

TOWN OF LOXAHATCHEE GROVES

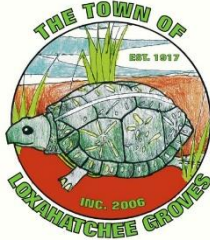
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

SEPTEMBER 17, 2025 – 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

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.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

COMMITTEE AGENDA ITEMS

I. CALL TO ORDER

II. ROLL CALL

III. ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. JOSE VILARINO & RAMON A VILARINO JR

- 2241 A Rd
- Case #25040001
- PCN: 41-40-43-24-00-000-1030
- Violation Section(s): Town Code of Ordinances 30-6 General – Nuisances
Keeping of fill on property; ULDC Code 20-017 Prohibited Uses; ULDC Code
20-010 (G)(1) Residential Zoning District – Outdoor storage

2. LANTANA HOLDINGS LLC

- 16169 Southern Blvd
- Case # 23010003 & 23010006
- PCN: 41-40-43-36-00-000-1020
- Previously found in violation of Code section 87-030 Tree Removal Permit; 20-017 Prohibited Use

V. VIOLATION HEARINGS/ NEW BUSINESS

VI. AGREED ORDERS

VII. CONFIRMATION OF THE NEXT HEARING DATE - MONDAY, OCTOBER 6, 2025 – 9:00 AM

VIII. ADJOURNMENT

Published and Posted on September 11, 2025, at 5:00 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk