

**TOWN OF OCEAN RIDGE, FLORIDA  
SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING  
TUESDAY, MARCH 5, 2024  
10:00 A.M.  
TOWN HALL COMMISSION CHAMBERS**

**\*\*\* AGENDA \*\*\***

**A. ADOPTION OF THE JANUARY 9, 2024 MINUTES**

**B. CASE NO. 2024-001      JAMES P. COOKSEY  
23 COCONUT LANE, OCEAN RIDGE, FL 33435  
RE: BOYNTON BEACH PARK LT 9 BLK 1 & 22-  
45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW ¼  
NATURE OF VIOLATION  
SEC 67-31 Adoption of FBC  
FBC Section 4502.17.1 Barrier Required for Outdoor Pools**

**C. ADJOURNMENT**

Please be advised that if a person decides to appeal any decisions 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.

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to listen to the audio live can access the feed on the date and time of the meeting by dialing [+1 \(571\) 317-3122](tel:+15713173122) and using [910-698-933](tel:910698933) as the access code. You may also attend from your computer, tablet or smartphone by using the following link: <https://meet.goto.com/OceanRidge/code-enforcement-meetings-2022>

Persons that 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@oceanridgeflorida.com](mailto:Kavery@oceanridgeflorida.com) or calling Town Hall during business hours before the meeting date and time and providing your comment to the Town Clerk.

Persons who need an accommodation 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.

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

PAGE 1 OF 2  
CE CASE NO.: 2024-001

**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 1/4/24, at \_\_\_\_\_ hours, the Respondent(s), JAMES P COOKSEY owner(s) of the property located at 23 COCONUT LANE, BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4, Ocean Ridge, FL 33435, did violate Section(s) 67-31 -Adoption of FBC & FBC Section 4502.17.1 Barrier Required for Outdoor Pools of the Town's Code of Ordinances by:

Having unsecured structures -Pool and house  
Pool is a health hazard and is not protected.

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 23 COCONUT LANE, BOYNTON BEACH PARK LT 9 BLK 1 & 22-45-43, S 25 FT OF W 101 FT OF E 490.47 FT OF SW 1/4. Pursuant to Town Code Section(s) 67-31 -Adoption of FBC & FBC Section 4502.17.1 Barrier Required for Outdoor Pools, and Chapter 162, Florida Statutes, the violation(s) must be corrected within 14 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 MARCH 5, 2024.

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

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CE CASE NO.: 2024-001

To avoid a hearing in this case, it is your obligation to notify the undersigned Community Standards Officer of compliance on or before FEBRUARY 14, 2024 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: Manuel Palacios

Signed: Manuel Palacios  
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 31ST day of JANUARY, 2024  
by Manuel Palacios, who is personally known to me to be a Community Standards Officer of the Town of Ocean Ridge, Florida, and who did take an oath.

Witness my hand and seal the day and year first written above.

(SEAL)



Kelly Avery  
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

vs.

Respondent

COMMUNITY STANDARDS

CE CASE NO.: 2024-001

Code Section(s):

67-31 -Adoption of FBC & FBC Section  
4502.17.1 Barrier Required for Outdoor Pools  
of the Town's Code of Ordinances

VIOLATION ADDRESS: 23 COCONUT LANE, BOYNTON BEACH PARK LT 9 BLK , Ocean Ridge, FL 33435

I, MANUEL PABELOS, Community Standards Officer, hereby certify and return that I have served a Community Standards Special Magistrate Affidavit and Notice of Violation for MARCH 5, 2024 at 10:00 A.M. on the above named respondent on

JAMES P COOKSEY at \_\_\_\_\_ 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.

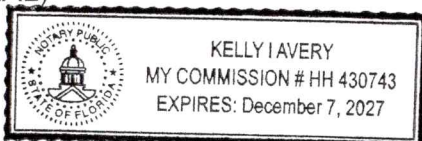
1-31-24  
Date

MANUEL PABELOS  
Community Standards Officer

Sworn to and Subscribed

Before me by means of physical presence, this 31ST day of JANUARY, 2024.

(SEAL)

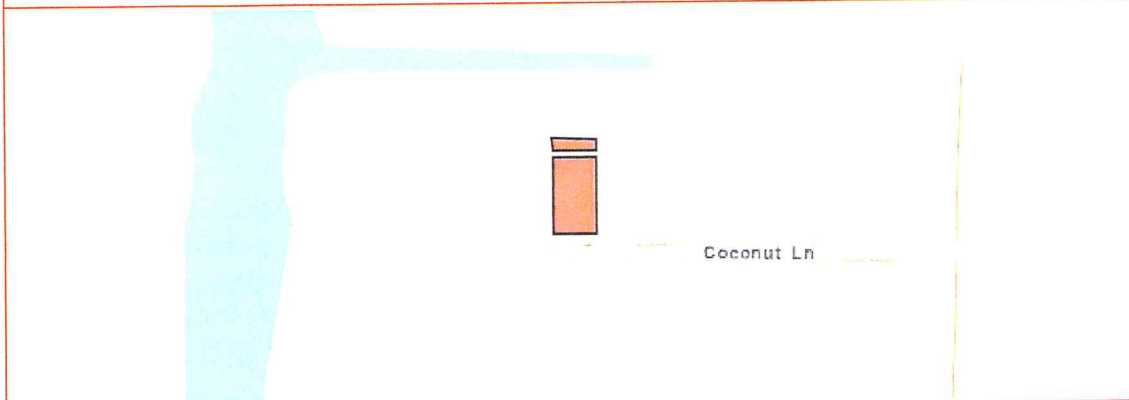


Kelly Iavery  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/7/27



## Property Detail

Parcel Control Number: 46-43-45-27-07-001-0090 Location Address: 23 COCONUT LN  
 Owners: COOKSEY JAMES P Municipality: OCEAN RIDGE  
 Mailing Address: 728 COTE AZUR DR, , PALM BEACH GARDENS FL 33410 1499  
 Last Sale: MAR-2005 Book/Page#: 18266 / 00958 Price: \$1,650,000  
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RSF - SINGLE FAMILY RESIDENTIAL  
 Legal Description: BOYNTON BEACH PARK LT 9  
 BLK 1 & 22-45-43, S 25 FT OF W  
 101 FT OF E 490.47 FT OF SW 1/4



## 2023 Values

Improvement Value \$2,036,120  
 Land Value \$1,411,084  
 Total Market Value \$3,447,204  
 Assessed Value \$2,532,956  
 Exemption Amount \$0  
 Taxable Value \$2,532,956

All values are as of January 1st each year.

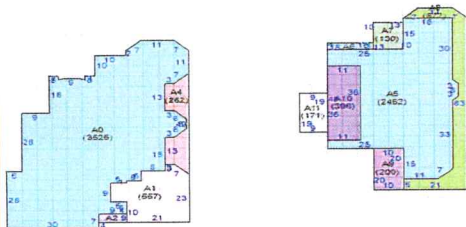
## 2023 Taxes

Ad Valorem \$52,412  
 Non Ad Valorem \$188  
 Total Tax \$52,600

## 2023 Qualified Exemptions

## Applicants

## Building Footprint (Building 1)



## Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FUS Finished Upper Story	2452
UOP Unfinished Open Porch	171
UOP Unfinished Open Porch	45
UOP Unfinished Open Porch	572
SFB Semi Finished Base Area	36
BAS Base Area	3524
NVA No Value Area	130
NVA No Value Area	200
NVA No Value Area	396
FOP Finished Open Porch	262
FGR Finished Garage	557
Total Square Footage :	8345
Total Area Under Air :	6012

## Extra Features

Description	Year Built	Unit
Pool - In-Ground	2002	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

## Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	2002
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	3
7 Full Baths	3
8 Half Baths	1
9 Exterior Wall 2	NONE
10 Roof Structure	WOOD TRUSS
11 Roof Cover	CONCRETE TILE
12 Interior Wall 1	DRYWALL

Owner : &nbsp;COOKSEY JAMES P PCN: 46434527070010090

1 of 1

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 shall be adopted by resolution of this town commission and shall be effective 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)

**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.

### **R4501.17 Residential swimming barrier requirement.**

Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3.

**Exception:** A swimming pool with an approved safety pool cover complying with ASTM F1346.

### **R4502.17.1 Outdoor swimming pools.**

Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

































23

















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**Town of Ocean Ridge**

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CEV 2024001

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James Cooksey

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Palm Beach Gardens FL 33410

7202 3330 0001 1264 9555

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

CASE NUMBER: 2024-001  
HEARING DATE: March 5, 2024  
ADDRESS: 23 Coconut Ln  
DATE PAID:  
METHOD OF PAYMENT:

ITEM	UNIT AMOUNT	# OF UNITS	TOTAL
CODE ENF. HEARING FEE	\$ 100.00	1	\$ 100.00
CODE ENFORCEMENT CLERK	\$ 34.00	1	\$ 34.00
CODE ENFORCEMENT OFFICER	\$ 30.00	1	\$ 30.00
BUILDING OFFICIAL	\$ 36.00	0	\$ -
ZONING OFFICIAL	\$ 45.00	0	\$ -
CERTIFIED MAILING	\$ 8.73	1	\$ 8.73
PHOTOGRAPHS	\$ -	0	\$ -
TOTAL AMOUNT DUE			\$ 172.73