

INUTES  
TOWN OF OCEAN RIDGE  
SPECIAL MAGISTRATE/CODE ENFORCEMENT HEARING  
July 1, 2014

Present: Karen Hancsak; Town Clerk, Kathryn Rossmell, Town Atty., and Officer Savino.

Meeting called to order at approximately 10:05 A.M.

Special Magistrate Barbara Alterman explained that this was an informal hearing and rules of evidence were not required, however, the Town and Respondent may have exhibits that either have the right to make objections to. She added that the Town would present their case, and then the Respondent, and then she would render a decision and issue a Final Order or Order of Assessment.

**A. ADOPTION OF JUNE 3, 2014 MINUTES**

The minutes were adopted.

Atty Rossmell advised that Case Number CE#2014-009 was brought into compliance.

**B. FINE ASSESSMENT/STATUS HEARING**

**CASE NO. CE#2014-005 Stellar Alon Growth, LLC, 2700 W Cypress Creek Road, Suite D118, Ft. Lauderdale FL 33309**

**RE: Lot 21, Ocean Ridge Beach (40 Hibiscus Way)**

**NATURE OF VIOLATION**

Violate Sections 67-51, 67-174(a)(1), 67-175(4), 67-175(5) of the Town's Code of Ordinances by allowing the violations of the Town Code to continue to exist which include construction, alteration, remodeling and demolition without a permit, and not maintaining the second story/balcony/integrity of the building and not maintaining the pool/spa.

The respondent was present.

Atty Rossmell summarized the violation and advised that building permits have been obtained for two out of the three of the violations, but no inspections have occurred and the violations still exist. She advised that the administrative costs for the first hearing have been paid. She stated that the Town was recommending that there be a finding of proper notice, determination that the property is still in violation, a \$50 daily fine be

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assessed to the property for each violation commencing June 19, 2014 and until full compliance, and also reimbursement for this administrative hearings.

Officer Savino testified that she inspected the property and took photographs on 7/1/14 that reflect that the violations still exist. She added the new owners have been aware of the original violations that they have since been cited for since the beginning of April.

Special Magistrate Alterman accepted the following Town exhibits: A copy of the Final Order, the returned certified receipt as composite #1; photographs taken by Officer Savino on 7/1/14 as #2, and the Administrative Recovery Sheet in the amount of \$409.00 as #2.

Lucaster Carr, employee representing Stellar Alon Growth LLC, 2700 W Cypress Creek Road, #18, Ft Lauderdale, stated that they inherited the violations when they purchased the property in foreclosure and are working on bringing the violations into compliance. He advised the reason the deck has not been applied for at this time is because it is more complex and x-rays needed to be taken. He stated that the believed all work should be completed within 60 days.

Special Magistrate Alterman questioned whether the respondents had received the notice for the first hearing to which Mr. Carr advised that the office had received it but it was apparently misplaced on a desk. She advised Mr. Carr that once a lien is imposed only the Town Commission can consider a lien reduction.

Special Magistrate Alterman stated that she did find there was proper notice and that the violations continue to exist past the June 18, 2014 compliance date. She stated that she would order a \$50 daily fine assessed for each of the violations cited in the Final Order (3) from June 19, 2014 until compliance, and also include that the Administrative Costs for this hearing (\$409.00) be paid by August 4, 2014 and the property can be lienied.

**CASE NO. CE#2013-008    Gerald Bruce Wismer, 2750 SE 9<sup>th</sup> Street,  
Pompano Beach, FL 33062  
RE:    Lot 110, McCormick Mile Addition No. 1  
(110 Bonito Drive)**

**NATURE OF VIOLATION**

Violate Sections 34-6(a), 67-179(b)(1) and 67-174(a)(2), 67-174(b), 67-174(c), 67-175(5), 67-175(8) of the Town's Code of Ordinances by not maintaining the property by the lot being overgrown, stucco missing, fascia requires painting, holes in soffit, exposed electrical wires and visible deterioration of the structure.

The Respondent was not present.

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Atty Rossmell summarized the violation and advised that the violations still exist and the administrative costs for the first hearing have not been paid. She stated that the Town was recommending that there be a finding of proper notice, determination that the property is still in violation, a \$50 daily fine be assessed to the property for each violation commencing on June 27, 2014 and until full compliance, and also reimbursement for this administrative hearing.

Officer Savino testified that she inspected the property and took photographs on 7/1/14 that reflect that the violations still exist. She added that she had also called the PBC Health Dept. who also responded and documented the pool condition. She stated that since the property was in foreclosure she also attempted to contact the bank or its representatives with negative results.

Special Magistrate Alterman accepted the following Town exhibits: A copy of the Final Order and the returned certified receipt as composite #1; photographs taken by Officer Savino on 7/1/14 as #2, and the Administrative Recovery Sheet in the amount of \$409.00 as #2.

Special Magistrate Alterman stated that she did find there was proper notice and that the violations continue to exist past the June 26, 2014 compliance date. She stated that she would order a \$50 daily fine for the violations cited in the Final Order from June 27, 2014 until compliance, and also include that the Administrative Costs for this hearing (\$409.00). She added that the property can be liened.

**D. ADJOURNMENT**

The meeting was adjourned at approximately 10:30 AM.

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Town Clerk