

TOWN OF LOXAHATCHEE GROVES

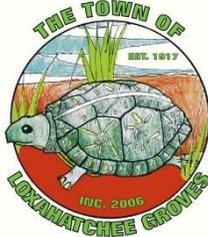
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

MARCH 2, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Manager: Francine L. Ramaglia

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Board Clerk/ Assistant to the Town Clerk: Gabriella Croasdaile

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

02/18/2026 Special Magistrate Hearing Minutes

NEW BUSINESS

1. 2276 D Road LLC
 - Case # CE-26-6
 - Address: 2276 D Rd
 - PCN # 41414317014150020
 - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
2. Josee & Jack Stebbing Trust Title Hldrs
 - Case # CE-26-18
 - Address: 14327 Tangerine Dr
 - PCN #41414332010003120
 - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
3. Dorothy F Mock TR Titl Hldr
 - Case # CE-26-20
 - Address: 13099 Marcella Blvd
 - PCN #41414317016430100
 - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
4. Triple Kwats LLC
 - Case # CE-26-28
 - Address: 15317 Collecting Canal Rd
 - PCN #41414317012020040
 - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

5. Triple Kwats LLC

- Case # 25010001
- Address: 15317 Collecting Canal Rd
- PCN #41414317012020040
- Violation sec: ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 175-240 Violations

FINE ASSESMENT HEARING

6. Leonardo & Gisela Palenzuela

- Case # CE-25-52
- Address: 2793 C Rd
- PCN # 41414317012380020
- Violation secs: ORDER FINDING VIOLATION DATED January 5, 2026. Respondents were ordered to comply as follows with the sections listed below:
Code of Ordinances 22-135(a) Engaging in business, occupation, etc., without license; penalty by no later than January 25, 2026; ULDC 20-017 Prohibited uses AND FBC 10531 Building permits required by no later than February 5, 2026

ORDER GRANTING CONTINUANCE FOR FORECLOSURE AUTHORIZATION FROM THE FEBRUARY 2, 2026 HEARING

7. Escue Farms LLC

- Case #2018-0574
- Address: 1300 D Rd
- PCN #41414317014050010
- Code section: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through March 2, 2026 to \$358,350.00 and will continue to accrue at \$150.00 per day

8. Escue Farms LLC

- Case #23040012
- Address: 1300 D Rd
- PCN #41414317014050010
- Code sections: ULDC 20-050(a)(1) Recreational vehicles; ULDC 20-050(a)(2) Recreational vehicles; ULDC 20-050(a)(5) Recreational vehicles
Fines as follows for foreclosure: The lien for the violation(s) have accrued through March 2, 2026 to \$243,719.00 and will continue to accrue at \$250.00 per day

9. Escue Farms LLC

- Case # 23050020
 - Address: 1300 D Rd
 - PCN # 41414317014050010
 - Code sections: ULDC 05-040(A-B) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 175-170 General; ULDC 175-240 Authority
- Fines as follows for foreclosure: The lien for the violation(s) through March 2, 2026 have accrued to \$215,718.55 and will continue to accrue at \$250.00 per day

REQUEST FOR AUTHORIZATION FORECLOSURE ON LIENS

10. Lantana Holdings LLC

- Case #'s: 23010003 & 23010006
- Address: 16169 Southern Blvd
- PCN # 41404336000001020
- Code secs: ULDC 87-030 Tree removal permits and ULDC 20-017 Prohibited uses, were previously found in violation of the Town's Unified Land Development Code.

An Affidavit of Non-Compliance dated September 16, 2025 was previously recorded in the Official Records of Palm Beach County, Florida on September 17, 2025 at Book 36007, Pages 1670-1671.

An Order Assessing Fines for the above referenced cases was heard on October 6, 2025 and was recorded in the Official Records of Palm Beach County, Florida on October 10, 2025 at Book 36056, Pages 1560 – 1562.

This Order Assessing Fines has been recorded for more than 90 days as per Florida State Statute 162.09(3).

The lien amount for the above referenced cases, totals \$496,500.00 as of today's hearing and continues to accrue at a rate of \$250.00 per day per case until full compliance is achieved. The Town is requesting authorization to foreclose on the lien.

CONFIRMATION OF THE NEXT HEARING DATE

Wednesday, March 18, 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 February 25, 2026, at 4:00 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk