

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

FEBRUARY 18, 2026 – 9:00 AM – 2:02 PM



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:00 AM on Wednesday, February 18, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Caryn Gardner-Young, Community Standards Director
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

01/21/26 Special Magistrate Hearing Minutes

01/29/26 Special Magistrate Hearing Minutes

02/02/26 Special Magistrate Hearing Minutes

CONTINUANCE FROM 2/2 /2026 NEW BUSINESS

1. TRIPLE KWATS LLC

- Address: 15317 Collecting Canal Rd
- Case #: 25010001
- PCN#: 4141431702020040
- ULDC Code Sections: 175-110 Permits required; 175-170 General; 175-240 Violations

Please see Exhibit A for corresponding order.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION

2. JAVIER AND ROSA GARCIA

- Address: 1470 A Road
- Case No. CE-25-64
- PCN#: 41414317011060020
- ULDC Code Sections: 175-110 Permits required; 175-125 Application for a permit or approval; 175-170 General inspections; 175-240 Violations; 175-145 Other permits required; 175-245 Authority; 175-250 Unlawful continuance; 175-310 Limitations on placement of fill
- Code of Ordinances Sections: 18-21 Permitted, exempt, and prohibited activities; 18-24 Tree mitigation

Please see Exhibit B for corresponding order.

CONFIRMATION OF THE NEXT HEARING DATE

Monday, March 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 2:02 PM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile,
Assistant to the Town Clerk

Prepared By, Record and Return to:
Amity Barnard, Esq.
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

EXHIBIT A

**SPECIAL MAGISTRATE HEARING
TOWN OF LOXAHATCHEE GROVES, FLORIDA
(561) 793-2418**

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 25010001

Petitioner,

v.

TRIPLE KWATS LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Sections 175-170, 175-110, 175-240 and 20-050(a)(1) of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES S 1/2 OF E 1/2 OF W 1/2 OF TR 2 BLK B

STREET ADDRESS:

15317 Collecting Canal Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-202-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 18th day of February, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, TRIPLE KWATS LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by John Herrin, Esq., Counsel who appeared virtually and stipulated to having received proper notice of the hearing.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **March 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying in any code enforcement matter, it is always the responsibility of the Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 18th day of February, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record and Return to:
Amity Barnard, Esq.
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT B

**SPECIAL MAGISTRATE HEARING
TOWN OF LOXAHATCHEE GROVES, FLORIDA
(561) 793-2418**

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-64

Petitioner,

v.

JAVIER AND ROSA GARCIA,

Respondents.

ORDER FINDING VIOLATION

RE: Violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES S 1/2 OF W 1/2 OF TR 6 BLK A

STREET ADDRESS:

1470 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-106-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 18th day of February, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondents, JAVIER AND ROSA GARCIA, are the owners of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. Preston Fields, Esq., Counsel for Tenants, Immaculate Ways Inc. and Santana Equestrian Private Financial Inc., was also present at the hearing; there was also a finding of property notice via actual service to Mr. Fields at the prior hearing.
4. At the hearing on February 18, 2026, Deanna Thomas and John Suarez, the Town's Enforcement Officers, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and photographic evidence was entered into the record as Composite Exhibit 1, over objection. Composite Exhibit 1 included all notice documents

entered into the record at the prior January 21, 2026 hearing, as well as all additional documents contained with the Town's case file.

5. At the hearing on February 18, 2026, Paulo Santana, Owner of Immaculate Ways Inc. and Santana Equestrian Private Financial Inc. (Tenant), testified under oath. Respondents' (Tenants') documentary evidence marked as composite Exhibits R1 was entered into the record over objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves, either through removal of all stockpiled material from the site or by having the required FDA permit issued in the event of FDA permit application to allow the stockpiled material to remain onsite, no later than May 18, 2026. **This matter is set for a Fine Assessment Hearing on May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of up to Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past May 18, 2026, the compliance deadline set by this Order.

Respondents are further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the February 18, 2026 hearing, payable within thirty (30) days of the date of this order.

Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

Upon complying in any code enforcement matter, it is always the responsibility of the Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 18th day of February, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE