

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

AUGUST 26, 2026 – 9:00 AM



Special Magistrate

B. Douglas MacGibbon, Esq

Administration

Town Attorney: Kate Watson

Director of Community Standards: Caryn Gardner-Young

Code Compliance Officer: John Suarez

Code Compliance Officer: Christopher Johnson

Board Clerk/ Assistant to the Director of Community Standards: Erica Leiding

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

HEARING ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS, AND/ OR MODIFICATION TO THE AGENDA

APPROVAL OF THE MINUTES

July 22, 2026 Special Magistrate Minutes

VIOLATION HEARING/NEW BUSINESS

1. **Property owner:** NATIONAL TRAFFIC CONTROL SYSTEM INC
 - **Case #:** CE-26-07-174
 - **Address:** 3264 B RD
 - **PCN #:** 41-41-43-17-01-223-0040
 - **Violation Sec:** **Code of Ordinances** Sec. 22-135 BTR, FBC 105.1 Work w/o Permit(s), ULDC Sec. 20-017 Prohibited Use, Sec. 20-010(G)(1) Outdoor Storage, Sec. 175-110 FDA, Sec. 175- 170, Sec. 240.
 - **Code Compliance Officer:** Chris Johnson
2. **Property owner:** STEPHEN C CAPELLA
 - **Case #:** CE-26-07-182
 - **Address:** 3576 161st TER N
 - **PCN #:** 41-40-43-13-00-000-1040
 - **Violation Sec:** FBC 105.1 Work w/o Permit(s), Code of Ordinances Sec. 22-135(a) BTR, ULDC Sec. 175-110 FDA, Sec. 175-170, Sec. 175-240, Sec. 175-125.
 - **Code Compliance Officer:** Chris Johnson
3. **Property owner:** JOSEPH PHANOR
 - **Case #:** CE-26-06-158
 - **Address:** 13658 24th CT N
 - **PCN #:** 41-41-43-17-01-525-0190
 - **Violation Sec:** Code of Ordinances Sec. 18-21(a)(1-2) Vegetation Removal, Sec. 18-24(a) Mitigation.
 - **Code Compliance Officer:** Chris Johnson
4. **Property owner:** JACKSON RANCH LLC
 - **Case #:** CE-26-04-83
 - **Address:** 14036 43rd RD N
 - **PCN #:** 41-41-43-08-00-000-5110
 - **Violation Sec:** ULDC Sec. 175-240 FDA.
 - **Code Compliance Officer:** John Suarez

5. Property owner: NEW BRANCHES LLC

- **Case #:** CE-26-66
- **Address:** 1677 D RD
- **PCN #:** 41-41-43-17-01-345-0040
- **Violation Sec:** FBC 105.1 Work w/o Permit(s), ULDC Sec. 05-040 Permits Required, Sec. 20-017 Prohibited Use.
- **Code Compliance Officer:** John Suarez

6. Property owner: ARENA DORA LLC

- **Case #:** CE-26-05-129
- **Address:** 3330 C RD
- **PCN #:** 41-41-43-17-01-323-0030
- **Violation Sec:** ULDC Sec. 70-015 Maintenance of Swales & Culverts, Code of Ordinances 30-1.(4) Nuisance
- **Code Compliance Officer:** John Suarez

7. Property owner: BEATRIZ AVALO & NEUDYS M PEREZ

- **Case #:** CE-26-05-95
- **Address:** 15093 24TH CT N
- **PCN #:** 41-41-43-17-01-440-0030
- **Violation Sec:** ULDC Sec. 50-030(C)(3) Outdoor Lighting, Sec. 92-010 RV Permit(s), Sec. 92-020(A) – Setbacks
- **Code Compliance Officer:** John Suarez

8. Property owner: NADIALIS MARQUEZ

- **Case #:** CE-26-07-180
- **Address:** 2135 F RD
- **PCN #:** 41-41-43-17-01-527-0020
- **Violation Sec:** FBC 105.1 Work w/o Permit(s), ULDC Sec. 20-010(G)(1) Outdoor Storage, Sec. 175-110 FDA, Sec. 175-170, Sec. 175-240.
- **Code Compliance Officer:** John Suarez

9. Property owner: SEDLAK LANDSCAPE MANAGEMENT INC

- **Case #:** CE-26-07-179
- **Address:** 3765 B RD
- **PCN #:** 41-41-43-17-01-128-0030
- **Violation Sec:** ULDC Sec. 20-017 Prohibited Use, Sec. 50-035(B) Vegetation Nuisance, Sec. 85-070(A)(2) Landscape Maintenance Code of Ordinances Sec. 38-22 Waste Material
- **Code Compliance Officer:** John Suarez

FINE ASSESSMENT HEARING

10. Property owner: HOT THUMPER 14701 LLC

- **Case #:** CE-26-63
- **Address:** 14701 OKEECHOBEE BLVD
- **PCN #:** 41-41-43-17-01-312-0030
- **Violation Sec:** FBC 105.1 Work w/o Permit(s), ULDC Sec. 20-10(G)(1) Outdoor Storage, Sec. 20-010(G)(3) Equipment Screening, Sec. 05-040 Permits Required, Sec. 45-010(B).
- **Code Compliance Officer:** John Suarez

11. Property owner: ENRI CARDENTY

- **Case #:** 25030119
- **Address:** 2345 E RD
- **PCN #:** 41-41-43-17-01-441-0020
- **Violation Sec:** Code of Ordinances Sec. 18-21(a)(1-2) Vegetation Removal, Sec. 18-24(a) Mitigation.
- **Code Compliance Officer:** John Suarez

CONFIRMATION OF THE NEXT HEARING DATE

September 8, 2026 – 9:00 AM

ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Published and Posted on August 19, 2026, at 4:30 PM

By: Erica Leiding, Assistant to the Director of Community Standards / Board Clerk