

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

AUGUST 11, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, 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 Community Standards Director: 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 14, 2026 Special Magistrate 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
 - Sec. 18-26 Violation
 - Code Compliance Officer: Chris Johnson
2. **Property owner:** UP HOMES LLC
 - Case #: CE-26-07-163
 - Address: 15550 OKEECHOBEE BLVD
 - PCN #: 41-41-43-01-110-0010
 - Violation sec: Sign Violations. ULDC SEC. 90-070(A)
 - Code Compliance Officer: Chris Johnson
3. **Property owner:** Lox Farm 1754
 - Case #: CE-26-07-186
 - Address: 1754 B RD
 - PCN #: 41-41-43-17-01-208-0010
 - Violation sec: Business Tax Receipt Code of Ordinances Sec. 22-135 (b).
 - Code Compliance Officer: John Suarez
4. **Property owner:** 3509 C ROAD LLC
 - Case #: CE-26-06-152
 - Address: 3509 C ROAD
 - PCN #: 41-41-43-17-01-232-0030
 - Violation sec: Business Tax Receipt Code of Ordinances Sec. 22-135 (b).
 - Code Compliance Officer: John Suarez

5. Property owner: Naga Gardens LLC

- Case #: CE-26-07-185
- Address: 14346 TRIPP RD N
- PCN #: 41-41-43-17-01-423-0020
- Violation sec: Business Tax Receipt Code of Ordinances Sec. 22-135 (b).
- Code Compliance Officer: John Suarez

6. Property owner: John, Evan & Arleen Smith

- Case #: CE-25-32
- Address: 14805 OKEECHOBEE BLVD
- PCN #: 41-41-43-17-01-313-0010
- Violation: ORDER RESETTING VIOLATION HEARING Sec 20-010(G)(1) & 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.
- Code Compliance Officer: John Suarez

7. Property owner: Jackson Ranch LLC

- Case #: CE-26-05-83
- Address: 14036 43RD RD N
- PCN #: 41-41-43-08-00-000-5110
- Violation sec: ULDC Sec.175.150. (6) & ULDC Sec. 175-240
- Code Compliance Officer: John Suarez

FINE ASSESSMENT HEARING

8. 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, ULDC 05-040, ULDC 20-017
- Code Compliance Officer: John Suarez

LIEN REDUCTION

9. Property owner: Tamara Seely

- Case #: 25020179
- Address: 13009 Collecting Canal RD
- PCN #: 41-41-43-17-01-645-0040
- Violation Sec. – ULDC 92-010

- Code Compliance Officer: John Suarez

CONFIRMATION OF THE NEXT HEARING DATE

August 26, 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 4, 2026, at 4:30 PM

By: Erica Leiding, Assistant to the Community Standards Director

TOWN OF LOXAHATCHEE GROVES

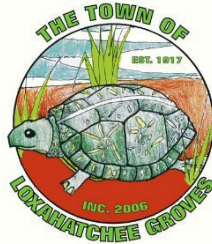
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JULY 14, 2026 – 9:00 AM – 9:14 AM



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

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate, at 9:00 AM on Tuesday, July 14, 2026.

ROLL CALL

Staff Present:

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

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

06/09/26 Special Magistrate Hearing Minutes

VIOLATION HEARINGS/NEW BUSINESS

1. S F EF FLA Okeechobee BLVD

- Case # CE-26-3
- Address: 13771 Okeechobee Boulevard
- 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

Please see Exhibit A for attached order.

2. 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
- Code Compliance Officer: John Suarez

Please see Exhibit B for attached order.

FINE ASSESMENT HEARINGS

3. Aida Hernandez

- Case # CE-26-57
- Address: 15347 Okeechobee Blvd
- PCN # 41-41-43-17-01-213-0080
- Violation sec: ULDC Sec. 20-010(G)(3) Screening, Sec. 20-010(G)(3)f Inactive Vehicles/Equipment, Sec. 20-010(G)(1) Outdoor Storage, Sec.25-020 **Removed** Sec. 20-017 Prohibited Use, Sec 50-015(A)(2) Structures Poor Repair. Code of Ordinances Sec. 30-3 Nuisance, Sec. 30-4 Storage of Junk, Debris, and Material, Sec 30-1(4) Public Health.
- Code Compliance Officer: John Suarez

Please see Exhibit C for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

Item 1.

July 22, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 9:14 AM.

Amity Barnard, 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-26-3

Petitioner,

v.

S F EF FLA OKEECHOBEE LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, Sections 18-24(a) and 18-21(a)(1-2), and Sections 20-010, 20-017 and 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 422.10 FT OF TR 13 (LESS S 10 FT OKEECHOBEE BLVD R/W)
BLK E

STREET ADDRESS:

13771 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-513-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 14th 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, S F EF FLA OKEECHOBEE LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Katie Edwards-Walpole, Esq., Counsel, who stipulated to 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 22, 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 14th day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-05-129

Petitioner,

v.

ARENA DORA LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 30-1, and Sections 70-015 and 05-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 OF N 1/2 OF TR 23 BLK CBLK E

STREET ADDRESS:

3330 C Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-323-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 14th 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, ARENA DORA LLC, 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 Town requested to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **August 26, 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 14th day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & Return to:
Amity Barnard, Esq.
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-57

Petitioner,

v.

AIDA HERNANDEZ,

Respondent.

ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING

RE: Violation of Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 20-017 and 50-015(A)(2) of the ULDC and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES WLY 131.05 FT OF ELY 565.30 FT OF SLY 326 FT OF TR 13 BLK B

STREET ADDRESS:

15347 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-213-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 14th 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, AIDA HERNANDEZ, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
4. By the "Order Finding Violation" dated April 15, 2026, the Special Magistrate ordered the Respondent to comply with the above-referenced sections on or before June 30, 2026.
5. At the hearing on July 14, 2026, the Parties requested to continue this matter.

ORDER

It is the Order of the Special Magistrate that this matter be continued. Respondent is hereby ordered to comply with Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 20-017 and 50-015(A)(2) of the ULDC and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 21, 2026. **This matter is set for Fine Assessment Hearing on October 13, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violations continue to exist past June 30, 2026, the compliance deadline set by this Order.

Administrative costs for prosecuting the July 14, 2026 hearing are hereby *reserved*.

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 14th day of July, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE