

TOWN OF LOXAHATCHEE GROVES

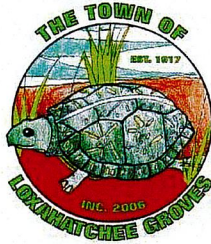
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

APRIL 15, 2026 – 9:01 AM – 9:47 AM



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

CALL TO ORDER

The meeting was called to order by Dylan Brandenburg, Special Magistrate at 9:01 AM on Wednesday, April 15, 2026.

ROLL CALL

Staff Present:

- Caryn Gardner-Young, Community Standards Director
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Ramsay Bulkeley, Consultant
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Dylan Brandenburg, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

1. Mariliz Del C Britton and Walter B Britton

- Case # CE-26-34
- Address: 12823 Kazee Rd
- PCN # 41-41-43-17-01-703-0010
- Violation sec: ULDC 05-040(A) Permits required; Expiration of permits and development orders; ULDC 92-010 Permit, Inspection, and Maintenance requirements; Code of Ordinances 18-24 Tree Mitigation; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

Please see Exhibit A for attached order.

2. Moises Landscaping Inc

- Case # CE-26-31
- Address: 15346 San Diego Dr
- PCN # 41-41-43-17-01-207-0320
- Violation sec: FBC 105.1 Building permit required; ULDC 05-040 (A) Permits required; Expiration of permits and development orders

Please see Exhibit B for attached order.

3. Ivonne Carballo

- Case # CE-26-54
- Address: 15339 Okeechobee Blvd
- PCN # 41 41 43 17 01 213 0090
- Violation sec: ULDC 20-010(B)(3) Animals and livestock – Setback; ULDC 20-010(G)(3)f Equipment screening – Inactive vehicles and equipment; FBC 105.1 Building permits required; ULDC 92-010 Recreational vehicles – Permit, inspection, and maintenance requirements; ULDC 92-015 Allowances; ULDC 20-010(H) Swimming pools

Please see Exhibit C for attached order.

4. Aida Hernandez

- Case # CE-26-57
- Address: 15347 Okeechobee Blvd
- PCN # 41 41 43 17 01 213 0080
- Violation sec: ULDC 20-010 (G)(3) Equipment screening – outdoor storage; ULDC 20-010 (G)(3) f Equipment screening – Inactive vehicles and equipment; Code of Ordinance 30-3 Nuisance; Code of Ordinance 30-4 Accumulation of trash, junk, or debris, living and non-living plant material; Code of Ordinance 30-1 (4) Purpose and intent; ULDC 20-010 (G)(1) Outdoor storage; ULDC 25-020 Prohibited use; ULDC 20-017 Prohibited uses; ULDC 50-015 (A)(2) Visual detractions or eyesores; ULDC 45-010 (B) Duty to maintain property –

Inoperable/derelict/unregistered vehicles; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 45-010 Property maintenance – maintain property in a state of good repair; ULDC 50-015 (A)(1) Visual detractors or eyesores

Please see Exhibit D for attached order.

5. 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/derelict/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 detractors or eyesores

Please see Exhibit E for attached order.

6. 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

Please see Exhibit F for attached order.

7. 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

Please see Exhibit G for attached order.

8. 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

Please see Exhibit H for attached order.

9. 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

Please see Exhibit I for attached order.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

10. Donald N and Sherry Tetreault Trust

- Case # CE-26-48
- Address: 13538 Okeechobee Blvd
- PCN # 41-41-43-17-01-510-0010
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and Development Orders; ULDC 20-017 Prohibited uses; ULDC 175-110 Permits required; ULDC 175-240 Violations; ULDC 90-070(A) Sign violations; Code of Ordinances 18-21(a)(1-2) Tree/Vegetation removal; ULDC 50-015.(A)(2) Visual detractions or eyesores; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

Please see Exhibit J for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

May, 4, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 9:47 AM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile,
Assistant to the Town Clerk

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-34

Petitioner,

v.

WALTER BRYAN BRITTON & MARILIZ DEL CARMEN BRITTON,

Respondents.


**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 13, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:



Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-31

Petitioner,

v.

MOISES LANDSCAPING INC,

Respondents.

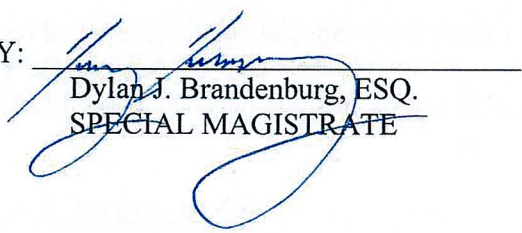
**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 15, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:



Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-45

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(1), 175-360, 05-040(A), and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 10 BLK B

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-210-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, PBP INVESTMENTS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

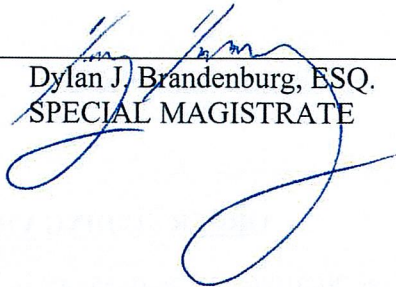
It is the Order of the Special Magistrate that this matter is continued to **May 4th, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record and Return to:
Dylan J. Brandenburg, Esq.
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT D

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-57

Petitioner,

v.

AIDA HERNANDEZ,

Respondents.

ORDER FINDING VIOLATION

RE: Violation of Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES WLY 131.05 FT OF ELY 565.30 FT OF SLY 326 FT OF TR 13 BLK B

STREET ADDRESS:

15347 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-213-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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. Respondent, AIDA HERNANDEZ, is the owner of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
4. At the hearing on April 15, 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 A, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves, no later than **June 30, 2026**. **This matter is set for a Fine Assessment Hearing on July 14, 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) per violation may be assessed for each day that the violations continue to exist past June 30, 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 April 15, 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 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____

Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-52

Petitioner,

v.

GAYE HANKLA,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Sections 175-125, 175-110, 45-010(B), 20-010(G)(1,3), 30-5, 20-017, 45-010, 92-010, 50-015(A)(1) of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 200 FT OF S 435.6 FT OF TR 12 BLK C

STREET ADDRESS:

14523 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-312-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, GAYE HANKLA, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

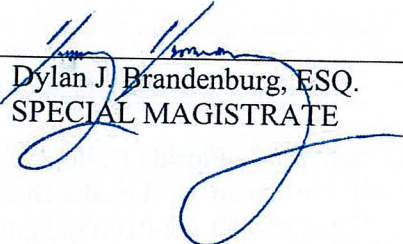
It is the Order of the Special Magistrate that this matter is continued to May 4th, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.

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

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT F

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-49

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 22-135(a) and 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(3)(e), 20-010(G)(3), 175-170, 175-110, 20-010(G)(1), 05-040, 20-017, 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 776.91 FT OF W 1166.34 FT OF TRACT 12 BLK F

STREET ADDRESS:

13313 Bryan Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-612-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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. Respondents, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

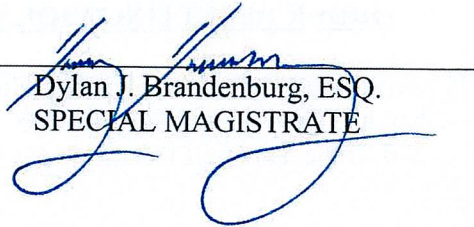
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Upon complying in any code enforcement matter, it is always the responsibility of the Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT G

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-56

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 30-4 of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 175-170, 20-010(G)(1), 05-040(A), 175-110, 20-017, and 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 5 AC OF TR 13 BLK F

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-613-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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. Respondents, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

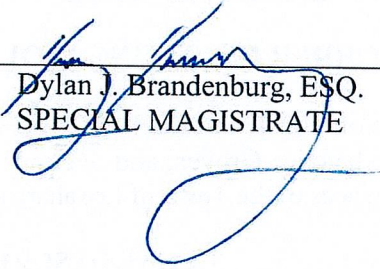
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Upon complying in any code enforcement matter, it is always the responsibility of the Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-55

Petitioner,

v.

F ROAD HOLDINGS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 05-040(A) and 92-010 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 5 AC OF TR 12 (LESS S 1/2) BLK F

STREET ADDRESS:

1858 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-612-0050

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, F ROAD HOLDINGS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

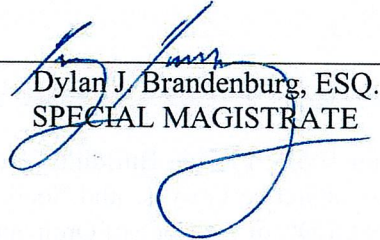
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DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT I

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-45

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(1), 175-360, 05-040(A), and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 10 BLK B

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-210-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, PBP INVESTMENTS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

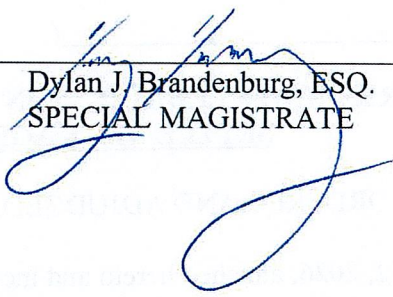
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DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT J

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-48

Petitioner,

v.

DONALD N & SHERRY TETREAUULT TRUST,

Respondent.


**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 2, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE