

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JANUARY 29, 2026 – 10:03 AM – 12:21 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 10:03 AM on Thursday, January 29, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Francine Ramaglia, Town Manager
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Ennya Blaise , Assistant to the Town Clerk/Admin

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

There were no minutes for approval this hearing.

NOTICE OF STATUS/ FINE ASSESMENT HEARING

There were no notice of status or fine assessment hearings at this hearing.

VIOLATION HEARINGS/ NEW BUSINESS

1. JAVIER AND ROSA GARCIA

- Tenants Listed: IMMACULATE WAYS INC AND SANTANA EQUESTRIAN PRIVATE FINANCIAL INC
- Address: 1470 A Rd
- Case No. CE-25-32
- PCN#: 41414317011060020
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No. 2012-03
The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

Please see Exhibit A for corresponding Order.

2. ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO VEGA, JUAN LOPEZ

- Address: 1316 B Rd
- Case No. CE-26-40
- PCN#: 41414317012050010
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No. 2012-03 The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

Please see Exhibit B for corresponding Order.

3. F ROAD PROPERTIES LLC

- Address: 1462 F Rd
- Case No. CE-25-39
- PCN#: 41414317016080010
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No.2012-03
The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

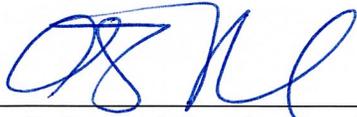
Please see Exhibit C for corresponding Order.

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 12:21 PM.



Amity R. Barnard, Esquire, Special Magistrate



Ennya Blaise,
Assistant to the Town Clerk/ Admin

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

EXHIBIT A

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

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-32

Petitioner,

v.

JAVIER & ROSA L. GARCIA,

Respondents.

**ORDER DENYING TENANT'S MOTIONS AND DISMISSING CASE WITHOUT
PREJUDICE**

RE: Violation of Ordinance No. 2012-03 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 29th day of January, 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 & ROSA L. GARCIA, are the owners of the above-described property.
2. Respondents were represented at the hearing by JAVIER GARCIA and Angela Romero, Translator; there was also a finding of proper notice. Preston Fields, Esq., Counsel for Tenants, Immaculate Ways Inc. and Santamaria Equestrian Private Financial Inc., was also present at the hearing.
3. On January 28, 2026, Counsel for Tenants filed Respondent's Motion to Dismiss and Respondent's Motion to Continue Code Enforcement Hearing (Motions).
4. At the hearing on January 29, 2026, Deanna Thomas, the Town's code enforcement officer, and Francine Ramaglia, the Town Manager, testified under oath and presented documentary and photographic evidence of the alleged violations occurring on the property. The Town's documentary and photographic evidence was entered into the record as composite Exhibit #1 without objection. Town's additional exhibits marked as composite Exhibits T1, T2 and T3 were also entered into the record without and/or over objection.
5. Based upon the evidence and testimony presented at the hearing on January 29, 2026 by Respondents and the Town Staff, the Special Magistrate found that the property was previously found in violation of the identical sections of the Town Code and Ordinance No. 2012-03 through Order Finding Violation in Case No. 25040004 dated June 2, 2025 and Order Assessing Fine in Case No. 25040004 dated July 7, 2025 for which there are daily fines accruing at One Hundred Dollars (\$100.00) per day beginning July 3, 2025 and continuing until compliance is achieved.

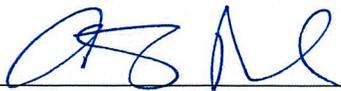
CONCLUSIONS OF LAW AND ORDER

It is the Order of the Town of Loxahatchee Groves Code Enforcement Special Magistrate that Respondent's Motions are hereby denied. However, given the previous finding of violation in Case No. 25040004 and continuing accrual of daily fines for the violation involving onsite manure piles without the required permit, it is further the Order of the Town of Loxahatchee Groves Code Enforcement Special Magistrate that this case be **DISMISSED, WITHOUT PREJUDICE**.

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 29th day of January, 2026.

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

EXHIBIT B

Record and Return to:
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-40

Petitioner,

v.

ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO J. VEGA & JUAN J. LOPEZ,

Respondents.

ORDER FINDING IRREPARABLE/IRREVERSIBLE VIOLATION

RE: Violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 5 (LESS W 1/2), BLK B

STREET ADDRESS:

1316 B Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-205-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 29th day of January, 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, ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO J. VEGA & JUAN J. LOPEZ, are the owners of the above-described property.

2. Respondents were represented at the hearing by JAVIER VEGA and LEONARDO J. VEGA, along with Salvador Guzzo, Tenant; there was also a finding of proper notice.
3. At the hearing on January 29, 2026, Deanna Thomas, the Town's Enforcement Officer, and Francine Ramaglia, the Town Manager, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1, without objection. Respondents' documentary and photographic evidence were entered into the record as Composite Exhibits R2 and R3, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute an irreparable/irreversible violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Ordinance 2012-03 of the Town Code of Ordinances no later than February 13, 2026. **This matter is set for a Status/Fine Assessment Hearing on February 18, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past February 13, 2026, 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 January 29, 2026 hearing, payable within thirty (30) days of the date of this order.

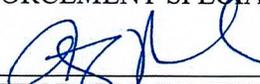
Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

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 29th day of January, 2026.

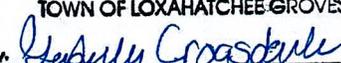
TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

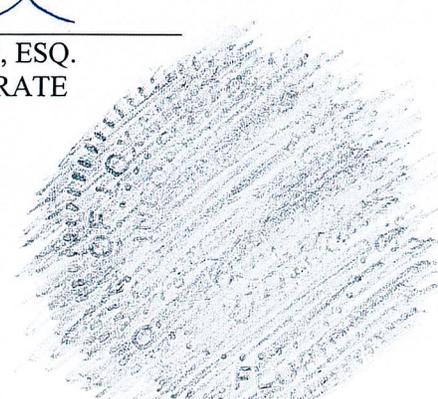
BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
Order Finding Irreparable/ Irreversible Violation

as filed in the Office of the Town Clerk.
WITNESS my hand and official seal this 5 day of February A.D. 2026 Page 2 of 2

TOWN OF LOXAHATCHEE GROVES
BY: 



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

EXHIBIT C

Record and Return to:
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-39

Petitioner,

v.

F ROAD PROPERTIES LLC,

Respondent.

ORDER FINDING IRREPARABLE/IRREVERSIBLE VIOLATION

RE: Violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 1/2 OF TR 8 BLK F

STREET ADDRESS:

1462 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-608-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 29th day of January, 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, F ROAD PROPERTIES LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Mark Kaiser, Owner; there was also a finding of proper notice.

3. At the hearing on January 29, 2026, Deanna Thomas, the Town's Enforcement Officer, and Francine Ramaglia, the Town Manager, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. Town testimony indicated that Respondent was in irreparable/irreversible violation of Ordinance 2012-03 on January 23, 2026 but had come into compliance with said ordinance as of January 27, 2026. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute an irreparable/irreversible violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to continue to comply with Ordinance 2012-03 of the Town Code of Ordinances of the Town of Loxahatchee Groves.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the January 29, 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 29th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
Order Finding Irreparable/ Irreversible Violation

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 5 day of February A.D. 2026

TOWN OF LOXAHATCHEE GROVES

BY: 