

TOWN OF LOXAHATCHEE GROVES

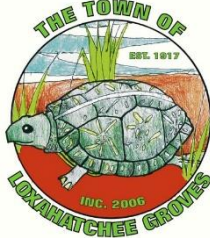
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

JUNE 9, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Code Compliance Officer: Christopher Johnson

Board Clerk/ Assistant to the Town Clerk: Gabriella Crossdaile

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

NEW BUSINESS

1. Marciano Stables LLC
 - Case # CE-26-05-128
 - Address: 3570 B Rd
 - PCN # 41-41-43-17-01-225-0010
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

2. Pata Family Revocable Trust
 - Case # CE-26-05-124
 - Address: 3700 B Rd
 - PCN # 41-41-43-17-01-226-0010
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR);
ULDC 92-010 Permit, Inspection, and Maintenance Requirements

3. 1815 E Street LLC and 1815 E Street Lox LLC
 - Case # CE-26-05-125
 - Address: 1815 E Rd
 - PCN # 41-41-43-17-01-443-0010
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

4. AM Solutions 1 LLC
 - Case # CE-26-05-127
 - Address: 14661 Flamingo Dr
 - PCN # 41-41-43-17-01-342-0250
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

5. Arena Dora LLC
 - Case # CE-26-05-129
 - Address: 3330 C Rd
 - PCN # 41-41-43-17-01-323-0030
 - Violation sec: Code of Ordinance 30-1 Purpose and Intent; ULDC 70-015
Maintenance of Swales and Culverts; ULDC 05-040 Permits required; Expiration
of Permits and Development Orders

6. 444 B Road LLC
 - Case # CE-26-04-84
 - 444 B Road
 - 41-41-43-17-01-804-0010
 - ULDC 92-010 Permit, Inspection, and Maintenance Requirements

7. Prime Storage Loxahatchee LLC
 - Case # CE-26-05-98
 - Address: 14711 Southern Blvd
 - PCN # 41 41 43 17 01 808 0040
 - Violation sec: ULDC 90-015 Prohibited Signs; ULDC 90-070(A)(a) Sign Violations

8. Atlantic Land Investments LLC
 - Case # CE-26-05-116
 - Address: 15763 Southern Blvd, 103
 - PCN # 41 41 43 31 10 001 0020
 - Violation sec: ULDC 90-015 Prohibited Signs

9. Reda Vet Care LLC
 - Case # CE-26-05-114
 - Address: 14471 Southern Blvd
 - PCN # 41 41 43 17 01 908 0110
 - Violation sec: ULDC 90-070(A) Sign Violations; ULDC 90-015 Prohibited Signs

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

10. S F EF FLA OKEECHOBEE LLC
 - Case # CE-26-3
 - Address: 13771 Okeechobee Blvd
 - PCN # 41-41-43-17-01-513-0010
 - Violation sec: FBC 105.1 Building permit required; ULDC 20-010 Outdoor storage; ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders; Code of Ordinance 18-24 (a) Tree mitigation; Code of Ordinance 18-21 (a)(1-2) Tree / Vegetation removal

FINE ASSESMENT HEARINGS

11. SROK 136 LLC
 - Case # CE-26-47
 - Address: 13640 Okeechobee Blvd
 - PCN # 41-41-43-17-01-510-0020

- 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

On May 20, 2026, an Order Finding Violation that ULDC section 20-010(G)(1) Outdoor Storage, complies no later than June 1, 2026. According to the Order Finding Violation, a fine in the amount of \$250.00 per day that the violation continues to exist past June 1, 2026. Respondent is further assessed administrative costs in the amount of \$409.66 for prosecuting the May 20, 2026 hearing, payable within 30 days of the May 20, 2026 Order Finding Violation Hearing. The Order Finding Violation also stated there is no violation of ULDC 20-017 given Respondent's Counsel's testimony that the onsite structure operates as an agricultural barn and not a building associated with Himmell Construction Company.

12. Jonathon Wish

- Case # CE-26-04-82
- Address: 14735 Flamingo Dr
- PCN # 41-41-43-17-01-342-0290
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 92-015 (C) Recreational vehicle use; ULDC 92-010 Permit, inspection, and maintenance requirements; ULDC 92-020 (A) RV site and utility requirements; ULDC 20-035 (1-2) Setbacks

On May 20, 2026, an Order Finding Violation that ULDC section 22-135(a) Business Tax Receipt (BTR) and ULDC section 20-035(1-2) Setbacks, complies no later than May 22, 2026. According to the Order Finding Violation, a fine in the amount of \$150.00, be assessed for each day the violation continues to exist past May 22, 2026. Respondent is further assessed administrative costs in the amount of \$409.66 for prosecuting the May 20, 2026 hearing, payable within 30 days of the May 20, 2025 Order Finding Violation Hearing.

ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING

13. Javier and Rosa Garcia

- Case # CE-25-64
- Address: 1470 A Rd
- PCN #41-41-43-17-01-106-0020
- Code secs: 175-110 Permits required; 175-125 Application for a permit or approval; 175-170 General inspections; 175-240 Violations; 175-145 Other permits required; 175-245 Authority; 175-250 Unlawful continuance; 175-310 Limitations on placement of fill

** Order Finding Violation dated February 18, 2026 ordered Respondents to comply with the above listed sections of the Unified Land Development Code of the Town of Loxahatchee Groves, either through removal of all stockpiled material from the site or by having the required FDA permit

issued in the event of FDA permit application to allow the stockpiled material to remain onsite, no later than May 18, 2026. **

On May 20, 2026, it is the Order of the Special Magistrate that this matter be continued. At this Continuance Hearing and Setting Fine Assessment Hearing, a fine in the amount of \$250.00 be assessed for each day the violation continues to exist past May 18, 2026 – the compliance deadline set by the Order Finding Violation dated February 18, 2026.

ORDER GRANTING CONTINUANCE AND RESETTING FINE REDUCTION HEARING

14. Tonyda Group LLC

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally

Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file,

The original LIEN AMOUNT of \$95,750.00 was for February 22, 2023 through March 11, 2024.

The original AFFIDAVIT OF COMPLIANCE was dated: March 11, 2024.

Reduction of Lien application with paid application fees of \$500.00 received by The Town on March 27, 2026.

On May 20, 2026, this Fine Reduction was supposed to have taken place. However, per Town Attorney Jeff Kurtz, this case was removed from the agenda to research past records to see if compliance was achieved on a different date. The Town has created a new Affidavit of Compliance, dated: March 10, 2023 and has included it in the case file. The revised Fine Reduction information is as follows:

Fines accrued: February 22, 2023 through March 10, 2023 which is a total of 16 days

16 days X \$250.00 per day equals \$4,000.00

Respondents are present today to accept and pay the corrected fine reduction amount of \$4,000.00.

CONFIRMATION OF THE NEXT HEARING DATE

June, 24, 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 June 2, 2026, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk