

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

JANUARY 05, 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.

considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

HEARING ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS, AND/ OR MODIFICATION TO THE AGENDA

APPROVAL OF THE MINUTES

12/01/25 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESSMENT HEARING

1. PETER & MELISSA MARTZ

- Address: 14817 Snail Trail
- PCN:41-41-43-17-01-309-0080
- Case# CE-25-28
- Code Sections: ULDC 70-015 Maintenance of swales and culverts; 70-020 Drainage to be contained on site; 70-025 Culverts required

2. SAFAR IRREVOCABLE TRUST

- Address: 15447 San Diego Drive
- PCN: 41-41-43-17-01-207-0460
- Case # CE-25-42
- Code sections: ULDC 05-040 Permits required; expiration of permits and development orders; FBC (Florida Building Code) 105.1 Building permit required

VIOLATION HEARINGS / NEW BUSINESS

3. LEONARDO & GISELA PALENZUELA

- Address: 2793 C Rd
- PCN:41-41-43-17-01-238-0020
- Case# CE-25-52
- Code Sections: FBC (Florida Building Code) 105.1 Building permit required; Code of Ordinances 22-135(a) Business Tax Receipt; ULDC Prohibited uses

CONTINUANCE HEARING FROM SEPTEMBER 17,2025 HEARING

4. JOSE VILARINO& RAMON A VILARINO JR

- Address: 2241 A Rd
- PCN: 41-40-43-24-00-000-1030
- Case # 25040001
- Code Sections: Code of Ordinances 30-6 Keeping of fill on property; ULDC 20-017 Prohibited Uses; ULDC 20-010(g)(1) General provisions

REQUEST FOR AUTHORIZATION FORECLOSURE ON LIENS

5. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN: 41-41-43-17-01-120-0010
- Case# 23080006
- Code Sections: Code of Ordinances 22-117 Evidence of operating a business or profession; ULDC 20-017 Prohibited uses
- Fines as follows for foreclosure: The lien for the violation(s) through January 5, 2026 have accrued to \$198,718.55 and will continue to accrue at \$250.00 per day

6. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN: 41-41-43-17-01-120-0010
- Case # 202006131
- Code Sections: ULDC 175-110 Permits required
- Fine as follows for foreclose: The lien for the violation(s) through January 5, 2026 have accrued to \$176,000.00 and will continue to accrue at \$100.00 per day

7. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN# 41-41-43-17-01-120-0010
- Case # 2021-014
- Code Sections: Code of Ordinances 22-135 Engaging in business, occupation, etc., without a license; penalty; ULDC 45-010 Duty to maintain property; ULDC 15-015 Setback exceptions; ULDC 05-040 Permits required, expiration of permits & development orders; ULDC 175-360 Permanent placement; ULDC 175-110 Permits required
- Fine as follows for foreclosure: The lien for the violation(s) through January 5, 2026 have accrued to \$365,484.05 and will continue to accrue at \$250.00 per day

8. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23050020
- 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 January 5, 2026 have accrued to \$202,218.55 and will continue to accrue at \$250.00 per day

9. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23040018
- Code Sections: Florida Statues 205.053 Delinquency of required Business Tax Receipt
- Fines as follows for foreclosure: The lien for the violation has accrued to \$1,125.00. This is the total for delinquency and maximum fines.

10. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23040012
- 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 January 5, 2026 to \$239.469.00 and will continue to accrue at \$250.00 per day

11. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 2018-0574
- Code Sections: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through January 5, 2026 to \$354,150.00 and will continue to accrue at \$150.00 per day

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 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 December 29 , 2025, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk