

# TOWN OF LOXAHATCHEE GROVES

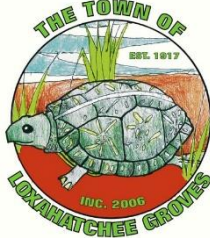
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### AGENDA

MAY 4, 2026 – 9:00 AM



#### Special Magistrate

Amity R. Barnard, Esq

#### Administration

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Code Compliance Officer: Christopher Johnson

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**

07/07/2025 Special Magistrate Hearing Minutes

08/04/2025 Special Magistrate Hearing Minutes

08/22/2025 Special Magistrate Hearing Minutes

04/06/2026 Special Magistrate Hearing Minutes

04/15/2026 Special Magistrate Hearing Minutes

**NEW BUSINESS**

**1. Enri Cardentey**

- Case # 25030119
- Address: 2345 E Rd
- PCN # 41-41-43-17-01-441-0020
- Violation sec: Code of Ordinances 18-24 Tree Mitigation; Code of Ordinances 18-21 (a)(1) General permit

**2. BK Holdings Partnership LLC**

- Case # CE-26-62
- Address: 15960 Okeechobee Blvd
- PCN # 41-41-43-17-01-109-0030
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; Code of Ordinances 22-135(a) Business Tax Receipt (BTR); ULDC 175-170 General Inspection; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 90-070 (A) Sign violation; ULDC 175-240 Violations

**3. BK Holdings Partnership LLC**

- Case # CE-26-61
- Address: 1858 A Rd
- PCN # 41-41-43-17-01-108-0010
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

**4. BK Holdings Partnership LLC**

- Case # CE-26-70
- Address: 1950 A Rd
- PCN # 41-41-43-17-01-109-0020
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; ULDC 175-170 General inspections; ULDC 20-010 (G)(1) Outdoor storage; ULDC 20-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-240 Violations

**5. Hot Thumper 14701 LLC**

- Case # CE-26-63
- Address: 14701 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0030
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010(G)(3) Equipment screening; ULDC 05-040 (A) Permits required; expiration of permits and development orders; FBC (Florida Building Code) 105.1 Permit required; ULDC 45-010 (B) Duty to maintain property; ULDC 20-010 (G)(1) Outdoor storage

**6. Phyllis L. Ashton & Robert W. Ashton Jr.**

- Case # CE-26-65
- Address: 14625 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0020
- Violation sec: Code of Ordinances 22-135 (a) Business Tax Receipt (BTR); ULDC 40-010 Property maintenance

**7. New Branches LLC**

- Case #CE-26-66
- Address: 1677 D Rd
- PCN # 41-41-43-17-01-345-0040
- Violation sec: FBC (Florida Building Code) 105.1 Building permits required; Code of Ordinance 22-135 (a) Business tax receipt (BTR); ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders

**ORDER RESETTING VIOLATION HEARINGS**

**8. Gaye Hankla**

- Case # CE-26-52
- Address: 14523 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0040
- Violation sec: ULDC 175-125 Application for a permit or approval; ULDC 175-110 Permits required; ULDC 45-010 (B) Duty to maintain property – inoperable/derelect/unregistered vehicles; ULDC 20-010 (G)(1, 3) Equipment screening; ULDC 30-5 Overgrowth; ULDC 20-017 Prohibited uses; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 92-010 Recreational vehicles - Permit, inspection, and maintenance requirements; ULDC 50-015 (A)(1) Visual detractions or eyesores

**9. Dustin Ertle and Jamie M Ertle**

- Case # CE-26-49
- Address: 13313 Bryan Rd
- PCN # 41-41-43-17-01-612-0030
- Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010 (G)(3)(e) Commercial vehicle / trailers; ULDC 20-010 (G)(3) Equipment screening – outdoor storage; ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal; ULDC 175-240 Violations

**10. F Road Holdings LLC**

- Case # CE-26-55
- Address: 1858 F Rd
- PCN # 41-41-43-17-01-612-0050
- Violation sec: FBC 105.1 Building permit required: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 05-040(A) Permits required; expiration of permits and development orders; ULDC 92-010 Recreational vehicles – Permit, inspection, and maintenance requirements

**11. Dustin Ertle and Jamie M Ertle**

- Case #CE-26-56
- Address: No address only PCN
- PCN # 41 41 43 17 01 613 0020
- Violation sec: FBC 105.1 Building permit required; ULDC 175-170 General inspections; Code of Ordinance 30-4 Nuisance – accumulation of trash, junk, or debris; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-240 Violations

**12. PBP Investments LLC**

- Case # CE-26-45
- Address: No address only PCN
- PCN # 41 41 43 17 01 210 0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 175-360 Park trailers; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

**FINE ASSESSMENT HEARING**

**13. F Road Properties LLC**

- Case # CE-25-61
- Address: 1462 F Rd
- PCN # 41 41 43 17 01 608 0010
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026. Respondent was ordered to comply with ULDC section 92-010, recreational vehicles, no later than May 1, 2026. If no compliance by this date, a Fine Assessment hearing will be held. A fine in the amount of Two hundred dollars (\$200.00) will be assessed for each day the violation continues to exist past May 1, 2026, the compliance deadline of the Order.

**14. Jose Vilarino and Ramon A. Vilarino Jr.**

- Case # CE-25-56
- Address: 2241 A Rd
- PCN # 41 40 43 24 00 000 1030
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026.

For Permit Applications, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by submitting the required permit applications no later than March 2, 2026.

For Permit Issuance / Mitigation, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by having the required permits issued and corresponding mitigation completed no later than April 2, 2026.

A fine in the amount of Two Hundred Fifty Dollars (\$250.00) will be assessed for each day that the violations continue to exist past April 2, 2026, the compliance deadline of the Orders.

**REQUEST FOR FORECLOSURE AUTHORIZATION**

**15. Safar Irrevocable Trust**

- Case # CE-26-42
- Address: 15447 San Diego Dr
- PCN # 41 41 43 17 01 207 046
- Code secs: ULDC 05-040; FBC (Florida Building Code) 105.1 Building permits required

An Order Assessing Fines for the above referenced cases was heard on January 5, 2026 and was recorded in the Official Records of Palm Beach County, Florida on January 14, 2026 at Book 36253, Pages 188-189. 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 case totals \$30,500.00 as of today's hearing and continues to accrue at a rate of \$250.00 per day until full compliance is achieved. The Town is requesting to foreclose on the lien.

**REQUEST FOR REDUCTION OF LIEN**

**16. Tonyda Group LLC**

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file,

LIEN AMOUNT: \$95,750

AFFIDAVIT OF COMPLIANCE dated: March 11, 2024

Reduction of Lien application with paid application fees of \$500.00 received by The Town on March 27, 2026.

Pictures from April 27, 2026 showing property is still in compliance with this code section.

Property owner or their designee to present their lien reduction request.

**CONFIRMATION OF THE NEXT HEARING DATE**

May, 20, 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 April 28, 2026, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk