

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



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

APPROVAL OF MINUTES

1. Approval of Minutes of the May 5, 2026, Regular Meeting

CASES TO BE HEARD

- | | |
|------------------------|---|
| 2. CASE NO. PD2026-014 | CASE NO. PD2026-014
C & T AUTO HOLDINGS LLC
2703 N DIXIE HWY, DELRAY BEACH, FL 33483
CITATION PO1992OR
VIOLATION @OLD OCEAN BLVD
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED; CANNOT PARK W/OUT PERMIT OR IN SOMEONE ELSE'S ASSIGNED SPACE |
| 3. CASE NO. PD2026-016 | CASE NO. PD2026-016
THE HERTZ CORPORATION
PO BOX 24130, OKLAHOMA CITY, OK 73134
CITATION PO2021OR
VIOLATION @N OCEAN BLVD/COCONUT LN
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED |
| 4. CASE NO. PD2026-017 | CASE NO. PD2026-017
TSOBI AZIZI WAUKE BROWN
3050 CONGRESS PARK DR., APT 52, LAKE WORTH, FL 33461
CITATION PO2023OR
VIOLATION @ INLET PARK
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED |
| 5. CASE NO. PD2026-018 | CASE NO. PD2026-018
VAN PELT INVESTMENTS LLC
1001 S MAIN ST, STE 49, KALISPELL, MT 59901
CITATION PO2025OR
VIOLATION @ HAMMOCK PARK
<u>NATURE OF VIOLATION</u>
54-2 NO PARKING AS POSTED; NO PARKING ON GRASS |

6. **CASE NO. PD2026-019**
CASE NO. PD2026-019
MARIAH ALEXANDRA CHAVES
786 BURCH DR, WEST PALM BEACH, FL
33415
CITATION PO2028OR
VIOLATION @ 6620 N OCEAN BLVD
NATURE OF VIOLATION
62-28 DOG ON BEACH, FIRST OFFENSE
7. **CASE NO. PD2026-020**
CASE NO. PD2026-020
ALESSANDRO PASCAL LIGUORI
1124 LUKE LN, DELRAY BEACH, FL 33483
CITATION PO2033OR
VIOLATION @ BRINY BREEZES BLVD
NATURE OF VIOLATION
54-2 NO PARKING; NO PARKING ON GRASS
8. **CASE NO. CS2026-0043**
CASE NO. CS2026-0043
**KATHLEEN V MILLER TR TITLE
HOLDER**
6133 N OCEAN BLVD, OCEAN RIDGE, FL
33435
RE: 6133 N OCEAN BLVD
46-43-45-27-08-003-0081
NATURE OF VIOLATION
67-17 (A) & 67-51(A)
9. **CASE NO. CS2026-0083**
CASE NO. CS2026-0083
ARA & MARI GARIBIAN
118 MARLIN DR, OCEAN RIDGE, FL 33435
RE: 118 MARLIN DR.
46-43-45-22-10-000-1180
NATURE OF VIOLATION
67-12 CONSTRUCTION ABANDONMENT &
67-31 VIOLATION OF FBC
10. **CASE NO. CS2026-0084**
CASE NO. CS2026-0084
ARA & MARI GARIBIAN
118 MARLIN DR, OCEAN RIDGE, FL 33435
RE: 118 MARLIN DR
46-43-45-22-10-000-1180
NATURE OF VIOLATION
67-52 - DURATION OF CONSTRUCTION
11. **CASE NO. CS2026-0087**
CASE NO. CS2026-0087
**PATRICIA SCANLAN & PATRICK
SCANLAN RISIDUARY TRUST**
11 COCONUT LN, OCEAN RIDGE, FL 33435
RE: 11 COCONUT LN
46-43-45-27-07-001-0040
NATURE OF VIOLATION
SEC. 30-173 MAINTENANCE (REPEAT

OFFENSE) & 34-162 OBSTRUCTION &
ENROACHMENT IN ROW

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
MAY 5, 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 APRIL 7, 2026, MINUTES

The Community Standards Hearing Minutes of April 7, 2026, were adopted as submitted by Special Magistrate Barnard.

**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**

Town Attorney Goddeau presented the case and agreed to the request for extension of the compliance deadline. She explained that the respondent, Ocean Ridge Yacht Club HOA Inc., has been working in good faith to address dock repairs that are in disrepair. She also noted that the case has been extended on two prior occasions.

Town Clerk Kelly Avery provided a status update, noting that the respondent has submitted a total of eight permit applications. She noted that the respondent has demonstrated good faith progress throughout the process.

The Respondent was not present at the hearing, having signed a stipulated order prior to the proceedings. Town Attorney Goddeau indicated that both parties agreed to the proposed extension.

Special Magistrate Barnard approved the stipulation for extension of time and agreed order in Case No. CS2024-010, extending the compliance deadline from June 1, 2026 to December 1, 2026.

**3. CASE NO. PD2026-003 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)

Sergeant Pilon testified that the case was initially investigated by Officer Galluccio, who responded on the day of the incident and found workers actively trimming the dunes. Officer Galluccio directed them to stop all trimming and pruning until proper permits were obtained.

Town Clerk Avery confirmed proper service had been accomplished through both initial hand delivery and certified mail when the hearing date changed, with delivery confirmation received. She also explained that while a permit application had been submitted before the tree cutting occurred, no permit was issued because the contractor never completed the required registration.

The Respondent was not present at the hearing. Town Clerk Avery indicated the last communication from the respondent had been the previous week regarding a different case.

Town Attorney Goddeau requested remedies, acknowledging that the hat-racking violations are irreparable in nature. She requested a Twenty-Five Hundred (\$2,500.00) fine for the irreparable hat-racking violation and a requirement that the respondent comply within 30 days to complete the permit process, with a Two Hundred Fifty (\$250.00) per day fine for non-compliance. She also sought One Hundred Seventy-Four and Forty-Four Cents (\$174.44) in administrative costs.

Special Magistrate Barnard entered the town's evidentiary case file as Composite Exhibit 1 without objection. She found good service based on the affidavit of posting and notice documents. She found the respondent in violation of Sections 66-161(A), 66-161(B)(6), and 66-161(F)(2). She ordered compliance within thirty (30) days through obtaining the required vegetation removal permit for Section 66-161(A), with a Two Hundred Fifty (\$250.00) per day fine for continued violations. She found it irreparable and irreversible due to the hat racking and improper cutting methods shown in photographs, for Sections 66-161(B)(6) and 66-161(F)(2), assessing a one-time fine of Two Thousand Five Dollars and Zero Cents (\$2,500.00). She also assessed the town's administrative costs of One Hundred Sixty-Four Dollars and Forty-Four Cents (\$174.44), payable within thirty (30) days.

ADJOURNMENT

The hearing was adjourned at 10:54 A.M.

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

ATTEST:

Kelly Avery, Town Clerk



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 # 26-6476		CITATION # PO1992OR		DATE 03/13/2026		TIME 09:06	
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 C & T AUTO HOLDINGS LLC					
FIRST		MIDDLE		LAST		SUFFIX	
STREET 2703 N. DIXIE HWY				CITY DELRAY BEACH		STATE FL	ZIP 33483
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2006		TAG # IG08ET		TRAILER TAG #		TAG EXP DATE 12/31/2026	STATE FL
COLOR WHI	STYLE TRUCK	MAKE ISU	MODEL TRUCK	V.I.N. OR MOTOR # JALE5B16167903200			
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY OLD OCEAN BLVD					
FEET 23	MILES	DIRECTION SOUTH	AT/FROM STREET, ROAD, HIGHWAY				
LATITUDE -80.048518		LONGITUDE 26.521635			ZONE OCEAN RIDGE		
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS YOU CANNOT PARK WITHOUT A PERMIT OR DECAL AND YOU MAY NOT PARK IN ANOTHER'S ASSIGNED SPACE							
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 \$30.00	IF PAID AFTER 10 DAYS		FINE \$40.00	FILING FEE	
COURT INFORMATION(if applicable)							
COURT DATE 06/02/2026		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: _____

Mar 13, 2026 at 9:02:01 AM
6009 Old 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 CHANGE OF HEARING DATE

DATE: 5/20/2026

CASE NO.: CITATION PO1992OR

Owner / Respondent: C & T AUTO HOLDINGS LLC

Violation Location: 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: JULY 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 3399 9946 50

OFFICIAL USE

5/20/2024

Postmark
Here

☐ Adult Signature Restricted Delivery \$ _____

DOI 992012

\$1044

Sent To C+T Auto Holdings
Street and Apt. No., or PO Box No. _____

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

2903 N Dixie Hwy

City, State, Zip +4®

Delray Beach FL 334163 Page 9 of 10

Page 9 of 112

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.

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:

C & T Auto Holdings
2703 N Dixie Hwy
Dorney Beach, FL 33483



9590 9402 9743 5266 4671 15

2. Article Number (Transfer from service label)

9589 0710 5270 3399 9946 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ 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 | ☐ 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 9743 5266 4671 15

**United States
Postal Service**

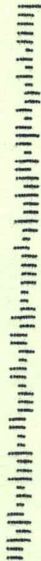
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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

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

PD199202

355529999



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

CASE NUMBER: PD2026-014
 HEARING DATE: JULY 7, 2026
 ADDRESS: OLD OCEAN
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44

VIOLATOR INSTRUCTIONS



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AGENCY CASE # 26-7754		CITATION # PO2021OR		DATE 03/28/2026		TIME 13:39	
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 THE HERTZ CORPORATION					
FIRST		MIDDLE		LAST		SUFFIX	
STREET PO BOX 24130			CITY OKLAHOMA CITY		STATE OK		ZIP 73134
DL/ID #		STATE	BIRTH DATE	RACE	GENDER	TELEPHONE	
YR VEHICLE 2026	TAG # 78DEID		TRAILER TAG #		TAG EXP DATE		STATE FL
COLOR WHI	STYLE UTILITY	MAKE BUIC	MODEL ENCORE GX	V.I.N. OR MOTOR # KL4AMBSL3TB114072			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET 340	MILES	DIRECTION NORTH	AT/FROM STREET, ROAD, HIGHWAY COCONUT LN				
LATITUDE -80.048543		LONGITUDE 26.529169			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 OCEANRIDGE.GOV				
IF PAID WITHIN 10 DAYS	FINE \$30.00	IF PAID AFTER 10 DAYS	FINE \$40.00	FILING FEE			
COURT INFORMATION (if applicable)							
COURT DATE 06/02/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL OCEAN RIDGE TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE <i>Mario Galluscio</i>	BADGE # 509	ID # 509	TROOP UNIT
RANK OFFICER	FIRST MARIO	MIDDLE R	LAST GALLUSCIO

VIOLATOR SIGNATURE: _____

Ocean Ridge Police Department



CAD Event Report

EVENT NUMBER:

260007754

CASE NUMBER:**OPEN DATE:**

2026/03/28 13:29

CLOSED DATE:

2026/03/28 14:02

DISPATCHER:597 MURDOCH,
JESSICA**LOCATION:**

ORPD

ZONE:

E

ADDRESS:

6450 N OCEAN BLVD

CITY:

OCEAN RIDGE

STATE:

FL

ZIP CODE:

33435

REFERENCE:**LOCATION DETAILS:****SIGNAL: DESCRIPTION:**

S90 S90 - ILLEGAL PARKING

PRIORITY:

09

HOW CALL RECIEVED:

RADIO

RECIEVED:

2026/03/28 13:29

DISPATCHED:

2026/03/28 13:29

ON SCENE:

2026/03/28 13:44

CLEARED SCENE:

2026/03/28 14:02

PRIMARY UNIT:

509

NARRATIVE

<u>DATE:</u>	<u>TIME:</u>	<u>DISPATCHER:</u>	<u>NARRATIVE:</u>
2026/03/28	13:30	597	WALK IN (12:45) ADV HE'S GOING TO PARK HIS VEH AT THE PD
2026/03/28	13:30	597	FOR A FEW MIN TO DROP OFF PILLS TO HIS WIFE AT THE BEACH
2026/03/28	13:31	597	45 MIN LATER VEH IS STILL PARKED AND DRIVER IS NO
2026/03/28	13:31	597	WHERE TO BE FOUND
2026/03/28	13:55	597	COURT DATE: 06/02/2026 10AM

VEHICLE INFORMATION

<u>TAG NUMBER:</u>	<u>TAG STATE:</u>	<u>TAG TYPE:</u>	<u>VEHICLE:</u>	<u>YEAR:</u>	<u>MODEL:</u>	<u>COLOR:</u>
78DEID	FL	A	BUICK	2026		WHI

UNITS**PERSON INFORMATION****DISPOSITION**

<u>UNIT #:</u>	<u>DISPO. CODE:</u>	<u>DESCRIPTION:</u>	<u>NARRATIVE:</u>
509	PT	DispositionDesc	I OBSERVED A WHITE. ENCORE BUICK. PARKED IN THE OCEAN RIDGE PARKING LOT. SUBJECTS WENT TO THE BEACH . PARKING TICKET ISSUE LEFT ON WINDSHIELD.



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

NOTICE OF CHANGE OF HEARING DATE

DATE: 5/20/2026

CASE NO.: CITATION PO2021OR

Owner / Respondent: THE HERTZ CORPORATION

Violation Location: N OCEAN BLVD

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

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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

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

\$

Sent To

The Hertz Corporation

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

PO Box 24130

City, State, ZIP+4[®]

Oklahoma City, Page 17 of 17

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

See Reverse for Instructions

5/20/2024

Postmark
Here

PO2021OR

PS Form 3800

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.

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:

The Hertz Corporation
PO Box 24130
Oklahoma City, OK 73154



9590 9402 9743 5266 4670 23

2. Article Number (Transfer from service label)

9589 0710 5270 3399 9943 91

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

R. Cook

C. Date of Delivery

D. Is delivery address different from item 1.21? ☒ Yes
If YES, enter delivery address below: ☐ No

☐ Agent
☐ Address

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

OKLAHOMA
MAY 27 2026

USPS TRACKING #



9590 9402 9743 5266 4670 23

United States
Postal Service

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

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

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

PO20210R

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

CASE NUMBER: PD2026-016
 HEARING DATE: JULY 7, 2026
 ADDRESS: NOB/COCONUT
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44



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 # 26-8381		CITATION # PO2023OR		DATE 04/04/2026		TIME 12:05	
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 TSOBI		MIDDLE AZIZI WAUKE		LAST BROWN		SUFFIX	
STREET 3050 CONGRESS PARK DR APT 52		CITY LAKE WORTH		STATE FL		ZIP 33461	
DL/ID # B404060630000		STATE FL		BIRTH DATE 10/30/1981		RACE B	
GENDER F		TELEPHONE		TRAILER TAG #		TAG EXP DATE 10/30/2026	
YR VEHICLE 2014		TAG # Z63JWF		STATE FL		TAG EXP DATE 10/30/2026	
COLOR WHI		STYLE 4 DOOR SED		MAKE NISS		MODEL SENTRA	
V.I.N. OR MOTOR # 3N1AB7AP7EL650167							
							
ROADWAY INFORMATION							
BUSINESS NAME INLET PARK							
ADDRESS # 6900		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.044641		LONGITUDE 26.543722		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 OCEANRIDGE.GOV					
IF PAID WITHIN 10 DAYS		FINE \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 06/02/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE 		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 CHANGE OF HEARING DATE

DATE: 5/20/2026

CASE NO.: CITATION PO2023OR

Owner / Respondent: TSOBI AZIZI WAUKE BROWN

Violation Location: INLET PARK 6900 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: JULY 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

\$

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

\$

Sent To

Isobi Azizi Inaule Brown
Street and Apt. No., or PO Box No.
3050 Congress Park Dr Apt 52
City, State, ZIP+4®
Lalce North, FL 33444

5/20/2026

Postmark
Here

P020230R

Page 25 of 112

9589 0710 5270 3399 9943 84

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.
- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

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;
- 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.**

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:

Tsobi Azizi Klauke
 Brun
 3050 Congress Park Dr
 Apt 52
 Lake Worth, FL 33461

9590 9402 9743 5266 4670 30



2. Article Number (Transfer from service label)

9589 0710 5270 3399 9943 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

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 9743 5266 4670 30

**United States
Postal Service**

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

P020230R

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

CASE NUMBER: PD2026-017
 HEARING DATE: JULY 7, 2026
 ADDRESS: INLET PARK
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44



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 # 26-8451		CITATION # PO2025OR		DATE 04/05/2026		TIME 17:03					
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 VAN PELT INVESTMENTS LLC									
FIRST		MIDDLE		LAST		SUFFIX					
STREET		CITY		STATE		ZIP					
DL/ID #		STATE		BIRTH DATE		RACE		GENDER		TELEPHONE	
YR VEHICLE 2020		TAG # 706403E		TRAILER TAG #		TAG EXP DATE 08/31/2026		STATE MT			
COLOR WHITE		STYLE LIGHT VEH		MAKE RAM		MODEL 1500		V.I.N. OR MOTOR # 1C6SRFHT1LN255402			
											
ROADWAY INFORMATION											
BUSINESS NAME HAMMOCK PARK											
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD									
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY							
LATITUDE -80.047915		LONGITUDE 26.533901		ZONE OCEAN RIDGE							
VIOLATION											
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED									
OTHER VIOLATION COMMENTS NO PARKING ON THE GRASS											
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 \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00		FILING FEE			
COURT INFORMATION(if applicable)											
COURT DATE 06/02/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL							

REPORTING OFFICER							
OFFICER SIGNATURE 		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 CHANGE OF HEARING DATE

DATE: 5/20/2026

CASE NO.: CITATION PO2025OR

Owner / Respondent: VAN PELT INVESTMENTS LLC

Violation Location: HAMMOCK PARK 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: **JULY 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

\$

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

\$

Sent To

Van Pelt Investments LLC

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

1001 S Main St Ste 49

City, State, ZIP+4®

Kalispell, MT 59901

5/20/2024

Postmark
Here

P0202502

Page 33 of 112

9589 0710 5270 3399 6666 9943 60

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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- 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 34 of 112

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:

Van Pelt Investments
1001 S Main St Ste 49
Kaispell, MT 59901



9590 9402 9743 5266 4670 54

2. Article Number (Transfer from service label)

9589 0710 5270 3399 9943 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

Wesley Hardy

☒ Agent

☐ Address

B. Received by (Printed Name)

Wesley Hardy

C. Date of Delivery

5/26/20

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☒ 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 #



9590 9402 9743 5266 4670 54

United States
Postal Service

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

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

RECEIVED

JUN 01 2026

Town of Ocean Ridge

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

POL250R

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

CASE NUMBER: PD2026-018
 HEARING DATE: JULY 7, 2026
 ADDRESS: HAMMOCK PARK
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44

LOCAL ORDINANCE

VIOLATION INFORMATION				
AGENCY CASE # 26-8927		CITATION # P020280R		DATE 04/11/2026
				TIME 6:15 PM
AGENCY INFORMATION				
AGENCY NAME OCEAN RIDGE POLICE DEPARTMENT		COUNTY PALM BEACH	CITY OCEAN RIDGE	
ROADWAY INFORMATION				
BUSINESS NAME (if applicable)				ZONE OCEAN RIDGE
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD		
FEET	MILES	DIRECTION	AT/FROM STREET, ROAD, HIGHWAY	
VIOLATOR INFORMATION				
CHECK IF OWNER IS BUSINESS OR THE GOVERNMENT ☐		BUSINESS NAME		
FIRST MARIAH	MIDDLE ALEXANDRA	LAST CHAVES		SUFFIX
STREET 786 BURCH DR		CITY WEST PALM BEACH	STATE FL	ZIP 33415
DL/ID # C627673249000	STATE FL	BIRTH DATE 08/23/2000	RACE O	GENDER F
YR VEHICLE		TAG #	TRAILER TAG #	TAG EXP DATE
COLOR	STYLE	MAKE	MODEL	V.I.N. OR MOTOR #
VIOLATION				
CODE # 62-28	DOG ON BEACH, FIRST OFFENSE			
OTHER 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 \$100.00	IF PAID AFTER 10 DAYS	FINE \$100.00	FILING FEE
COURT INFORMATION(if applicable)				
COURT DATE 07/07/2026	COURT TIME 10:00	COURTROOM # / OTHER DETAILS		
REPORTING OFFICER				
OFFICER SIGNATURE <i>M. Powers</i>		BADGE # 595	ID #	TROOP UNIT
RANK OFFICER	FIRST MATTHEW	MIDDLE	LAST POWERS	

VIOLATOR SIGNATURE: _____



VIOLATOR INSTRUCTIONS

LOCAL ORDINANCE

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 # 26-8927		CITATION # PO2028OR		DATE 04/11/2026		TIME 18:15	
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 MARIAH		MIDDLE ALEXANDRA		LAST CHAVES		SUFFIX	
STREET 786 BURCH DR		CITY WEST PALM BEACH		STATE FL		ZIP 33415	
DL/ID # C627673249000		STATE FL		BIRTH DATE 08/23/2000		RACE O	
GENDER F		TELEPHONE		YR VEHICLE TAG #		TRAILER TAG #	
TAG EXP DATE		STATE		COLOR		STYLE	
MAKE		MODEL		V.I.N. OR MOTOR #			
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS # 6620		OCCURRED ON STREET, ROAD, HIGHWAY N OCEAN BLVD					
FEET		MILES		DIRECTION AT/FROM STREET, ROAD, HIGHWAY			
LATITUDE -80.047256		LONGITUDE 26.533988		ZONE OCEAN RIDGE			
VIOLATION							
62-28		CHARGE DESCRIPTION DOG ON BEACH, 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 \$100.00		IF PAID AFTER 10 DAYS		FINE \$100.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 07/07/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL			

REPORTING OFFICER				
OFFICER SIGNATURE M. Powers		BADGE # 595	ID # 560	TROOP UNIT PATROL
RANK OFFICER	FIRST MATTHEW	MIDDLE	LAST POWERS	

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: 6/09/2026

CASE NO.: CITATION PO2028OR

Owner / Respondent: MARIAH ALEXANDRIA CHAVFES

Violation Location: BRINY BREEZES 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: JULY 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 62-28 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 3399 9944 45

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 \$ _____

Postage

\$

Total Postage and Fees

\$

1044

Sent To

Mariah Alexandria Chavez

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

786 Burch Dr

City, State, ZIP+4®

West Palm Beach, FL

6/9/2026

Postmark
Here

PO20280R

Page 41 of 112

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 42 of 112

9589071052703399994445

 Copy  Add to Informed Delivery

Latest Update

Your item arrived at our USPS facility in GAINESVILLE FL DISTRIBUTION CENTER on July 6, 2026 at 5:22 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

On the Way

- **Arrived at USPS Facility**
GAINESVILLE FL DISTRIBUTION CENTER
July 6, 2026 5:22 AM
- **Unclaimed/Being Returned to Sender**
WEST PALM BEACH, FL 33416
June 30, 2026 3:32 PM
- [See All Tracking History](#)

EPSON DS-530I

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

CASE NUMBER: PD2026-019
 HEARING DATE: JULY 7, 2026
 ADDRESS: 6620 N OCEAN BLVD
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44



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.

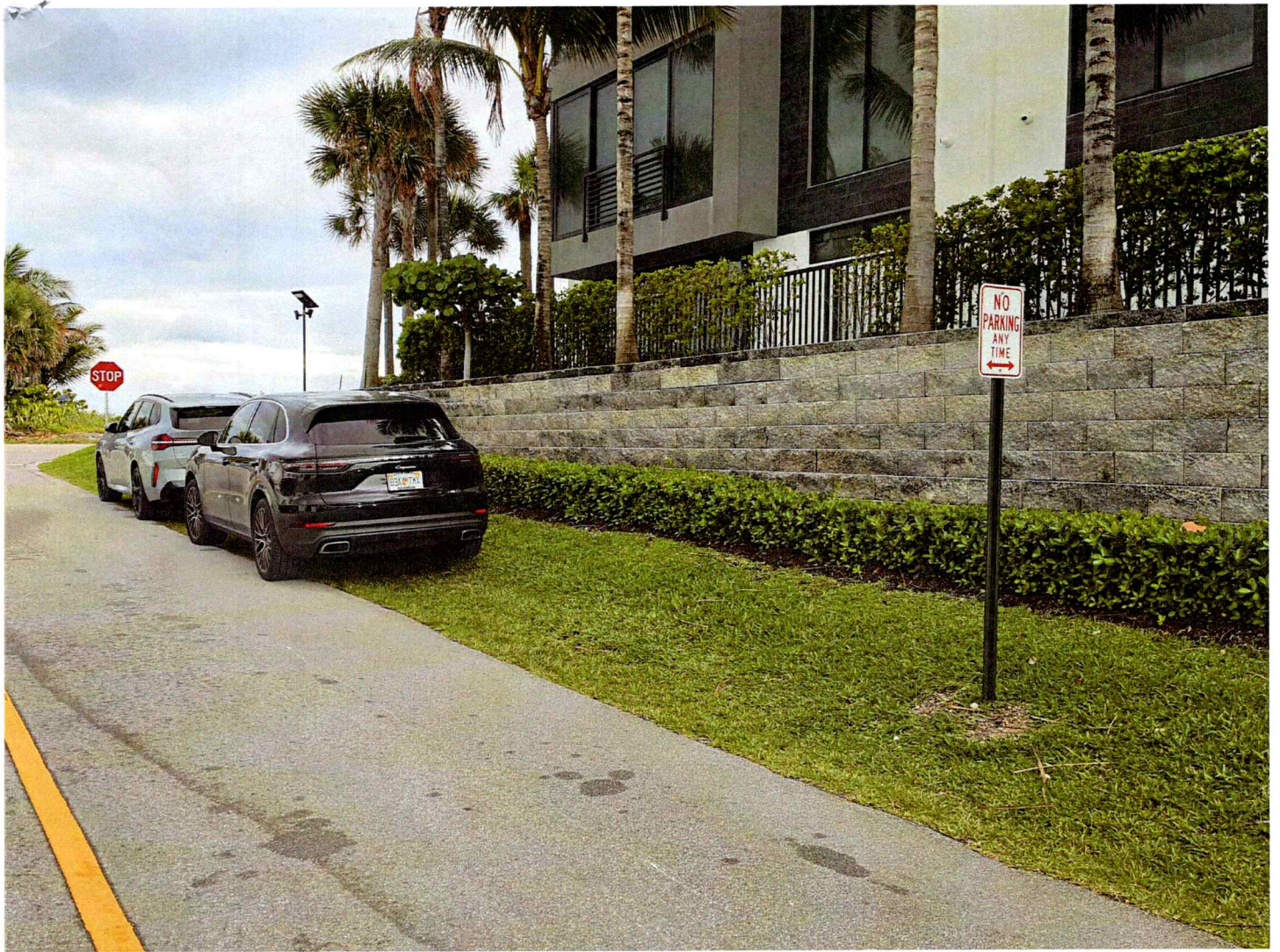
IF YOU FAIL TO COMPLY WITH THE CITED VIOLATION(S) AND/OR PAY THE CITATION FINE AMOUNT IN ACCORDANCE WITH THIS CITATION, OR YOUR CHECK FAILS TO CLEAR, OR YOU WISH TO CONTEST THE CITATION, YOU ARE HEREBY COMMANDED AND SUMMONED TO APPEAR AT A HEARING, BEFORE THE SPECIAL MAGISTRATE, ON THE VIOLATION(S) CHARGED, 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 # 26-10199		CITATION # PO2033OR		DATE 04/23/2026		TIME 11:21	
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 ALESSANDRO		MIDDLE PASCAL		LAST LIGUORI		SUFFIX	
STREET 1124 LUKE LN		CITY DELRAY BEACH		STATE FL		ZIP 33483	
DL/ID # L260015992530		STATE FL		BIRTH DATE 07/13/1999		RACE W	
GENDER M		TELEPHONE		TRAILER TAG #		TAG EXP DATE 07/13/2026	
YR VEHICLE 2021		TAG # 89ATMX		STATE FL			
COLOR BLK		STYLE UTILITY		MAKE PORS		MODEL CAYENNE	
V.I.N. OR MOTOR # WP1AA2AY1MDA03438							
							
ROADWAY INFORMATION							
BUSINESS NAME							
ADDRESS #		OCCURRED ON STREET, ROAD, HIGHWAY BRINY BREEZES BLVD					
FEET 67		MILES		DIRECTION WEST		AT/FROM STREET, ROAD, HIGHWAY OLD OCEAN BLVD	
LATITUDE -80.051414		LONGITUDE 26.507449		ZONE OCEAN RIDGE			
VIOLATION							
54-2		CHARGE DESCRIPTION NO PARKING AS POSTED					
OTHER VIOLATION COMMENTS NO PARKING ON THE GRASS							
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 \$30.00		IF PAID AFTER 10 DAYS		FINE \$40.00	
FILING FEE							
COURT INFORMATION(if applicable)							
COURT DATE 07/07/2026		COURT TIME 10:00		COURTROOM # / OTHER DETAIL TOWN HALL			

REPORTING OFFICER			
OFFICER SIGNATURE 		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: 6/09/2026

CASE NO.: CITATION PO2033OR

Owner / Respondent: ALESSANDRO PASCAL LIGUORI

Violation Location: BRINY BREEEZES 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: JULY 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

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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

\$

Sent To

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

City, State, ZIP+4®

6/9/2026

Postmark
Here

P020330R

Alessandro Pascal Liguori

1124 Luke Ln

Delray Beach, FL, 33483

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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- 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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 - 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 49 of 112

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:

Alessandro Pascal liquor
1124 Luke Lane
Delray Beach, FL 33483



9590 9402 9743 5266 4668 66

2. Article Number (Transfer from service label)

9589 0710 5270 3399 9944 38

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

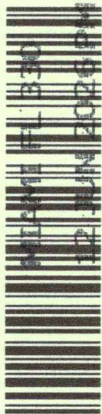
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ 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

USPS TRACKING #



9590 9402 9743 5266 4668 66

**United States
Postal Service**

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

P0203302

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

CASE NUMBER: PD2026-020
 HEARING DATE: JULY 7, 2026
 ADDRESS: BRINY BREEZES BLVD
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.44

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: CS2026-0043

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 4/3/26, at 10:46 AM hours, the Respondent(s),

KATHLEEN V MILLER TR TITL HLDR owner(s) of the property
located at 6133 N OCEAN BLVD (46-43-45-27-08-003-0081), Ocean Ridge, FL 33435, did violate
Section(s) 67-17(a) & 67-51(a) the Town's

Code of Ordinances by:

Sec. 67-17. - Coastal construction.
Compliance would be to obtain a permit from the state department of environmental protection (DEP)

Sec. 67-51. - Permit required generally; demolition permits.
Compliance would be to obtain a permit from the town building official.

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 6133 N OCEAN BLVD (46-43-45-27-08-003-0081)
Pursuant to Town Code Section(s) 67-17(a) & 67-51(a),
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
July 07, 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.: CS2026-0043

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before 6/25/26 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.

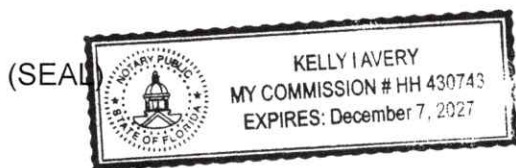
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steve 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 15th day of June, 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.



[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.: CS2026-0043

Code Section(s): 67-17(a) & 67-51(a)

vs.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 6133 N OCEAN BLVD (46-43-45-27-08-003-0081), Ocean Ridge, FL 33435

I, Steve Shahin, Community Standards Officer, hereby certify and return
that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for
July 07, 2026 at 10:00 A.M. on the above named respondent on

6-15-26 at 12:30 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.

