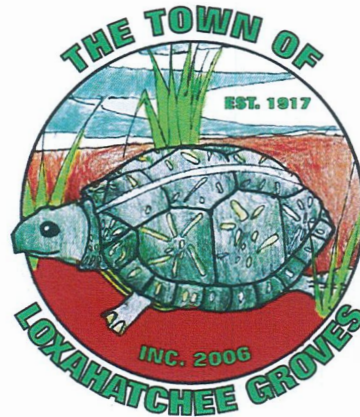


Town of Loxahatchee Groves



Code Compliance Department

Quarterly Report

(April 1st – June 30th, 2024)

MISSION STATEMENT

"To protect the health, safety, and welfare of Loxahatchee Groves residents, visitors & property through education, cooperation, and voluntary compliance.

Code Compliance Department

155 F Road

Loxahatchee Groves, Florida 33470

LOXAHATCHEE GROVES CODE COMPLIANCE OBJECTIVES

Loxahatchee Groves Code Compliance is tasked with the primary objective of achieving voluntary compliance with our residents in violation. Often, residents in violation are not aware they are in violation. Educational outreach is critical for achieving voluntary compliance.

The Town of Loxahatchee Groves has rural character. Most of the properties are a minimum of 5 acres with an enclosed fence. This prevents code from knocking on the resident's door as an outreach and educational method. The first point of communication will likely come after a courtesy letter is posted or a Notice of Violation (NOV) / Notice of Hearing (NOH) is posted.

Often the residents in violation will contact Code after an NOV / NOH or courtesy letter is posted on their property. Proper procedure is saving contact information from residents communicating with the code department. Being able to communicate with residents in violation is the best way to assist our residents coming into compliance voluntarily.

Assisting residents in violation with the process towards compliance is paramount. If you're able to communicate with a resident subject to a complaint, it's proper procedure to contact the resident prior to posting an NOV/NOH. Communicating by phone, email or in person is acceptable. If the initial contact does not correct the violation, a Notice of Violation will be issued, and a Magistrate hearing will be scheduled.

CODE COMPLIANCE DEPARTMENT DIRECTIVES

The Code Compliance Department is complaint driven. Any violations a Code Officer sees in route responding to a complaint or during their everyday duties, can also be processed as a violation. Anonymous complaints are not permitted by Florida Law.

In May & June of 2023 council direction confirmed a reactive approach identifying the following critical items on which to be pro-active / without complaint: FDAs; unauthorized clearing or construction; illegal manure; RVs visible from the road (more than 4); unpermitted uses such as commercial vehicles.

FL State Statue 162.21 (b): A code enforcement officer may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an investigation may occur. This paragraph does not apply if the code enforcement officer has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

The Town of Loxahatchee Groves Code Enforcement will not create a complaint record for any potential violation that is reported anonymously. Potential violations that are reported by persons using fictitious names or addresses, pseudonyms, or aliases will be treated as anonymous complaints. The Town of Loxahatchee Groves Code Enforcement reserves the right to consult the public records to verify the legitimacy of a complainant's name and address. Please note: Florida has a very broad public records law. The complainant's name and address, along with any other information provided, will become public record and subject to public disclosure.

SPECIAL MAGISTRATE HEARINGS THIS QUARTER

Open
AOC/AOD Closed
Fines/Rec

17-Apr-24 **Special
Magistrate**

<i>Case#</i>	<i>Address</i>	<i>Violation</i>	<i>Status as of this Hearing</i>
23050014	15977 44th ST	FDA	CLOSED
23040032	2056 F RD	Zoning	SF 06/19/24
24020004	16169 Southern Blvd	Bldg Permits	3250+250p/d+234.05X2

30-Apr-24 **Special
Magistrate**

<i>Case#</i>	<i>Address</i>	<i>Violation</i>	<i>Status as of this Hearing</i>
23010003/0006	16169 Southern	Trees / Bldg Permits	SF 05/15/2024

6-May-24 **Special
Magistrate**

<i>Case#</i>	<i>Address</i>	<i>Violation</i>	<i>Status as of this Hearing</i>
23060011	14188 North Rd	FDA	Fines 750+250p/d as vio continues,+ 234.05x2
23090003	3570 B Rd	FDA	SF
24030002	12940 Okee	Lights	CLOSED
24020011	15449 Los Angeles	FDA	Pd 234.05 May - SF 07/17/24
23040034	12915 CC	FDA	SF

15-May-24 **Special
Magistrate**

<i>Case#</i>	<i>Address</i>	<i>Violation</i>	<i>Status as of this Hearing</i>
24020007	3571 C Rd	FDA	SF - 06/19/24
23080002	2331 F Rd	FDA	SF
23090002	13710 Okee	Trees	SF - 06/19/2024
24020004	16169 Southern	Bldg Permits	SF

19-Jun-24 **Special
Magistrate**

<i>Case#</i>	<i>Address</i>	<i>Violation</i>	<i>Status as of this Hearing</i>
23100002	15427 San Diego	Bldg Permit	Stip Agree signed - SF Aug
23060006	3384 C Rd	FDA	SF - 07/17/24 234.05
24050006	3384 C Rd	Zoning	SF - 08/21/24 234.05
24040001	15438 Los Angeles	FDA	CLOSED
24040005	15349 CC	FDA	Cont to 07/17/24
23040032	2056 F RD	Zoning	Cont - 08/21/24
24030005	12915 CC	Comm Veh / Trailers	SF 08/21/24 234.05
23040034	12915 CC	FDA	Cont 08/21/24
24020008	14596 North RD	FDA	SF - 08/21/24 234.05
24050001	345 Tangerine	RVs	Cont - 07/17/24
24050004	14199 Tangerine	BTR	CLOSED Paid BTR on 06/19/24
24050002	14199 Tangerine	RVs	Cont 07/17/24
24050003	14199 Tangerine	Permits	Cont 07/17/24
23040035	14965 Okee	Zoning	CLOSED
23100001	14965 Okee	Zoning	CLOSED
23050030	2276 D Rd	FDA	Cont - 08/21/24
23090002	13710 Okee	Trees	SF - 08/21/24 234.05
24050005	13710 Okee	FDA	SF - 08/21/24 234.05
24020007	3571 C Rd	FDA	SF - 08/21/24
24020004	16169 Southern	Bldg Permits	SF - 07/17/24

Working Towards Voluntary Compliance

When a Courtesy Notice or a Notice of Violation is posted on the property, correcting the violation before a magistrate hearing is the objective. The numbers from the magistrate hearings do not reflect the number of code violations that have been resolved with town staff meetings, phone calls or 1 on 1 meetings.

Courtesy Letters

Courtesy Letters are a great tool for outreach with residents in violation. Courtesy letters used in instances like vegetation overgrowth, trailers parked in front of a residential home, manure violations and bulk trash have had a high success rate achieving compliance. For some code violations, a courtesy letter is not appropriate. For example, a resident bringing in fill in a flood hazard area without an FDA permit. This is not an instance where a courtesy letter would be effective.

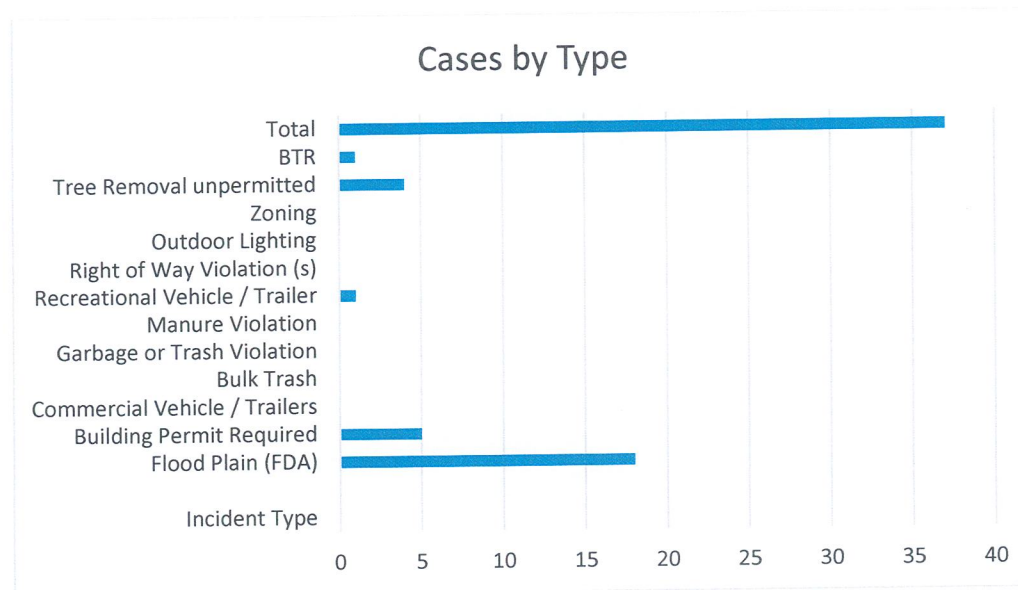
Courtesy Letters

CL Number	Address	Date / Officer	Potential Violation	Status
#3227	12956 Marcella	4/22/2024 - Deanjelo	Exp AC Permit	Closed
#3229	2874 162nd Dr N	4/27/2024 - Deanjelo	Exp Fence Permit	Closed
#3231	14717 CC	4/27/2024 - Deanjelo	Exp Fence Permit	Open
#3230	12845 Raymond Dr	4/27/2024 - Deanjelo	Exp Temp Pole permit	Permit closed on 5/24/24
#3233	345 Tangerine	4/27/2024 - Deanjelo	Exp Fence Permit	Open
#3234	15382 Los Angeles	4/27/2024 - Deanjelo	Exp AC Permit	Open
#3232	12789 Compton	4/27/2024 - Deanjelo	Exp Fence Permit	Closed
24060007	3701 C Rd	05/17/24 - DC	BTR	Closed, AOC Issued 7/22/24
#3235	1654 C Rd	4/27/2024 - Deanjelo	Exp Electrical Permit	Owner confirmed he will work with building dept on permit renewal, Open.
#3236	13685 24th Ct	4/27/2024 - Deanjelo	Exp Fence Permit	Closed
24060008	14705 Southern	May - Laura	BTR	VH - 08/05/24, A & G, owner working with town on paying delinquent BTR fees.
24060009	15213 Williams Dr	May - Laura	BTR	BTR Paid, case closed/dismissed from hearing.
24060010	14579 Southern	May - Laura	BTR	BTR paid & Issued, case closed/dismissed from hearing
24060011	12890 Raymond	May - Laura	BTR	BTR paid & Issued, case closed/dismissed from hearing
#3261	2345 E Rd	5/12/2024 - Deanjelo	Roof permit	Closed
#3237	13237 24th Ct N	04/29/24 - Deanjelo	Tree permit	Open
#3243	4461 161st Terr N	04/29/24 - Deanjelo	Dirt piles	Open
#3242	1110 F Rd	05/06/24 - Deanjelo	BTR	Open
#3244	1115 B Rd	05/06/24 - Deanjelo	BTR	Closed
#3245	1201 F Rd	05/06/24 - Deanjelo	BTR	Closed

#3246	125 W D Rd	05/06/24 - Deanjelo	BTR	Closed
#3247	12604 North Rd	05/06/24 - Deanjelo	BTR	BTR Paid for.
#3248	4444 145th Ave N	05/06/24 - Deanjelo	Exp FDA	Open
#3260	14439 CC	05/12/24 - Deanjelo	Exp Fence Permit	Open
#3262	14587 Southern	05/12/24 - Deanjelo	Exp Bldg Permit	Working with town – Permit(s) in progress, Open
#3263	14599 CC	05/12/24 - Deanjelo	Exp Fence Permit	Open
#3264	966 A Rd	05/12/24 - Deanjelo	Exp Window Permit	permit closed
#3265	3684/3686 A Rd	05/12/24 - Deanjelo	Exp Fence Permit	Open
#3267	13150 Marcella	05/13/24 - Deanjelo	Exp Window Permit	Open
#3268	3642 C Rd	05/13/24 - Deanjelo	Exp Fence Permit	Open
#3269	14198 Citrus Dr	05/13/24 - Deanjelo	Exp Fence Permit	Open
#3270	13000 Okee	05/13/24 - Deanjelo	Exp Fire Sprinkler Permit	Open
#3271	14843 Gruber	05/13/24 - Deanjelo	ROW Permit	Open
#3272	15427 San Diego Dr	05/13/24 - Deanjelo	Exp Fence Permit	Open
#3277	13110 Marcella	05/20/24 - Deanjelo	Exp Fence Permit	Open
#3278	14662 Paradise Trl	05/20/24 - Deanjelo	Exp Water Heater permit	Open
#3279	2672 F Rd	05/20/24 - Deanjelo	Exp Fence Permit	Closed
#3280	359 W D Rd	05/20/24 - Deanjelo	Exp Electrical Permit	Closed
#3289	15475 Southern	05/25/24 - Deanjelo	Exp ROW Permit	Open
#3290	1102 Hyde Pk	05/25/24 - Deanjelo	Exp Fence Permit	Closed
#3291	2588 F Rd	05/25/24 - Deanjelo	Exp Fence Permit	Open
#3292	1102 Hyde Pk	05/25/24 - Deanjelo	Exp Door repl Permit	Closed
#3293	13000 Okee	05/25/24 - Deanjelo	Exp Site Dev Permit	Open
#3294	13899 E Citrus	05/25/24 - Deanjelo	Exp Site Dev Permit	Open
#3295	1102 Hyde Pk	05/25/24 - Deanjelo	Exp Site Dev Permit	Closed
#3296	13667 Edith Rd	05/25/24 - Deanjelo	Exp Fence Permit	Closed
24060012	3759 D Rd	May - Laura	BTR	BTR Paid, case closed
24060013	3506 B Rd	May - Laura	BTR	BTR Paid, case closed
24060014	13114 24th Ct N	May - Laura	BTR	BTR Paid, case closed
24060015	14585 11th Terr	May - Laura	BTR	BTR Paid, case closed
24060016	15211 Okee	May - Laura	BTR	BTR Paid, case closed

Summary of Magistrate Cases Opened by Incident

Incident Type	Number
Flood Plain (FDA)	18
Building Permit Required	5
Commercial Vehicle / Trailers	0
Bulk Trash	0
Garbage or Trash Violation	0
Manure Violation	0
Recreational Vehicle / Trailer	2
Right of Way Violation (s)	0
Outdoor Lighting	1
Zoning	6
Tree Removal unpermitted	4
BTR	1
Total	37



Complaints Received

<i>Received Via</i>	<i>Property of Concern</i>	<i>Alleged Violation</i>	<i>Date of Complaint</i>	<i>Status</i>
called	1032 Hyde Park	Bringing in fill	4/1/2024	Active case
called	2556 C Rd	Bulk Trash	4/1/2024	Closed
Internal	248 C Rd	Manure	4/1/2024	Closed
Internal	1362 E Rd	Manure	4/1/2024	Active Investigation
Internal	15211 Okee	Manure	4/1/2024	Closed
Internal	1316 B Rd	Manure/dirt piles	7/2024	Active Enforcement
email	12940 Okeechobee	Light spillage	4/5/2024	24030002 - Closed
email	13961 Okeechobee Blvd	Zoning	4/5/2024	case# 23010002 found in compliance on 05/31/23
email	13710 Okeechobee Blvd	Zoning	4/5/2024	23090002 - SF 8/21 234.05 24050005 - SF 8/21 234.05
email	13859 Okeechobee Blvd	Comm. Trucks/Trailers	4/5/2024	Active Investigation
email	13095 Okeechobee Blvd	Comm. Trucks/Trailers	4/5/2024	Active Investigation
email	14563 Okeechobee Blvd	Light spillage	4/5/2024	Dismissed
Code Officer	768 Hyde Pk	Bulk Trash	4/5/2024	Closed

Complaints Received (cont'd)

email	1032 Hyde Park	Bringing in fill today	4/9/2024	Repeat Violation Case
Walk In	14651 Bunny lane	Overgrown brush/abandoned lot	4/15/2024	Closed
PW	15349 Collecting Canal	FDA	4/15/2024	Case# 24040005 Hearing 7/17
Call In	13315 24th Ct N	Trees	4/22/2024	Has a fully executed clearing exemption
GE993	13382 Bryan Rd	zoning	4/11/2024	Case# 23080006
GE996	14094 43rd Rd	RVs	4/16/2024	24020009 - AOC
Walk in	15448 San Diego	RV - Tree removal - Illegal electric, septic & well	5/9/2024	Closed
email	B & Okee	Small Food Stand	5/14/2024	Closed – no truck present
called	4404 161st Terr	ReRoof	5/16/2024	Closed - Permits obtained
Walk in	property West of 13327 Marcella	Barn being used as a gym	5/6/2024	Active Investigation possible BTR
email	14283 North Rd	Events	5/17/2024	Closed
Walk In	14936 22nd Rd	RV for rent/ unpermitted structures	5/22/2024	On Hold
GE1060	14916 22nd Rd	Unpermitted structures	6/6/2024	On Hold
Walk In	1557 E Rd	RV/Trailer	6/14/2024	case# 24060005
called	1557 E Rd	tree removal	6/14/2024	case# 24060006
email	13710 Okeechobee Blvd	see incident in G/Easy	6/14/2024	Active Cases

