

MINUTES  
TOWN OF OCEAN RIDGE  
SPECIAL MAGISTRATE/CODE ENFORCEMENT HEARING  
AUGUST 4, 2015

Present: Karen Hancsak; Town Clerk, Kenneth Spillias, Town Atty., Officer Plesnik, and Police Chief Hutchins.

Meeting called to order at approximately 10:02 A.M.

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

**A. ADOPTION OF MAY 5, 2015 MINUTES**

The minutes were adopted.

**B. VIOLATION HEARING  
CASE NO. CE#2015-003**

**Brookshore LTD, 8 Maple Street, Westbury NY  
11590-5221**

**RE: Amended Plat of Boyntons Sub Lot 7 &  
Nly 47.30' of Lot 8 Blk 5 & N 100' of TR 45 Lyg  
E of & Adjacent to SR A1A R/W (6009 N Ocean  
Blvd.)**

**NATURE OF VIOLATION**

Violate Section/s 67-174(a)(1) and 67-174(c) of the Town's Code of Ordinances by not maintaining a the property and causing blighting to the neighborhood. The property contains brown grass (80% of the property). There are weeds growing between the stones in the driveway. There is also a long exposed pipe sitting by the edge of the pool and the pool contains no water.

Atty John David was present to represent the owner.

Atty Spillias summarized the case. He advised that the Town and Atty David had agreed on a stipulation to be written as an Order Finding Violation. Atty David agreed with the proposed terms of the order.

Special Magistrate Alterman accepted the following Town exhibits: the police reports and photographs as #1; the Affidavit and Notice of Violation with certified cards as #2; and the administrative recovery sheet in the amount of \$208.52 as #3.

SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING OF AUG. 3, 2015

Special Magistrate Alterman did find there was proper notice and part of the violations continue to exist. She stated that the order would reflect that the respondent had until Aug. 26, 2015 for full compliance failing which a \$50.00 daily would commence. She added that the administrative recovery costs in the amount of \$208.52 shall be paid by Aug. 26, 2015. A Fine Assessment/Status Hearing would be held on Sept. 1, 2015 at 10 am if necessary.

**C. REQUEST FOR AUTHORIZATION TO FORECLOSE ON LIEN  
PURSUANT TO SECTION 16-9(e) FOR CASE NO. 2014-022, MARK  
LACHO, 87 ISLAND DRIVE SOUTH, OCEAN RIDGE FL 33435  
CASE NO. CE#2014-022 Mark Lacho, 87 Island Drive So, Ocean Ridge  
FL 33435**

**RE: Lot 87, McCormick Mile Addition No 1  
Subdivision (87 Island Drive So)**

**NATURE OF VIOLATION**

Violate Sections 67-174, 67-175 of the Town's Code of Ordinances by not maintaining the property. The exterior of all structures on premises are not maintained causing a blighting influence on neighborhood properties. The exterior walls are not anchored. Pool contains green water

The Respondent was not present.

Atty Spillias advised there is an existing Claim of Lien on the property based on an Order Assessing Fine on 5/5/15. He stated that the respondent applied for a building permit on 6/15/15 and the Building Official provided review comments on 6/22/15. The respondent has not addressed the comments nor made any contact with the Building Official. As per Section 16-9(e) of the Code of Ordinances the Town Commission authorized the Atty to seek authorization from the Special Magistrate to foreclose on the lien. The 3 month required time frame is Aug. 18, 2015. He added that the Town Clerk had emailed (non-mandatory) the respondent last week to advise him of both meetings.

Special Magistrate Alterman accepted the following Town exhibits: a copy of the Lien as #1, the Order on Fine Assessment as #2; and a copy of Section 16-9e) as #3.

Special Magistrate Alterman authorized the Town to file documents to foreclose on the lien for Case No. 2014-022, Mark Lacho, 87 Island Drive So, Ocean Ridge FL 33435.

**C. ADJOURNMENT**

The meeting was adjourned at approximately 10:15 AM.

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Town Clerk