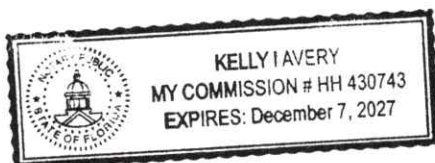
6-15-2026
Date

Steve Shahin
Community Standards Officer

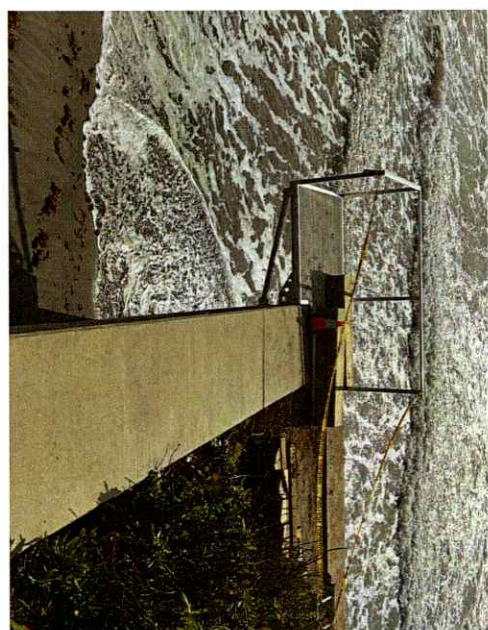
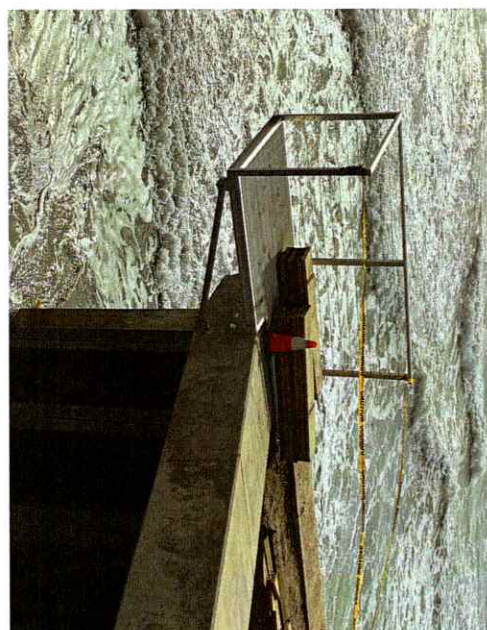
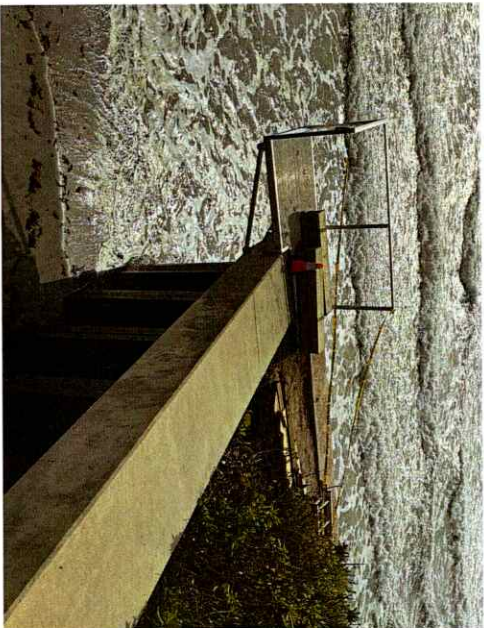
Sworn to and Subscribed

Before me by means of physical presence, this 15th day of June 2026.

(SEAL)



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



Property Information

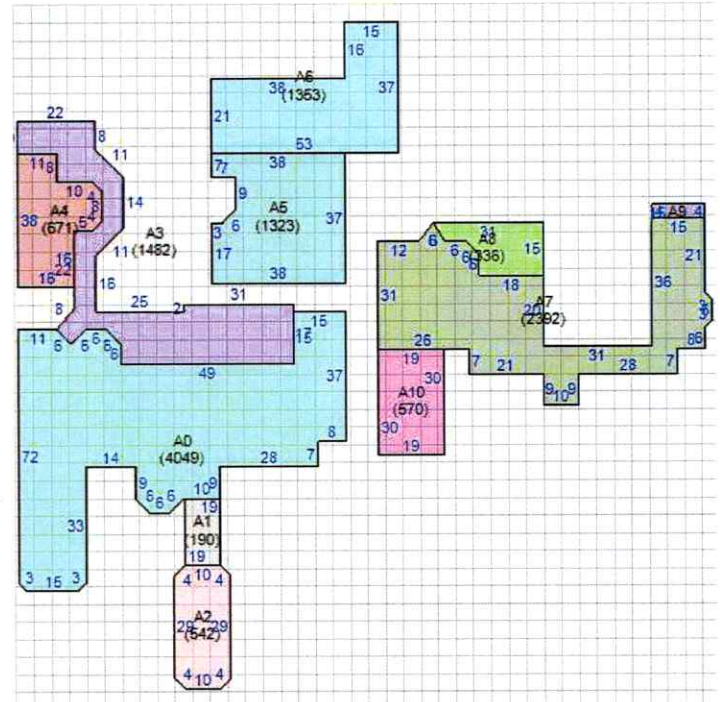
Owner Name : MILLER KATHLEEN V
 Parcel Control Number : 46-43-45-27-08-003-0081
 Location Address : 6133 N OCEAN BLVD

Structural Details

Structural Element for Building 1

Bldg Type	EXC-LUX.RES
Exterior Wall 1	MSY: CB STUCCO
Year Built	2006
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	
Full Baths	6
Half Baths	2
Roof Structure	WOOD TRUSS
Roof Cover	CLAY/BERMUDA TILE
Interior Wall 1	DRYWALL
Floor Type 1	MARBLE
Floor Type 2	CERAMIC/QUARRY TILE
Stories	3

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	2392
UOP Unfinished Open Porch	336
FCP Finished Carport	542
BAS Base Area	4049
FUS Finished Upper Story	570
UOP Unfinished Open Porch	60
BAS Base Area	671
FST Finished Storage	1353
FOP Finished Open Porch	190
FOP Finished Open Porch	1482
FGR Finished Garage	1323
Total Square Footage	12968
Area Under Air	7682

Property Extra Feature

Description	Year Built	Units
Bbq	2006	1
Fountain	2006	1
Elevator	2017	1
Pool - In-Ground	2006	1
Wall	2006	824
Wall	2006	43



TOWN OF OCEAN RIDGE
BUILDING & ZONING DEPARTMENT

STOP WORK ORDER NOTICE

JOB ADDRESS: 6133 N Ocean Blvd

THIS SITE HAS BEEN INSPECTED AND AN ORDER TO STOP WORK
HAS BEEN ISSUED FOR THE FOLLOWING REASON(S):

WORK CONDUCTED:

☒ WITHOUT A PERMIT

- PER FL BUILDING CODE SEC. 105.1 AND;
- PER TOWN CODE SEC. 67-61

☐ BEYOND THE SCOPE OF A PERMIT

☐ WITHOUT A REQUIRED INSPECTION(S)

☐ OTHER: 2 weeks to Apply for a permit
and Submit Contractor Registration

ADDITIONAL PERMIT FEES WILL BE REQUIRED DUE TO WORK
WITHOUT A PERMIT PER TOWN CODE 67-68(C).



TOWN OF OCEAN RIDGE
6460 N. OCEAN BLVD. • OCEAN RIDGE, FL 33435
881-732-2838 (MAIN) • 881-737-8350 (FAX)
OFFICE HOURS: 8:30AM - 3:00PM, MONDAY-FRIDAY

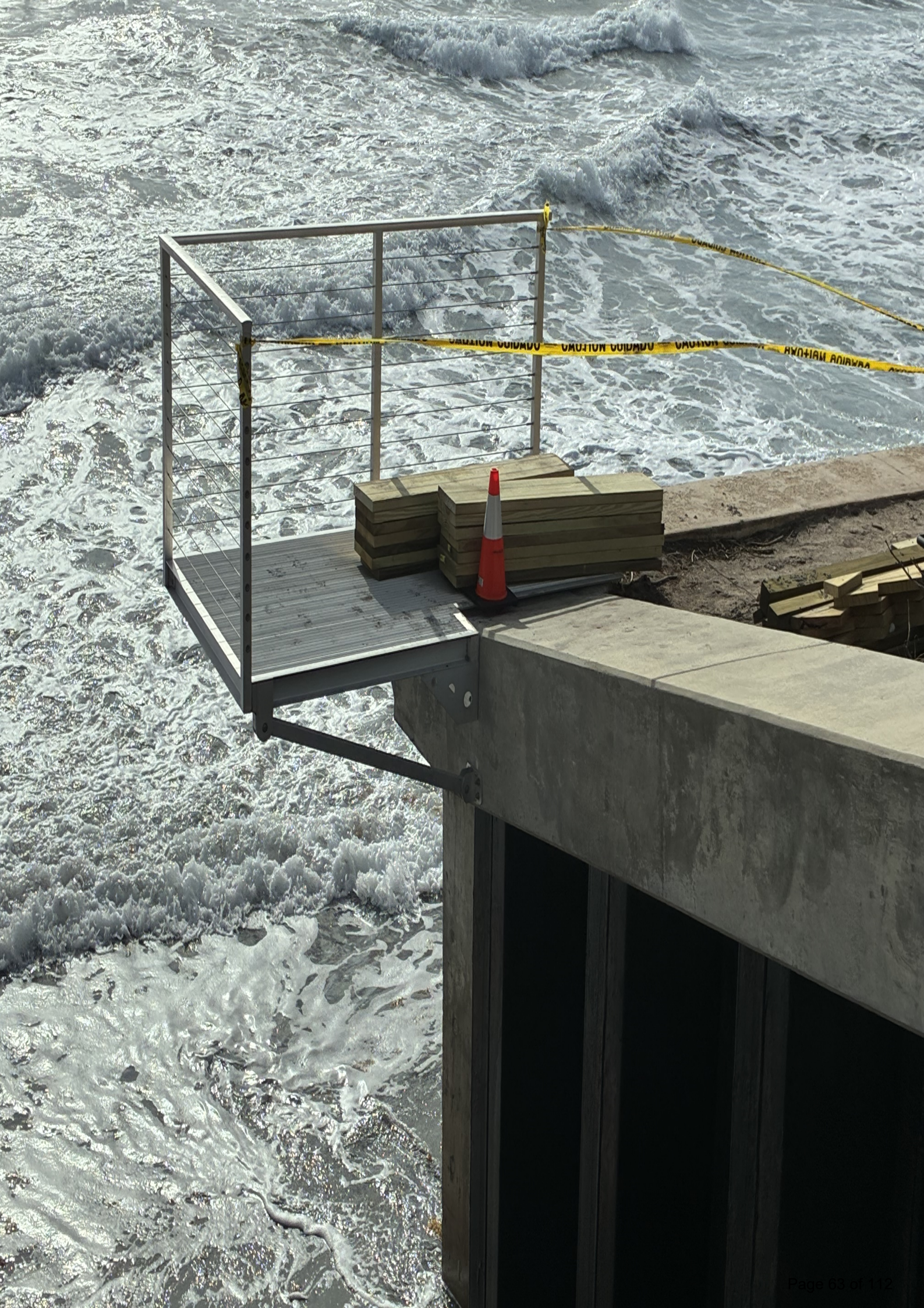
DATE _____

BUILDING OFFICIAL _____













Jun 15, 2026 12:31:28 PM
6133 North Ocean Boulevard
Boynton Beach
Palm Beach County
Florida



Jun 15, 2026 12:34:54 PM
6133 North Ocean Boulevard

Boynton Beach
Palm Beach County
Florida

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: CS2026-0043

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 4/3/26 at 10:46 AM hours, the Respondent(s),

KATHLEEN V MILLER TR TTL HLD

owner(s) of the property

located at 6133 N OCEAN BLVD (46-43-45-27-08-003-0081), Ocean Ridge, FL 33435, did violate

Section(s) 67-17(a) & 67-51(a) the Town's

Code of Ordinances by:

Sec. 67-17 - Coastal construction.

Compliance would be to obtain a permit from the state department of environmental protection (DEP)

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

Compliance would be to obtain a permit from the town building official.

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 6133 N OCEAN BLVD (46-43-45-27-08-003-0081)

Pursuant to Town Code Section(s) 67-17(a) & 67-51(a)

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 561-731-6150, on July 07, 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.

Office DEPOT®

Jun 15, 2026 12:35:04 PM
6133 North Ocean Boulevard
Boynton Beach
Palm Beach County
Florida



Apr 3, 2026 10:46:06 AM
6155 North Ocean Boulevard
Boynton Beach
Palm Beach County
Florida

9589 0710 5270 0712 4708 53

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

A 10.73
6-15-26
CS2026-0043

Postage

\$

Total Postage and Fees

\$

Sent To

Kathleen V Miller
Street and Apt. No., or PO Box No.
6133 N Ocean Blvd

City, State, ZIP+4®

Boynton Beach, FL 33435-5009

Page 69 of 142

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:

9589071052700712470853

Remo

 Copy  Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:10 pm on June 18, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOYNTON BEACH, FL 33435
June 18, 2026 1:10 PM

[See All Tracking History](#)

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

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

CASE NUMBER: CS2026-0043
 HEARING DATE: JULY 7, 2026
 ADDRESS: 6133 N OCEAN BLVD
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.73

COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0083

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 05/29/2026, at 2:39pm hours, the Respondent(s),
_____, owner(s) of the property
located at 118 Marlin Drive, Ocean Ridge, FL 33435, did violate
Section(s) 67-12 & 67-31 of the Town's
Code of Ordinances by:

Violation of section 67-12 – Construction Abandonment (for permit 23792 (remodel) and all sub-permits (23793,23794,23795)) and permits 25-030 (swimming pool/spa), 25-319 (gas), 25-219 (temp. fence), 24243 (seawall), and 25-290 (gas). The property is in violation of section 67-12 for having expired building permits, which is prima facie evidence that the building project has been abandoned. Please renew all expired permits within 10 days.

Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete). *see attached*

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness

Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 118 Marlin Drive

Pursuant to Town Code Section(s) 67-12 & 67-31,
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 July 07, 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.

Violation of section 67-12 – Construction Abandonment (for permit 23792 (remodel) and all sub-permits (23793,23794,23795)) and permits 25-030 (swimming pool/spa), 25-319 (gas), 25-219 (temp. fence), 24243 (seawall), and 25-290 (gas). The property is in violation of section 67-12 for having expired building permits, which is prima facie evidence that the building project has been abandoned. Please renew all expired permits within 10 days.

Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete).

The following dates are the dates for each permit to be completed (if renewal is applied for):

23792 – Master Reno – issued 4/4/24, last inspection 11/17/24, expired (2 yr duration) 4/4/26 – giving 180 days to complete by 11/25/26

23793 – Mech sub – issued 4/4/24, no inspections, expired 10/4/24, exceeded 2 yr duration 4/4/26 – giving 180 days to complete by 11/25/26

23794 – Plumb sub – issued 4/4/24, last inspection 7/31/25, expired (2 yr duration) 4/4/26 – giving 180 days to complete by 11/25/26

23795 – Elec sub – issued 4/4/24, last inspection 7/16/25, expired (2 yr duration) 4/4/26 – giving 180 days to complete by 11/15/26

24243 – Seawall – issued 10/23/24, last inspection 11/14/25, renewal expiration date 11/30/25- giving 30 days to complete by 6/28/26

25-030 – pool/spa – issued 2/13/25, last inspection 8/1/25, expired 2/1/26 – giving 30 days to complete by 6/28/26

25-219 – temp fence – issued 5/13/25, last inspection 11/20/25, expired 5/13/26 – giving 30 days to complete by 6/28/26

25-319 – gas – issued 7/1/25, no inspections, expired 12/1/25 – giving 30 days to complete by 6/28/26

AFFIDAVIT AND NOTICE OF VIOLATION

PAGE 2 OF 2

CE CASE NO.: cs2026-0083

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before June 08, 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.

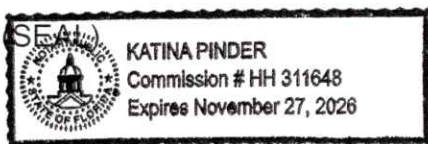
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steve Shahin

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 29th day of May, 2026 by Steve Shahin, 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.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 11/27/2026



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.: cs2026-0083

Code Section(s):

67-12 & 67-31

of the Town's Code of Ordinances

VIOLATION ADDRESS: 118 Marlin Drive, Ocean Ridge, FL 33435

I, Steve Shakin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for July 07, 2026 at 10:00 A.M. on the above named respondent on

3-28-26 at 3:45 AM PM

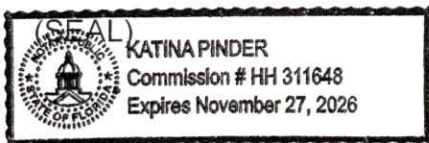
SERVICE OBTAINED BY POSTED: By posting a Community Standards Special Magistrate Affidavit and Notice of Violation at the violation address and in the lobby of Town Hall, and by mailing a Community Standards Special Magistrate Affidavit and Notice of Violation by first class mail to the above named respondent.

5-29-26
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 29th day of May, 2026.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 11/27/2026



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 cs2026-0083, along with a copy of Town Code Section(s): 67-12 & 67-31, were hand delivered to: Ann & Mari Garibian of 118 Marlin Drive, Ocean Ridge, Florida 33435, on _____, _____, by the undersigned Ocean Ridge Community Standards Officer _____ at _____ hours.

Signature of Community Standards Officer

Signature of Recipient

Sec. 67-12. - Construction abandonment.

All authorized construction shall be completed prior to the expiration of the building permit. The expiration of a building permit shall be prima facie evidence that the building project has not commenced or has been abandoned.

Failure of the permit holder or the property owner to complete construction once it has been initiated within the timeframe of the building permit is a violation that will be referred to the special magistrate pursuant to chapter 16, article I, of this Code. Failure to restore the site to its preconstruction conditions, including removal of all structural improvements and placement of sod on all disrupted portions of the site, may result in a fine not to exceed \$250.00 per day after the permit expires.

(Ord. No. 621, § 3, 5-1-2017)

„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.

Property Information

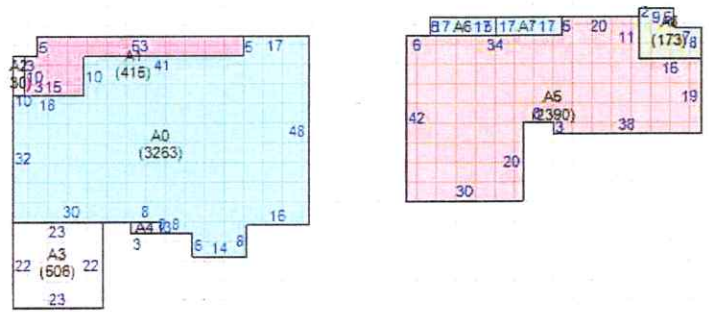
Owner Name : GARIBIAN ARA &
Parcel Control Number : 46-43-45-22-10-000-1180
Location Address : 118 MARLIN DR

Structural Details

Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	WSF: WOOD SIDING
Year Built	1987
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	5
Full Baths	5
Half Baths	0
Exterior Wall 2	MSY: CB STUCCO
Roof Structure	IRREGULAR
Roof Cover	WOOD SHAKES
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	2390
UOP Unfinished Open Porch	85
UOP Unfinished Open Porch	30
BAS Base Area	3263
FOP Finished Open Porch	415
FOP Finished Open Porch	85
FOP Finished Open Porch	24
FOP Finished Open Porch	173
FGR Finished Garage	506
Total Square Footage	6971
Area Under Air	5653

Property Extra Feature

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



COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0083

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 05/29/2026, at 2:39pm hours, the Respondent(s),

owner(s) of the property
located at 118 Marlin Drive, Ocean Ridge, FL 33435, did violate

Section(s) 67-12 & 67-31 of the Town's

Code of Ordinances by:

Violation of section 67-12 – Construction Abandonment (for permit 23792 (remodel) and all sub-permits (23793,23794,23795)) and permits 25-030 (swimming pool/spa), 25-319 (gas), 25-219 (temp. fence), 24243 (seawall), and 25-290 (gas). The property is in violation of section 67-12 for having expired building permits, which is prima facie evidence that the building project has been abandoned. Please renew all expired permits within 10 days.

Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete). *see attached*

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness

Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 118 Marlin Drive

Pursuant to Town Code Section(s) 67-12 & 67-31,

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

July 07, 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.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: cs2026-0083

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 05/29/2026, at 2:39pm hours, the Respondent(s), owner(s) of the property located at 118 Marlin Drive, Ocean Ridge, FL 33435, did violate Section(s) 67-12 & 67-31 of the Town's Code of Ordinances by:

Violation of section 67-12 – Construction Abandonment (for permit 23792 (remodel) and all sub-permits (23793,23794,23795)) and permits 25-000 (swimming pool/spa), 25-319 (gas), 25-219 (temp. fence), 24243 (seawall), and 25-290 (gas). The property is in violation of section 67-12 for having expired building permits, which is prima facie evidence that the building project has been abandoned. Please renew all expired permits within 10 days.

Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete). *see attached*

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 118 Marlin Drive
Pursuant to Town Code Section(s) 67-12 & 67-31

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 July 07, 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.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: cs2026-0084

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 05/29/2026, at 3:30 PM hours, the Respondent(s), owner(s) of the property located at 118 MARLIN DR (46-43-45-22-10-000-1180), Ocean Ridge, FL 33435, did violate Section(s) 67-52 of the Town's Code of Ordinances by:

Violation of section 67-52 – Duration of Construction (for permit 23792 (remodel) and the sub-permits). The property is in violation of section 67-52 which sets a local duration of construction for two years. The Town issued permit 23792 on April 4, 2024, which expired on April 4, 2026 due to the expiration of the construction duration requirement. This violation is irreparable and irreversible in nature. Immediate compliance is required. You may renew permit 23792 (and the sub permits); however, if work continues, fines will accrue for failure to comply with the duration of construction. Fines for irreparable and irreversible violations cannot exceed \$5,000 per violation. Pursuant to section 67-54, a violation of section 67-52 is deemed a separate offense for every day the violation continues.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 118 MARLIN DR (46-43-45-22-10-000-1180)
Pursuant to Town Code Section(s) 67-52

and Chapter 162, Florida Statutes, the violation(s) must be corrected within 4 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 July 07, 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.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0084

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Pursuant to Town Code Section(s) 67-52, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 0 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 July 07, 2026.

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2X12 Blocking
4-10x8
50ans

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

\$

Sent To

Ara Garibian & Mari Garibian

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

115 Marlin Dr

City, State, ZIP+4[®]

Ocean Ridge FL 33435-3311

CS 2024-
0083

Postmark
Here

5/29/2024

Page 86 of 112

9589 0710 5270 3400 0292 65

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

9589071052703400029265

 Copy  Add to Informed Delivery

Latest Update

Your item was returned to the sender on June 30, 2026 at 9:53 am 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
June 30, 2026 9:53 AM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER
June 28, 2026 10:53 AM

[See All Tracking History](#)

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

CASE NUMBER: CS2026-0083
 HEARING DATE: JULY 7, 2026
 ADDRESS: 118 MARLIN
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	1	\$ 36.00
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 10.73	1	10.73
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 260.73

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

PAGE 1 OF 2

CE CASE NO.: cs2026-0084

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 05/29/2026, at 3:30 PM hours, the Respondent(s),
_____ owner(s) of the property
located at 118 MARLIN DR (46-43-45-22-10-000-1180), Ocean Ridge, FL 33435, did violate
Section(s) 67-52 of the Town's
Code of Ordinances by:

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Pursuant to Town Code Section(s) 67-52,
and Chapter 162, Florida Statutes, the violation(s) must be corrected within 0 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 July 07, 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.: cs2026-0084

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

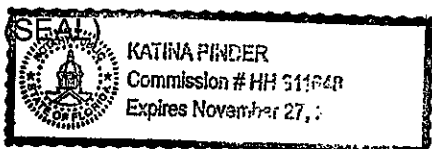
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steve Shubin

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 24 day of May, 2026 by Steve Shubin, 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.



[Signature]
NOTARY-PUBLIC, State of Florida
My Commission Expires: 11/27/2026



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.: cs2026-0084

Code Section(s):

67-52

VS.

of the Town's Code of Ordinances

Respondent

VIOLATION ADDRESS: 118 MARLIN DR (46-43-45-22-10-000-1180), Ocean Ridge, FL 33435

I, Steve Shubin, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for July 07, 2026 at 10:00 A.M. on the above named respondent on

~~5-29-26~~ at 3:45 AM PM
5-29-26

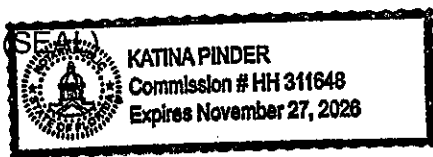
SERVICE OBTAINED BY POSTED: By posting a Community Standards Special Magistrate Affidavit and Notice of Violation at the violation address and in the lobby of Town Hall, and by mailing a Community Standards Special Magistrate Affidavit and Notice of Violation by first class mail to the above named respondent.

5-29-26
Date

[Signature]
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 29th day of May, 2026.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 11/27/2026



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 cs2026-0084, along with a copy of Town Code Section(s): 67-52,
were hand delivered to: Ara & Mari Garibian of 118 MARLIN DR (46-43-45-22-10-000-1180),
Ocean Ridge, Florida 33435, on _____, _____, by the undersigned Ocean Ridge
Community Standards Officer _____ at _____ hours.

Signature of Community Standards Officer

Signature of Recipient

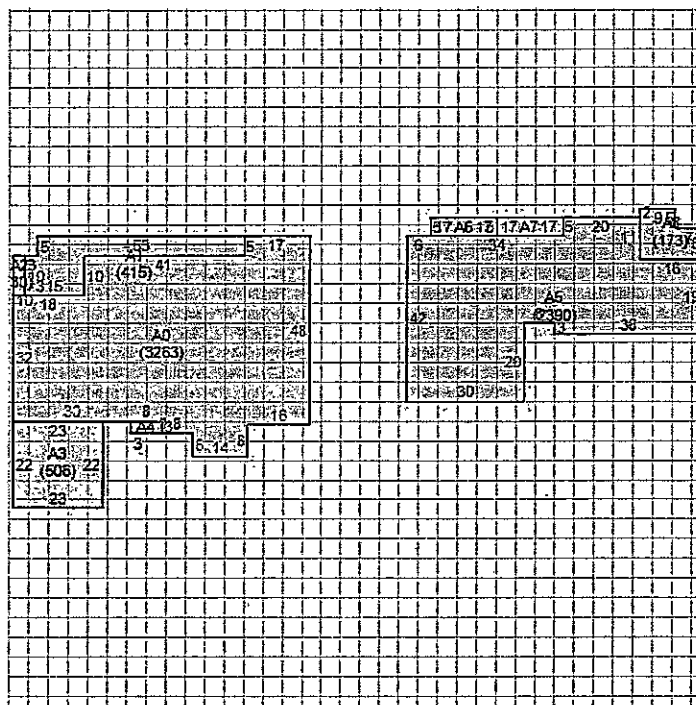
Owner Name : GARIBIAN ARA &
Parcel Control Number : 46-43-45-22-10-000-1180
Location Address : 118 MARLIN DR

Structural Details

Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	WSF: WOOD SIDING
Year Built	1987
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	5
Full Baths	5
Half Baths	0
Exterior Wall 2	MSY: CB STUCCO
Roof Structure	IRREGULAR
Roof Cover	WOOD SHAKES
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	2390
UOP Unfinished Open Porch	85
UOP Unfinished Open Porch	30
BAS Base Area	3263
FOP Finished Open Porch	415
FOP Finished Open Porch	85
FOP Finished Open Porch	24
FOP Finished Open Porch	173
FGR Finished Garage	506
Total Square Footage	6971
Area Under Air	5653

Property Extra Feature

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

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

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

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



2X12 Blocking
4-10x8
50ans.



COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0083

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 05/29/2026, at 2:39pm hours, the Respondent(s),

owner(s) of the property
located at 118 Marlin Drive, Ocean Ridge, FL 33435, did violate

Section(s) 67-12 & 67-31 of the Town's

Code of Ordinances by:

Violation of section 67-12 – Construction Abandonment (for permit 23792 (remodel) and all sub-permits (23793,23794,23795)) and permits 25-030 (swimming pool/spa), 25-319 (gas), 25-219 (temp. fence), 24243 (seawall), and 25-290 (gas). The property is in violation of section 67-12 for having expired building permits, which is prima facie evidence that the building project has been abandoned. Please renew all expired permits within 10 days.

Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete). *see attached*

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness

Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the property where the violation occurred is 118 Marlin Drive

Pursuant to Town Code Section(s) 67-12 & 67-31,

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

July 07, 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.

COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: cs2026-0063

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Violation of section 67-31 – Florida Building Code (for work without permits and inspections). The property is in violation of section 67-31 for violating the Florida Building Code section 105.1, permits required, and section 110.3, inspections required. Please renew all expired permits within 10 days and obtain all required inspections to timely complete the work consistent with section 67-52, duration of construction (for permitted work commenced prior to December 31, 2025, two years to complete; for permitted work commenced after December 31, 2025, one year to complete). *see attached*

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Pursuant to Town Code Section(s) 67-12 & 67-31

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 July 07, 2026

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COMMUNITY STANDARDS SPECIAL MAGISTRATE
TOWN OF OCEAN RIDGE

PAGE 1 OF 2
CE CASE NO.: cs2026-0064

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Pursuant to Town Code Section(s) 67-52

and Chapter 162, Florida Statutes, the violation(s) must be corrected within 4 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 July 07, 2026

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COMMUNITY STANDARDS SPECIAL MAGISTRATE TOWN OF OCEAN RIDGE

PAGE 1 OF 2

CE CASE NO.: cs2026-0084

AFFIDAVIT AND NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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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 \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Ara Garibian & Mari Garibian

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

118 Marlin Dr.

City, State, ZIP+4®

Ocean Ridge FL 32065-3112

CS 2026-
0084

Postmark
Here

5/29/2026

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.
- 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).

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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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 - 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

9589071052700712470808



Copy



Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 9:56 am on June 29, 2026 in BOYNTON BEACH, FL 33435.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered

Delivered, Left with Individual

BOYNTON BEACH, FL 33435

June 29, 2026 9:56 AM

[See All Tracking History](#)

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

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

CASE NUMBER: CS2026-0084
 HEARING DATE: JULY 7, 2026
 ADDRESS: 118 MARLIN
 DATE PAID:
 METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE-1ST VIOLATION	\$ 150.00	1	\$ 150.00
CODE ENF. HEARING FEE- REPEAT VIOLATION	\$ 250.00	0	\$ -
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			\$ 224.73

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

PAGE 1 OF 2

CE CASE NO.: cs2026-0087

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 June 02, 2026, at 11:41 AM hours, the Respondent(s),
_____ owner(s) of the property
located at 11 COCONUT LN (46-43-45-27-07-001-0040), Ocean Ridge, FL 33435, did violate
Section(s) Sec. 30-173 Maintenance requirements REPEAT OFFENSE Sec. 34-162 of the Town's
Code of Ordinances by:

Sec. 30-173. - Maintenance requirements.

The following maintenance requirements shall apply to properties subject to this article:

The property shall be kept free of excessive weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices (excluding those required by federal, state, or local law), discarded personal items such as furniture, clothing, appliances, printed materials or any other items that give the appearance that the property is abandoned or not being properly maintained.

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.

Delineators, old mailbox post in the right of way.

This violation notice is base upon: ☒ personal observation/investigation, ☐ or upon a witness
Affidavit (check one or both); Witness Affidavit, if any, must be attached hereto. The legal description of the
property where the violation occurred is 11 COCONUT LN (46-43-45-27-07-001-0040)
Pursuant to Town Code Section(s) Sec. 30-173 Maintenance requirements REPEAT OFFENSE Sec. 34-162,
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
July, 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.: cs2026-0087

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before June, 15th, 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.

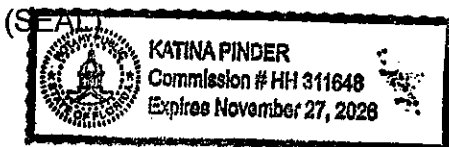
If you need a special accommodation in order to attend the hearing, you must advise the Town Clerk's Office at 561-732-2635 at least thirty-six (36) hours prior to the hearing.

Printed: Steven Shahin

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 8th day of June, 2026 by Steven Shahin, 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.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 11/27/2026



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.: cs2026-0087

Code Section(s):

Sec. 30-173 Maintenance requirements
REPEAT OFFENSE Sec. 34-162

of the Town's Code of Ordinances

VIOLATION ADDRESS: 11 COCONUT LN (46-43-45-27-07-001-0040), 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 July, 7th, 2026 at 10:00 A.M. on the above named respondent on

6-8-26 at 1:30 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.

6-8-26
Date

Steven Shakin
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 8th day of June, 2026.



Katina Pinder
NOTARY PUBLIC, State of Florida
My Commission Expires: 11/27/2026







Jun 8, 2026 at 1:36:04 PM
6400 N Ocean Blvd
Ocean Ridge FL 33435
United States



TOWN OF OCEAN RIDGE

800-555-5555 • 1-800-555-5555 • 1-800-555-5555

Community Standards Special Magistrate's
Receipt of Affidavit

Code Enforcement and Special Inspection Division and Section of Violation Correspondence Control
 Number 004-04-0007, along with a copy of Texas Code Sections, Sec. 49.03, pertaining to the
 same. And that it be by Robt. L. Baskin or a certified public administrator,
 Dallas, Texas, Florida 00407, on 12-26-86 by the undersigned County Clerk
 of the County of Dallas, Texas. Robt. L. Baskin at 12-26-86.

Agreement of Community Systems: 100%

Signature of Participant

refused
to
sign
1:39 pm
6-8-26

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

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BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING		0	-
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 314.00