

TOWN OF LOXAHATCHEE GROVES

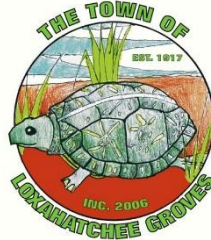
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

APRIL 6, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Manager: Francine L. Ramaglia

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Board Clerk/ Assistant to the Town Clerk: Gabriella Croasdaile

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

03/02/2026 Special Magistrate Hearing Minutes

NEW BUSINESS

1. Southeastern Conference Assn of Seventh Day Adventists Inc
 - Case # CE-26-46
 - Address: 14046 Okeechobee Blvd
 - PCN # 41414317014100030
 - Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 45-010 Property maintenance; ULDC 45-010 (C)(1) Duty to maintain property; ULDC 90-070(A) Sign violations
2. SROK 136 LLC
 - Case # CE-26-47
 - Address: 13640 Okeechobee Blvd
 - PCN #41414317015100020
 - Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 20-017 Prohibited uses
3. Stanley T Vorsteg and Deborah A Wilson
 - Case # CE-26-50
 - Address: 12875 Bryan Rd
 - PCN #41414317016340010
 - Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010 (G)(3)(e) Commercial Vehicle / Trailers; ULDC 20-010(G)(3) Equipment screening; ULDC 175-170 General inspections; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 50-015(A)(2) Visual detractions or eyesores; ULDC 175-240 Violations

4. Donald N and Sherry Tetreault Trust

- Case # CE-26-48
- Address: 13538 Okeechobee Blvd
- PCN # 41414317015100010
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and Development Orders; ULDC 20-017 Prohibited uses; ULDC 175-110 Permits required; ULDC 175-240 Violations; ULDC 90-070(A) Sign violations; Code of Ordinances 18-21(a)(1-2) Tree/Vegetation removal; ULDC 50-015.(A)(2) Visual detractions or eyesores; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

ORDER RESETTING VIOLATION HEARING

5. John, Evan, and Arleen Smith

- Case # CE-25-32
- Address: 14805 Okeechobee Blvd
- PCN # 41414317013130010
- Violation sec: ULDC 20-010(G)(1) Outdoor storage; ULDC 20-017 Prohibited uses

ORDER GRANTING CONTINUANCE FOR FORECLOSURE AUTHORIZATION

6. Escue Farms LLC

- Case #23040012
- Address: 1300 D Rd
- PCN #41414317014050010
- Code sections: ULDC 20-050(a)(1) Recreational vehicles; ULDC 20-050(a)(2) Recreational vehicles; ULDC 20-050 (a)(5) Recreational vehicles
Order Assessing Fine dated June 6, 2023 and recorded with the Clerk of the Court, dated June 16, 2023; OR BOOK 34381, PG 357-358. This Order Assessing Fine has been recorded for more than 90 days. The fine amount totals \$156,750. An AFFIDAVIT OF COMPLIANCE IS DATED: February 11, 2025. The fine amount has not been paid.

CONFIRMATION OF THE NEXT HEARING DATE

April, 15, 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 March 31, 2026, at 1:00 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk