

# **TOWN OF LOXAHATCHEE GROVES**

TOWN HALL COUNCIL CHAMBERS

## **SPECIAL MAGISTRATE HEARING MINUTES**

**JULY 17, 2024 – 9:05 A.M. – 10:47 A.M.**



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

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### **CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate, at 9:05 A.M. on Wednesday, July 17, 2024

### **ROLL CALL**

Doneisha Beauchamp, Town Clerk Assistant, called the roll.

### **Staff Present:**

- Francine L. Ramaglia, MPA, ICMA-CM, CPA, Town Manager
- Tanya Early, Esq, Town Attorney, Torcivia, Donlon, Godeau, & Rubin, P.A.
- Doneisha Beauchamp, Town Clerk Assistant
- Mario Matos, Code Enforcement Manager

### **Special Magistrate:**

Amity R. Barnard, Esq.

### **Adjournment:**

Meeting adjourned at 10:47 A.M.

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**PLEASE SEE THE FOLLOWING SPECIAL MAGISTRATE ORDERS**

# **TOWN OF LOXAHATCHEE GROVES**

TOWN HALL COUNCIL CHAMBERS

## **SPECIAL MAGISTRATE HEARING MINUTES**

**JULY 17, 2024 – 9:05 A.M. – 10:47 A.M.**



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

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### **CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate, at 9:05 A.M. on Wednesday, July 17, 2024

### **ROLL CALL**

Doneisha Beauchamp, Town Clerk Assistant, called the roll.

### **Staff Present:**

- Francine L. Ramaglia, MPA, ICMA-CM, CPA, Town Manager
- Tanya Early, Esq, Town Attorney, Torcivia, Donlon, Godeau, & Rubin, P.A.
- Doneisha Beauchamp, Town Clerk Assistant
- Mario Matos, Code Enforcement Manager

### **Special Magistrate:**

Amity R. Barnard, Esq.

### **Adjournment:**

Meeting adjourned at 10:47 A.M.

---

**PLEASE SEE THE FOLLOWING SPECIAL MAGISTRATE ORDERS**

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 23090003**

**Petitioner,**

**v.**

**ISLAND INVESTMENTS II LLC,**

**Respondent.**

**ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING**

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

**LEGAL DESCRIPTION**  
LOXAHATCHEE GROVES W 1/2 OF N 1/2 OF TR 25 BLK B

**STREET ADDRESS:**  
3570 B Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-225-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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, ISLAND INVESTMENTS II LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. At the hearing on July 17, 2024, Mario Matos, the Town's code enforcement officer, testified under oath and presented documentary and photographic evidence of the violation continuing to occur on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1 without objection.
4. At the hearing on July 17, 2024, the Town requested to continue this matter.

### ORDER

It is the Order of the Special Magistrate that this matter be continued. Respondent is hereby ordered to comply with Sections 175-110, 175-170 and 175-240 of the Town ULDC of the Code of the Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for Fine Assessment Hearing on September 18, 2024 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Administrative costs for prosecuting the July 17, 2024 hearing are hereby *reserved*.

**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 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24020011**

**Petitioner,**

**v.**

**ARIAGNA G BENTANCOURT & DANIEL SOSA,**

**Respondents.**

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**ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING**

RE: Violation of Sections 05-040(a-b), 175-110, 175-170 and 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 100 FT OF W 300 FT OF N 143.01 FT OF S 311.33 FT OF TR 7 BLK B

**STREET ADDRESS:**

15449 Los Angeles Drive  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-207-0220

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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. Respondents, ARIAGNA G BENTANCOURT & DANIEL SOSA, are the owners of the above-described property.
2. Respondents were represented at the hearing by DANIEL SOSA and Brianna Sosa, Translator; there was also a finding of proper notice.
3. At the hearing on July 17, 2024, Mario Matos, the Town's code enforcement officer, testified under oath and presented documentary and photographic evidence of the violation continuing to occur on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1 without objection.
4. At the hearing on July 17, 2024, the Town requested to continue this matter.

### ORDER

It is the Order of the Special Magistrate that this matter be continued. Respondents are hereby ordered to comply with Sections 05-040(a-b), 175-110, 175-170 and 175-240 of the Town ULDC of the Code of the Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for Status/Fine Assessment Hearing on September 18, 2024 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Administrative costs for prosecuting the July 17, 2024 hearing are hereby *reserved*.

**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 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,                      CASE NO. 23010003 & 23010006**

**Petitioner,**

**v.**

**LANTANA HOLDINGS, LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING**

**RE:**     Violation of Sections 20-017 (Case No. 23010003) and 87-030 (Case No. 23010006) of the  
Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

36-43-40, SLY 922 FT OF WLY 926.54 FT OF E 1/4 LYG N OF & ADJ TO SR 80 R/W

**STREET ADDRESS:**

16169 Southern Boulevard  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-40-43-36-00-000-1020

The Code Enforcement Special Magistrate heard testimony at the Special Set Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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, LANTANA HOLDINGS, LLC, is the owner of the above-described property.
2. Respondent, represented by Cody German, Esq., Counsel for tenant FERP Holdings, was present remotely at the hearing and stipulated to service on both cases and waived any claim related to legally sufficient service and/or due process for the hearing.
3. Both Town and Respondent requested that this matter be continued.

### **ORDER**

It is the order of the Special Magistrate that this matter be continued and reset. A Hearing will be held before the Special Magistrate on **August 21, 2024 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470** at which time a ruling may be entered as to:

1. Violation of the Stipulated Agreement, as amended;
2. The assessment of costs or fines; and
3. Such other matters as may be appropriate.

**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 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE



Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24040005**

**Petitioner,**

**v.**

**STEPHEN & CYNTHIA SCRENCI,**

**Respondents.**

\_\_\_\_\_ /

**ORDER GRANTING CONTINUANCE VIOLATION HEARING**

**RE:** Violation of Sections 05-040(a-b), 175-110, 175-170 and 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 322.6 FT OF W 967.8 FT OF LT 1 BLK B

**STREET ADDRESS:**

15349 Collecting Canal Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-201-0060

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July 2024 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. Respondents, STEPHEN & CYNTHIA SCRENCI, 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. The Town requested a continuance of the matter.

### ORDER

It is the Order of the Special Magistrate that this matter is continued to **September 18, 2024 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 17th day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24050010**

**Petitioner,**

**v.**

**JAMES SAVNIK & CINTHIA VARGAS,**

**Respondents.**

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**ORDER FINDING VIOLATION**

RE: Violation of Section 05-040(a-b) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 202.86 FT OF W 1217.16 FT OF TR 19 BLK F (A/K/A PARCEL O)

**STREET ADDRESS:**

13281 24<sup>th</sup> Court North  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-619-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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, JAMES SAVNIK & CINTHIA VARGAS, are the owners of the above-described property.
2. Respondents were represented at the hearing by JAMES SAVNIK; there was also a finding of proper notice.
3. At the hearing on July 17, 2024, the Town's code enforcement officer testified under oath and presented documentary and photographic evidence of violations occurring on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit #1.

### CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 05-040(a-b) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondents are ordered to comply with Section 05-040(a-b) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for a Fine Assessment Hearing on September 18, 2024 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) per day may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Respondents are further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the July 17, 2024 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 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24060022**

**Petitioner,**

**v.**

**JAMES SAVNIK & CINTHIA VARGAS,**

**Respondents.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

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

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 202.86 FT OF W 1217.16 FT OF TR 19 BLK F (A/K/A PARCEL O)

**STREET ADDRESS:**

13281 24<sup>th</sup> Court North  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-619-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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, JAMES SAVNIK & CINTHIA VARGAS, are the owners of the above-described property.
2. Respondents were represented at the hearing by JAMES SAVNIK; there was also a finding of proper notice.
3. At the hearing on July 17, 2024, the Town's code enforcement officer testified under oath and presented documentary and photographic evidence of violations occurring on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit #1.

### CONCLUSIONS OF LAW

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

### ORDER

Respondents are ordered to comply with Sections 175-110, 175-170 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for a Fine Assessment Hearing on September 18, 2024 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) per day may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Respondents are further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the July 17, 2024 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 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE



Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24060006**

**Petitioner,**

**v.**

**TRAVERS FARM LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 87-030 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 1/2 OF S 1/2 OF TR 45 BLK D

**STREET ADDRESS:**

1557 E Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-445-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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. Respondent, TRAVERS FARM LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. At the hearing on July 17, 2024, the Town's code enforcement officer testified under oath and presented documentary and photographic evidence of violations occurring on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit #1.

### CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 87-030 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is ordered to comply with Section 87-030 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for a Fine Assessment Hearing on September 18, 2024 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 Two Hundred Fifty Dollars (\$250.00) per day may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the July 17, 2024 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Prepared By:  
Amity Barnard, Esq.  
Davis & Associates, P.A.  
701 Northpoint Parkway, Suite 205  
West Palm Beach, FL 33407

Returned to:  
Town of Loxahatchee Groves  
155 F Rd  
Loxahatchee Groves, FL 33470

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 24060005**

**Petitioner,**

**v.**

**TRAVERS FARM LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 20-050(a)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 1/2 OF S 1/2 OF TR 45 BLK D

**STREET ADDRESS:**

1557 E Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-445-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of July, 2024 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. Respondent, TRAVERS FARM LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. At the hearing on July 17, 2024, the Town's code enforcement officer testified under oath and presented documentary and photographic evidence of violations occurring on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit #1.

### CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 20-050(a)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is ordered to comply with Section 20-050(a)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 13, 2024. **This matter is set for a Fine Assessment Hearing on September 18, 2024 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 Two Hundred Fifty Dollars (\$250.00) per day may be assessed for each day that the violations continue to exist past September 13, 2024, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the July 17, 2024 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 17<sup>th</sup> day of July, 2024.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE