



Town of Loxahatchee Groves

155 F Road • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • www.loxahatcheegrovesfl.gov

February 3, 2026

Name

Address

RE: OKEECHOBEE BLVD PROPERTIES

Dear Okeechobee Blvd or Surrounding Property Owner:

This letter serves as a friendly reminder to some of the uses that are allowed and not allowed within the AR (agricultural residential) zoned properties within the Town. Please note that no “new” restrictions have been put in place and that the same permitted and/or illegal uses are essentially the same from before the Town of Loxahatchee was incorporated and beyond. These permitted and/or illegal uses have remained the same for over 30 + years.

The Town Council has directed staff to begin enforcing these rules and regulations starting with the properties along or nearby Okeechobee Blvd. and then elsewhere in the Town. Some of the issues to be addressed include but are not limited to:

1. Illegal Uses eg. Illegal tractor trailer parking, commercial business activities on residential properties, contractor storage yards
2. Expansion of activities beyond previous Palm Beach County, Town or Council approvals
3. Overgrowth of landscaping
4. Failure to obtain permits
5. Illegal signs
6. Illegal tree removal/lot clearing
7. Illegal storage
8. Improper Access
9. Vehicles in disrepair or Too many Vehicles

A common comment made by property owners who may receive a violation notice is that they were not even aware of a violation existed or that they are “agricultural” and therefore these rules do not apply. For most properties this is simply not the case.

We understand that your use or condition of your property may have been in existence for quite some time, however this does not make it legal. The impacts coming from some of these properties can no longer be ignored. Additionally, there are potential significant property tax implications as properties are

being taxed as vacant or single-family use however large commercial/industrial uses are present on the properties.

To address the issues, you can take the following steps:

1. If you receive a Notice of Violation, take immediate action to remediate the noted violations
2. If you are not sure of what codes are applicable to your property, please review the Agricultural Residential Zoning District (AR) provisions within the Loxahatchee Groves Unified Land Development Code which can be accessed on the Town's website or through municode.com.
3. Please visit the Property Appraiser website to check aerals, uses and agricultural classifications.
4. If you receive a Notice of Violation and you do not understand the violations or how to remedy them, call the Code Compliance Division at _____ and schedule a meeting to meet with Town Staff
5. If you have not received a Notice of Violation and believe you have one or more violations, call _____ and schedule a meeting to meet with Town Staff to discuss your property.

We believe that our property owners are good neighbors who do not knowingly violate Town rules and regulations. In that spirit we wish to encourage compliance as that is the overall goal. We want to work with you to make Loxahatchee Groves and Okeechobee Blvd as attractive, safe, livable as possible.

Thank you for your prompt attention to this matter.

Respectfully submitted,

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470



TO: Mayor and Town Council of the Town of Loxahatchee Groves

FROM: Caryn Gardner-Young, Community Standards Director
Ramsey J. Bulkeley, Town Consultant

THRU: Francine L. Ramaglia, Town Manager

DATE: February 3, 2026

SUBJECT: Okeechobee Blvd. Properties Evaluation

Legal Sufficiency: ☐ Reviewed ☐ Not Reviewed
 ☐ Approved ☐ Not Approved

Background:

This agenda item provides an update and clarification regarding code enforcement activities within the Town of Loxahatchee Groves (Town) but specifically those occurring along the Okeechobee Boulevard corridor. The item is intended to ensure transparency, consistency, and legal defensibility of enforcement actions and to confirm the Town Council's expectations regarding enforcement priorities.

During prior Council meetings and discussions, concerns were raised regarding conditions and activities along Okeechobee Boulevard, including:

- Commercial and temporary uses along the corridor
- Activities occurring within or adjacent to the public right-of-way
- Traffic safety and access considerations
- Compatibility with adopted zoning and land development regulations

As part of those discussions, the Town Council provided general policy direction to staff to ensure consistent enforcement of existing Town Code provisions along the Okeechobee Boulevard corridor and beyond

In response, staff has implemented a corridor-based enforcement approach, rather than enforcement driven by individual complaints or specific operators. This approach is intended to:

- Apply the Town Code uniformly across similarly situated properties and activities
- Avoid arbitrary or selective enforcement
- Ensure enforcement actions are based on objective, observable conditions

- Maintain consistency with state law limitations on local regulation

Code enforcement actions are based solely on existing, adopted regulations and do not rely on discretionary or ad hoc standards.

Enforcement activities along Okeechobee Boulevard include but not limited to:

- Proactive inspections of properties and activities visible from the public corridor
- Verification of zoning compliance for commercial and temporary uses
- Evaluation of unauthorized use of the public right-of-way
- Issuance of warnings, notices of violation, or citations where warranted
- Documentation of enforcement actions to ensure consistency across cases

No individual business, property owner, or vendor is being targeted; enforcement is occurring by location and activity type, not by operator.

Staff does not enforce regulations based on preference, popularity, or Council member request regarding specific individuals or businesses. All actions are taken within the limits of existing law and adopted ordinances.

This agenda item is intended to clearly document that enforcement activities along Okeechobee Boulevard are being conducted uniformly, consistently, and pursuant to general Town Council policy direction, while preserving the administrative independence and legal defensibility of the enforcement process.

Recommendation/Motion:

Receive and File