEAN HARBOUR CIR, OCEAN RIDGE, FL
33435
RE: 7 OCEAN HARBOUR CIR
46-43-45-27-58-000-0070
NATURE OF VIOLATION
SEC. 64-81, 67-51(A) & FBC 105.1, 67-174(A)
10. **CASE NO. CS2026-0023**
CASE NO. CS2026-0023
5015 OLD OCEAN RIDGE LLC
400 SE 5TH AVE, APT N404, BOCA RATON,
FL 33432
RE: 5015 OLD OCEAN BLVD
46-43-45-34-05-001-0721, 46-43-45-34-05-
001-0722, 46-43-45-34-05-001-0723
NATURE OF VIOLATION
SEC. 34-162 (A) REPEAT VIOLATION
11. **CASE NO. CS2026-0026**
CASE NO. CS2026-0026
YOLANDA NARGIELLO
9040 GARDENS GLEN CIR, PALM BEACH

GARDENS, FL 33418

RE: 7 SAILFISH LN

46-43-45-34-05-001-0100

NATURE OF VIOLATION

67-31(A), 67-51 (A) & FBC 105.1 - LIFE
SAFETY ISSUE

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.

MINUTES
TOWN OF OCEAN RIDGE
SPECIAL MAGISTRATE/COMMUNITY STANDARDS HEARING
JANUARY 6, 2026

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 DECEMBER 2, 2025, MINUTES

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

2. CASE NO. 2025-067

**18 ADAMS OR LLC
PO BOX 108, HUNTINGTON STATION, NY
11746-0090
RE: 18 ADAMS RD
46-43-45-27-13-000-0120
NATURE OF VIOLATION
SEC. 67-175 (9) & 67-177 (B)(1)**

Special Magistrate noted that the respondent was not present for the hearing.

Town Clerk Avery presented the case and testified that the Town received complaints regarding septic system issues at the property and that no valid DEP or building permit was on file, resulting in the issuance of a notice of violation after DEP confirmed the permit expired on January 1, 2026.

Officer Palacios testified that during a site inspection on November 13, he observed dried sewage on the grass and a PVC pipe extending toward the gutter and noted that multiple resident complaints had been received.

Darcy Anderson testified that she rented a studio apartment at the property from September 1 through November 24, 2025, and experienced repeated septic system failures and unsanitary conditions, including sewage backups, pest infestations, and standing sewage water.

Town Attorney Goddeau requested thirty (30) days' compliance with both violations, after which 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 found the owner in violation of Sections 67-175(9) and 67-177(B)(1) based on the evidence presented. She ordered the owner to comply within thirty (30) days or face a Two Hundred Fifty Dollars (\$250.00) per day fine for each continuing violation. She also assessed the town's administrative costs of One Hundred Seventy-Four Dollars and Seventy-Three Cents (\$174.73) payable within thirty (30) days.

3. CASE NO. 2025-068

KAYDEN ISIAH HILL

**592 NE MAHLON DR, LEE, FL 32059
CITATION PO1922OR
RE: 11 COCONUT LN
VIOLATION @ INLET CAY DR
NATURE OF VIOLATION
SEC. 54-2 NO PARKING ON THE
CONSTRUCTION SITE**

Town Attorney Goddeau informed the Special Magistrate that Case No. 2025-068 was being removed from the agenda as the parking citation had been paid.

4. CASE NO. 2025-069

**KEDRICK JERMAINE BURLEY
7111 IVY CROSSING LN, BOYNTON BEACH
FL, 33436
CITATION PO1924OR
VIOLATION @ 6009 JIMMY BUFFETT MEM
HWY (6009 N OCEAN BLVD)
NATURE OF VIOLATION
SEC 54-2 PARKING ON VACANT LOT**

Town Attorney Goddeau presented the case. The hearing was briefly recessed to allow an officer to attend and testify.

Officer Sasov provided testimony regarding the parking citation.

The Respondent was not present.

Town Attorney Goddeau informed the Special Magistrate that the Forty Dollars and Zero Cents (\$40.00) citation amount had not been paid. The town was seeking payment of the citation amount plus administrative costs of One Hundred Seventy-Four Dollars and Forty-Six Cents (\$174.46).

Special Magistrate Barnard found that the respondent had actual notice of the hearing based on the photographic evidence showing him being handed the citation, which contained the hearing date and time. She found that the respondent was in violation of Section 54-2 and ordered payment of the Forty Dollars and Zero Cents (\$40.00) citation amount plus One Hundred Seventy-Four Dollars and Forty-Six Cents (\$174.46) in administrative costs within thirty (30) days.

B. Adjournment

ADJOURNMENT

The hearing was adjourned at 10:47 A.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on April 7, 2026.

ATTEST:

Kelly Avery, Town Clerk

TOWN OF OCEAN RIDGE COMMUNITY STANDARDS CHECKLIST

CE-CASE NUMBER: PD-2026-002

CAD NUMBER: 2026-0020

- ☐ PROPERTY APPRAISER PAPA REPORT (NOT SUMMARY)
- ☐ ORDINANCE PRINTOUT FROM MUNICODE
- ☐ CAD REPORT
- ☒ HAND DELIVERY AND/OR MAIL SERVICE
 - ☒ HAND DELIVERY (MUST BE DONE BY BUILDING OFFICIAL)
 - ☒ ORIGINAL AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE AND PAPA GIVEN TO TOWN CLERK FOR CASE FILE
 - ☒ 1 COPY OF SIGNED AND NOTARIZED AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE DELIVERED TO OWNER
 - ☒ HAND DELIVERY AFFIDAVIT
 - ☒ 1 COPY OF SIGNED AND NOTARIZED NOTICE OF VIOLATION WITH COPY OF ORDINANCE POSTED IN TOWN HALL
- ☐ DELIVERY BY MAIL
 - ☐ ORIGINAL AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE AND PAPA GIVEN TO TOWN CLERK FOR CASE FILE
 - ☐ 1 COPY OF SIGNED AND NOTARIZED AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE TO OWNER (US MAIL)
 - ☐ 1 COPY OF SIGNED AND NOTARIZED AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE TO OWNER (CERTIFIED MAIL/RETURN RECEIPT)
 - ☐ AFFIDAVIT OF SERVICE
 - ☐ 1 COPY OF SIGNED AND NOTARIZED AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE POSTED IN TOWN HALL
 - ☐ 1 COPY OF SIGNED AND NOTARIZED AFFIDAVIT AND NOTICE OF VIOLATION WITH COPY OF ORDINANCE POSTED AT PROPERTY

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: PD-2026-002

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 JANUARY 26TH, 2026, at 1300 hours, the Respondent(s), ROBERT CALCAGNO owner(s) of the property located at 5819 N. OCEAN BLVD, Ocean Ridge, FL 33435, did violate Section(s) 66-151(a), 66-151(b)(6), 66-161(a), 66-16(f)(2) of the Town's Code of Ordinances by:

Failing to apply and obtain a permit to remove or prune vegetation from dunes.
Failing to apply and obtain required permit to cut and trim mature trees.
Cut Seagrapes down in excess of code limits.
Committed the violation of Hat racking topping trees.

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 PORTER ST CROSSOVER; TOWN OF OCEAN RIDGE EASMENT

Pursuant to Town Code Section(s) 66-151(a), 66-151(b)(6), 66-161(a), 66-16(f)(2), and Chapter 162, Florida Statutes, the violation(s) must be corrected within N/A 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 Tuesday, APRIL 7th, 2026.

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.: PD-2026-002

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before N/A at the Town of Ocean Ridge 561-732-2635.

If you are found in violation of the Town Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 a day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance, or, in the case of a repeat violation, a fine of up to \$500.00 a day upon a finding that repeat violation has been committed. If a violation is found to be irreparable or irreversible in nature, a fine of up to \$5,000 may be imposed by the Special Magistrate as per F.S.162.09 (2)(a).

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Special Magistrate making a determination. You should be prepared, at the hearing, to present evidence concerning the amount of time you will need to correct the alleged violation should you be found in violation of the Town Code. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Town Clerk's Office at 561-732-2635.

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented.

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

Printed: J. Pilon

Signed: J. Pilon #540
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 18th day of February, 2026 by Jimmy Pilon, 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)



Courtney Hammond
NOTARY PUBLIC, State of Florida
My Commission Expires: January 21, 2028



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.: PD-2026-002

Code Section(s):

66-151(a), 66-151(b)(6), 66-161(a), 66-16(f)(2)

of the Town's Code of Ordinances

VIOLATION ADDRESS: 5819 N. OCEAN BLVD, Ocean Ridge, FL 33435

I, Jimmy Pilon, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for Tuesday, APRIL 7th, 2026 at 10:00 A.M. on the above named respondent on

ROBERT CALCAGNO at 08:20 (AM) PM

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

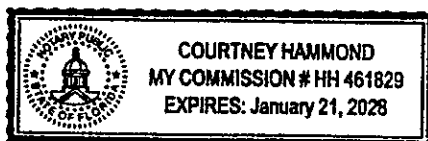
02/18/2026
Date

Jimmy Pilon
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 18th day of February, 2026

(SEAL)



Courtney Hammond
NOTARY PUBLIC, State of Florida
My Commission Expires: January 21, 2028

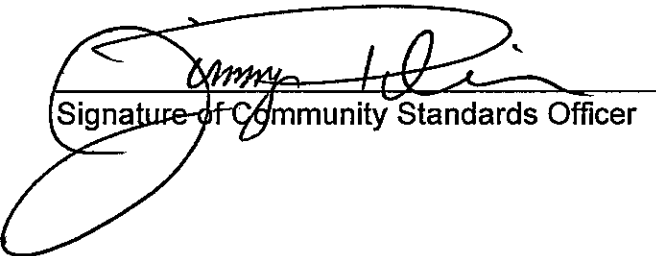


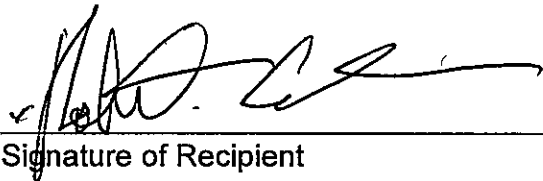
TOWN OF OCEAN RIDGE

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

Community Standards Special Magistrate Receipt of Affidavit

Code Enforcement Special Magistrate Affidavit and Notice of Violation Community Standards Case Number PD-2026-002, along with a copy of Town Code Section(s): 66-151(a), 66-151(b)(6), 66-161(a), 66-16(f), were hand delivered to: ROBERT CALCAGNO of 5819 N. OCEAN BLVD, Ocean Ridge, Florida 33435, on FEBRUARY 18th, 2026, by the undersigned Ocean Ridge Community Standards Officer Jimmy Pilon 540 at 10⁰⁰ AM hours.


Signature of Community Standards Officer


Signature of Recipient

Bishopwood	Bischofia javanica
Mahoe	Hibiscus tiliaceous
Mimosa	Albizia julibrissin
Mulberry, Red	Morus rubra
Norfolk Island Pine	Araucaria heterophylla
Tamarind Manilla	Pithecellobium dulce

(6) *Tree pruning; "hat-racking" method prohibited.* The "hatracking" method of pruning a tree, is hereby prohibited. Any tree which requires the issuance of a permit prior to being cut down, damaged, destroyed, moved, or removed shall be subject to this provision. Hatracking shall mean to flat-cut the top and/or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter; or reducing a mature tree's total circumference or canopy spread by one-third or more.

(7) *Tree trimming and maintenance.* Notwithstanding any other provisions contained in chapter 66, article IV, all trees shall be trimmed and maintained so as not to come in contact or otherwise obstruct or interfere with power or other utility lines or facilities. Property owners shall be responsible for complying with this subsection with respect to all trees located on their property, on privately granted utility easements for which their property exists as the servient estate and on any adjacent rights of way upon which the property owner has sought permission or a license from the town to plant or maintain landscaping including trees. No permit will be required from the Town for such trimming or maintenance provided, however, that such trimming or maintenance shall comply with the provisions of subsection (6) above.

(c) *Tree removal permit requirements.* Prior to obtaining a tree removal permit for a major site plan or major site plan amendment, a tree survey must be performed and filed with the administrative official as part of the tree removal permit application. The tree survey shall be performed and recorded as described in subsection (2) below. In all other cases requiring a tree removal permit the application shall include those items set forth in subsection (3) below.

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

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

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

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

Sec. 66-151. Tree permits.

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

Table 1.

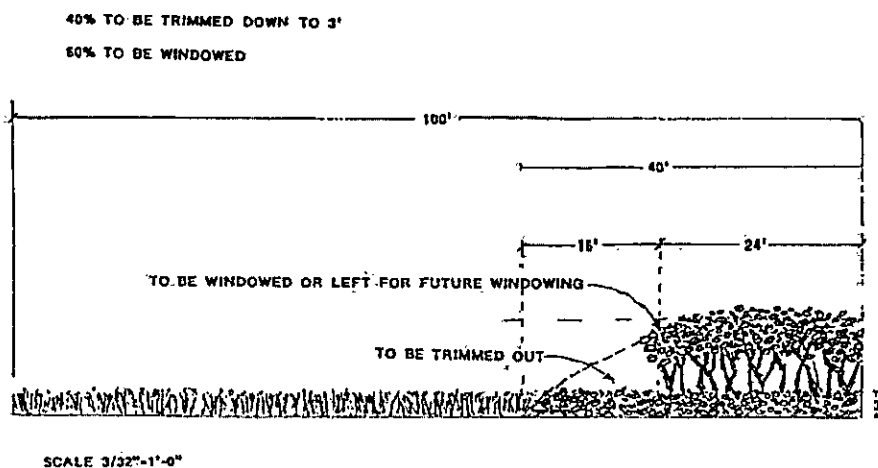
Common Name	Scientific Name
Australian Pine	Casuarina spp.
Brazilian Pepper	Schinus terebinthifolius
Chinaberry	Melia azedarach
Ear Pod Tree	Enterolobium cyclocarpa
Eucalyptus	Eucalyptus species
Punk Tree or Cajeput	Melaleuca quinquenervia
Silk Oak	Grevillea robusta
Woman's Tongue	Albizia lebeck
Lofty Fig	Ficus altissima
Florida Strangler Fig	Ficus aurea
Benjamin Fig	Ficus benjamina
India Laurel Fig	Ficus nitida
India Rubber Fig	Ficus elastica

Sec. 66-161. Vegetation.

- (a) ~~Permit required for planting or removal of vegetation.~~ It shall be unlawful for any person to plant vegetation or to remove, cover, prune or destroy the natural vegetation growing upon any dune located within the town without first having obtained a permit therefor from the administrative official. Permits may be granted by the administrative official only upon approval by the town subsequent to site plan review. This can either be a part of the regular site plan review as specified in article IV of chapter 63 of this land development code or a separate plan if no other development activity is involved. If the application is not part of a major site plan review, and is for dune vegetation trimming or pruning only, the administrative official shall review the plan and may issue a permit without town commission consideration. Under such circumstances, the applicant may appeal the decision of the administrative officer to the town commission at the next following regular town commission meeting. A "no fee" permit, issued by the administrative official shall be required for the removal from the dune or dry sandy beach on a single-family residential property, by its owner or occupant, or certain invasive plant species, which are prohibited or restricted by law. A "no fee" permit for such removal may also be granted for multifamily residential property, upon receipt of a request from the condominium, cooperative or property owners' association. A regular town permit shall be required for removal of any plant more than six feet high, or for removal of more than 20 percent of the plants on the dune or dry sandy beach of a property within any six-month period. Unless removal is a result of a town-initiated requirement, any removal of plants on the dune or beach shall require replacement, within ten days, with beneficial plants of similar spread or canopy, and shall be of the permitted species listed in subsection (g)(2) herein. Where removal is the result of town-initiated action, the landowner shall have up to 12 months to replace the plant material in accordance with this section. Temporary irrigation shall be provided to replacement plants in a manner adequate to sustain at least 90 percent of such plants. Invasive plant species, as used herein, shall include those listed in section 66-119 herein, and those listed as "invasive" in the Plant Guide II, published by the South Florida Water Management District.
- (b) *Application for permit.* Applications for permits under this section shall describe the property upon which the applicant proposes to plant vegetation or to remove, cover, prune or destroy the natural vegetation growing upon any dune within the town, and shall show the existing and proposed elevations of such property. Detailed plans shall be submitted with such application and shall specify in detail all existing vegetation and the vegetation proposed for planting, removal, covering, pruning or destruction.
- (c) *Site plan review.* No permit shall be issued prior to site plan review and approval by the town. No site plan shall be approved by the town unless the following conditions are met:
- (1) The granting of a permit under this section will not result in the erosion or inundation of the dunes, beaches or banks, or lands adjacent thereto.
 - (2) The applicant must provide an affidavit from a licensed engineer or other expert satisfactory both to the applicant and the town, which affidavit shall set forth that the granting of a permit will not result in the erosion or inundation of the dunes, beaches or banks, or lands adjacent thereto.
 - (3) The applicant must deposit with the town a good and sufficient performance bond in an amount sufficient to ensure that the granting of a permit will not cause the erosion or inundation of the dunes, banks or beaches, or lands adjacent thereto.
 - (4) The town may impose any lawful conditions upon the permit which are aimed at providing for the protection of the dunes, banks or beaches, and lands adjacent thereto.
 - (5) The town commission may, in its discretion, waive any of the requirements set forth in this section if subsection (c)(1) of this section can be satisfied in the absence of such condition.
- (d) *Living hedges and gates.* Living hedges and gates within an area five to eight feet from the east edge of the pavement of Old Ocean Boulevard shall be permitted. Living hedges shall not exceed four feet in height.

Wooden or metal gates are permissible and shall not measure more than four feet in height and four feet in width, with only one gate per parcel of property. The installation of a hedge or gate may take place after receipt of a building permit from the town.

- (e) *Grandfathering.* Landscaping or vegetation in conjunction with structures constructed prior to November 4, 1974, may be maintained or pruned but may not be supplemented without a permit from the town.
- (f) *Seagrape trimming and windowing.* Seagrapes located on a coastal dune shall be subject to the following special provisions:
 - (1) Seagrapes plants growing not higher than six feet above the immediately adjacent elevation, and up to 30 linear feet along the dune, may be trimmed to not lower than three feet above the immediately adjacent elevation.
 - (2) Seagrapes plants growing higher than six feet above the immediately adjacent elevation, or more than 30 linear feet along the dune, may be trimmed to not lower than three feet above the immediately adjacent elevation, except that at least 60 percent of such seagrapes must be windowed or set aside for future windowing, in accordance with the standards set forth herein. In no event shall more than 40 percent of such seagrapes be trimmed to within three feet of the immediately adjacent elevation.
 - (3) The standards for and examples of such trimming and windowing are contained in figures 66-1 through 66-4 herein.



Trimmed Down Figure 66-1

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 260002315 **CASE NUMBER:** 2026-0020 **OPEN DATE:** 2026/01/26 16:50 **CLOSED DATE:**

DISPATCHER: 579 MOORE, TAYLOR **LOCATION:** CROSSOVER PORTER ST **ZONE:** G

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

REFERENCE: **LOCATION DETAILS:**

SIGNAL: 833 **DESCRIPTION:** VTC CUTTING NATURAL VEGETATION **PRIORITY:** **HOW CALL RECIEVED:** RADIO

RECIEVED: 2026/01/26 16:50 **DISPATCHED:** 2026/01/26 16:50 **ON SCENE:** 2026/01/26 16:50 **CLEARED SCENE:** 2026/01/26 16:51 **PRIMARY UNIT:** 564

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2026/01/26	16:50	579	INTERSECTION OF PORTER ST AND OLD OCEAN BLVD
2026/01/27	07:22	536	564: ON FOLLOW-UP
2026/01/27	11:13	599	564: ON FOLLOW-UP
2026/01/29	08:42	579	541 10-108 ON F-UP AT PORTER ST CROSSOVER
2026/01/30	11:08	579	541 & 564 OUT ON F-UP AT ORPD

VEHICLE INFORMATION

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

UNITS

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
564	2026/01/26 16:50	2026/01/26 16:50	2026/01/26 16:50	2026/01/26 16:51
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>	<u>STATION:</u>	

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
564	2026/01/27 07:22	2026/01/27 07:22	2026/01/27 07:22	2026/01/27 07:29
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>	<u>STATION:</u>	

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
564	2026/01/27 11:12	2026/01/27 11:12	2026/01/27 11:12	2026/01/27 11:25
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>	<u>STATION:</u>	

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
541	2026/01/29 08:42	2026/01/29 08:42	2026/01/29 08:42	2026/01/29 08:49
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>	<u>STATION:</u>	

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
564	2026/01/30 11:08	2026/01/30 11:08	2026/01/30 11:08	2026/01/30 14:08
<u>START TRANSPORT:</u>		<u>END TRANSPORT:</u>	<u>STATION:</u>	

Ocean Ridge Police Department



CAD Event Report

UNIT: DISPATCHED: ENROUTE: ARRIVED: CLEARED:
541 2026/01/30 11:08 2026/01/30 11:08 2026/01/30 11:08 2026/01/30 14:08
START TRANSPORT: END TRANSPORT: STATION:

PERSON INFORMATION

LAST NAME: FIRST NAME: PHONE NUMBER: INVOLVEMENT:
CALCAGNO ROBERT (917) 923-4843 OTHER
ADDRESS: CITY: STATE: ZIP CODE:
5819 N OCEAN BLVD 1A OCEAN RIDGE FL 33435

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
564	OPEN	DispositionDesc	GREEN THUMB IS NOT A LANDSCAPING BUSINSS - DID NOT DO THE WORK
564	AO	DispositionDesc	
564	OPEN	DispositionDesc	LANDSCAPING COMPANY - TROPICAL LANDSCAPE - GREG LEWIS - 561.479.8283-GLEWIS1224@GMAIL.COM-
564	OPEN	DispositionDesc	SPOKE TO THE PROP MANAGE COMPANY, THE MRS. SMITH, ERIC SMITH WIFE IS GOING TO EMAIL THE INVOICE FROM THE LANDSCAPE COMPANY. 561 272 7748
564	OPEN	DispositionDesc	EL CORTIJO CONDOMINIUM ASSOC- 1171 N OCEAN BLVD APT 1BN DELRAY BEACH, FL 33483
541	IR	DispositionDesc	
564	OPEN	DispositionDesc	
541	IR	DispositionDesc	



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OWNERS

CALCAGNO DEBORAH

CALCAGNO ROBERT &

PROPERTY DETAIL

LOCATION

5819 N OCEAN BLVD A1

MUNICIPALITY

OCEAN RIDGE

PARCEL NO.

46-43-45-27-57-000-0011

SUBDIVISION

PORTOFINO OF OCEAN RIDGE COND DECL
FILED 9-22-95 IN OR8930 P235

BOOK/PAGE

12072/133

SALE DATE

10/09/2000

MAILING ADDRESS

5819 N OCEAN BLVD # A1
OCEAN RIDGE FL 33435 6252

Search





Feb 13, 2026 at 3:49:32 PM
5853-5857 Old Ocean Blvd
Ocean Ridge FL 33435
United States



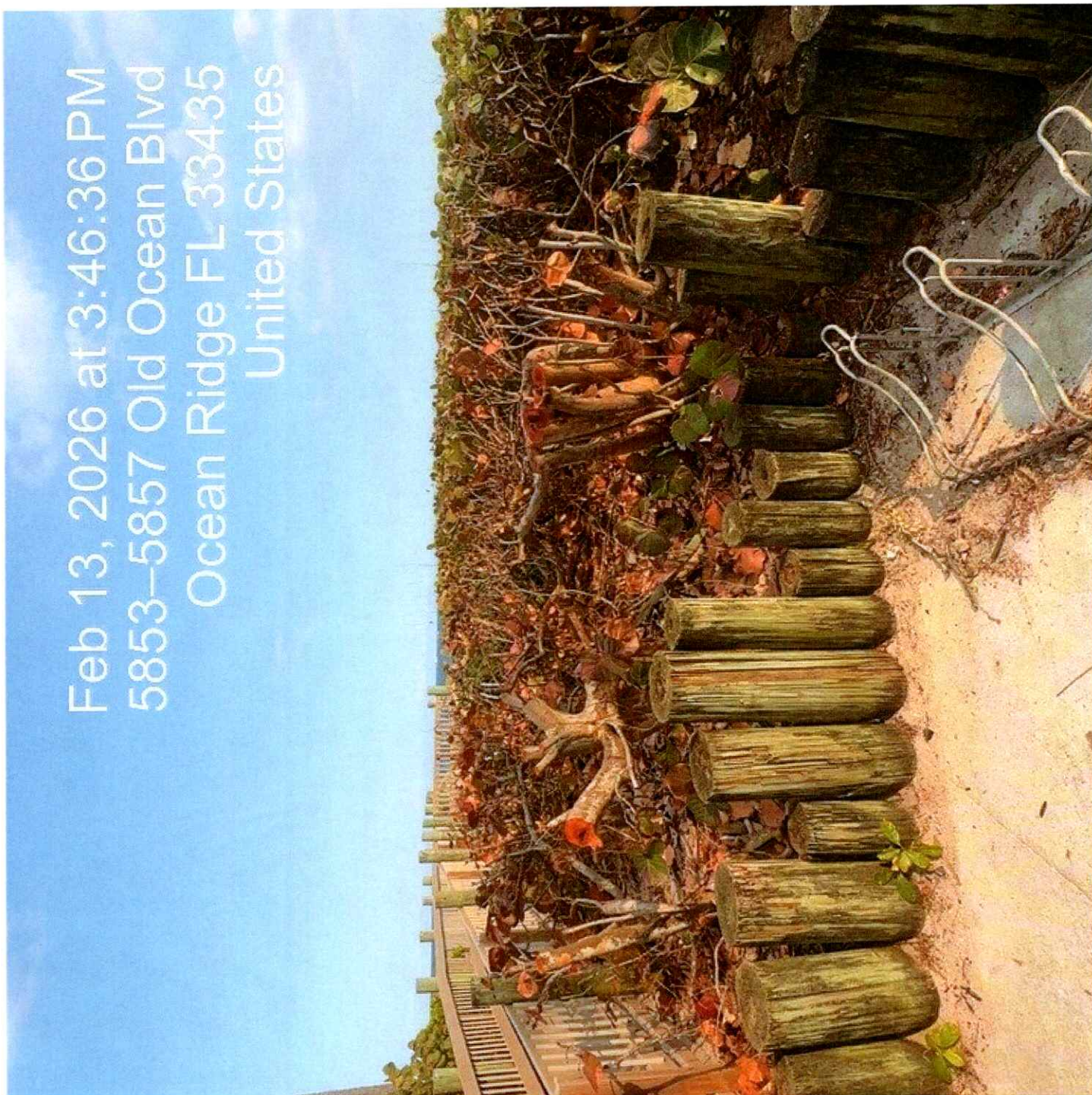
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Ocean Ridge FL 33435
United States



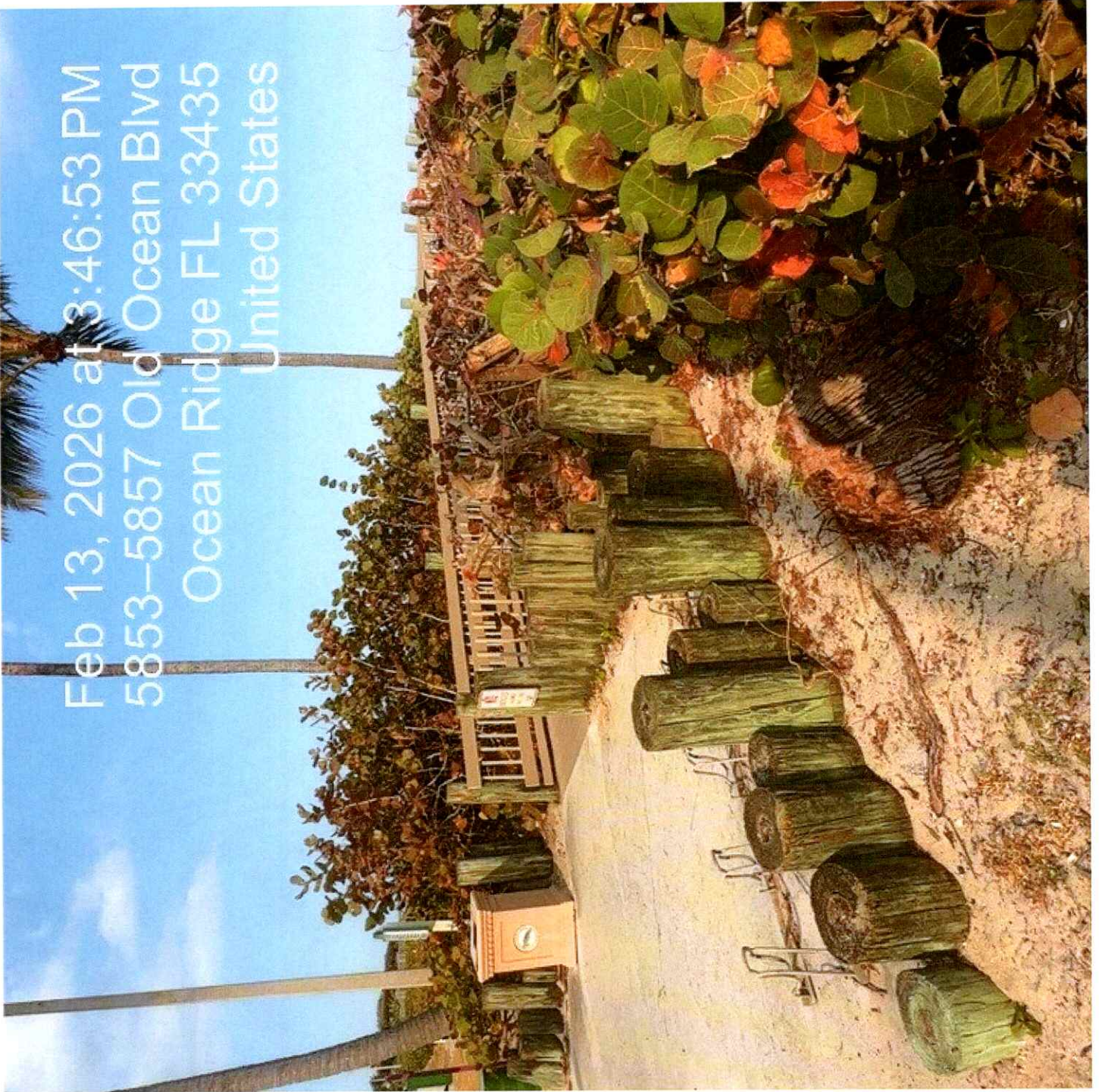
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:46:36 PM
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:46:53 PM
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Ocean Ridge FL 33435
United States



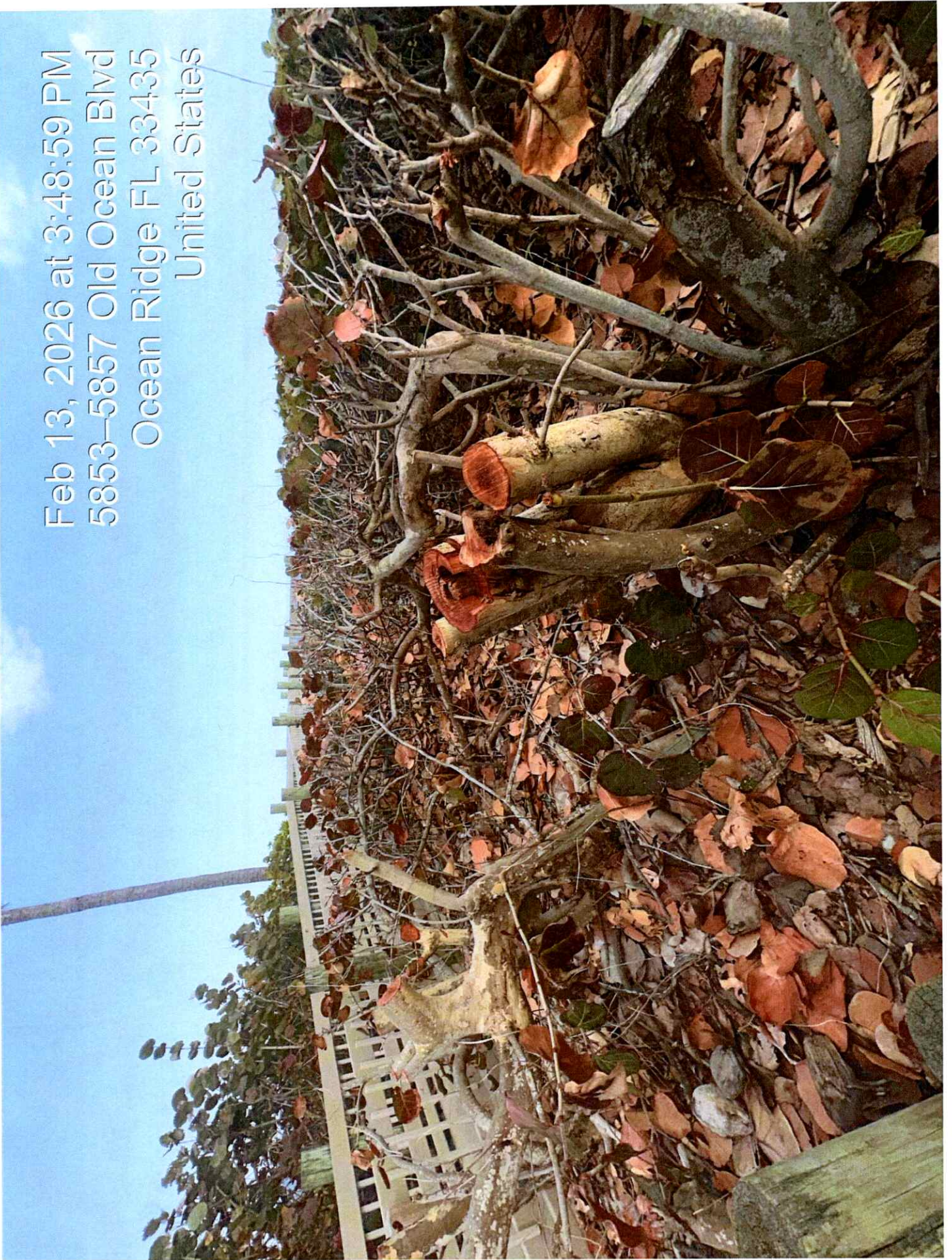
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:40:30 PM
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:48:59 PM
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:48:42 PM
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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:48:22 PM
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Ocean Ridge FL 33435
United States



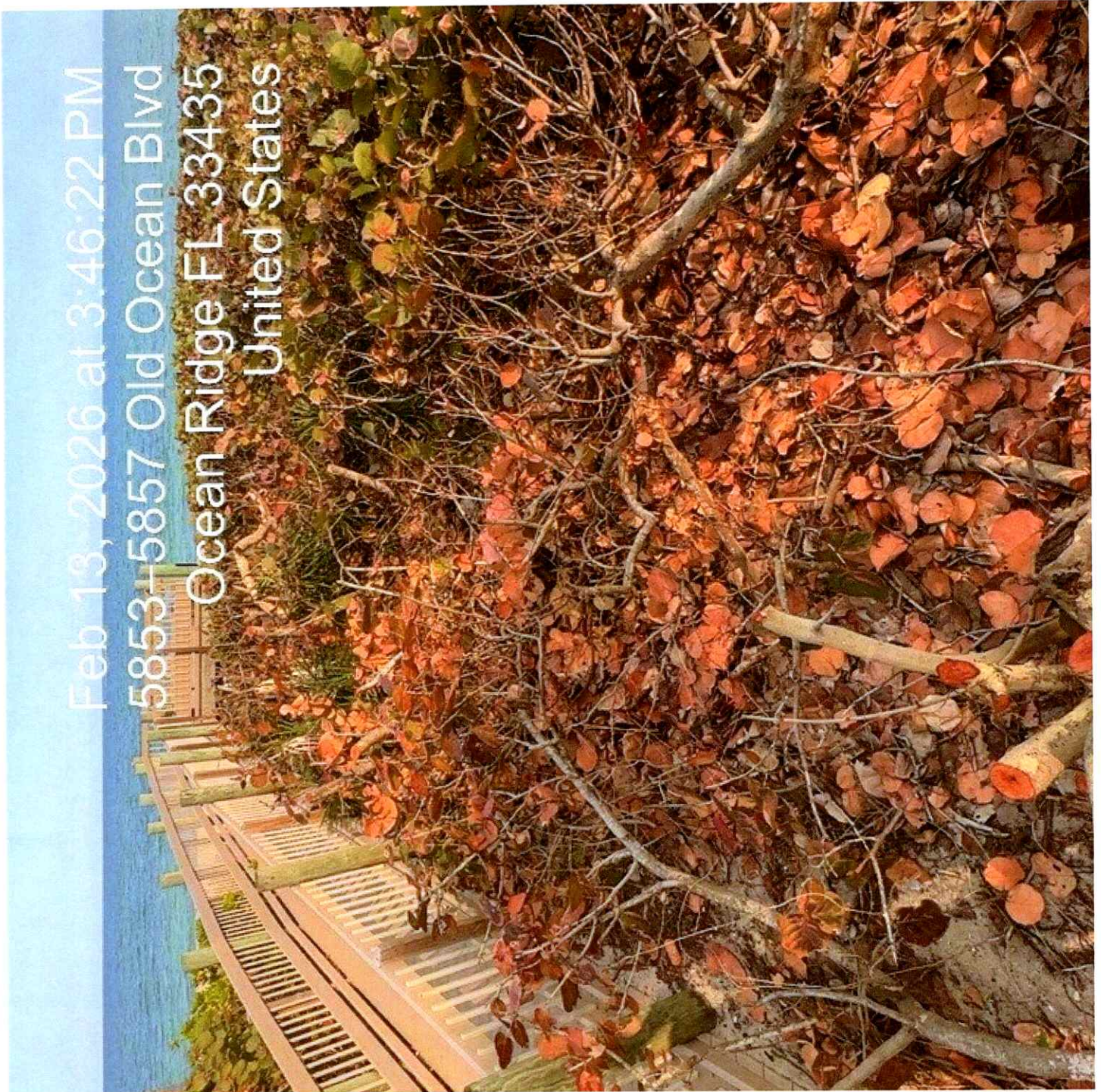
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United States

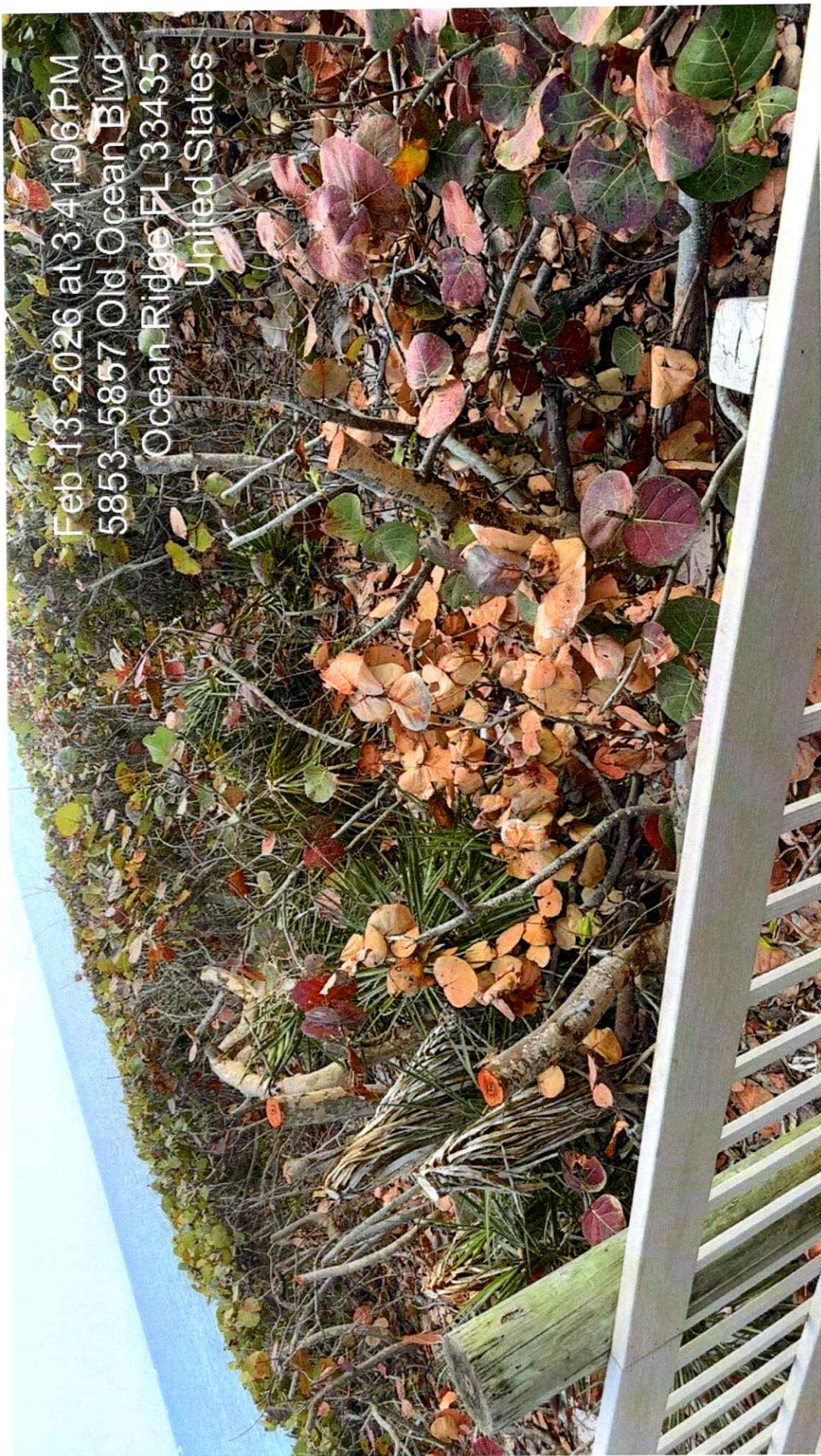


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Ocean Ridge FL 33435
United States



Feb 13, 2026 at 3:46:22 PM
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Ocean Ridge FL 33435
United States





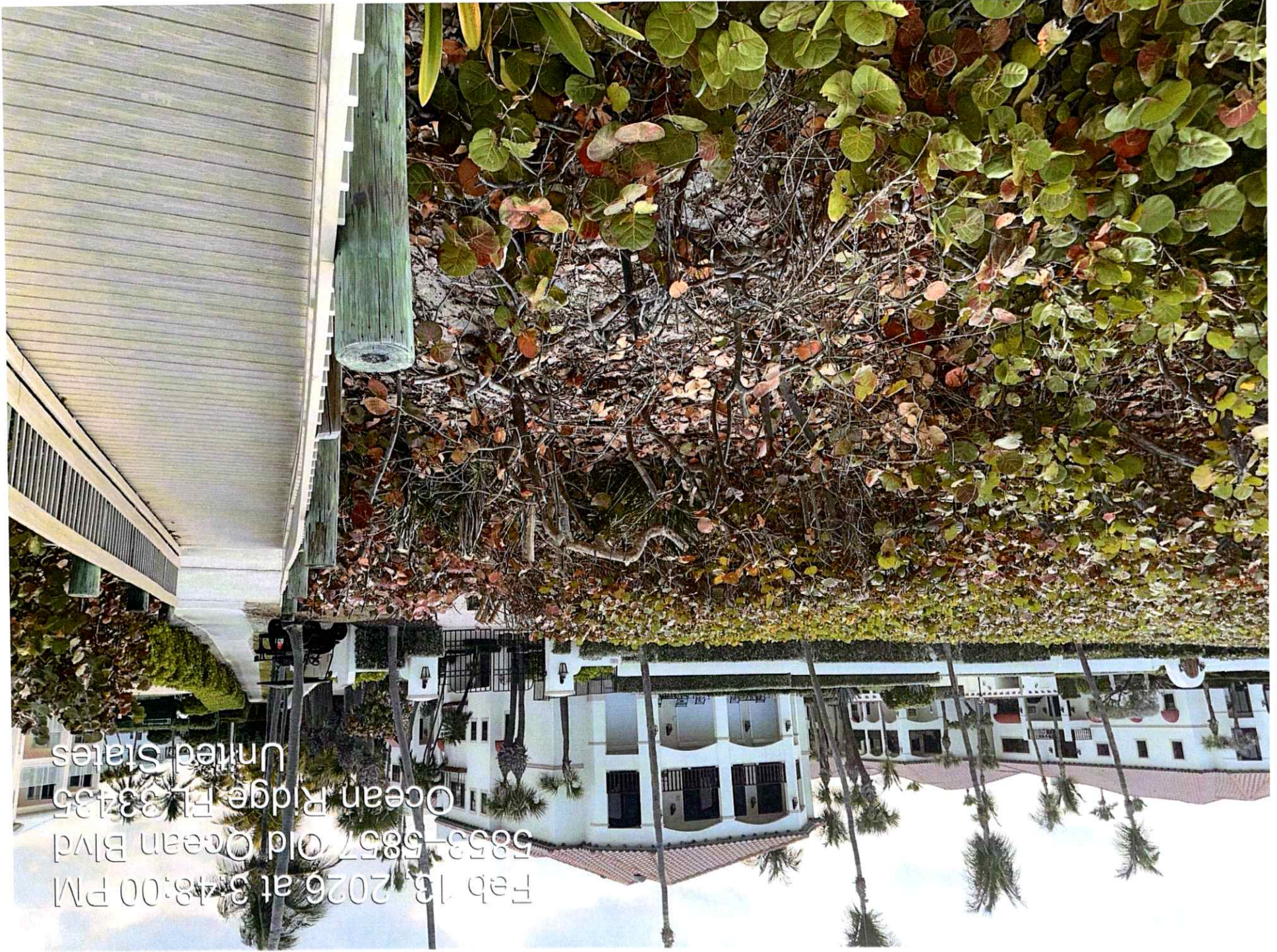
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Ocean Ridge FL 33435
United States

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United States





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Ocean Ridge FL 33435
United States

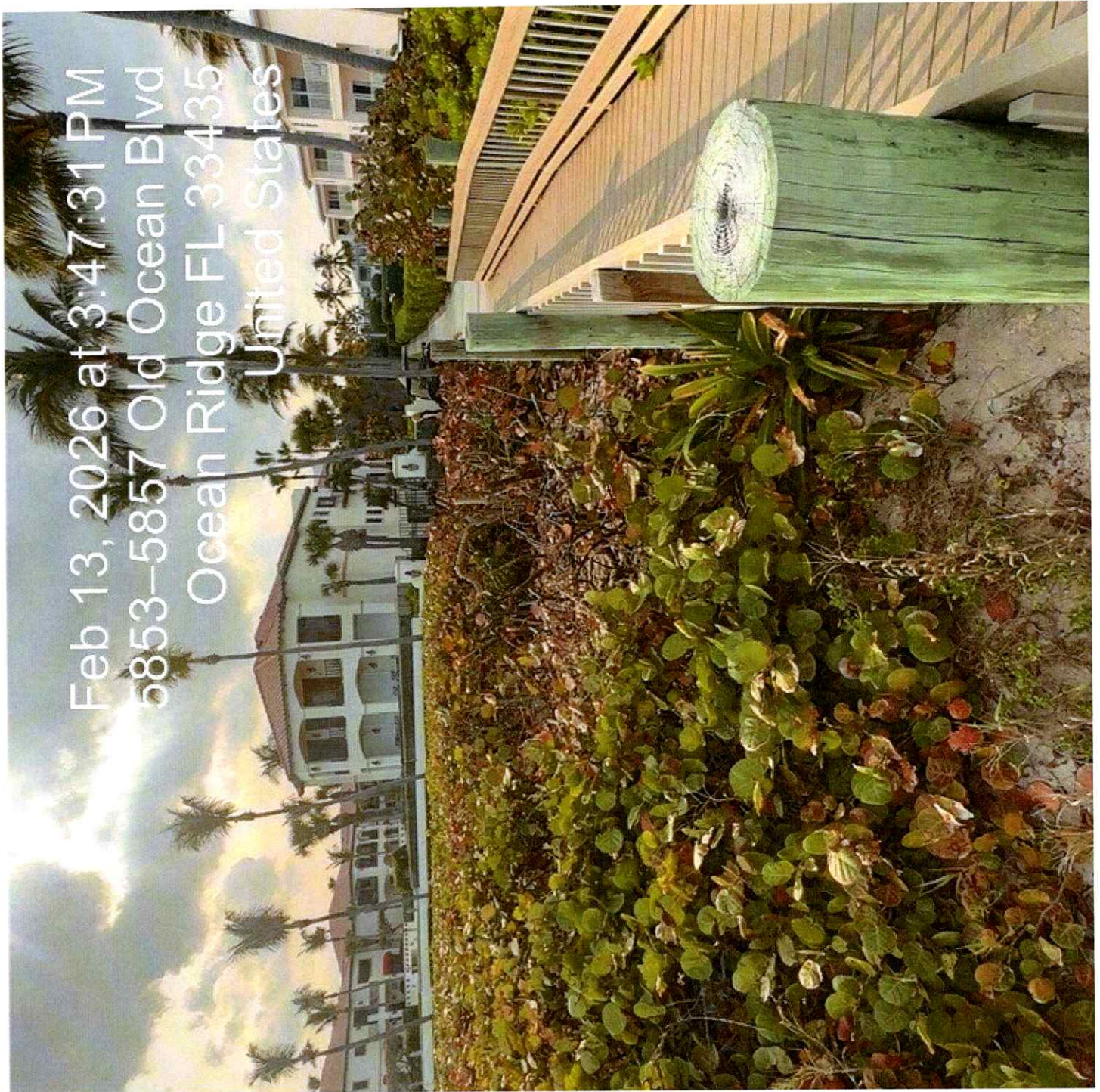


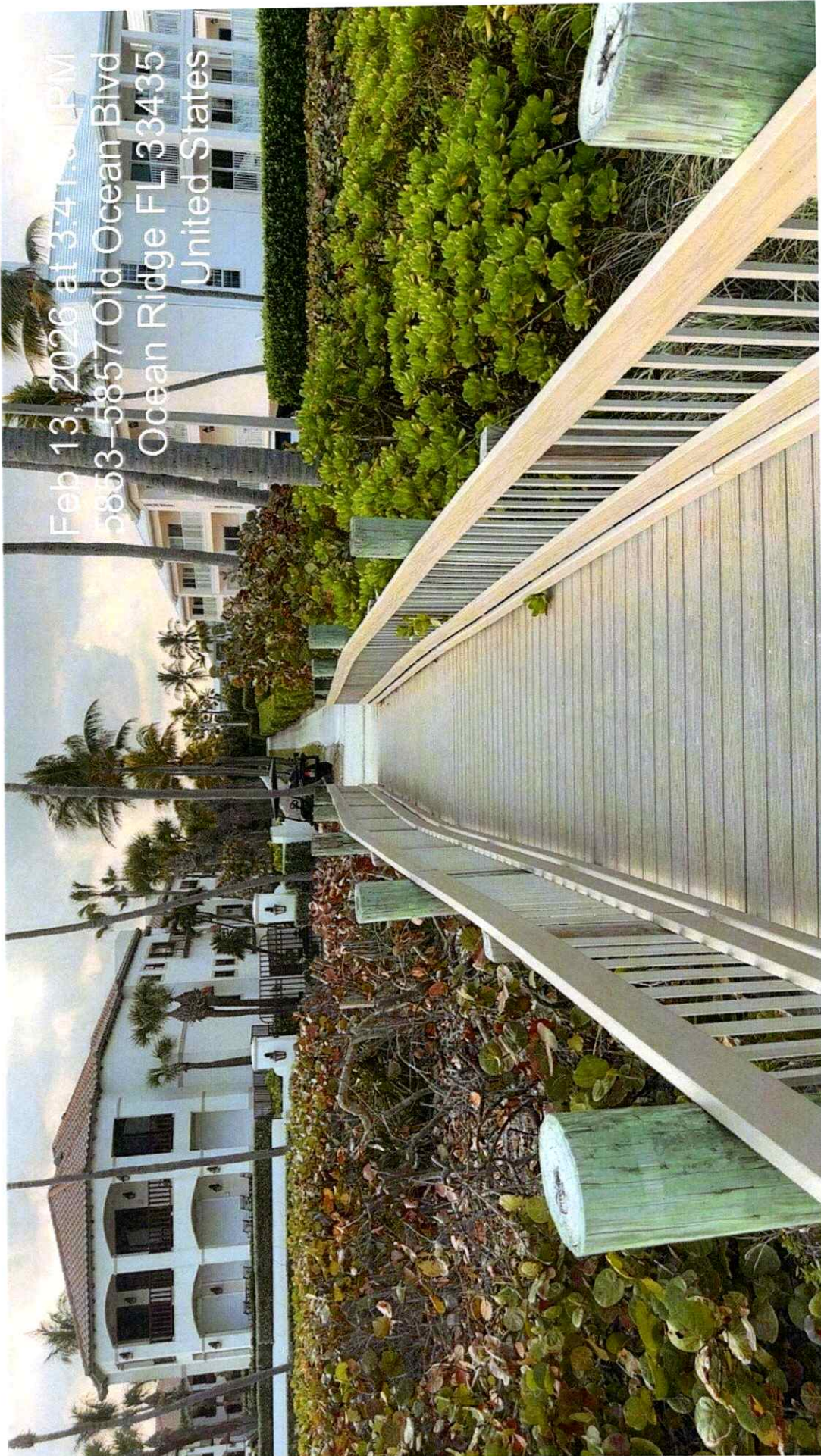
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United States

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United States



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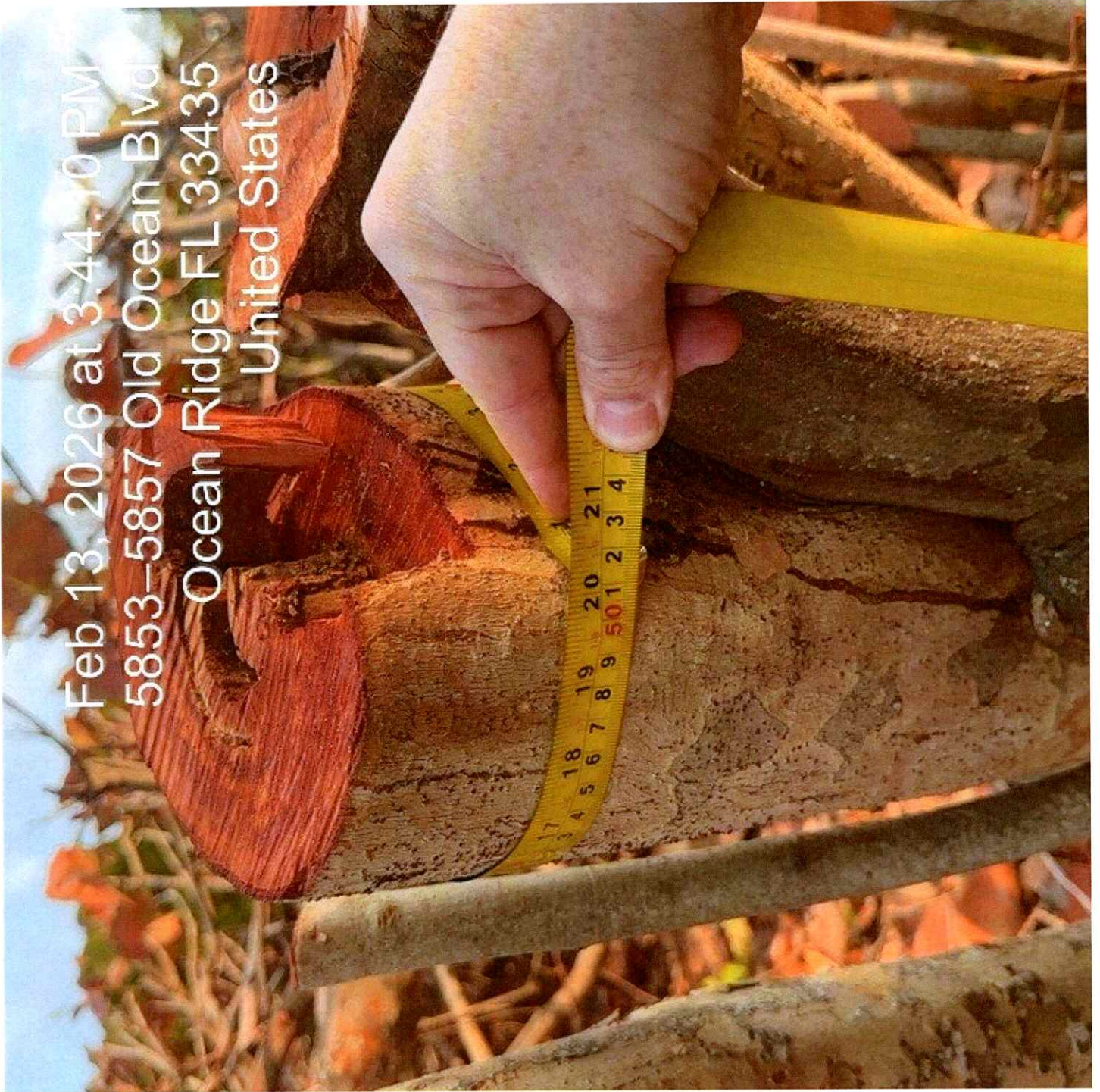


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United States

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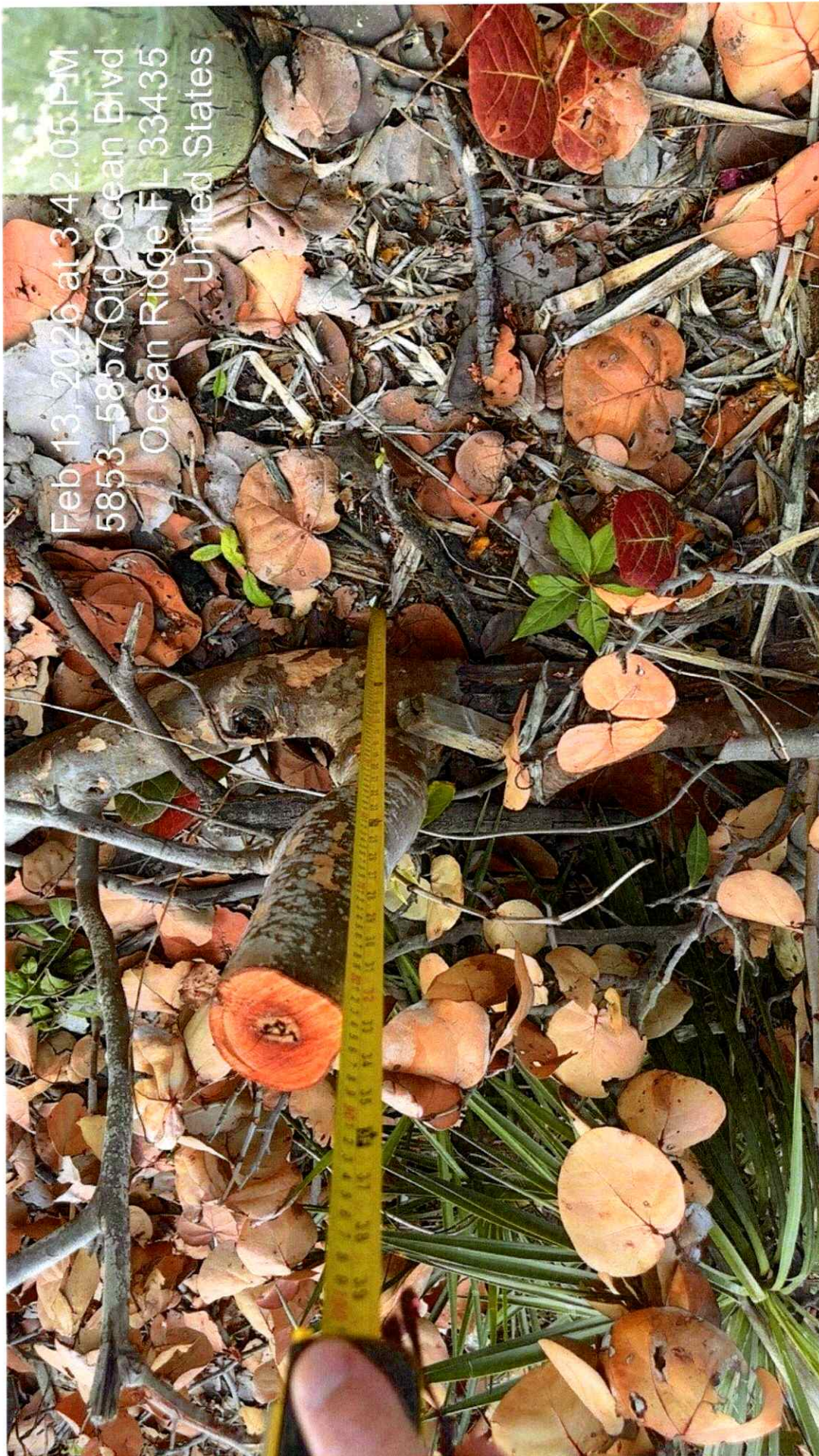
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Ocean Ridge FL 33435
United States





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Ocean Ridge FL 33435
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Feb 13, 2026 at 3:40:48 PM
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Ocean Ridge FL 33435
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5848 Old Ocean Blvd

Ocean Ridge, Florida

 Google Street View

Apr 2024 See more dates

Ocean Ridge

lorida 33435

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Quick facts

Ocean Ridge is a town in Palm Beach County, Florida, United States. The town is part of the Miami metropolitan area of South Florida. The population w...
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Ocean Ridge

Florida 33435



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Quick facts

Ocean Ridge is a town in Palm Beach County, Florida, United States. The town is part of the Miami metropolitan area of South Florida. The population w...
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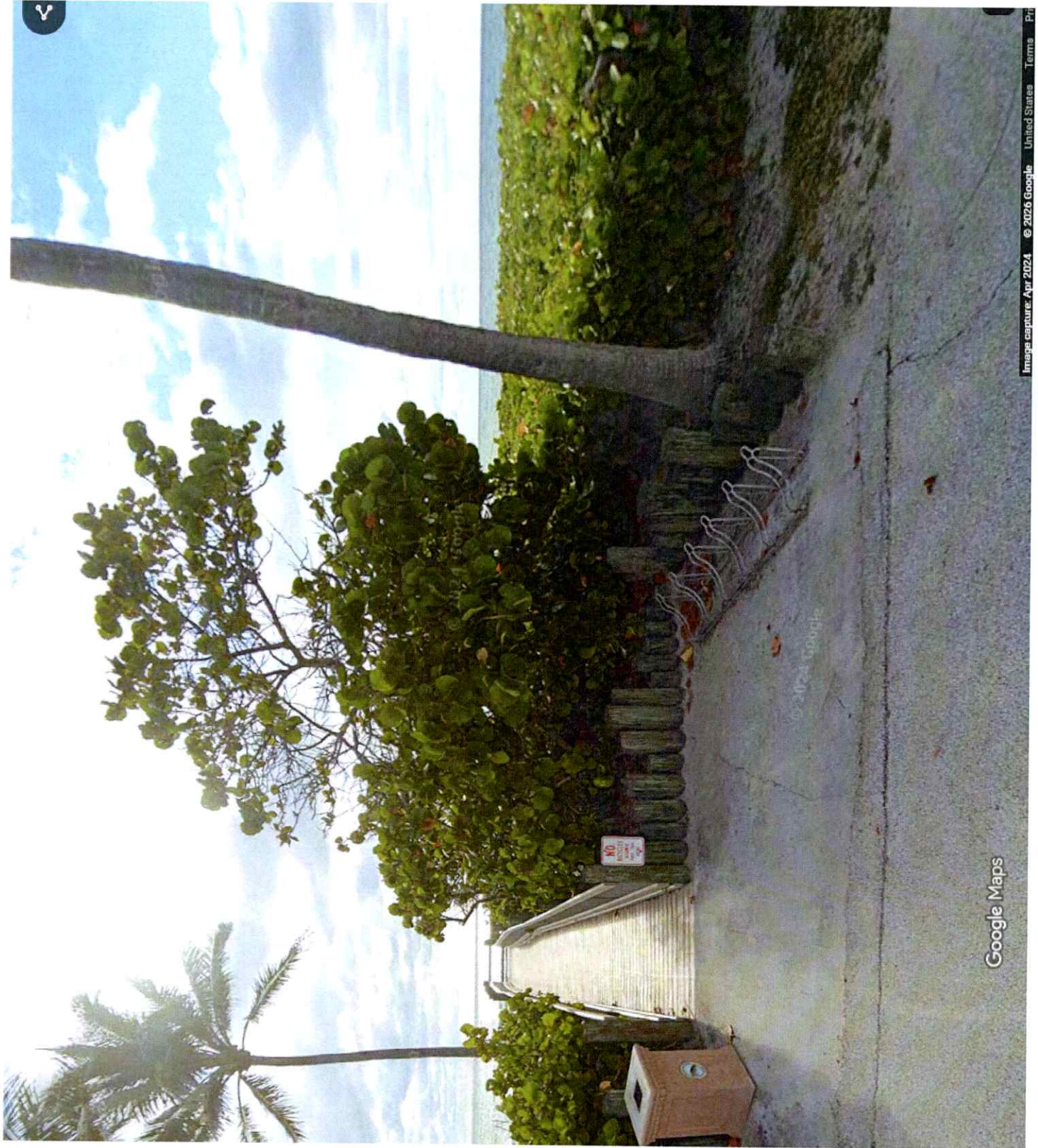
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Google Maps

Image capture: Apr 2024 © 2024 Google United States Terms



OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY

CASE INFORMATION - ORIGINAL

DESCRIPTION				JUVENILE?	GANG RELATED?	USE OF FORCE
TOWN CODE VIOLATION				NO	NO	NO
EXACT TIME?	INCIDENT DATE/FROM	INCIDENT TIME/FROM	INCIDENT DATE TO	INCIDENT TIME TO	DAY OF WEEK	
NO	01/26/2026	13:00	01/26/2026	14:00		
SUPPLEMENT DATE	FROM DATE	TIME	TO DATE	TIME		
STATUS		CLEARED EXCEPTIONALLY				DATE CLEARED EXCEPTIONALLY
INACTIVE						

OFFENSE INFORMATION

1	OFFENSE KNOWN	OFFENSE FDLE CODE				
	CHARGE TYPE	CHARGE SEVERITY		ORDINANCE #	STATE STATUTE	
	ORDINANCE	LOCAL		66-161		
STATUTE DESCRIPTION				COUNTS	INCREASED PENALTY	
VEGETATION						
TYPE OF CRIMINAL ACTIVITY(up to 3)			TYPE OF WEAPON FORCE (UP TO 3)			
NONE/UNKNOWN			NONE			
SUSPECTED OF USING				ATTEMPTED		
N/A				COMPLETED		
HATE CRIME	BIAS MOTIVATION FOR HATE CRIME			CARGO THEFT	CHILD PRESENT	VEHICLE
FALSE				FALSE	NONE PRESENT	NO
LOCATION OF OFFENSE						
LOCATION TYPE		AT BUSINESS?	COMPANY NAME			
OTHER/UNKNOWN		NO				
STREET #	PRE DIRECTION	STREET NAME		POST DIRECTION	STREET CATEGORY CODE	APT/UNIT #
5800 BL		OLD OCEAN (BEACH SIDE)			BOULEVARD	N/A
CITY		STATE	ZIP	AT LATITUDE	AND LONGITUDE	PASSAGE POINT METHOD
OCEAN RIDGE		FL	33435			OFFENSE STRUCTURES ENTERED QUANTITY
		0				
ZONE						
2						

OFFENSE-INCIDENT REPORT

OCEAN RIDGE DEPARTMENT OF PUBLIC SAFETY

OFFENSE INFORMATION

2	OFFENSE KNOWN		OFFENSE FDLE CODE				
	CHARGE TYPE ORDINANCE	CHARGE SEVERITY LOCAL			ORDINANCE # 66-151	STATE STATUTE	
	STATUTE DESCRIPTION TREE PERMITS				COUNTS	INCREASED PENALTY	
	TYPE OF CRIMINAL ACTIVITY(up to 3) NONE/UNKNOWN				TYPE OF WEAPON FORCE (UP TO 3) NONE		
SUSPECTED OF USING N/A					ATTEMPTED COMPLETED		
HATE CRIME FALSE	BIAS MOTIVATION FOR HATE CRIME				CARGO THEFT FALSE	CHILD PRESENT NONE PRESENT	VEHICLE NO
LOCATION OF OFFENSE							
LOCATION TYPE OTHER/UNKNOWN			AT BUSINESS? NO		COMPANY NAME		
STREET # 5800 BL	PRE DIRECTION	STREET NAME OLD OCEAN (BEACH SIDE)			POST DIRECTION	STREET CATEGORY CODE BOULEVARD	APT/UNIT # N/A
CITY OCEAN RIDGE	STATE FL	ZIP 33435	AT LATITUDE	AND LONGITUDE	PASSAGE POINT METHOD	OFFENSE STRUCTURES ENTERED QUANTITY 0	
ZONE 2							

PERSON - OTHER

1	JUVENILE? NO	TYPE OF WITNESS	RELATIONSHIP TO SUBJECT NONE		REPORTED BY? YES		
	IS BUSINESS OR GOV'T? YES	BUSINESS/GOVERNMENT NAME TOWN OF OCEAN RIDGE			OCCUPATION		
	FIRST NAME		MIDDLE NAME	LAST NAME		SUFFIX	
	ALIAS / MAIDEN			ALT NAME DESC.			
STREET # 6450		STREET NAME N OCEAN			STREET CATEGORY CODE BOULEVARD	APT/UNIT # N/A	
CITY OCEAN RIDGE		STATE FL	ZIP CODE 33435	ADDRESS SOURCE KNOWN			
PERSON RESIDENCE CODE UNKNOWN			PHONE # (561) 732-2635		E-MAIL INFO@OCEANRIDGE.GOV		

OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY

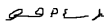
PERSON - OTHER

2	JUVENILE? NO	TYPE OF WITNESS	RELATIONSHIP TO SUBJECT NONE		REPORTED BY? NO	
	IS BUSINESS OR GOV'T? YES	BUSINESS/GOVERNMENT NAME PORTOFINO			OCCUPATION	
FIRST NAME		MIDDLE NAME		LAST NAME		SUFFIX
ALIAS / MAIDEN				ALT NAME DESC.		
STREET # 5855		STREET NAME N OCEAN			STREET CATEGORY CODE BOULEVARD	APT/UNIT # N/A
CITY OCEAN RIDGE		STATE FL	ZIP CODE 33435	ADDRESS SOURCE TOWN HALL		
PERSON RESIDENCE CODE UNKNOWN			PHONE # (917) 923-4843		E-MAIL UNKNOWN	

PERSON - OTHER

3	JUVENILE? NO	TYPE OF WITNESS	RELATIONSHIP TO SUBJECT NONE		REPORTED BY? NO	
	IS BUSINESS OR GOV'T? YES	BUSINESS/GOVERNMENT NAME FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTIO			OCCUPATION	
FIRST NAME		MIDDLE NAME		LAST NAME		SUFFIX
ALIAS / MAIDEN				ALT NAME DESC.		
STREET # 3301		STREET NAME GUN CLUB			STREET CATEGORY CODE ROAD	APT/UNIT # N/A
CITY WEST PALM BEACH		STATE FL	ZIP CODE 33406	ADDRESS SOURCE WEB SITE		
PERSON RESIDENCE CODE UNKNOWN			PHONE # (561) 681-6600		E-MAIL DAVID.KIECKBUSCH@FLORIDADEP.GOV	

OFFICER INFORMATION

1	FIRST NAME RICHARD		LAST NAME ERMERI		BADGE # 541	RANK SERGEANT	
	SIGNATURE METHOD ELECTRONIC		OFFICER SIGNATURE 			SIGNATURE DATE 02/13/2026	SIGNATURE TIME 13:25

AFFIRMING OFFICIAL

SWORN AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY ON		AT
SIGNATURE OF PERSON ADMINISTERING OATH		
NAME (PRINTED)		TITLE

ADMINISTRATIVE

ROUTED TO	REFERRED TO	ASSIGNED TO	ASSIGNED BY	JAIL #	OBTS #
-----------	-------------	-------------	-------------	--------	--------

**OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY****NARRATIVE**

On Monday, 01/26/26, at approximately 1330 hours, I, Sergeant R. Ermeri learned that a possible Town Code Violation has taken place on Town of Ocean Ridge property in the 5800 block of Old Ocean Blvd on the beach side.

Please note that it was alleged that the seagrapes in this area were trimmed without the Towns permission and without a permit. It was also alleged that some of the seagrapes were "Hat Racked". Please note that the seagrape (*Coccoloba uvifera*) is a hardy, salt-tolerant coastal shrub or small tree native to Florida, the Caribbean, and Tropical America.

This property was further described to me as the area of the public beach crossover just north of the beach side property owned by the Portofino Condominium Complex.

The specific Town Code Violations brought to my attention were identified as Section 66-161 Vegetation and Section 66-151 Tree Permits.

I began collecting information regarding this property and regarding the Town Codes that were alleged to have been violated with the intention of turning the information over to the Road Patrol Officer who was going to be assigned this case.

Photographs of the area and photographs of the workers and equipment were provided to me by our maintenance department who discovered this alleged violation.

Shortly later, Lieutenant A. Choban and I met with Officer W. Ranta at the scene.

It was decided that Ranta will be the lead on this case and I turned the information that I gathered over to him.

While on scene, I decided that I will continue to assist Ranta with this case and took several photographs of the area using Choban's work phone. Please note that additional photographs had to be taken as Choban will not be available for sometime.

While taking photographs of the area, I noted that all the seagrapes in this area were of consistent height. I also noted that some of the seagrapes, specifically the ones alleged to be on Town Property had several branches that appear to be more than three inches in diameter and that they had obviously been cut.

It was eventually discovered that Tropical Landscape Lawncare, (of Boca Raton), trimmed the seagrapes alleged to be on Town Property. Please note that the seagrapes in this area encompass approximately 9 linear feet.

Contact was eventually made with Tropical Landscape Lawncare who provided us a copy of the Invoice 16431 (dated 01/26/26) which indicated that Portofino requested that the seagrapes in this area (beach side) be trimmed level to the rest of the seagrapes.

Following an e mail to the owner of Tropical Landscape Lawncare, Robert Calcagno, the President of the Board at Portofino, contacted me and indicated that he hired Tropical Landscape Lawncare to perform this job.

While speaking to him he indicated to me that Portofino owns the property where the seagrapes were trimmed and that Portofino granted the Town of Ocean Ridge an easement so

**OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY**

the Town could install the public beach crossover.

Please note that the Palm Beach County Property Appraiser website was of no help establishing the owner.

Robert Calcagno indicated that he can provide me with a survey that will prove that the property belongs to Portofino and not the Town of Ocean Ridge.

On Friday, 01/30/26, at approximately 1200 hours, Ranta and I met with Calcagno at the office and ownership of this area could not be determined.

We also spoke to the Town Clerk regarding ownership, and no proof of ownership could be established.

Contact was made with the Town Attorney who indicated that she will assist us with determining who the owner of the property is.

On Monday, 02/02/26, the Town Attorney indicated that the property in question is a designated Right of Way and its legal description is the Porter Street Right of Way.

Regarding the alleged Town Code Violations:

The Town of Ocean Ridge has adopted a Town Code related to the natural vegetation growing upon any dune specifically Section 66-161 Vegetation which reads, it shall be unlawful for any person to plant vegetation or to remove, cover, prune or destroy the natural vegetation growing upon any dune located within the town without first having obtained a permit therefor from the administrative official.

Within this Town Code is a specific section pertaining to seagrasses which reads seagrasses located on a coastal dune shall be subject to the following special provisions:

Seagrasses plants growing not higher than six feet above the immediately adjacent elevation, and up to 30 linear feet along the dune, may be trimmed to not lower than three feet above the immediately adjacent elevation.

Seagrasses plants growing higher than six feet above the immediately adjacent elevation, or more than 30 linear feet along the dune, may be trimmed to not lower than three feet above the immediately adjacent elevation, except that at least 60 percent of such seagrasses must be windowed or set aside for future windowing, in accordance with the standards set forth herein. In no event shall more than 40 percent of such seagrasses be trimmed to within three feet of the immediately adjacent elevation.

Regardless of ownership of the property in question, the only violation of this code that can be established is that no permit was obtained for the work that took place.

According to Section 1-13 General penalty; continuing violations:

The violation of or failure to comply with any provision of this Code shall constitute an offense against the town, and where no specific penalty is provided therefor shall subject the offender, upon conviction, to a fine of not to exceed \$500.00. This section shall not conflict with any provision for penalties imposed for any offense under the laws of the state.

**OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY**

Any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance of the town shall be deemed a public nuisance and shall be subject to abatement by the town.

Each and every act, action or thing done in violation of the provisions of this Code or any ordinance of the town shall be construed, deemed and taken as a separate and distinct violation of such provisions of this Code, and if any violation of this Code or any of the provisions of this Code shall continue, each day of such continuance shall be deemed, construed and taken as a separate and distinct violation of the provisions of this Code that such condition so allowed to continue shall violate.

The Town of Ocean Ridge has also adopted a Town Code related to trees specifically Section 66-151 which reads except as provided herein, and as set forth by F.S. 163.045 it shall be unlawful for any person to cut down, damage, destroy, move, or remove any tree, or to authorize the same, without first obtaining a tree removal permit.

Within this Town Code is a specific section pertaining to tree pruning which reads the "hatracking" method of pruning a tree, is hereby prohibited. Any tree which requires the issuance of a permit prior to being cut down, damaged, destroyed, moved, or removed shall be subject to this provision. Hatracking shall mean to flat-cut the top and/or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter; or reducing a mature tree's total circumference or canopy spread by one-third or more.

Even though seagrapes can be considered a small tree, no violation of this Town Code can be established because this code, which directly relates to trees, conflicts with the aforementioned code, (Section 66-161 Vegetation) which directly relates to seagrapes growing upon a dune.

Further, the largest grown seagrapes were actually CUT DOWN to a consistent height, not into a squared off shape.

Additionally, Section 66-151 authorizes that a tree within a public or private vehicle or pedestrian right-of-way or utility easement, may be pruned, or may be removed subject to the issuance of a "no fee" tree removal permit issued by the town manager. Such permits may be granted to ensure the health, safety or welfare of the motoring or pedestrian public, and to avoid or abate the disruption of public utilities.

Please note that it is not clear, how much, if any, of the seagrapes had grown over the walkway or bicycle parking area.

Because the Town Attorney defined the property in question as a designated Right of Way, even if one were to define the largest grown seagrapes on this portion of the dune as a tree, then the only clear violation of this Town Code would be that the tree was pruned or removed without a permit.

A photograph of the area prior to this trimming was found on-line and based upon the descriptions of the area, it may accurately depict the vegetation prior to cutting.

On Tuesday, 02/03/26, at approximately 0950 hours, Chief S. McClure indicated that the Town Attorney believes that the tallest seagrape on the Porter Street Right of Way is classified as a tree and further indicated that a violation of Section 66-151 (hatracking) would be appropriate.

**OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY**

Please note that I do not have just and reasonable grounds to believe and I do not believe that an enforceable violation of Section 66-151 has taken place.

Because Robert Calcagno, the President of the Board at Portofino, contracted with Tropical Landscape Lawncare of Boca Raton Invoice 16431 and had the Seagrapes, located on the Porter Street Right of Way, (5800 block of Old Ocean Blvd), which is just north of the property owned by PORTOFINO OF OCEAN RIDGE, (5855 N OCEAN BLVD) pruned without permission from the town and without a permit in violation of Town Code Section 66-161(a) by pruning the natural vegetation growing upon this dune located within the town without first having obtained a permit therefor from the administrative official. A TOWN OF OCEAN RIDGE COMMUNITY STANDARDS SPECIAL MAGISTRATE AFFIDAVIT AND NOTICE OF VIOLATION was completed with a Hearing Date of Tuesday, 05/05/26.

Please note that the Town Clerk confirmed that Portofino neither requested nor were granted a Permit for Dune Trimming on Monday, 01/26/26 and provided me a page printout from the towns Permitting System.

Contact was made with David Kieckbusch from the Florida Department of Environmental Protection who indicated that he would inspect the area on Thursday, 02/05/26 between 1000-1100 am.

On Wednesday, 02/04/26, at approximately 1655 hours, I was provided three electronic documents indicating that the property that the seagrapes are on is an Easement granted in the year 1959 to several named people associated to Ridge Harbour Estates from Delray Heights Development.

These electronic documents were added to this electronic case file.

On Thursday, 02/05/26, at approximately 1000 hours, David Kieckbusch from the Florida Department of Environmental Protection inspected the area and noted that the seagrapes were definitely cut way more than allowed without a permit.

I contacted Kieckbusch by e mail and inquired if he would be taking any action against the Landscaper or the Condo Association that hired the Landscaper to perform this work.

I also let him know that I have several documents in my case file that are available to him if he needs them.

I also requested that he let me know what action, if any, he decides to take and what documents, if any, that would help him.

Kieckbusch responded and indicated that he will be filling out a compliance report to send to his supervisor.

Kieckbusch did not request any specific documents.

On Friday, 02/13/26, I was directed to turn this case over to Officer J. Pilon.

The TOWN OF OCEAN RIDGE COMMUNITY STANDARDS SPECIAL MAGISTRATE AFFIDAVIT AND NOTICE OF VIOLATION that was completed, with a Hearing Date of Tuesday, 05/05/26, has not been signed or issued to Robert Calcagno as of the finalization of this report.

OFFENSE-INCIDENT REPORT
OCEAN RIDGE DEPARTMENT OF
PUBLIC SAFETY

Nothing further to report at this time.

Ocean Ridge Police Department

Inter-Office Memo

To: Town Clerk Avery

Via: Direct

From: Chief Scott McClure

Date: 3/31/2026

Expiration/Cancellation Date: N/A

Subject: Code Enforcement Case #2026-02

Town Clerk Avery,

The original sea grape trimming complaint for PD case #2026-0020, located at the Porter Street crossover, was initially handled by Sergeant Ermeri. During his investigation, the only code violation identified was trimming without a permit.

After further discussion with Sergeant Ermeri, I determined that the matter should be reassigned for a more comprehensive review by our Code Enforcement Officer, Sergeant Pilon. Sergeant Pilon conducted an independent investigation with a fresh perspective and identified multiple code violations.

As a result, Sergeant Pilon completed a supplemental report to PD case #2026-0020 and initiated Code Enforcement case #2026-02 to address the identified violations.

Please refer to Sergeant Pilon's code enforcement case documentation for full details regarding the violations.

Respectfully,
Chief S. McClure

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

CASE NUMBER: PD2026-002
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 5819 N OCEAN
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 9.96	1	
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 164.00

PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

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

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

AGENCY CASE # 25-42417		CITATION # PO1932OR		DATE 12/26/2025		TIME 15:21	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST DAVIA-VIJAR		MIDDLE INSHANA		LAST DOUGLAS		SUFFIX	
STREET 608 SEALOFTS DR APT 402		CITY BOYNTON BEACH		STATE FL		ZIP 33426	
DL/ID # D630474407000		STATE FL		BIRTH DATE 09/09/1975		RACE B	
GENDER F		TELEPHONE		TRAILER TAG #		TAG EXP DATE 09/09/2026	
YR VEHICLE 2018		TAG # X4BJV		STATE FL			
COLOR BLK		STYLE UTILITY		MAKE NISS		MODEL ROGUE SPO	
V.I.N. OR MOTOR # JN1BJ1CR3JW293660							
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET		MILES		DIRECTION		AT/FROM STREET, ROAD, HIGHWAY	
LATITUDE -80.047797		LONGITUDE 26.533801		ZONE OCEAN RIDGE			
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE		ZIP 33435		PHONE # (561) 732-8331			
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 03/03/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE <i>Alch</i>	BADGE # 571	ID # 571	TROOP UNIT OFC
RANK OFFICER	FIRST A	MIDDLE A	LAST SASOV

VIOLATOR SIGNATURE: _____





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

NOTICE OF HEARING

DATE: 02/18/26

CASE NO.: CITATION PO1932OR

Owner / Respondent: DAVIA-VIJAR INSHANA DOUGLAS

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: **MARCH 3, 2026 at 10:00 am**

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

9589 0710 5270 2006 7101 57

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\$

21.82

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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

16.44

PO 121320R

Sent To

DAVIA-VYAR Inshana Douglas

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

606 Sadlofts Dr Apt 402

City, State, ZIP+4[®]

Beynton Beach FL 33485

Page 64 of 184

Certified Mail service provides the following benefits:

- A return receipt (PS Form 3800, 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 automatically included with 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.

Tracking Number:
9589071052702006710157

Remove X

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Latest Update

Your item has been delivered to the original sender at 9:53 am on March 17, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:

 USPS Tracking Plus[®]

 **Delivered**

Delivered, To Original Sender

BOYNTON BEACH, FL 33435
March 17, 2026, 9:53 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates	▼
USPS Tracking Plus [®]	▼
Product Information	▼



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

NOTICE OF HEARING

DATE: 02/27/26

CASE NO.: CITATION PO1932OR

Owner / Respondent: DAVIA-VIJAR INSHANA DOUGLAS

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

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This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

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

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

3/2/26

Postmark
Here

PD2006-004

Postage

\$

Total Postage and Fees

\$

Sent To

DAVID L. HARR Inshana Dayla
Street and Apt. No., or PO Box No.
608 Sealoffs Dr Apt #402
City, State, ZIP+4®
Boynton Beach, FL 33426

PD1932012

Page 68 of 184

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

Tracking Number:

Remove X

9589071052702006710232

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Latest Update

Your item was returned to the sender at 9:50 am on March 25, 2026 in BOYNTON BEACH, FL 33435 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Forward Expired

BOYNTON BEACH, FL 33435
March 25, 2026, 9:50 am

Arrived at USPS Regional Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
March 24, 2026, 7:59 am

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



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

CASE NUMBER: PD2026-004
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 6620 N OCEAN BLVD
 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	2	\$ 20.88
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 184.88



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

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

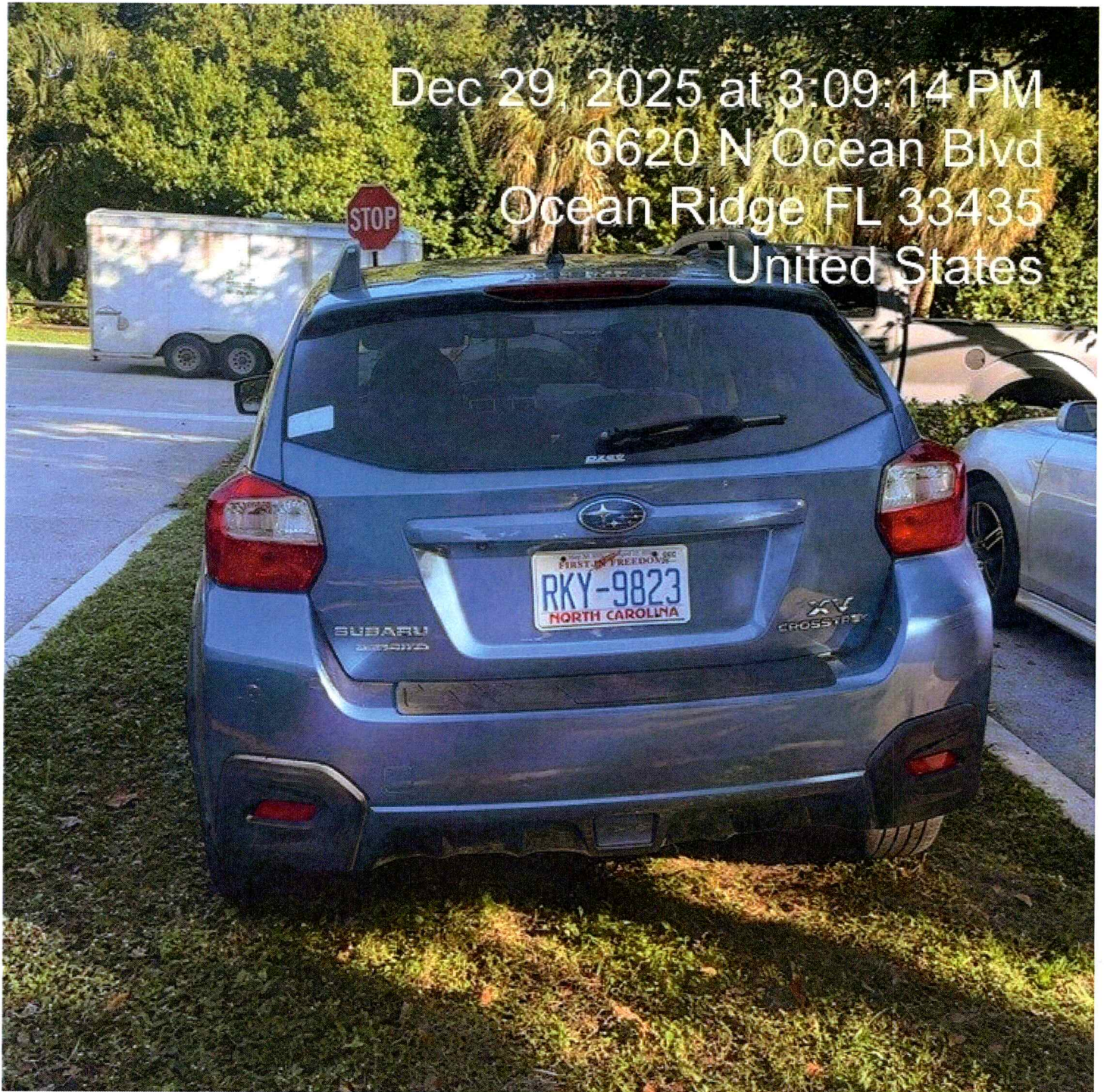
IF YOU FAIL TO APPEAR AT THE HEARING TO CONTEST THE CITATION, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO A HEARING AND RIGHT TO CONTEST THE CITATION, AND AN ORDER MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO THE MAXIMUM DAILY CIVIL PENALTY, TOGETHER WITH THE CITATION FINE AND ADMINISTRATIVE COSTS.

AGENCY CASE # 25-42680		CITATION # PO1935OR		DATE 12/29/2025		TIME 15:16	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT			TYPE OF DEPARTMENT 2-PD				
COUNTY OF CITATION PALM BEACH			PLACE OR CITY OF CITATION OCEAN RIDGE				
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐ BUSINESS NAME							
FIRST DANEA		MIDDLE DANEA		LAST LEIGH		SUFFIX	
STREET 438 SUGAR CREEK RD			CITY LEICESTER		STATE NC	ZIP 28748	
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2015	TAG # RKY9823		TRAILER TAG #		TAG EXP DATE 01/15/2027		STATE NC
COLOR BLU	STYLE MP	MAKE SUBA	MODEL SEDAN	V.I.N. OR MOTOR # JF2GPACCF8234728			
							
ROADWAY INFORMATION							
BUSINESS NAME HAMMACH PARK							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN BLVD N					
FEET	MILES	DIRECTION AT/FROM STREET, ROAD, HIGHWAY					
LATITUDE		LONGITUDE			ZONE OCEAN RIDGE		
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE			ZIP 33435		PHONE # (561) 732-8331		
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS	FINE \$30.00	IF PAID AFTER 10 DAYS	FINE \$40.00	FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 03/03/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Dec 29, 2025 at 3:09:14 PM
6620 N Ocean Blvd
Ocean Ridge FL 33435
United States





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

NOTICE OF HEARING

DATE: 2/18/2026

CASE NO.: CITATION PO1935OR

Owner / Respondent: DANEA LEIGH

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: **MARCH 3, 2026 at 10:00 am**

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

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

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

Postage

Total Postage and Fees

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

436 Sugar Creek Rd

City, State, ZIP+4®

Leicester, NC 28748

PO193502

Postmark
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5/18/06

See Reverse for Instructions

PS Form 3800, January 2003 PSN 7530-02-000-9047

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

- Adult signature restricted delivery service, which requires the signer to be at least 21 years of age (not available at retail).
- Adult signature service, which requires the signer to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signer 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.

Tracking Number:

9589071052702006710164



Copy



Add to Informed Delivery

Latest Update

Your item was returned to the sender at 9:43 am on March 20, 2026 in BOYNTON BEACH, FL 33435 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Alert

Forward Expired

BOYNTON BEACH, FL 33435

March 20, 2026, 9:43 am

Arrived at USPS Regional Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

March 19, 2026, 12:24 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)



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

NOTICE OF HEARING

DATE: 2/27/26

CASE NO.: CITATION PO1935OR

Owner / Respondent: DANEA LEIGH

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

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This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

9589 0710 5270 2006 7102 25

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Page 79 of 184

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$ 1044

Sent To

Damea Leigh

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

438 Sugar Creek Rd

City, State, ZIP+4®

Leicester, NC 28748

3/2/26

Postmark
Here

PD0001-005

PO1935012

See Reverse for Instructions

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

Certified Mail service provides the following benefits:

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

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, attach 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.

Tracking Number:

9589071052702006710225

[Remove](#)

 [Copy](#)  [Add to Informed Delivery](#)

Latest Update

Your item arrived at our GREENSBORO NC DISTRIBUTION CENTER destination facility on March 30, 2026 at 12:38 pm. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

Processing at Destination

Arrived at USPS Regional Destination Facility

GREENSBORO NC DISTRIBUTION CENTER
March 30, 2026, 12:38 pm

Unclaimed/Being Returned to Sender

LEICESTER, NC 28748
March 26, 2026, 12:32 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

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

CASE NUMBER: PD2026-005
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 6620 N OCEAN BLVD
 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	2	\$ 20.88
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 184.88



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

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

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

AGENCY CASE # 25-42682		CITATION # PO1937OR		DATE 12/29/2025		TIME 15:35	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☒		BUSINESS NAME PV HOLDING CORP					
FIRST		MIDDLE		LAST		SUFFIX	
STREET 8600 HANGAR BLVD				CITY ORLANDO		STATE FL	ZIP 32827
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2024		TAG # RMMX53		TRAILER TAG #		TAG EXP DATE	STATE FL
COLOR BLK	STYLE UTILITY	MAKE KIA	MODEL SUV	V.I.N. OR MOTOR # 5XYRL4JCXRG289376			
							
ROADWAY INFORMATION							
BUSINESS NAME HAMMOCH PARK							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN BLVD N					
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY				
LATITUDE		LONGITUDE			ZONE OCEAN RIDGE		
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS YOU ARE ALSO IN VIOLATION OF YOUR DEALER TAG							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00	IF PAID AFTER 10 DAYS		FINE \$40.00	FILING FEE	
COURT INFORMATION(if applicable)							
COURT DATE 03/03/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Dec 29, 2025 at 3:10:00 PM
6620 N Ocean Blvd
Ocean Ridge FL 33435
United States





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

NOTICE OF HEARING

DATE: 2/18/2026

CASE NO.: CITATION PO1937OR

Owner / Respondent: PV HOLDING CORP

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: **MARCH 3, 2026 at 10:00 am**

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

9589 0710 5270 2006 7101 40

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

2/18/26

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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

16.44

PO1937OR

Sent To

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

City, State, ZIP+4®

PV Holding Corp
8600 Hangar Blvd
Orlando FL 32827

Page 86 of 184

Certified Mail service provides the following benefits:

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

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

IMPORTANT: Save this receipt for your records.

Page 87 of 184

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:

*PV Holding Corp
8600 Hanger Blvd
Orlando FL 32827*



9590 9402 9680 5199 6073 45

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7101 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Wilson

☐ Agent
☐ Address

B. Received by (Printed Name)

P. Wilson

C. Date of Delivery

2/23/22

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

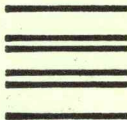
3. Service Type

- ☐ 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

USPS TRACKING #

ORLANDO FL 328

23 FEB 2020 PM 5 L



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

9590 9402 9680 5199 6073 45

United States
Postal Service

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

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

P019370R





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

NOTICE OF HEARING

DATE: 2/27/2026

CASE NO.: CITATION PO1937OR

Owner / Respondent: PV HOLDING CORP

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

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

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

OFFICIAL USE

Certified Mail Fee

\$

2/27/2026

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 \$ _____

Postmark
Here

AD2026-000

Postage

\$

Total Postage and Fees

\$ 1044

PO19370R

Sent to

PV Holding Corp

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

8600 Hangar Blvd

City, State, ZIP+4®

Orlando, FL 32827

Page 91 of 184

9589 0710 5270 2006 7102 01

Certified Mail service provides the following benefits:

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

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

IMPORTANT: Save this receipt for your records.

Page 92 of 184

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:

*PV Holdings Corp
8600 Hangar Blvd
Orlando FL 32827*



9590 9402 9680 5199 6073 69

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7102 01

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C. Wilson

- ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Wilson

C. Date of Delivery

3/4/20

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

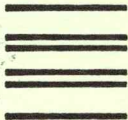
3. Service Type

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

USPS TRACKING #



9590 9402 9680 5199 6073 69



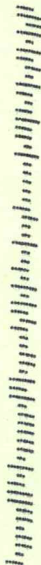
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

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

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

P019370R



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

CASE NUMBER: PD2026-006
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 6620 N OCEAN BLVD
 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	2	\$ 20.88
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 184.88



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

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

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

AGENCY CASE # 25-42681		CITATION # PO1936OR		DATE 12/29/2025		TIME 15:24	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☒		BUSINESS NAME 438 SUGAR CREEK RD LEICESTER					
FIRST		MIDDLE		LAST		SUFFIX	
STREET 950 OLD DIXIE HWY STE 14				CITY LAKE PARK		STATE FL	ZIP 33403
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2010		TAG # PNF65V		TRAILER TAG #		TAG EXP DATE 01/31/2026	STATE FL
COLOR GRY	STYLE 4 DOOR SED	MAKE FORD	MODEL F150	V.I.N. OR MOTOR # 1FTFW1E86AKE43661			
							
ROADWAY INFORMATION							
BUSINESS NAME HAMMOCH PARK							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY OCEAN BLVD N					
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY				
LATITUDE		LONGITUDE			ZONE OCEAN RIDGE		
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS YOU ARE ALSO IN VIOLATION OF YOUR DEALER TAG							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE			
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 03/03/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____

Dec 29, 2025 at 3:09:31 PM
6620 N Ocean Blvd
Ocean Ridge FL 33435
United States



Dec 29, 2025 at 3:27:40 PM
6620 N Ocean Blvd
Ocean Ridge FL 33435
United States



Dec 29, 2025 at 3:27:12 PM
6620 N Ocean Blvd
Ocean Ridge FL 33435
United States



John Carvette Jr # 5/24/54

DL # C230-175-27-6000

1076 Island Manor Dr

Aneen Acres RL 33413

Org Tag # RFQC88



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

NOTICE OF HEARING

DATE: 2/18/2026

CASE NO.: CITATION PO1936OR

Owner / Respondent: JOHN CARVETTE JR

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: **MARCH 3, 2026 at 10:00 am**

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

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Please govern yourself accordingly.

Kelly Avery, Town Clerk

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

21866

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 \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

10.44

P019360R

Sent To

John Carvette Jr

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

1076 Island Manor Dr

City, State, ZIP+4[®]

Greenacres, FL 33412

Page 102 of 184

9589 0710 5270 3399 9947 11

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

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

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

IMPORTANT: Save this receipt for your records.

Page 103 of 184

Tracking Number:

Remove X

9589071052703399994711

 Copy  Add to Informed Delivery

Latest Update

Your item has been delivered to the original sender at 10:03 am on March 30, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

 Delivered

Delivered, To Original Sender

BOYNTON BEACH, FL 33435
March 30, 2026, 10:03 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



EPSC



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

NOTICE OF HEARING

DATE: 2/27/2026 **CASE NO.: CITATION** PO1936OR

Owner / Respondent: JOHN CARVETTE JR

Violation Location: 6620 N OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

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

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

OFFICIAL USE

Certified Mail Fee

\$

2/27/24

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 \$ _____

Postmark
Here

Postage

\$

1044

PS2026-007

Total Postage and Fees

\$

1044

PO1936OR

Sent To

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

City, State, ZIP+4®

John Carvette Jr
1276 Island Manor Dr
Greenacres, FL 33433

Page 106 of 184

9589 0710 5250 2006 7102 18

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:

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IMPORTANT: Save this receipt for your records.

Page 107 of 184

Tracking Number:

9589071052702006710218

 Copy  Add to Informed Delivery

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

March 8, 2026

Available for Pickup

WEST PALM BCH WINDOW UNIT
3200 SUMMIT BLVD
WEST PALM BEACH FL 33416-3525
M-F 0800-2100; SAT 0900-1900
March 4, 2026, 7:32 am

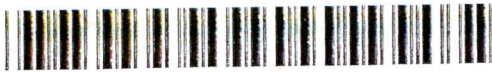
[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

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

CASE NUMBER: PD2026-007
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 6620 N OCEAN BLVD
 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	2	\$ 20.88
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 184.88



PARKING VIOLATION

VIOLATOR INSTRUCTIONS

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

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

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

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

AGENCY CASE # 26-3100		CITATION # PO19550R		DATE 02/03/2026		TIME 14:07	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST ALEXANDRE		MIDDLE		LAST SEGURA		SUFFIX	
STREET 5700 NW 65TH TER				CITY PARKLAND		STATE FL	
DL/ID # S260000730090		STATE FL		BIRTH DATE 01/09/1973		RACE H	
YR VEHICLE 2023		TAG # 46DSDZ		TRAILER TAG #		TAG EXP DATE 12/31/2026	
COLOR GRY		STYLE TRUCK		MAKE FORD		MODEL F250	
V.I.N. OR MOTOR # 1FT8W2BM3PED76086							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 6009		OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD					
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.048833		LONGITUDE 26.520710		ZONE OCEAN RIDGE			
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED/ VACANT LOT					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE OCEANRIDGE.GOV			
IF PAID 10 WITHIN DAYS		FINE \$30.00		IF PAID 10 AFTER DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 04/07/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL 1			

REPORTING OFFICER			
OFFICER SIGNATURE <i>Alah</i>		BADGE # 571	
ID # 571		TROOP UNIT OFC	
RANK OFFICER		FIRST A	
MIDDLE A		LAST SASOV	

VIOLATOR SIGNATURE: _____







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

NOTICE OF HEARING

DATE: 2/27/2026

CASE NO.: CITATION PO1955OR

Owner / Respondent: ALEXANDRE SEGURA

Violation Location: 6009 OLD OCEAN BLVD

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 54-2 of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

9589 0710 5270 2006 7101 71

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$ 1.04

2/27/24

Postmark
Here

PD2026-008

PD195502

Sent To

Alexandre Segura

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

5700 NW 65th Per

City, State, ZIP+4[®]

Parliament, FL 33411

Page 114 of 184

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:

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

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IMPORTANT: Save this receipt for your records.

Page 115 of 184

Tracking Number:

9589071052702006710171

Remove X

 Copy  Add to Informed Delivery

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

March 8, 2026

Available for Pickup

COCONUT CREEK
4233 W HILLSBORO BLVD
COCONUT CREEK FL 33073-9998
M-F 0830-1700; SAT 1000-1300
March 4, 2026, 10:46 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

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

CASE NUMBER: PD2026-008
 HEARING DATE: APRIL 7, 2026
 ADDRESS: HUDSON AVE
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 10.44	1	\$ 10.44
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 174.44



VIOLATOR INSTRUCTIONS

PARKING VIOLATION

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

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

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

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

AGENCY CASE # 26-3269		CITATION # PO1960OR		DATE 02/05/2026		TIME 10:43	
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT				TYPE OF DEPARTMENT 2-PD			
COUNTY OF CITATION PALM BEACH				PLACE OR CITY OF CITATION OCEAN RIDGE			
VIOLATOR INFORMATION							
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME					
FIRST MARK		MIDDLE JEFFREY		LAST MOLL		SUFFIX	
STREET 5151 CHARDONNAY DRIVE				CITY CORAL SPRINGS		STATE FL	
DL/ID # M400550684560		STATE FL		BIRTH DATE 12/16/1968		RACE W	
YR VEHICLE 2016		TAG # EDY4U		TRAILER TAG #		TAG EXP DATE 12/16/2026	
COLOR GRY		STYLE PICKUP		MAKE FORD		MODEL F150	
				V.I.N. OR MOTOR # 1FTEX1CP2GFB94022			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY HUDSON AVE					
FEET 328		MILES		DIRECTION WEST		AT/FROM STREET, ROAD, HIGHWAY N OCEAN BLVD	
LATITUDE -80.049694		LONGITUDE 26.525909		ZONE OCEAN RIDGE			
VIOLATION							
67-1(d)		CHARGE DESCRIPTION CONSTRUCTION SITE PARKING, FIRST OFFENSE					
OTHER VIOLATION COMMENTS							
PAYMENT INFORMATION							
NAME TOWN OF OCEAN RIDGE							
ADDRESS 6450 N OCEAN BLVD.							
CITY OCEAN RIDGE				ZIP 33435		PHONE # (561) 732-8331	
EMAIL ADDRESS				WEB SITE PAGE OCEANRIDGE.GOV			
IF PAID WITHIN 10 DAYS		FINE \$50.00		IF PAID AFTER 10 DAYS		FINE \$50.00	
				FILING FEE			
COURT INFORMATION(if applicable)							
COURT DATE 04/07/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

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

VIOLATOR SIGNATURE: _____





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

NOTICE OF HEARING

DATE: 2/27/2026

CASE NO.: CITATION PO1960OR

Owner / Respondent: MARK JEFFREY MOLL

Violation Location: HUDSON AVE

You are hereby formally notified that there will be a public hearing in the Town Commission Chambers of the Town of Ocean Ridge, Florida, Town Hall, located at 6450 N Ocean Boulevard, Ocean Ridge, Florida 33435 on: APRIL 7, 2026 at 10:00 am

The hearing will address the above referenced code compliance case number and violation(s) of the following Code Section(s) of the Code of Ordinances of the Town of Ocean Ridge, Florida:

- (1) Violation of Section 67-1(d) of the Ocean Ridge Code of Ordinances
- (2) Violation of Section _____ of the Ocean Ridge Code of Ordinances

You are hereby ordered to appear before the Community Standards Special Magistrate on the above referenced date at the above referenced time in order to answer these charges. Failure to appear may result in the Special Magistrate proceeding in your absence.

NOTICE: THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE HEARING AND FINES AND COSTS MAY STILL BE IMPOSED. Fines up to \$250.00 per day for the first violation and up to \$500.00 per day for Repeat Violations may be assessed by the Special Magistrate.

This "Notice of Violation Hearing" is issued pursuant to Chapter 162 of the Florida Statutes.

Please govern yourself accordingly.

Kelly Avery, Town Clerk

9589 0710 5270 2006 7101 95

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

2/27/24

Postmark
Here

PAID 006 009

Postage

\$

Total Postage and Fees

\$

Sent To

Mark Jeffrey Moll

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

5151 Chardonay Drive

City, State, ZIP+4®

Coral Springs FL

Page 121 of 184

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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IMPORTANT: Save this receipt for your records.

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:

Mark Jeffrey Moll
5151 Chardonnay Dr
Coral Springs, FL 33067



9590 9402 9680 5199 6073 83

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7101 95

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Heather Boyette

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

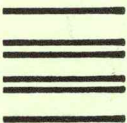
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



4 MAR 2026 PM 4 L



9590 9402 9680 5199 6073 83

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

United States
Postal Service

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

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

PO19600R

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

CASE NUMBER: PD2026-009
HEARING DATE: APRIL 7, 2026
ADDRESS: HUDSON AVE
DATE PAID:
METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 10.44	1	\$ 10.44
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 174.44

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0008

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 03/04/2026, at 9:01am hours, the Respondent(s),
CANTOR ILONA R owner(s) of the property
located at 7 OCEAN HARBOUR CIR (46-43-45-27-58-000-0070), Ocean Ridge, FL 33435, did violate
Section(s) 64-81, 67-51 (a) /FBC 105.1 & 67-174 (a) of the Town's

Code of Ordinances by:

Sec 64-81 Failure to maintain and repair prohibited; declaration of public nuisance- The pilings are rotted on the docks and this is a safety violation, This must be repaired immediately and compliance would be submitting a building permit application to either repair or replace the dock & It's pilings.

Sec 67-51 (a) & FBC 105.1 WORKING W/OUT A PERMIT- It appears that you are replacing the front doors without a permit, compliance would be applying for a building permit

Sec 67-174 (a) Maintenance and appearance standards- You have a landscape light that is broken and the electrical wires are exposed. Compliance would be to repair your lights and eliminate the safety issue. If your are to replace your lights then you would need a building permit

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness
Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 7 OCEAN HARBOUR CIR (46-43-45-27-58-000-0070)
Pursuant to Town Code Section(s) 64-81, 67-51 (a) /FBC 105.1 & 67-174 (a),
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
April 7th, 2026.

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.: cs2026-0008

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before March 30th, 2026 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 12th day of March, 2026 by Steve 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.: cs2026-0008

Code Section(s):

64-81, 67-51 (a) /FBC 105.1 & 67-174 (a)

of the Town's Code of Ordinances

VIOLATION ADDRESS: 7 OCEAN HARBOUR CIR (46-43-45-27-58-000-0070), 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 April 7th, 2026 at 10:00 A.M. on the above named respondent on

~~CANTOR ILONAR~~ at 10:30 AM PM
3/12/26

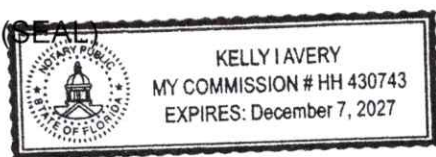
SERVICE OBTAINED BY POSTED: By posting a Community Standards Special Magistrate Affidavit and Notice of Violation at the violation address and in the lobby of Town Hall, and by mailing a Community Standards Special Magistrate Affidavit and Notice of Violation by first class mail to the above named respondent.

3-12-26
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 12th day of March, 2026.



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

Property Information

Owner Name : CANTOR ILONA R
 Parcel Control Number : 46-43-45-27-58-000-0070
 Location Address : 7 OCEAN HARBOUR CIR

Structural Details

Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	MSY: CB STUCCO
Year Built	2002
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	4
Full Baths	4
Half Baths	2
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	CARPETING
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	2374
FOP Finished Open Porch	197
FOP Finished Open Porch	52
NVA No Value Area	637
FOP Finished Open Porch	50
FOP Finished Open Porch	359
FOP Finished Open Porch	76
FGR Finished Garage	773
BAS Base Area	2905
Total Square Footage	7423
Area Under Air	5279

Property Extra Feature

Description	Year Built	Units
Boat Dock	1999	300
Pool - In-Ground	2002	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	INTRACOASTAL CANAL	RSF	0.33

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

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

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

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

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

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.

105.1 Required. Any owner or 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 required 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 done, shall first make application to the building official and obtain the required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the building official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The building official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

105.1.3 Food permit. As per Section 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Permits shall not be required for the following:

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

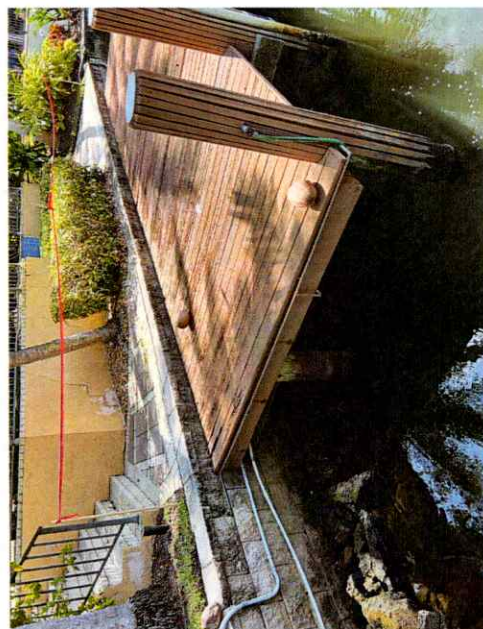
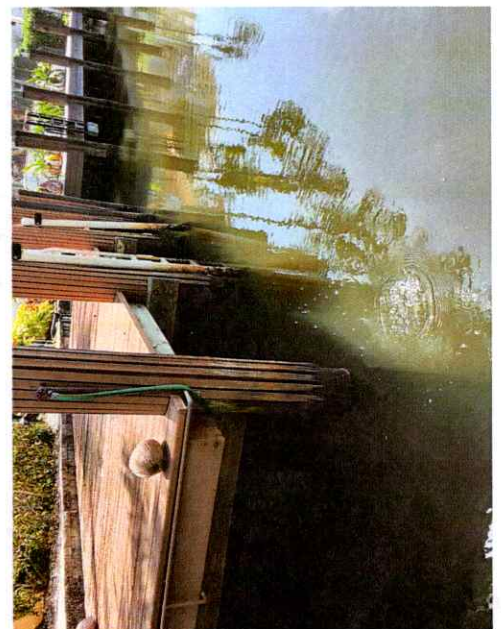
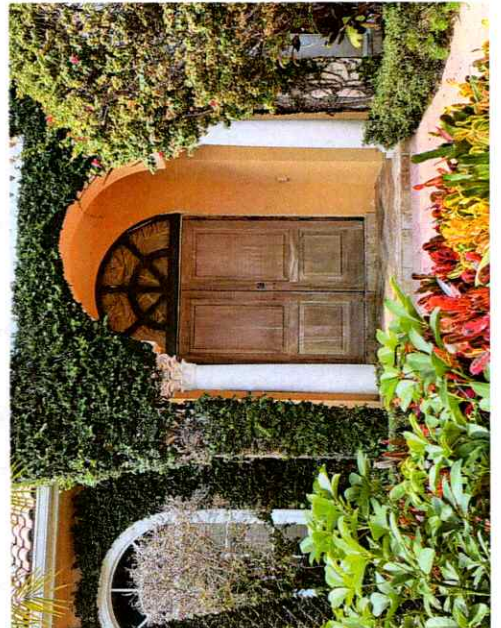
Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.

Sec. 64-81. - Failure to maintain and repair prohibited; declaration of public nuisance.

It shall be unlawful for any person owning or having a beneficial interest in any real property within the town which abuts any canal, inlet or other navigable waterway, and upon which a seawall, bulkhead, or dock is constructed, to allow such seawall, bulkhead, or dock to fall into a state of disrepair or ruin so as to cause or allow flooding or other damage to such land or lands adjacent thereto or to otherwise be unsafe. The existence of bulkheads, seawalls, or docks in such a state of disrepair or ruin hereby is declared a public nuisance.

(Ord. No. 540, 3-13-2003)













Mar 12, 2026 at 10:43:00 AM
7 Ocean Harbour Cir
Ocean Ridge FL 33435
United States



Mar 12, 2026 at 10:42:05 AM

7 Ocean Harbour Cir

Ocean Ridge FL 33435

United States

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0008

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 03/04/2026, at 9:01am hours, the Respondent(s),
CANTOR ILONA R

located at 7 OCEAN HARBOUR CIR (46-43-45-27-58-000-0070), Ocean Ridge, FL 33435, did violate
Section(s) 64-81, 67-51 (a) /FBC 105.1 & 67-174 (a) of the Town's

Code of Ordinances by:

Sec 64-81 Failure to maintain and repair prohibited; declaration of public nuisance- The pilings are rotted on the docks and this is a safety violation, This must be repaired immediately and compliance would be submitting a building permit application to either repair or replace the dock & It's pilings.

Sec 67-51 (a) & FBC 105.1 WORKING W/OUT A PERMIT- It appears that you are replacing the front doors without a permit, compliance would be applying for a building permit

Sec 67-174 (a) Maintenance and appearance standards- You have a landscape light that is broken and the electrical wires are exposed. Compliance would be to repair your lights and eliminate the safety issue. If your are to replace your lights then you would need a building permit

This violation notice is base upon:



personal observation/investigation,



or upon a witness

Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 7 OCEAN HARBOUR CIR (46-43-45-27-58-000-0070)

Pursuant to Town Code Section(s) 64-81, 67-51 (a) /FBC 105.1 & 67-174 (a)

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

April 7th, 2026.

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.

9589 0710 5270 7102 49

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

C22026-0008

3/12/2026

Postage

\$

Total Postage and Fees

\$

Sent To

Cantor ILona R

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

7 Ocean Harbour Cir

City, State, ZIP+4®

Ocean Ridge FL 33025

Page 144 of 184

Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

Page 145 of 184

Tracking Number:

Remove X

9589071052702006710249

 Copy  Add to Informed Delivery

Latest Update

Your item could not be delivered on April 1, 2026 at 10:08 am in BOYNTON BEACH, FL 33435. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender

BOYNTON BEACH, FL 33435

April 1, 2026, 10:08 am

Reminder to Schedule Redelivery of your item

March 21, 2026

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates

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

CASE NUMBER: CS2026-0008

HEARING DATE: APRIL 7, 2026

ADDRESS: 7 OCEAN HARBOUR CIR

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	\$ -
TOTAL AMOUNT DUE			\$ 174.73

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0023

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe and does believe that on 3/12/26, at 11:46 AM hours, the Respondent(s),
_____ owner(s) of the property
located at 5015 OLD OCEAN BLVD (46-43-45-34-05-001-0721, 46-43-45-34-05-001-0722, 46-43-45-34-05-001-0723), Ocean Ridge, FL 33435, did violate
Section(s) 34-162(A) REPEAT VIOLATION of the Town's
Code of Ordinances by:

Sec. 34-162. -Obstructions of and encroachments into rights-of-way unlawful. REPEAT VIOLATION The brush needs to be cut back 5 ft. from the road. This will not require a permit, but if you should desire to do a full dune trimming, that will require a dune trimming permit. Contractors must be registered to work in Town.

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 5015 OLD OCEAN BLVD (46-43-45-34-05-001-0721, 46-43-45-34-05-001-0722, 46-43-45-34-05-001-0723)
Pursuant to Town Code Section(s) 34-162(A) REPEAT VIOLATION,
and Chapter 162, Florida Statutes, the violation(s) must be corrected within 10 calendar days from the
receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate
at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on
April 7, 2026.
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.: cs2026-0023

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before March 26, 2026 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 16th day of March, 2026 by Steven Shakin, who is personally known to me to be a Community Standards Officer of the Town of Ocean Ridge, Florida, and who did take an oath.

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

(SEAL)



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



TOWN OF OCEAN RIDGE

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

AFFIDAVIT OF SERVICE

TOWN OF OCEAN RIDGE

Petitioner

COMMUNITY STANDARDS

CE CASE NO.: cs2026-0023

Code Section(s):

34-162(A) REPEAT VIOLATION

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 5015 OLD OCEAN BLVD (46-43-45-34-05-001-0721, 46-43), 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 April 7, 2026 at 10:00 A.M. on the above named respondent on

10:30 3-16-26 at 10:30 (AM) PM

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

3-16-26
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 16th day of March, 2026.

(SEAL)



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

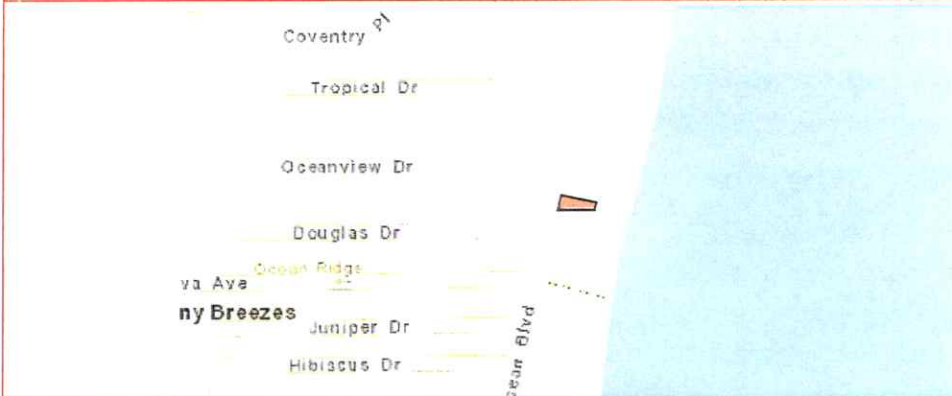
Sec. 34-162. - Obstructions of and encroachments into rights-of-way unlawful.

- (a) The obstruction of or encroachment into any public right-of-way by fencing across or into the same, by permitting any yard, landscape area, or landscape material to encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way, or by the placement of, maintenance of or causing any other encroachment in or to such right-of-way, or any part thereof, is declared to be a public nuisance and may be abated as provided by law.
- (b) Except as provided in this article or as otherwise authorized by the town, the town shall have the right to remove any obstruction or encroachment from any right-of-way and to prohibit any use in a right-of-way.

(Ord. No. 548, § 2, 12-6-2004)

Property Detail

Parcel Control Number:	46-43-45-34-05-001-0721	Location Address:	5015 OLD OCEAN BLVD
Owners:	5015 OLD OCEAN RIDGE LLC	Municipality:	OCEAN RIDGE
Mailing Address:	400 SE 5TH AVE APT N404, , BOCA RATON FL 33432 5524		
Last Sale:	09/10/2025	Book/Page#:	36002 / 00676 Price: \$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RMM - MEDIUM DENSITY MULTI-FAMILY
Legal Description:	PALM BEACH SHORE ACRES BLKS A, B & Z NLY 33.61 FT OF SLY 53.61 FT OF LT 19 BLK A LYG E OF & ADJ TO OLD OCEAN BLVD R/W A/K/A NLY 33.61 FT OF SLY 153.61 FT OF LT 54 BLUE OCEAN SUB UNREC		
Total SF:	744	Acres	.05

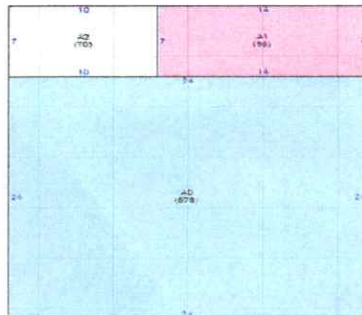
**2025 Values**

Improvement Value	\$81,218
Land Value	\$1,699,058
Total Market Value	\$1,780,276
Assessed Value	\$1,780,276
Exemption Amount	\$0
Taxable Value	\$1,780,276

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	\$32,414
Non Ad Valorem	\$205
Total Tax	\$32,619

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	576
FOP Finished Open Porch	98
FOP Finished Open Porch	70
Total Square Footage :	744
Total Area Under Air :	576

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

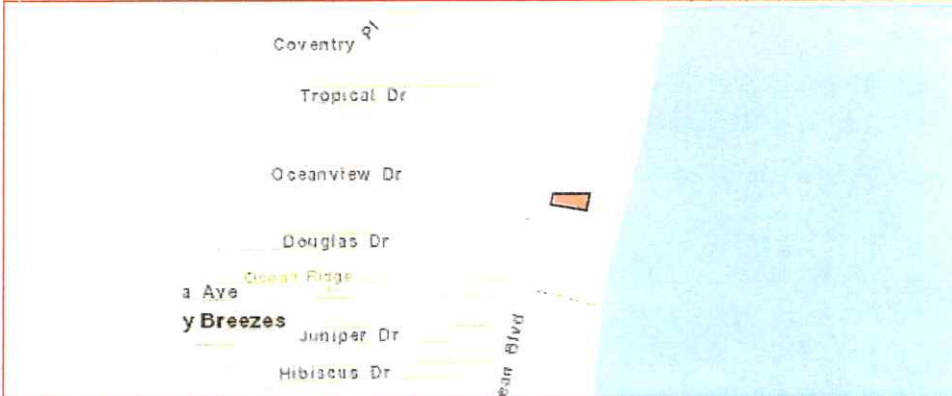
Structural Details (Building 1)

Owner : 5015 OLD OCEAN RIDGE LLC PCN : 46434534050010721

1 of 1

Property Detail

Parcel Control Number:	46-43-45-34-05-001-0722	Location Address:	5015 OLD OCEAN BLVD
Owners:	5015 OLD OCEAN RIDGE LLC	Municipality:	OCEAN RIDGE
Mailing Address:	400 SE 5TH AVE APT N404, , BOCA RATON FL 33432 5524		
Last Sale:	09/10/2025	Book/Page#:	36002 / 00676 Price: \$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RMM - MEDIUM DENSITY MULTI-FAMILY
Legal Description:	PALM BEACH SHORE ACRES BLKS A, B & Z NLY 24.49 FT OF SLY 78.10 FT OF LT 19 BLK A LYG E OF & ADJ TO OLD OCEAN BLVD R/W A/K/A NLY 24.49 FT OF SLY 178.10 FT OF LT 54 BLUE OCEAN SUB UNREC		
Total SF:	674	Acres	.06

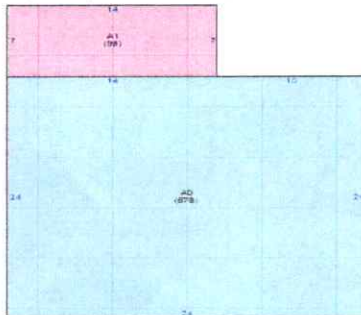
**2025 Values**

Improvement Value	\$78,154
Land Value	\$1,699,058
Total Market Value	\$1,777,212
Assessed Value	\$1,777,212
Exemption Amount	\$0
Taxable Value	\$1,777,212

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	\$32,358
Non Ad Valorem	\$205
Total Tax	\$32,563

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
UOP Unfinished Open Porch	98
BAS Base Area	576
Total Square Footage :	674
Total Area Under Air :	576

Extra Features

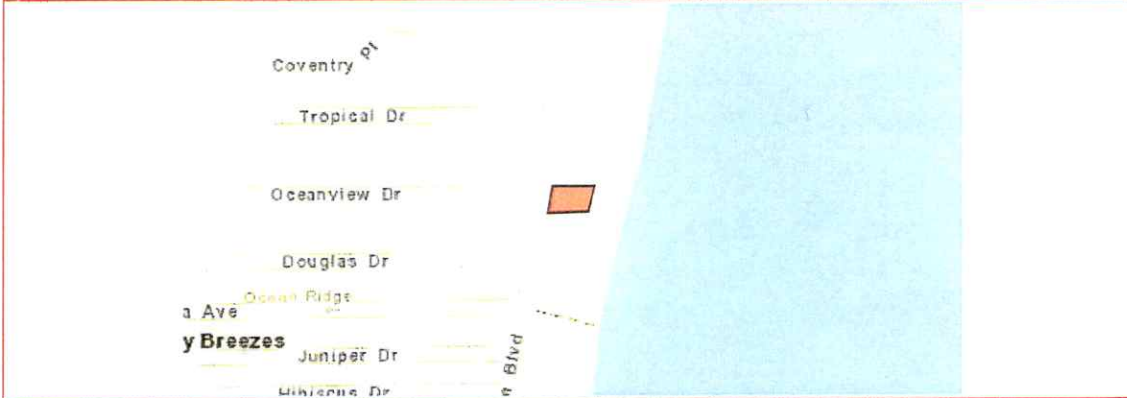
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Owner : 5015 OLD OCEAN RIDGE LLC PCN : 46434534050010722 1 of 1

Property Detail

Parcel Control Number:	46-43-45-34-05-001-0723	Location Address:	OCEAN BLVD
Owners:	GOLDSMITH HOWARD	Municipality:	OCEAN RIDGE
Mailing Address:	2101 NW CORPORATE BLVD STE 410, BOCA RATON FL 33431 7319		
Last Sale:	08/16/2023	Book/Page#:	34757 / 01467 Price: \$2,626,321
Property Use Code:	0000 - VACANT	Zoning:	RMM - MEDIUM DENSITY MULTI-FAMILY
Legal Description:	PALM BEACH SHORE ACRES BLKS A, B & Z SLY 40 FT OF LT 18 & NLY 21.90 FT OF LT 19 BLK A LYG E OF & ADJ TO OLD OCEAN BLVD R/W A/K/A NLY 61.90 FT OF SLY 240 FT OF LT 54 BLUE OCEAN SUB UNREC		
Total SF:	0	Acres	.13

**2025 Values**

Improvement Value	\$0
Land Value	\$405,108
Total Market Value	\$405,108
Assessed Value	\$405,108
Exemption Amount	\$0
Taxable Value	\$405,108

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	\$7,376
Non Ad Valorem	\$0
Total Tax	\$7,376

2025 Qualified Exemptions**Applicants**

Mar 16, 2026 at 10:32:42 AM
5015 Old Ocean Blvd
Ocean Ridge FL 33435
United States

COMMUNITY STANDARDS SPECIAL MAGISTRATE
JULY 2004 - JUNE 2005 OCTAN PRIDE

Author's address: *Department of Computer Science, University of Cambridge, 900 Brookline Drive, Cambridge, MA 02139, USA*
E-mail: *cs229@mit.edu*

APPLICANT AND NOTICE OF VIOLATION

[illegible]

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I hereby certify that the above is a true and correct copy of the original as the same appears in the records of the Board of Health of the City of New York.
 In witness whereof, I have hereunto set my hand and the seal of the Board of Health at New York, this _____ day of _____, 19____.

 President of the Board of Health

[illegible]

 **essential**  **optional**  **discuss**  **debate**  **conclude**  **conclude**

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Mar 16, 2026 at 10:33:00 AM
5015 Old Ocean Blvd
Ocean Ridge FL 32435
United States

Mar 12, 2026 at 11:01:10 AM
5015 Old Ocean Blvd
Ocean Ridge FL 33435
United States



Mar 12, 2026 at 11:01:07 AM
5015 Old Ocean Blvd
Ocean Ridge FL 33435
United States







Page 160 of 184

Mar 16, 2026 at 10:52:52 AM
5815 Old Ocean Blvd
Ocean Ridge, FL 33435
United States



9589 0710 5270 2006 7102 56

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

C22026-0023
March 16, 2026

Postage

\$

Total Postage and Fees

\$ 10.73

Sent To

5015 Old Ocean Ridge LLC

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

400 SE 5th Ave Apt N404

City, State, ZIP+4®

Boca Raton FL 33433

Page 162 of 184

Certified Mail service provides the following benefits:

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

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- Certified Mail service is *not* available for international mail.
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- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

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

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

IMPORTANT: Save this receipt for your records.

Page 163 of 184

Tracking Number:

9589071052702006710256

Remove X

 Copy  Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 8:08 pm on March 23, 2026 in BOCA RATON, FL 33432.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

BOCA RATON, FL 33432

March 23, 2026, 8:08 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

From: [Hayes, Dorian](#)
To: [Kelly Avery](#)
Subject: 5015 old ocean
Date: Tuesday, March 31, 2026 3:43:42 PM
Attachments: [1bcf6bff-63a7-4031-82c3-9a0ac2a3b64b.png](#)

Kelly

Can you please let me know if the tree trimmings satisfactory on 5015 old ocean ?

Landscape trimmed it back the same as always

Thanks

Get [Outlook for iOS](#)



DORIAN HAYES

SALES ASSOCIATE

DOUGLAS ELLIMAN REAL ESTATE

DIRECT: 561.389.9117

OFFICE: 561.655.8600

MOBILE: 561.389.9117

Dorian.Hayes@elliman.com

340 ROYAL POINCIANA WAY SUITE M302, PALM BEACH, FL 33480

[MY LISTINGS](#)

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

CASE NUMBER: CS2026-0023
HEARING DATE: APRIL 7, 2026
ADDRESS: 5015 OLD OCEAN
DATE PAID:
METHOD OF PAYMENT:

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

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: CS2026-0026

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 03/17/2026, at 9:30am hours, the Respondent(s), NARGIELLO, YOLANDA owner(s) of the property located at 7 SAILFISH LN (46-43-45-34-05-001-0100), Ocean Ridge, FL 33435, did violate Section(s) 67-31 (a), 67-51 (a) /FBC 105.1(LIFE SAFETY ISSUE) of the Town's Code of Ordinances by:

Sec 67-51 (a) & FBC 105.1 WORKING W/OUT A PERMIT:From what was stated under oath by the owners representation, an interior remodel is currently going on without an issued permit and also under an expired permit. In order to receive compliance the towns needs a fully issued permit for all work being done and renewal of expired permit by March 24th,2026.

This property is also in violation of Sec 67-31 (a) Adoption of the Florida Building Code and amendments, specifically sections FBC 110.1 General & FBC 110.3 Required inspections within the Florida Building code. Compliance would be to have all required inspections completed by April 6th,2026.

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 7 SAILFISH LN (46-43-45-34-05-001-0100)
Pursuant to Town Code Section(s) 67-31 (a), 67-51 (a) /FBC 105.1(LIFE SAFETY ISSUE), and Chapter 162, Florida Statutes, the violation(s) must be corrected within 7 calendar days from the receipt of this notice, failing which this matter shall be heard by a Community Standards Special Magistrate at Town Hall, 6450 N Ocean Blvd., Ocean Ridge, FL 33435, Telephone 561-732-2635, at 10:00 A.M. on April 7th, 2026.

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.: CS2026-0026

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before March 24th, 2026 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.

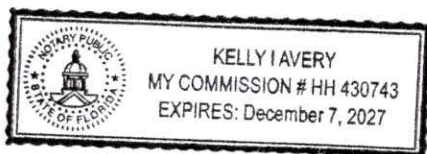
Printed: Steven Shakin

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 17th day of March 2026 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)



Kelly J. Avery
NOTARY PUBLIC, State of Florida
My Commission Expires: 12/07/27



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.: CS2026-0026

Code Section(s):

67-31 (a), 67-51 (a) /FBC 105.1(LIFE SAFETY
ISSUE)

of the Town's Code of Ordinances

VIOLATION ADDRESS: 7 SAILFISH LN (46-43-45-34-05-001-0100), 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
April 7th, 2026 at 10:00 A.M. on the above named respondent on

NARCHIELLO, YOLANDA at 2:50 AM PM
3/17/26

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

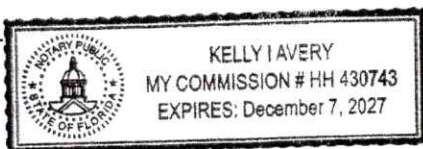
3-17-26
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 17th day of March, 2026.

(SEAL)



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

[A] 110.1 General.

Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A. PERMITS: *Section 105, FBC*

Section 105, Chapter 1 of the 2014 Florida Building Code (FBC) 5th Edition states that any owner or authorized representative 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 required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

FBC Section 105.1.1 Annual Facility Permit : An individual may submit an application for an annual facility permit. Instead of having to apply for a permit for each alteration to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), an annual facility permit facilitates routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The individual must apply for a separate permit for each facility and for each construction trade as applicable. The person making application for the annual facility permit must write on the application a general description of the parameters of work intended to be performed during the year. Should there be any major changes to the system(s), the building official shall be notified of such changes and shall retain the right to make inspections at the facility site as deemed necessary. As the name implies, an annual facility permit is valid for one year from the date it was obtained. The permit holder is required to maintain a log of all alterations made under such annual permit and the building official shall have access to such records at all times.

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

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

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

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

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

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

(A) 10.3 Required inspections.

The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

- - -

Sec. 67-31. - Adoption of the Florida Building Code and amendments.

- (a) The Florida Building Code as adopted by the state legislature, and as amended from time to time, is hereby incorporated by reference and adopted as the building code for the town.
 - (1) As required by paragraph 1609.3, of the Florida Building Code, wind speed lines in the area of jurisdiction of the town are hereby established as set forth on the basic wind speed map, which is hereby adopted and incorporated as if fully set forth herein, of which copies have been and are now filed in the office of the clerk of the town.
 - (2) Pursuant to table 1604.5 of the Florida Building Code, entitled Risk Category of Buildings and Other Structures, figures 1609A, 1609B and 1609C, establishing ultimate design wind speeds respectively of 170 mph, 190 mph and 160 mph in the town, are hereby adopted and incorporated as if fully set forth herein, copies of which have been and are now filed in the office of the clerk of the town.
- (b) Administrative amendments to the Florida Building Code may be adopted by resolution of this town commission, shall have the same force and effect as an ordinance within the town, and will be on file with the town clerk.

(Code 1993, § 14-26; Ord. No. 596, § 2, 4-2-2012; Ord. No. 623, § 4, 7-10-2017; Ord. No. 2024-03, § 2, 12-19-2024)

Editor's note— Ord. No. 623, § 4, adopted July 10, 2017, changed the title of § 67-31 from "Adoption of the Florida Building Code and countywide amendments." to read as herein set out.

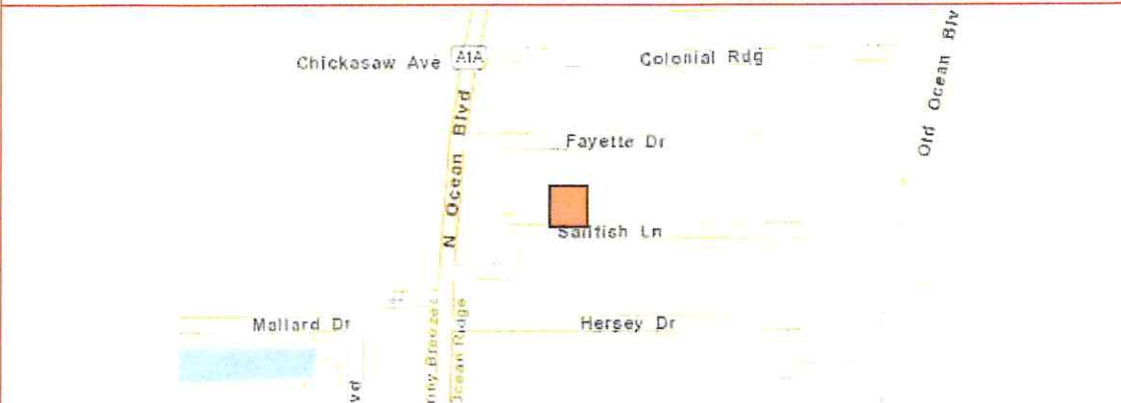
Cross reference— Coastal construction code, § 67-16 et seq.

State Law reference— Florida Building Code mandated, F.S. § 553.73.

Parcel Control Number: 46-43-45-34-05-001-0100
Owners: NARGIELLO YOLANDA
Mailing Address: 9040 GARDENS GLEN CIR, , PALM BEACH GARDENS FL 33418 4535
Last Sale: 05/22/2023
Property Use Code: 0100 - SINGLE FAMILY
Legal Description: PALM BEACH SHORE ACRES
BLKS A,B & Z E 83.5 FT OF W
267 FT OF N 90 FT OF LT 10 IN
DB580P724 BLK A

Location Address: 7 SAILFISH LN
Municipality: OCEAN RIDGE
Book/Page#: 34375 / 00170 Price: \$0
Zoning: RMM - MEDIUM DENSITY MULTI-FAMILY
Total SF: 1937 Acres .17

Owner : NARGIELLO YOLANDA PCN : 46434534050010100



2025 Values

Improvement Value \$103,195
Land Value \$932,736
Total Market Value \$1,035,931
Assessed Value \$1,035,931
Exemption Amount \$0
Taxable Value \$1,035,931

All values are as of January 1st each year.

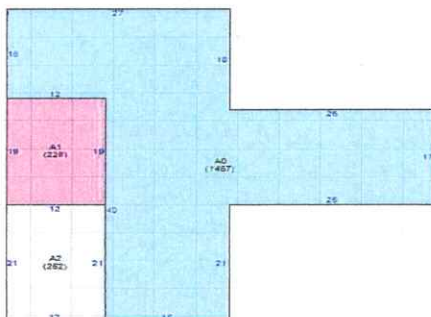
2025 Taxes

Ad Valorem \$18,861
Non Ad Valorem \$205
Total Tax \$19,066

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1457
UCP Unfinished Carport	252
FST Finished Storage	228
Total Square Footage :	1937
Total Area Under Air :	1457

Extra Features

Description	Year Built	Unit
Utility Building	1982	32
Pool - In-Ground	1954	1
Wall	1954	240

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

1 of 1

Mar 17, 2026 at 3:09:37 PM
7 Sailfish Ln
Ocean Ridge FL 33435
United States

[illegible]



Mar 17, 2026 at 3:10:31 PM
5 Sailfish Ln
Ocean Ridge FL 33435
United States

TOWN OF OCEAN RIDGE
BUDGET & COMMUNITY DEPARTMENT

STOP WORK ORDER NOTICE

JOB #/ORDER: 25-00000000

THIS ORDER HAS BEEN ISSUED TO STOP WORK ON THE PROJECT DUE TO THE FOLLOWING REASONS:

VIOLATION OF PERMITS:

- ☒ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION
- ☐ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION
- ☐ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION

OTHER REASONS:

- ☐ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION
- ☐ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION
- ☐ VIOLATION OF PERMIT # 25-00000000 FOR CONSTRUCTION

ADDITIONAL COMMENTS: NO WORK SHALL BE PERMITTED UNTIL THE VIOLATION IS CORRECTED AND A STOP WORK ORDER IS ISSUED.

TOWN OF OCEAN RIDGE
BUDGET & COMMUNITY DEPARTMENT
5 SAILFISH LN
OCEAN RIDGE, FL 33435
PHONE: (407) 329-1234 FAX: (407) 329-1235
WWW.OCEANRIDGEFL.GOV

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS (CODE ENFORCEMENT)**

COMPLAINT #: CS2026-0026

Referred to Working Without A Permit DEPT

REPORTED BY:

REC. ON: 03/17/2026

REGARDING: 7 SAILFISH LN

OWNER: NARGIELLO, YOLANDA

9040 GARDENS GLEN CIR

PALM BEACH GA FL

33418-453

COMPLAINT: Owners spoke under oath at the planning and zoning meeting on March 17th, 2026, and stated that they are currently working (remodeling) and are almost completed which is being done without a permit and also a expired permit as well.

FOLLOW-UP INFORMATION

--

Upon trying to serve the NOV to the homeowners, I was yelled at for trying to serve an NOV, then told to get off their property immediately. This was after trying to explain why I was there, and what was needed to fully comply,
1. Update the expired plumbing permit
2. Turn in a current appraisal to the town for remodel permit
So, after being kicked off their property, I then proceeded to call the police department.

COMPLAINT STATUS

Status: open - Citatio **Reply made by:** _____ **Date:** _____

Reviewed by Supervisor or Dept. Head: _____ **Date:** _____

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:

Yolanda Nargiello
9040 Gardens Allen Cir
Palm Beach Gardens
FL, 33418 4535



9590 9402 9743 5266 4673 06

2. Article Number (Transfer from service label)

9589 0710 5270 2006 7102 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Yolanda Nargiello

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/21/2004

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

3. Service Type

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

Domestic Return Receipt



WASH. STATE POLICE
 31
 31

100

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

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

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[illegible]

84

9589 0710 5270 2006 7102 70

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

CS 2026-0026
March 17th, 2026

Postage

\$

Total Postage and Fees

\$ 10.73

Sent to

Molanda Nargiello

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

9040 Gardens Glen Cir.

City, State, ZIP+4®

Palm beach gardens FL 33418

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Certified Mail service provides the following benefits:

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

Important Reminders:

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

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

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

IMPORTANT: Save this receipt for your records.

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

CASE NUMBER: CS2026-0026
 HEARING DATE: APRIL 7, 2026
 ADDRESS: 7 SAILFISH 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	\$ -
TOTAL AMOUNT DUE			\$ 174.73