

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

Meeting to be held in the Town Hall on Tuesday, December 4, 2007 at 10:00 A.M.

A. ADOPTION OF NOVEMBER 6, 2007 MINUTES

B. FINE ASSESSMENT/STATUS HEARING

CASE NO. CE#2007-019

**David and Lorraine B. McCall, 1410 Wrightstown Road,
Newtown, Pennsylvania, 18940**

**RE: Blks A,B, & z PB Shore Acres PT of Lots 19 & 20
in DB900P619 & 622 & DB1033P84/Being Lots 27-A, 27B,
& 29, Unrec Plat of Blue Ocean/Blk A (11 Douglas Drive)**

NATURE OF VIOLATION

Violate Section(s) 101.2.1, 101.3, 104.5 and 104.6 of the Florida Building Code, and Sections 67-177(b)(1), 67-177(a)(1), 67-179(g)(3), 67-179(b), 67-174(a)(1)(2), 67-177(b)(4), 67-179(c), 67-174(c), 67-178(b), 67-179(b)(c)(1) and 67-179(c)(d) of the Town's Code of Ordinances by having the following violations: Units 9 and 5 have extensive water damage to the base boards and some signs of mold throughout. Several wall areas have signs of water leakage from the ceiling. The bathroom and kitchen fixtures are not in good operable condition and show signs of water leakage. The hot water heater lines have signs of extensive corrosion. Some electrical outlets are not operable; Unit 9 has a grease-laden range, creating a possible fire hazard and unsanitary condition; The roof shows excessive signs of leakage; Some areas of fascia have extensive water damage, pockets holding water and paint peeling; Several exterior lights are missing light covers and/or bulbs; The exterior of the property contains junk, debris, yard waste, and outside storage of building material; The landscaping has several areas with overgrown weeds, rocks, and dirt bald spots; There is excessive loose and unsecured wiring in the rear of the building by the panel box; Some jalousie windows have broken and/or missing window louvers; Some exterior wall areas below some window A/C units have rust marks; Proper water runoff lines for the window A/C units need to be provided to eliminate water marks on the walls or puddles of water with mold on the walkways in the rear of the property.

C. VIOLATION HEARING

CASE NO. CE#2007-022

**Thomas W. Perry III, 19 Harbour Drive South, Ocean
Ridge FL 33435**

**RE: Lot 48 & ABND Porter Street lying South of &
Adjacent Thereto (19 Harbour Drive South)**

NATURE OF VIOLATION

Violate Section(s) 67-174(a)(1) of the Town's Code of Ordinances by not maintaining the fence on his property

D. ADJOURNMENT

Please be advised that if a person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is based. The Town neither provides nor prepares such record. Persons who need an accommodation in order to attend or participate in this meeting should contact the Town Clerk at 732-2635 at least 2 days prior to the meeting in order to request such assistance.