

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

JULY 22, 2026 – 9:00 AM



Special Magistrate

B. Douglas MacGibbon, Esq

Administration

Town Attorney: Jeffrey S. Kurtz, Esq.

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 MINUTES

1. June 24, 2026 Special Magistrate Hearing Minutes

VIOLATION HEARING/NEW BUSINESS

2. **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
3. **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
4. **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
5. **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

CONFIRMATION OF THE NEXT HEARING DATE

August 11, 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 July 16, 2026, at 4:30 PM

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

TOWN OF LOXAHATCHEE GROVES

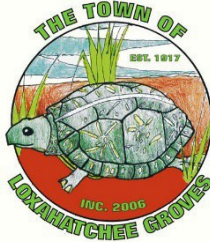
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JUNE 24, 2026 – 9:01 AM – 9:20 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, June 24, 2026.

ROLL CALL

Staff Present:

- Caryn Gardner-Young, Community Standards Director
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Chris Johnson, Code Compliance Officer
- Ramsey Bulkeley, Professional Services Consultant
- Erica Leiding, Assistant to the Community Standards Director/Board Clerk

Special Magistrate:

B. Douglas MacGibbon, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

There were no Special Magistrate Hearing Minutes for approval.

NEW BUSINESS

1. Steven Manos

- Case # CE-26-06-136
- Address: 4332 145th Ave N
- PCN # 41-41-43-08-00-000-5200
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)
- Code Compliance Officer: Deanna Thomas

Please see Exhibit A for attached order

2. George and Atinka Berlovan Rev Trust Berlovan Atinka TR Berlovan George TR

- Case # CE-26-04-03
- Address: 14796 North Rd
- PCN # 41-41-43-17-01-328-0010
- Violation sec: ULDC 20-010(G)(1) Outdoor storage; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-170 General inspections; Code of Ordinance 30-43 Manure violation; ULDC 175-240 Violations
- Code Compliance Officer: John Suarez

Please see Exhibit B for attached order

3. Selvi T Selvan and Sen T Selvan

- Case # CE-26-06-134
- Address: 3056 D Rd
- PCN # 41-41-43-17-01-421-0010
- Violation sec: Code of Ordinance 18-24(a) Mitigation; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal
- Code Compliance Officer: Chris Johnson

Please see Exhibit C for attached order

CONFIRMATION OF THE NEXT HEARING DATE

July 14, 2026 – 9:00 AM

ADJOURNMENT

Item 1.

The meeting was adjourned at 9:20 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-26-06-136

Petitioner,

v.

STEVEN MANOS,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

8-43-41, S ½ OF SW ¼ OF NW ¼ OF SE 1/4

STREET ADDRESS:

4332 145TH AVE N
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-08-00-000-5200

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the **24th day of June, 2026** regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent, STEVEN MANOS, 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. At the hearing on June 24, 2026, Deanna Thomas, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 22-135(a) Business Tax Receipt of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Page 1 of 2

Respondent is hereby ordered to comply with Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves no later than **JULY 10, 2026**. **This matter is set for a Fine Assessment Hearing on July 14, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, the maximum penalty for the BTR is 25% of the business tax due. The Respondent is also subject to a fine up to \$250 as the BTR is more than 150 days past due.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the June 24, 2026 hearing, payable within thirty (30) days of the date of this order.

Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

Upon complying in 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 **24th day of June, 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-26-04-03

Petitioner,

v.

**GEORGE AND ATINKA BERTLOVAN REV TRUST
BERLOVAN ATINKA TR BERLOVAN GEORGE TR,**

Respondent.

_____ /

ORDER FINDING VIOLATION

RE: Violation of Sections 20-010(G)(1) Outdoor storage, 175-110 Permits required, 20-017 Prohibited uses, 175-170 General inspections, and 175-240 Violations of the Unified Land Development Code of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 1/2 OF TRACT 28 BLK C

STREET ADDRESS:

14796 North Rd
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-226-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the **24th day of June, 2026** regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent, GEORGE BERLOVAN, is the owner of the above-described property.
2. Respondent was present at the hearing; and; there was a finding of proper notice.
3. At the hearing on June 24, 2026, John Saurez, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute violations of Sections 20-010(G)(1) Outdoor storage, 175-110 Permits required, 20-017 Prohibited uses, 175-170 General inspections, and 175-240 Violations of the Unified Land Development Code of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to comply with Sections 20-010(G)(1) Outdoor storage, 175-110 Permits required, 20-017 Prohibited uses, 175-170 General inspections, and 175-240 Violations of the Unified Land Development Code of the Town of Loxahatchee Groves by **AUGUST 18, 2026**. **This matter is set for a Fine Assessment Hearing on August 26, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Fifty Dollars (\$150.00) may be assessed per violation for each day that the violations continue to exist past August 18, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the June 24, 2026 hearing, payable within thirty (30) days of the date of this order.

Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

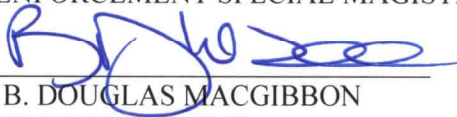
Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

Upon complying in 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 **24th day of June, 2026**.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


B. DOUGLAS MACGIBBON
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-06-134

Petitioner,

v.

SEN T. SELVAN & SELVI T. SELVAN

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section **Sec. 18-21(a)(1-2)**, **Sec. 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 **24th day of June, 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**, are the owners 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 **July 22nd, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying in 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 24TH day of June, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:



B. DOUGLAS MACGIBBON, Esq.
SPECIAL MAGISTRATE