

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

TOWN OF LOXAHATCHEE GROVES

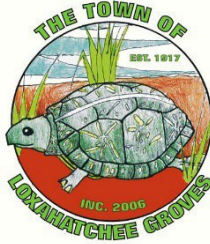
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JULY 22, 2026 – 9:01 AM – 10:01 AM



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The meeting was called to order by B. Douglas MacGibbon, Special Magistrate, at 9:01 AM on Wednesday, July 22, 2026.

ROLL CALL

Staff Present:

- Caryn Gardner-Young, Community Standards Director (via Zoom)
- John Suarez, Code Compliance Officer
- Chris Johnson, Code Compliance Officer
- Ramsey Bulkeley, Professional Services Consultant
- Jeff Kurtz, Town Attorney
- Erica Leiding, Assistant to the Community Standards Director/Board Clerk

Special Magistrate:

B. Douglas MacGibbon, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

The agenda was modified to include Item No. 5, a Stipulation Agreement for Case 26-06-137, 15551 Okeechobee Blvd.

APPROVAL OF THE MINUTES

06/24/26 Special Magistrate Hearing Minutes.

NEW BUSINESS

1. **Property owner:** Sen T Selvan, Selvi T Selvan
 - **Case #:** CE-26-06-134
 - **Address:** 3056 D RD
 - **PCN #:** 41-41-43-17-01-421-0010
 - **Violation sec:** Code of Ordinances Sec. 18-21(a)(1-2) Vegetation Removal Permit
 - Sec. 18-24(a) Mitigation
 - **Code Compliance Officer:** Chris Johnson

Please see Exhibit A for attached order.

2. **Property owner:** Joseph Phanor
 - **Case #:** CE-26-06-158
 - **Address:** 13659 24th CT N
 - **PCN #:** 41-41-43-17-01-525-0190
 - **Violation sec:** Code of Ordinances Sec. 18-21(a)(1-2) Vegetation Removal Permit
 - Sec. 18-24(a) Mitigation
 - **Code Compliance Officer:** Chris Johnson

Please see Exhibit B for attached order.

3. **Property owner:** S F EF FLA Okeechobee BLVD
 - **Case #:** CE-26-3
 - **Address:** 13771 Okeechobee BLVD
 - **PCN #:** 41-41-43-17-01-513-0010
 - **Violation sec:** FBC Sec. 105.1 Work w/o Permit(s). ULDC Sec. 20-010(G)(1) Outdoor Storage, Sec. 20-017 Prohibited Use
 - **Code Compliance Officer:** John Suarez

Stipulated Agreement will be attached upon receipt.

4. **Property owner:** Church of God
 - **Case #:** CE-26-07-165
 - **Address:** 13390 Okeechobee BLVD
 - **PCN #:** 41-41-43-17-01-613-0030
 - **Violation sec:** ULDC Sec. 90-070(A) Sign Violation, Sec. 90-015 – Prohibited Signs
 - **Code Compliance Officer:** Chris Johnson

Item No. 4 was pulled from the agenda pursuant to compliance.

5. **Property owner:** Basile Trust, Basile Carlo A Trustee, Basile Josephine Trustee
- **Case #:** CE-26-06-137
 - **Address:** 15551 Okeechobee BLVD
 - **PCN #:** 41-41-43-17-01-112-0010
 - **Violation sec:** Sec. 20-010(G)(1) – Outdoor Storage, Sec. 20-017 Prohibited Use
 - **Code Compliance Officer:** John Suarez

Please see Exhibit C for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

August 11, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 10:01 AM.

B. Douglas MacGibbon, Esquire
Special Magistrate

Erica Leiding,
Board Clerk

**SPECIAL MAGISTRATE HEARING
TOWN OF LOXAHATCHEE GROVES, FLORIDA
(561) 793-2418**

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-06-134

Petitioner,

v.

SELVI T SELVAN & SEN T SELVAN

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 18-21(a)(1-2), Section 18-24(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 657.36 FT OF N 1/2 OF TR 21 BLK D (LESS S 10 FT)

STREET ADDRESS:

3056 D RD

Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-421-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 22nd day of July, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, Sen T Selvan & Selvi T Selvan, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. The parties mutually agreed to continue the matter.

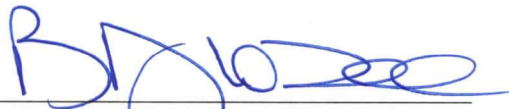
ORDER

It is the Order of the Special Magistrate that this matter is continued to **August 11th, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying with any code enforcement matter, it is always the responsibility of the Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 22nd day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
B. DOUGLAS MACGIBBON, ESQ.
SPECIAL MAGISTRATE

**SPECIAL MAGISTRATE HEARING
TOWN OF LOXAHATCHEE GROVES, FLORIDA
(561) 793-2418**

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-06-158

Petitioner,

v.

JOSEPH PHANOR

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 18-21(a) (1-2), Section 18-24(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES SLY 402.12 FT OF WLY 429.75 FT OF ELY 1035.75 FT OF
TR 25 BLK E

STREET ADDRESS:

13658 24th CT N
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-525-0190

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 22nd day of July, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, **Joseph Phanor**, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **August 26th, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying with any code enforcement matter, it is always the responsibility of the Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 22nd day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:


B. DOUGLAS MACGIBBON, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-06-137

Petitioner,

v.

**BASILE TRUST,
BASILE CARLO A TRUSTEE,
BASILE JOSEPHINE TRUSTEE**

Respondents.

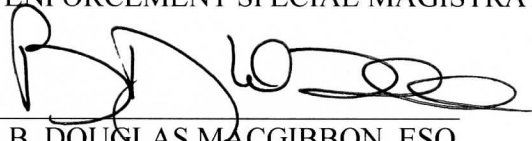
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**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated July, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 23rd day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
B. DOUGLAS MACGIBBON, ESQ.
SPECIAL MAGISTRATE