

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



**May 5, 2026 at 10:00 AM
Town Hall Commission Chambers**

APPROVAL OF MINUTES

1. Approval of Minutes of the April 7, 2026, Meeting

CASES TO BE HEARD

2. **CASE NO CS2024-010**

CASE NO CS2024-010

**OCEAN RIDGE YACHT CLUB HOA INC -
RENAISSANCE MGMT**

36 SE 3RD ST, BOCA RATON, FL 33432

RE: 5600 N OCEAN BLVD

46-43-45-34-41-001-0000

NATURE OF VIOLATION

REQUEST FOR EXTENSION OF ORDER

3. **CASE NO PD2026-003**

CASE NO PD2026-003

BRIDGET S VAN ARNEM

5910 OLD OCEAN BLVD, OCEAN RIDGE, FL
33435

RE: 5910 OLD OCEAN (DUNES)

46-43-45-27-08-006-0020

NATURE OF VIOLATION

SEC. 66-161(A), 66-161 (B)(6) & 66-161 (F)(2)

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
APRIL 7, 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 JANUARY 6, 2026, MINUTES

The Community Standards Hearing Minutes of January 6, 2026, were adopted as submitted by Special Magistrate Barnard.

**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**

Town Attorney Goddeau introduced the case.

Officer Pilon 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.

Attorney Greg McAloon, representing Robert Calcagno and the Portofino of Ocean Ridge Homeowner's Association, stated the association engaged the landscaper despite the citation being issued to Calcagno. He described the work as routine trimming of overgrown sea grapes for safety due to visibility concerns and submitted an after-the-fact arborist letter, landscaping documentation, and supporting photographs.

Town Attorney Goddeau objected to the after-the-fact documentation, arguing it was not done before trimming to establish danger to persons or property. She noted the association could have applied for a permit if they believed there was a safety issue.

Robert Calcagno testified that the association had maintained the property for 18 years, including debris removal and vegetation management. He referenced a 2023 incident in which the association's insurance paid a claim after bicyclists were struck, allegedly due to visibility issues from overgrown sea grapes. He questioned the Town's ownership, stating that no recorded deed was provided, only tax maps. He also noted prior \$300 payments for unpermitted trimming and cited COVID-related permit delays.

Town Attorney Goddeau questioned why the association paid property claims it asserted were not theirs. Calcagno responded that the walkway belonged to the Town, while the vegetated area fell under the association through a beach access easement.

Paul McNicol, a unit owner and attorney, briefly addressed the Commission, emphasizing the association's long-term maintenance efforts and encouraging a collaborative approach moving forward.

Town Attorney Goddeau requested a fine of Five Thousand Dollars (\$5,000.00) for irreparable violations plus One Hundred Sixty- Four Dollars and Zero Cents (\$164.00) in administrative costs. Mr. McNicol argued for a maximum fine of Five Hundred Dollars (\$500.00) under Chapter 162 standards, contending that the violations were not irreparable and irreversible because the arborist's letter showed new growth.

Special Magistrate Barnard found the respondent in violation of sections 66-151A, 66-151B6, 66-161A, and 66-16F2 based on photographic evidence showing hat racking and testimony from both sides. She acknowledged the association's good faith efforts and long-term maintenance. She noted this was an irreparable violation since the damage could not be undone. She reduced the requested fine from Five Thousand Dollars (\$5,000.00) to One Thousand and Five Hundred Dollars (\$1,500.00), considering this appeared to be a first-time appearance and not a pattern of behavior. She also assessed the town's administrative costs of One Hundred Sixty-Four Dollars and Zero Cents (\$164.00), payable within thirty (30) days.

- 3. **CASE NO. PD2026-004 PD2026-004**
 DAVIA-VIJAR INSHANA DOUGLAS
 608 SEALOFTS DR. APT 402, BOYNTON
 BEACH, FL 33426
 CITATION PO1932OR
 (HAMMOCK PARK)
 VIOLATION 6620 N OCEAN BLVD
 NATURE OF VIOLATION
 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)
 NATURE OF VIOLATION
 54-2 NO PARKING AS POSTED

Town Attorney Goddeau announced that both cases were removed from the agenda due to insufficient service.

- 5. **CASE NO. PD2026-006 CASE NO. PD2026-006**
 PV HOLDINGS CORP

8600 HANGAR BLVD, ORLANDO, FL 32827
CITATION PO1937OR
VIOLATION 6620 OCEAN BLVD
(HAMMOCK PARK)
NATURE OF VIOLATION
54-2 NO PARKING AS POSTED &
VIOLATION OF DEALER TAG

Officer Pilon provided testimony regarding the parking citation.

Special Magistrate Barnard found the respondent in violation of Section 54-2 and assessed the Forty Dollars (\$40.00) citation fee plus One Hundred Eighty-Four Dollars and Eighty-Eight Cents (\$184.88) in administrative costs. She also noted that the respondent was not present and the fine remained unpaid.

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

Town Attorney Goddeau announced that both cases were removed from the agenda due to insufficient service.

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

Officer Pilon provided testimony regarding the parking citation.

Mark Moll testified he was unfamiliar with the neighborhood, did not observe any no-parking signage, and parked away from the construction site to avoid debris. He stated he believed he had thirty (30) days, rather than ten (10), to pay the citation.

Town Attorney Goddeau stated administrative costs would be waived if Moll paid the fifty-dollar (\$50.00) fine immediately, which he agreed to do.

Special Magistrate Barnard found the respondent in violation of Section 67-1(D), assessed a fifty-dollar (\$50.00) fine payable immediately, and waived administrative costs pursuant to the town's agreement.

9. CASE NO. CS2026-0008 CASE NO. CS2026-0008
ILONA R CANTOR
7 OCEAN HARBOUR CIR, OCEAN RIDGE, FL
334345
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)

Code Enforcement Officer Shahin testified to violations at 7 Ocean Harbour Circle, including a deteriorated dock with rotted and disconnected pilings creating a safety hazard, and a slanted structure. He explained that the area had been taped off by the HOA, and additional violations included a door without handles (a life safety concern) and exposed landscape lighting wires.

Town Clerk Avery explained the service of notice, stating certified mail was unsuccessful, but the respondent acknowledged receipt following property posting.

Iлона Cantor, Respondent, stated she had been absent for approximately nine months and learned of the issues through a third party. Reported the dock deterioration was atypical compared to neighboring properties and that repair estimates had been requested. Clarified the door issue involved maintenance of a damaged existing door, not a new installation.

Town Attorney Goddeau dismissed the work-without-permit violation for the door as maintenance. She requested six (6) months for dock permit acquisition due to regulatory processes, with fines of One Hundred Dollars (\$100.00) per day thereafter and sixty (60) days to correct the landscape lighting violation.

Special Magistrate Barnard emphasized the dock as a serious safety hazard and clarified compliance requires full repair or replacement, not just permitting. Encouraged ongoing communication with the Town regarding any delays. She found that the respondent violated sections 64-81 and 67-174A, requiring compliance with landscape lighting repairs within sixty (60) days and dock repairs within one hundred eighty (180) days, each subject to One Hundred Dollars (\$100.00) per day fines for continued violations. She also assessed One Hundred Seventy-Four and Seventy-Three (\$174.73) in administrative costs payable within thirty (30) days.

10. CASE NO. CS2026-0023 CASE NO. CS2026-0023

**5015 OLD OCEAN RIDGE LLC
400 SE 5TH AVE, APT N404, BOCA RATON
FL 334342
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**

Code Enforcement Officer Shahin testified regarding a repeat violation on March 12, 2026, for vegetation encroaching into the Old Ocean Boulevard right-of-way, creating hazards for pedestrians, bicyclists, and vehicles.

Town Clerk Avery confirmed service by certified mail, delivered March 23. The property owner submitted compliance photos on March 31, resulting in eight (8) days of non-compliance.

Town Attorney Goddeau noted ongoing issues at the property, including an existing lien, and requested a fine of Five Hundred Dollars (\$500.00) per day for eight (8) days, Four Thousand Dollars (\$4,000.00), plus administrative costs.

Special Magistrate Barnard found the respondent in repeat violation of Section 34-162A for March 23-31, 2026, based on a previous violation order from July 2, 2024. She assessed a fine of Four Thousand Dollars (\$4,000.00), Five Hundred Dollars (\$500.00) per day for eight days) plus One Hundred Seventy-Three Dollars and Seventy-Three Cents (\$174.73) in administrative costs payable within thirty (30) days.

**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**

Code Enforcement Officer Shahin reported violations at 7 Sailfish Lane for unpermitted work and lack of inspections, creating life safety concerns, along with an expired plumbing permit requiring renewal and updated appraisal.

Town Clerk Avery stated the interior remodel permit was not issued due to substantial improvement concerns. She explained that after the Planning and Zoning hearing, where the work was nearly complete, code enforcement halted the project. She also mentioned that the owners have since submitted an appraisal and applied for permits.

Elizabeth Sapinski, representing Yolanda Nargiello, confirmed permits are in progress and objected to the affidavit of service; however, the Magistrate found service valid.

Town Attorney Goddeau requested thirty (30) days for compliance with a One Hundred Dollars (\$100.00) per day fine thereafter.

Special Magistrate Barnard found the respondent in violation of sections 67-31a, 67-51a, and Florida Building Code 105.1, requiring compliance by May 6, 2026, or One Hundred Dollars (\$100.00) per day fines thereafter. She also assessed One Hundred Seventy-Four and Seventy-Three Cents (\$174.73) in administrative costs payable within thirty (30) days, noting the town had legally sufficient service despite the notary document concerns.

B. Adjournment

ADJOURNMENT

The hearing was adjourned at 12:49 P.M.

Minutes prepared by Deputy Town Clerk Pinder and adopted by Special Magistrate Barnard on May 5, 2026.

ATTEST:

Kelly Avery, Town Clerk

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

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS**

ORDER FINDING VIOLATION, ASSESSING FINE, AND IMPOSING LIEN

TOWN OF OCEAN RIDGE,

Case No.: 2024-010

Petitioner,

v.

OCEAN RIDGE YACHT CLUB HOA INC-RENAISSANCE MGT,

Respondent.

_____/

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

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

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

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

The Special Magistrate appointed by the Town Commission to hear Community Standards cases for the Town of Ocean Ridge, in accordance with Chapter 162, Part I, Florida Statutes, has received evidence and heard testimony under oath at the Community Standards hearing held on the 6th day of August, 2024, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

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

ORDER

Engineer's/Contractor's Report

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

Complete Dock Repairs/Replacements

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

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

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

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

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

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

DONE AND ORDERED this 7th day of August, 2024.

TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS

BY: [Signature]
SPECIAL MAGISTRATE

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

[Signature]
Town Clerk or designee



emailed to:
jill@concergepropertiesolutions.com

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

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

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS**

ORDER GRANTING CONTINUANCE

TOWN OF OCEAN RIDGE,

Case No.: 2024-010

Petitioner,

v.

OCEAN RIDGE YACHT CLUB HOA INC-RENAISSANCE MGT,

Respondent.

_____/

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

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

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

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

The Special Magistrate appointed by the Town Commission to hear Community Standards cases for the Town of Ocean Ridge, in accordance with Chapter 162, Part I, Florida Statutes, has received evidence and heard testimony under oath at the Community Standards hearing held on the 3rd day of December, 2024, and based on the evidence and testimony presented, makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and enters the following ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

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

ORDER

Complete Dock Repairs/Replacements

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

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

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

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

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

DONE AND ORDERED this 3rd day of December, 2024.

TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS

BY: [Signature]
SPECIAL MAGISTRATE

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

[Signature]
Town Clerk or designee



emailed to:
jill@convergenceproperty
solutions.com
+ jaycohen_oyle@gmail.com

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

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

**TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS**

TOWN OF OCEAN RIDGE,

Case No.: 2024-010

Petitioner,

v.

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

Respondent.

_____/

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

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

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

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

STIPULATION FOR EXTENSION OF TIME AND AGREED ORDER

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

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

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

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

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

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

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

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

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

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SIGNATURE PAGE FOLLOWS

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

James Brower Dockmaster
Respondent – Respondent –

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

TOWN OF OCEAN RIDGE, FLORIDA

By: _____
Town Attorney

AGREED ORDER

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

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

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

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

DONE AND ORDERED this ____ day of _____, 2025.

TOWN OF OCEAN RIDGE
COMMUNITY STANDARDS

BY: _____
SPECIAL MAGISTRATE

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

Town Clerk or designee

TOWN OF OCEAN RIDGE COMMUNITY STANDARDS CHECKLIST

CE-CASE NUMBER: PD-2026-003

CAD NUMBER: 2026-0034

- 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-2026-003

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 02/10/2026, at 10:24am hours, the Respondent(s),
BRUCE CONRAD SAHLIN owner(s) of the property
located at 5910 Old Ocean Blvd, Ocean Ridge, FL 33435, did violate
Section(s) 66-161(a), 66-151(b)(6), and 66-161(f)(2) of the town code by:

You were issued a written warning ordering you to stop trimming until the required permit was obtained. A later inspection, revealed that you continued to trim and cut after being ordered to stop. You have also been found to have pruned the seagrape in a manner prohibited by town ordinance and cleared in excess of 40%.

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 BOYNTON SUB AMND PL LT 2 BLK 6 & CHARLES D OWENS SUB-OCEAN LT 2-A
Pursuant to Town Code Section(s) 66-161(a), 66-151(b)(6), and 66-161(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 May 5th 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-2026-003

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.

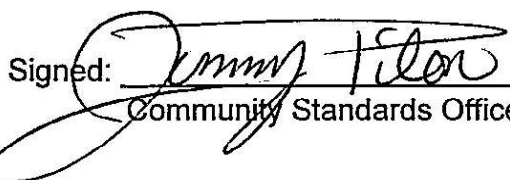
If you are found in violation of the Town Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 a day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance, or, in the case of a 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: Jimmy Pilon

Signed: 
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 02 day of April, 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)




NOTARY PUBLIC, State of Florida
My Commission Expires: 03/05/2030



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-2026-003

Code Section(s):

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

of the Town's Code of Ordinances

VIOLATION ADDRESS: 5910 Old 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 April 2nd, 2024 at 10:00 A.M. on the above named respondent on

BRUCE CONRAD SAHLIN at 900 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.

4/2/2024
Date Jimmy Pilon
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 2 day of April, 2024

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 03/05/2030

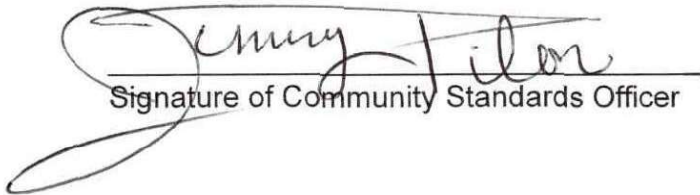


TOWN OF OCEAN RIDGE

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-2026-003, along with a copy of Town Code Section(s): 66-161(a), 66-151(b)(6), and 66-161(f)(2), were hand delivered to: BRUCE CONRAD SAHLIN of 5910 Old Ocean Blvd, Ocean Ridge, Florida 33435, on April, 2nd, 2026, by the undersigned Ocean Ridge Community Standards Officer Jimmy Pilon at 0900 AM hours.


Signature of Community Standards Officer

Not Signed. Certified Mailed and Posted

Signature of Recipient

PROPERTY DETAIL

LOCATION ADDRESS	5910 OLD OCEAN BLVD
MUNICIPALITY	OCEAN RIDGE
PARCEL CONTROL NUMBER	46-43-45-27-08-006-0020
SUBDIVISION	BOYNTON SUB AMNDED PL
OFFICIAL RECORDS BOOK/PAGE	28333 / 57
SALE DATE	05/20/2016
LEGAL DESCRIPTION	BOYNTON SUB AMND PL LT 2 BLK 6 & CHARLES D OWENS SUB-OCEAN LT 2-A

[Show Full Map](#)[Nearby Sales Search](#)

OWNER INFORMATION

OWNER(S)	MAILING ADDRESS
VAN ARNEM BRIDGET S	5910 OLD OCEAN BLVD OCEAN RIDGE FL 33435 6223

[Change of Mailing Address](#)

SALES INFORMATION

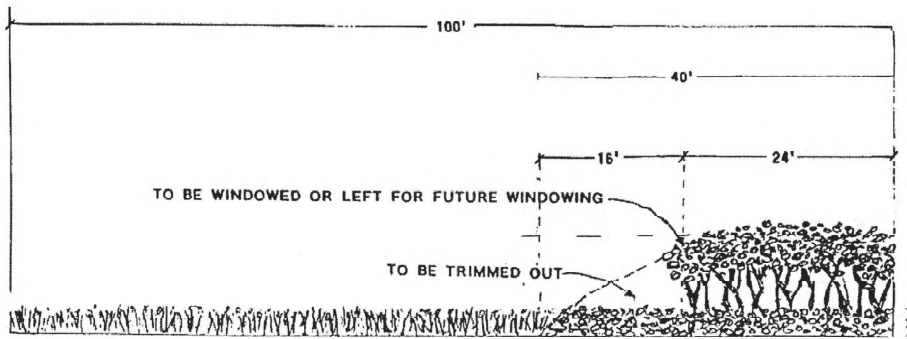
Sec. 66-161. - Vegetation.

- (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 171 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.

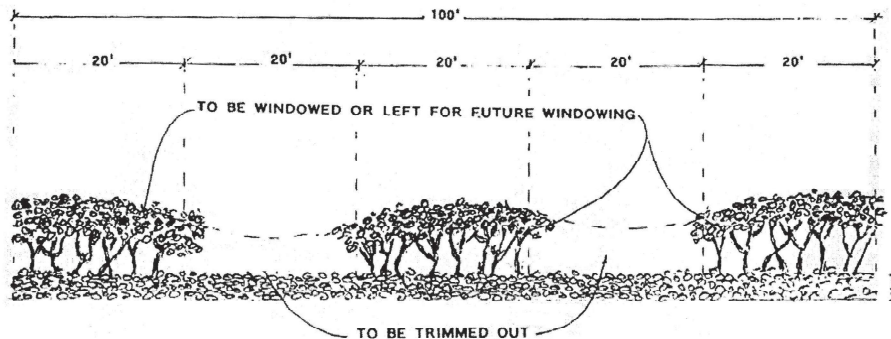
40% TO BE TRIMMED DOWN TO 3'
60% TO BE WINDOWED



SCALE 3/32"=1'-0"

Trimmed Down Figure 66-1

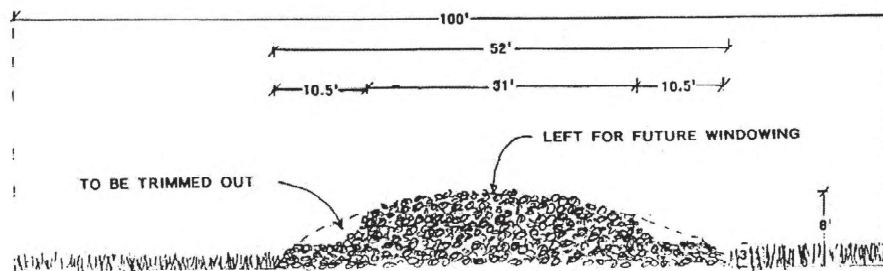
40% TO BE TRIMMED DOWN TO 3'
60% TO BE WINDOWED



SCALE 3/32"=1'-0"

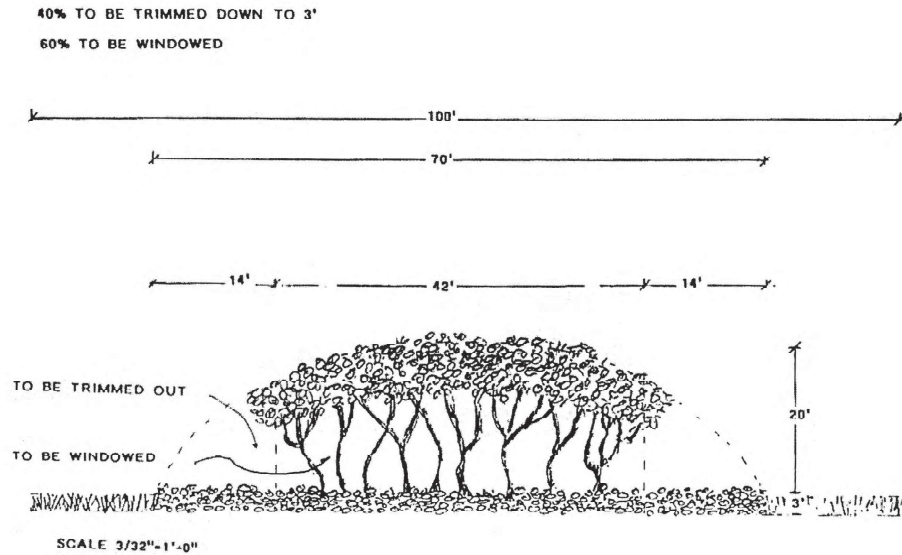
Trimmed Figure 66-2

40% TO BE TRIMMED DOWN TO 3'
60% TO BE LEFT FOR FUTURE WINDOWING



SCALE 3/32"=1'-0"

Trimmed Down Figure 66-3



Windowed Figure 66-4

(g) *Dune plant types; prohibited; permitted.*

- (1) In addition to those species prohibited for planting in the town, no non-native or invasive vegetation such as scavola, Australian pines, St. Augustine grass, shall be planted upon the coastal dunes. Any such invasive plant now located on the dune shall be removed as a condition for the granting of a permit within this section.
- (2) Only native salt-tolerant dune vegetation is permitted on the dunes. The following are examples of permitted vegetation:

1.	Seagrape	<i>Cocoloba Uviferai</i>
2.	Cocoplum	<i>Chrysobalanus Icaco</i>
3.	Myrsine	<i>Myrsine Floradana</i>
4.	Saw palmetto	<i>Serenoa Repens</i>
5.	Spanish stopper	<i>Eugenia Foetida</i>
6.	Purple morning glory	<i>Ipomoea Indica</i>
7.	Sea oats	<i>Unifolia Paniculata</i>
8.	Spanish bayonet	<i>Yucca Aloifolia</i>

DIVISION 3. - TREES

Footnotes:

--- (4) ---

Editor's note— Ord. No. 2019-11, § 2, adopted 7-1-2019, changed the title of div. 3 from "Tree permits" to read as herein set out.

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
Bishopwood	Bischofia javanica
Mahoe	Hibiscus tiliacous
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

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER: 260003726 **CASE NUMBER:** 2026-0034 **OPEN DATE:** 2026/02/10 10:24 **CLOSED DATE:** 2026/02/19 12:58

DISPATCHER: 536 HAMMOND, COURTNEY **LOCATION:** **ZONE:** G

ADDRESS: 5910 OLD OCEAN BLVD **CITY:** OCEAN RIDGE **STATE:** FL **ZIP CODE:** 33435

REFERENCE: **LOCATION DETAILS:**

SIGNAL: 833 **DESCRIPTION:** VTC CUTTING NATURAL VEGETATION **PRIORITY:** 06 **HOW CALL RECIEVED:** T

RECIEVED: 2026/02/10 10:24 **DISPATCHED:** 2026/02/10 10:28 **ON SCENE:** 2026/02/10 10:32 **CLEARED SCENE:** 2026/02/10 11:00 **PRIMARY UNIT:** 509

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2026/02/10	10:24	536	TRIMMING WITH NO PERMIT
2026/02/10	10:38	599	S-439-529-50-000-0
2026/02/14	08:12	597	509: OUT ON FOLLOW UP AT 5910 OOB

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>
509	2026/02/10 10:28	2026/02/10 10:28	2026/02/10 10:32	2026/02/10 11:00

START TRANSPORT: **END TRANSPORT:** **STATION:**

<u>UNIT:</u>	<u>DISPATCHED:</u>	<u>ENROUTE:</u>	<u>ARRIVED:</u>	<u>CLEARED:</u>
509	2026/02/14 08:12	2026/02/14 08:12	2026/02/14 08:12	2026/02/14 08:38

START TRANSPORT: **END TRANSPORT:** **STATION:**

PERSON INFORMATION

LAST NAME: SAHLIN **FIRST NAME:** BRUCE **PHONE NUMBER:** **INVOLVEMENT:** OTHER

ADDRESS: 5910 OLD OCEAN BLVD **CITY:** OCEAN RIDGE **STATE:** FL **ZIP CODE:** 33435

DISPOSITION

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
509	WARN	DispositionDesc	I MADE CONACT WITH A W/M WHO WAS TRIMING THE VEGETATION ON THE DUNES. WORK WAS STOP AND THE W/M AS ADVISED HE NEED A PERMIT TO TRIM THE VEVEGATION. W/W ISSUED

Ocean Ridge Police Department



CAD Event Report

509 RA DispositionDesc

ON A PREVIOUS DATE, I WAS REQUESTED TO RESPOND TO OLD OCEAN BLVD IN REFERENCE TO DUNE TRIMMING. UPON ARRIVAL, I ISSUED A WRITTEN WARNING AND MADE CONTACT WITH A WHITE MALE ON SCENE. I INFORMED HIM TO CEASE ALL TRIMMING ACTIVITIES UNTIL A PROPER PERMIT WAS OBTAINED THE UNAUTHORIZED TRIMMING ACTIVITY WAS CONFIRMED BY BWC

**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
YES	02/10/2026	10:24			TUESDAY
SUPPLEMENT DATE	FROM DATE	TIME	TO DATE	TIME	
STATUS	CLEARED EXCEPTIONALLY			DATE CLEARED EXCEPTIONALLY	
ACTIVE	NOT APPLICABLE				

OFFENSE INFORMATION

OFFENSE KNOWN	OFFENSE FDLE CODE ALL OTHER OFFENSES				
CHARGE TYPE	CHARGE SEVERITY	ORDINANCE #	STATE STATUTE		
ORDINANCE	LOCAL	66-161 (A)			
STATUTE DESCRIPTION			COUNTS	INCREASED PENALTY	
PERMIT REQUIRED FOR PLANTING OR REMOVAL OF VEGTATION					
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		
FIELD/WOODS		NO			
STREET #	PRE DIRECTION	STREET NAME	POST DIRECTION	STREET CATEGORY CODE	APT/UNIT #
5910		OLD OCEAN		BOULEVARD	
CITY	STATE	ZIP	AT LATITUDE AND LONGITUDE	PASSAGE POINT METHOD	OFFENSE STRUCTURES ENTERED QUANTITY
OCEAN RIDGE	FL	33435			0
ZONE					
2					

PERSON - OFFENDER

JUVENILE?	TYPE OF WITNESS	RELATIONSHIP TO SUBJECT		REPORTED BY?
NO				NO
IS BUSINESS OR GOV'T?	BUSINESS/GOVERNMENT NAME		OCCUPATION	
NO			UNKNOWN	
FIRST NAME	MIDDLE NAME	LAST NAME		SUFFIX
BRUCE	CONRAD	SAHLIN		
ALIAS / MAIDEN		ALT NAME DESC.		
STREET #	STREET NAME		STREET CATEGORY CODE	APT/UNIT #
5910	OLD OCEAN BLVD		BOULEVARD	
CITY	STATE	ZIP CODE	ADDRESS SOURCE	
OCEAN RIDGE	FL	33435	DL	
PERSON RESIDENCE CODE	PHONE #	E-MAIL		
RESIDENT				

REPORT TYPE REPORT DATE REPORT TIME

ORIGINAL 02/19/2026 1:15 PM

OFFENSE-INCIDENT REPORT OCEAN RIDGE DEPARTMENT OF PUBLIC SAFETY

AGENCY CASE #

2026-0034

GENDER M	DATE OF BIRTH 5/8/1955	AGE 70	AGE RANGE MIN	AGE RANGE MAX	AGE MEASURE CODE	AGE INDICATOR	
RACE W	ETHNICITY UNKNOWN	ETHNICITY UNKNOWN UNKNOWN AND IS UNLIKELY TO EVER BE K	HEIGHT 6'00"	HEIGHT RANGE MIN	HEIGHT RANGE MAX	HEIGHT UNKNOWN	HEIGHT EST
WEIGHT 190 LBS	WEIGHT RANGE MIN	WEIGHT RANGE MAX	WEIGHT UNKNOWN	WEIGHT INDICATOR	EYE COLOR BLU	HAIR COLOR WHI	
BUILD AVERAGE		COMPLEXION LGT		PHYSICAL FEATURE			
SCARS/MARKS/TATOOS (LOCATION / DESCRIBE)				FACIAL HAIR	TEETH	SPEECH/VOICE	
CLOTHING (Describe)							

DRIVER LICENSE # S439529500000		DL STATE FL	DL CLASS E	PLACE OF BIRTH US	COUNTRY OF CITIZENSHIP US - UNITED STATES		
SOC. SEC. # 369-48-0262	INS #	FBI #	FCIC/NCIC #	BOOKING #	SPN #	DOC #	OTHER ID #
TYPE OF OFFENDER OFFENDER		PRESENT WHEN OFFICER ARRIVED YES		ARRESTED NO		PROBATION STATUS FALSE	
GANG AFFILIATION FALSE	GANG INFO (UP TO 2)		NAME OF GANG(S)				
SEXUAL OFFENDER FALSE	MENTAL HEALTH FALSE	HOMELESS FALSE		HABITUAL FALSE			
PRISON RELEASE REOFFENDER FALSE	3 TIME VIOLATOR FALSE	VIOLENT CAREER CRIMINAL FALSE	CAUTION INFO FALSE	THREAT FALSE	ARMED FALSE		

CHARGE(S) 66-161 (A) PERMIT VIOLATION						
IMPAIRMENT CATEGORY					IMPAIRMENT CODE NO	
RESIST CODE NO		RESIST CATEGORY				
USE OF FORCE NO	FORCE CATEGORY					
TYPE OF INJURY (UP TO 5) NONE						

OFFICER INFORMATION

FIRST NAME MARIO	LAST NAME GALLUSCIO	BADGE # 509	RANK OFFICER
SIGNATURE METHOD DIGITAL	OFFICER SIGNATURE <i>Mario Galluscio</i>		SIGNATURE DATE 02/23/2026
			SIGNATURE TIME 08:58

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 #
-----------	-------------	-------------	-------------	--------	--------

NARRATIVE

On February 10, 2026, at approximately 10:24 hours, I, Officer M. Galluscio with the Ocean Ridge Police Department, responded to 5910 Old Ocean Boulevard in reference to suspected unauthorized vegetation removal on a protected dune.

Upon arrival, I observed Bruce C. Sahlin engaged in the process of trimming and removing Seagrape vegetation on a protected dune area. Although I did not directly observe a cutting instrument in use at the exact moment of contact, fresh cuttings and vegetation debris were present on the dune. Sahlin admitted that he had been cutting the Seagrape vegetation.

I advised Sahlin that a permit is required prior to any removal or alteration of vegetation on protected dunes pursuant to Town regulations. I issued Sahlin a written warning and provided a lawful directive to cease all trimming and removal activity immediately. He was further advised that he must obtain the proper permit before continuing any such work.

Based on my observations and subsequent documentation of the scene, it is believed that Sahlin disregarded my lawful directive and continued trimming and removal activities after I departed the immediate area. Upon returning to further document the scene, I observed additional freshly cut Seagrape vegetation that was not present at the time of my initial contact.

Photographs of the scene were taken and are attached as evidence. Body-worn camera footage captures my contact with Sahlin, the issuance of the written warning, and video documentation of the affected dune area, including additional areas cut after my departure.

Sahlin is in violation of Town of Ocean Ridge Ordinance 66-161(a), which requires a permit for the removal or planting of vegetation on dunes.

This report is submitted for the purpose of initiating appropriate enforcement action.

Sahlin is to be issued a Magistrate Notice and will be required to attend in person April 7th, 2026 at 10:00am at the Town Hall. This notice will be hand delivered or mailed.

Case closed by Magistrate packets.

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

CASE INFORMATION - SUPPLEMENT

DESCRIPTION REFERRED TO MAGISTARTE				JUVENILE? NO	GANG RELATED? NO	USE OF FORCE NO
EXACT TIME? NO	INCIDENT DATE/FROM 02/10/2026	INCIDENT TIME/FROM 10:00	INCIDENT DATE TO 02/10/2026	INCIDENT TIME TO 10:24	DAY OF WEEK	
SUPPLEMENT DATE 4/1/2026	FROM DATE 4/1/2026	TIME 1:49 PM	TO DATE 4/1/2026	TIME 1:49 PM		
STATUS ACTIVE		CLEARED EXCEPTIONALLY NOT APPLICABLE			DATE CLEARED EXCEPTIONALLY	

OFFENSE INFORMATION

1	OFFENSE KNOWN	OFFENSE FDLE CODE ALL OTHER OFFENSES				
	CHARGE TYPE ORDINANCE	CHARGE SEVERITY LOCAL		ORDINANCE # 66.161(A)	STATE STATUTE	
STATUTE DESCRIPTION 6-161.(A)PERMIT REQUIRED FOR PLANTING OR REMOVAL OF VEGETATION.				COUNTS	INCREASED PENALTY	
TYPE OF CRIMINAL ACTIVITY(up to 3)				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 FIELD/WOODS		AT BUSINESS? NO	COMPANY NAME			
STREET # 5910	PRE DIRECTION	STREET NAME OLD OCEAN		POST DIRECTION	STREET CATEGORY CODE BOULEVARD	APT/UNIT #
CITY OCEAN RIDGE	STATE FL	ZIP 33435	AT LATITUDE	AND LONGITUDE	PASSAGE POINT METHOD	OFFENSE STRUCTURES ENTERED QUANTITY 0

ZONE 2

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

OFFENSE INFORMATION

2	OFFENSE KNOWN	OFFENSE FDLE CODE ALL OTHER OFFENSES			
	CHARGE TYPE ORDINANCE	CHARGE SEVERITY LOCAL		ORDINANCE # 66.151(B)(6)	STATE STATUTE
STATUTE DESCRIPTION TREE PRUNING; "HAT-RACKING" METHOD PROHIBITED.				COUNTS	INCREASED PENALTY
TYPE OF CRIMINAL ACTIVITY(up to 3)			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 FIELD/WOODS		AT BUSINESS? NO		COMPANY NAME	
STREET # 5910	PRE DIRECTION	STREET NAME OLD OCEAN		POST DIRECTION	STREET CATEGORY CODE BOULEVARD
CITY OCEAN RIDGE		STATE FL	ZIP 33435	APT/UNIT # 0	
PASSAGE POINT METHOD		OFFENSE STRUCTURES ENTERED QUANTITY 0		ZONE 02	

OFFENSE INFORMATION

3	OFFENSE KNOWN	OFFENSE FDLE CODE ALL OTHER OFFENSES			
	CHARGE TYPE ORDINANCE	CHARGE SEVERITY LOCAL		ORDINANCE # 66-161(F)(2)	STATE STATUTE
STATUTE DESCRIPTION EXCESSIVE SEAGRAPE TRIMMING BEYOND 40 PERCENT				COUNTS	INCREASED PENALTY
TYPE OF CRIMINAL ACTIVITY(up to 3)			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 FIELD/WOODS		AT BUSINESS? NO		COMPANY NAME	
STREET # 5910	PRE DIRECTION	STREET NAME OLD OCEAN		POST DIRECTION	STREET CATEGORY CODE BOULEVARD
CITY OCEAN RIDGE		STATE FL	ZIP 33435	APT/UNIT # 0	
PASSAGE POINT METHOD		OFFENSE STRUCTURES ENTERED QUANTITY 0		ZONE 2	

OFFENSE-INCIDENT REPORT OCEAN RIDGE DEPARTMENT OF PUBLIC SAFETY

PERSON - OFFENDER

1	JUVENILE? NO	TYPE OF WITNESS	RELATIONSHIP TO SUBJECT			REPORTED BY? NO		
	IS BUSINESS OR GOV'T? NO	BUSINESS/GOVERNMENT NAME			OCCUPATION UNKNOWN			
FIRST NAME BRUCE		MIDDLE NAME CONRAD		LAST NAME SAHLIN			SUFFIX	
ALIAS / MAIDEN				ALT NAME DESC.				
STREET # 5910		STREET NAME OLD OCEAN			STREET CATEGORY CODE BOULEVARD		APT/UNIT #	
CITY OCEAN RIDGE			STATE FL	ZIP CODE 33435	ADDRESS SOURCE ELVIS			
PERSON RESIDENCE CODE RESIDENT			PHONE #		E-MAIL			
GENDER M	DATE OF BIRTH 5/8/1955	AGE 70	AGE RANGE MIN		AGE RANGE MAX		AGE MEASURE CODE	AGE INDICATOR
RACE W	ETHNICITY NOT HISPANIC	ETHNICITY UNKNOWN	HEIGHT 6'00"	HEIGHT RANGE MIN	HEIGHT RANGE MAX	HEIGHT UNKNOWN	HEIGHT EST	
WEIGHT 160 LBS	WEIGHT RANGE MIN	WEIGHT RANGE MAX	WEIGHT UNKNOWN	WEIGHT INDICATOR		EYE COLOR		HAIR COLOR
BUILD SLIM		COMPLEXION FAR		PHYSICAL FEATURE				
SCARS/MARKS/TATOOS (LOCATION / DESCRIBE)				FACIAL HAIR	TEETH	SPEECH/VOICE		
CLOTHING (Describe)								
DRIVER LICENSE # S439529500000			DL STATE FL	DL CLASS E	PLACE OF BIRTH US	COUNTRY OF CITIZENSHIP US - UNITED STATES		
SOC. SEC. # 369-48-0262	INS #	FBI #	FCIC/NCIC #	BOOKING #	SPN #	DOC #	OTHER ID #	
TYPE OF OFFENDER OFFENDER			PRESENT WHEN OFFICER ARRIVED YES		ARRESTED NO		PROBATION STATUS FALSE	
GANG AFFILIATION FALSE	GANG INFO (UP TO 2)			NAME OF GANG(S)				
SEXUAL OFFENDER FALSE		MENTAL HEALTH FALSE		HOMELESS FALSE		HABITUAL FALSE		
PRISON RELEASE REOFFENDER FALSE	3 TIME VIOLATOR FALSE	VIOLENT CAREER CRIMINAL FALSE		CAUTION INFO FALSE		THREAT FALSE		ARMED FALSE
CHARGE(S) TOWN CODE VIOLATION								
IMPAIRMENT CATEGORY						IMPAIRMENT CODE NO		
RESIST CODE NO			RESIST CATEGORY					
USE OF FORCE NO	FORCE CATEGORY							
TYPE OF INJURY (UP TO 5) NONE								

OFFICER INFORMATION

FIRST NAME LAST NAME BADGE # RANK

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

1	JIMMY		PILON		540		SERGEANT			
	SIGNATURE METHOD DIGITAL		OFFICER SIGNATURE <i>J. Pilon</i>				SIGNATURE DATE 04/01/2026		SIGNATURE TIME 13:35	
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 April 1, 2026, I, Sergeant J. Pilon #540 of the Ocean Ridge Police Department, was assigned this case for review. I was instructed to review the findings and evaluate their accuracy in my capacity as a certified Code Enforcement Officer. Upon reviewing the investigation completed by Officer M. Galluscio, I concurred with his finding that Bruce C. Sahlin was in violation of Town of Ocean Ridge Ordinance 66-161(a), which requires a permit prior to the removal or alteration of vegetation within protected dune areas.

Additionally, I identified two other violations under the same section, Town of Ocean Ridge Ordinance 66-151(b)(6), which regulates the manner in which vegetation may be trimmed or altered within protected dune systems. Specifically, the observed method of trimming resulted in the removal of lower and interior vegetation while leaving an elevated canopy, commonly referred to as "hat-racking," which is inconsistent with acceptable vegetation management practices and constitutes improper alteration and lastly. 66-161(f)(2) Seagrape trimming and windowing. It appeared the windowing was in excess of 40% clearing.

Based on my review of the evidence, including photographs and body-worn camera footage, the vegetation was both removed without the required permit and altered in a manner not consistent with permitted trimming standards. As a result of these findings, I will be updating the case packet and issuing a revised Magistrate Notice.

Nothing further at this time.

A

Apr 2, 2026 at 7:32:07 AM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO. PD-2026-003

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 02/02/2026 at 11:24am hours, the Respondent(s), BRUCE DONNADON SAHAY owner(s) of the property located at 5910 Old Ocean Blvd Ocean Ridge, FL 33435, did violate Section(s) 66-161(a), 66-151(b)(6), and 66-161(b)(2) of the town code by

You were issued a written warning ordering you to stop trimming until the required permit was obtained. A later inspection, revealed that you continued to trim and cut after being ordered to stop. You have also been found to have pruned the seagrape in a manner prohibited by town ordinance and cleared in excess of 40%.

The 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 SECTION 06 SUB MAND PL LT 2 BLK 6 & CHARLES O OWENS SUB-SECTION 2.2.A. Pursuant to Town Code Section(s) 66-161(a), 66-151(b)(6), and 66-161(b)(2), and Chapter 162, Florida Statutes, the violator(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 May 5th 2026. If unsure as to how to correct the violator, 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.

POLICE DEPARTMENT
6 10:35:57 AM
(509)

2026-02-10 10:35:28 -0500
AXON BODY 4 D01A9674Q



B



540 (oceanridgepd.evidence.com) on 23 Feb 2026

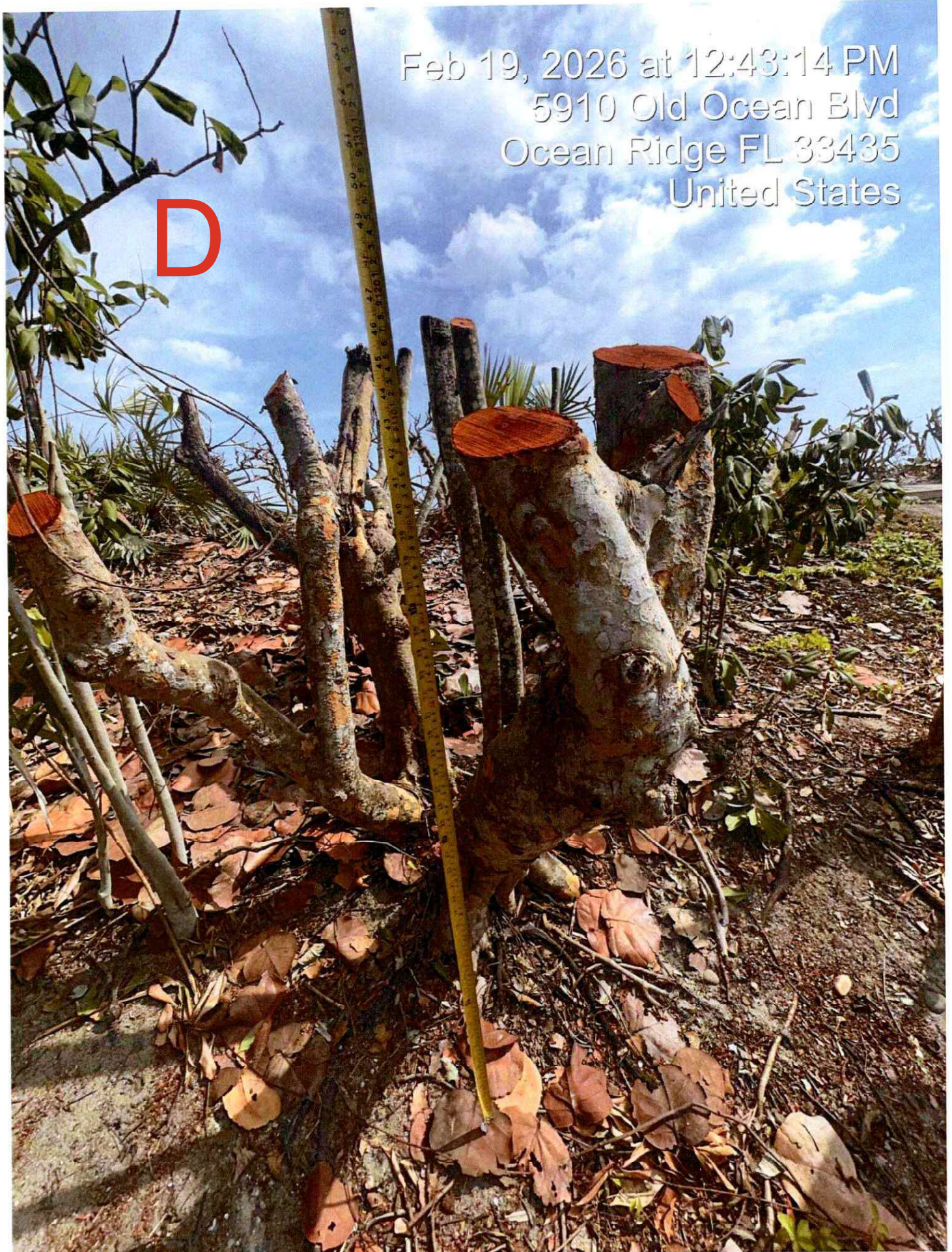
C

Feb 19, 2026 at 12:42:06 PM
Thompson St
Ocean Ridge FL 33435
United States



Feb 19, 2026 at 12:43:14 PM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States

D



E

Feb 19, 2026 at 12:42:39 PM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States



Feb 19, 2026 at 12:48:02 PM
Thompson St
Ocean Ridge FL 33435
United States

F



G

Feb 19, 2026 at 12:42:18 PM
Thompson St
Ocean Ridge FL 33435
United States



H

Feb 19, 2026 at 12:43:36 PM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States

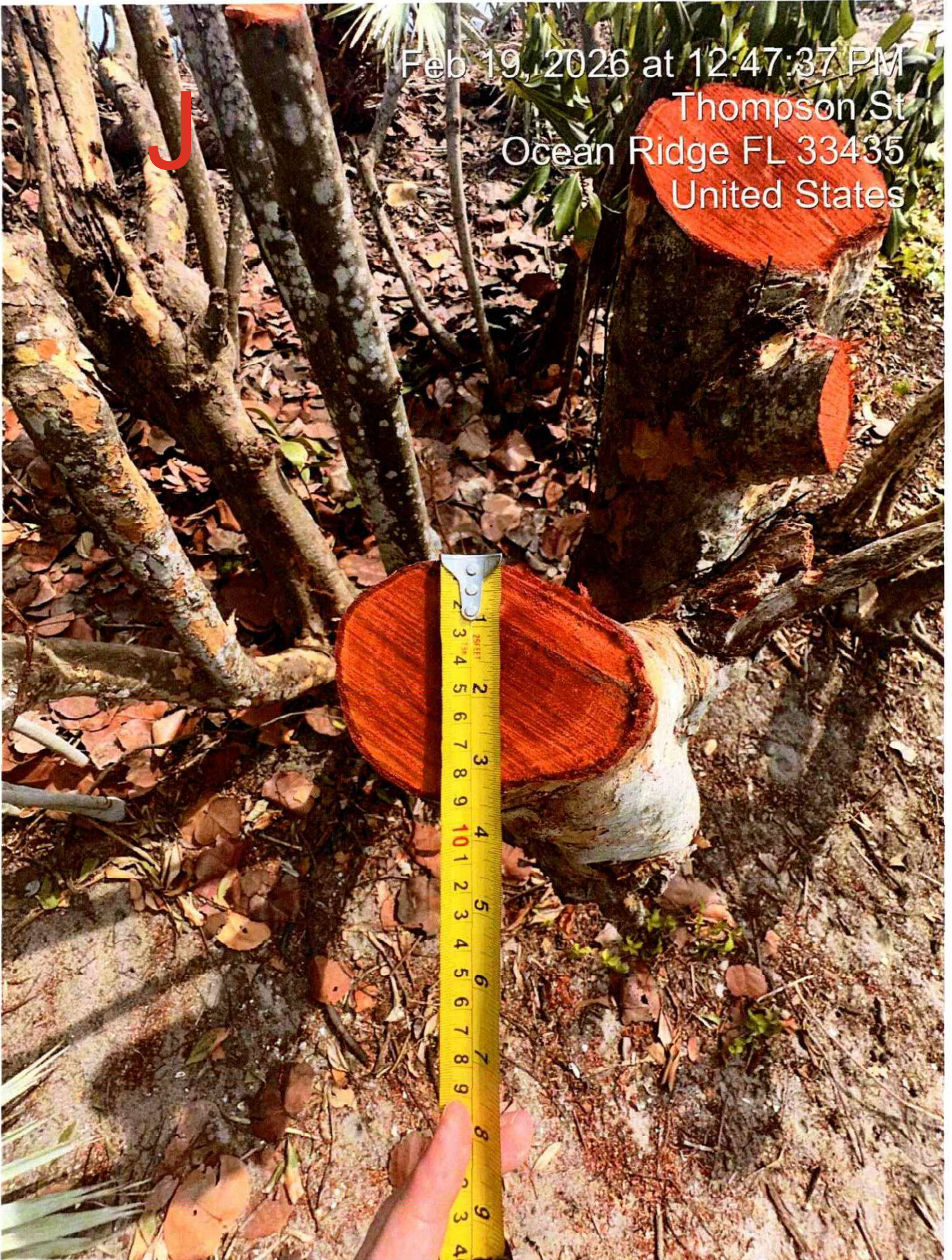


Feb 19, 2026 at 12:43:14 PM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States



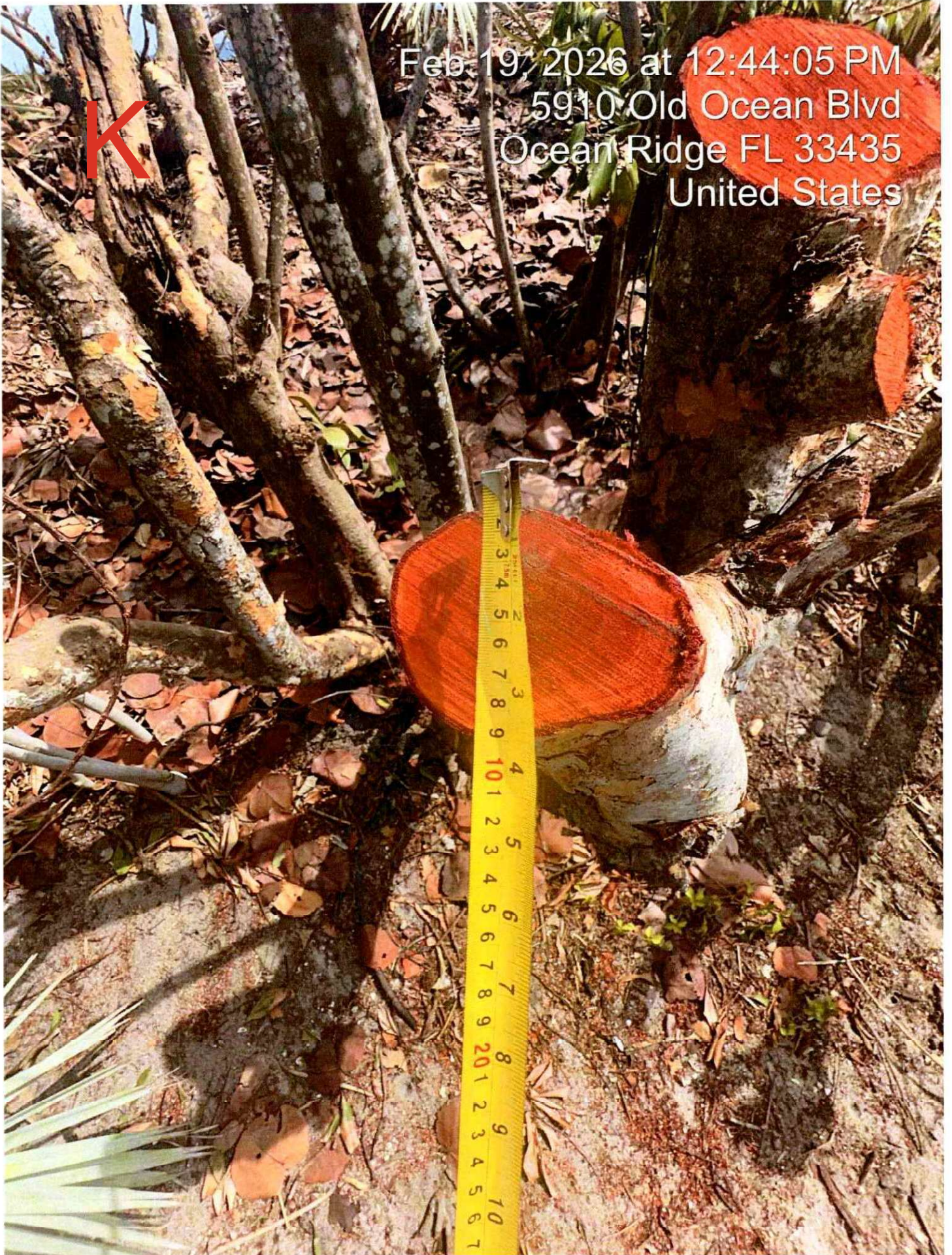
Feb. 19, 2026 at 12:47:37 PM
Thompson St
Ocean Ridge FL 33435
United States

J



Feb 19, 2026 at 12:44:05 PM
5910 Old Ocean Blvd
Ocean Ridge FL 33435
United States

K



stamps.com
\$10.440
 US POSTAGE IMI
 FIRST-CLASS
 063S0001443315
 FROM 33435



B55509 04

stamps.com

CERTIFIED MAIL



95 6902 9002 0225 0720 6956

Bruce Sahlin
 5910 Old Ocean Blvd.
 Ocean Ridge, FL 33435

Ocean Ridge Police Department
 6450 N. Ocean Blvd
 Ocean Ridge, FL 33435

95 6902 9002 0225 0720 6956

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

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

Galluscio **2026-0034**

Certified Mail Fee \$ **9.70**

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 \$ **0.74**

Total Postage and Fees \$ **10.44**

Sent To **Bruce Sahlin**

Street and Apt. No., or PO Box No. **5910 Old Ocean Blvd.**

City, State, ZIP+4® **Ocean Ridge, FL 33435**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:
Bruce Sahlin
5910 Old Ocean Blvd.
Ocean Ridge, FL 33435

2. Article Number (Transfer from service label)
9589 0720 5270 2006 7089 56

PS Form 3811, July 2015 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature 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
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

Tracking Number:

9589071052702006708956

Copy



Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 3:27 pm on February 26, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

✓ Delivered

Delivered, Left with Individual

BOYNTON BEACH, FL 33435

February 26, 2026, 3:27 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: 3/31/26

CASE NO.: PD 2026-003

Owner / Respondent: Bruce Sahlin

Violation Location: 5910 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: May 5, 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 66-161(a) 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.

Kelly Avery, Town Clerk

Please govern yourself accordingly.

Tracking Number:

9589071052702006708956

 Copy  Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 3:27 pm on February 26, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOYNTON BEACH, FL 33435

February 26, 2026, 3:27 pm

Arrived at USPS Regional Origin Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

February 25, 2026, 9:09 am

Departed Post Office

BOYNTON BEACH, FL 33435

February 24, 2026, 5:15 pm

USPS picked up item

BOYNTON BEACH, FL 33435

February 24, 2026, 10:01 am

Hide Tracking History

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

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

CASE NUMBER: PD2026-003
 HEARING DATE: MAY 5, 2026
 ADDRESS: 5910 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	\$ 10.44		\$ 10.44
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 174.44