

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

FEBRUARY 2, 2026 – 9:02 AM – 12:49 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 9:02 AM on, Monday, February 2, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- 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

10/06/2025 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

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

VIOLATION HEARINGS / NEW BUSINESS

1. JOSE VILARINO & RAMON A VILARINO JR

- Address: 2241 A Road
- PCN #: 4140432400001030
- Case #: CE-25-56
- ULDC Sections: 175-110 Permits required; 175-170 General; 175-125 Application for a permit or approval; 175-240 Violations; 05-040 Permits required; expiration of permits and development orders
- Florida Building Code Sections: 105.1 Building permit required
- Code of Ordinances Sections: 18-21(a)(1-2) Tree / Vegetation removal; 18-24(a) Tree mitigation

Please see Exhibit A for Corresponding Order

2. F Road Properties LLC

- Address: 1462 F Rd
- PCN # 41414317016080010
- Case # CE-25-61
- ULDC Sections: 92-010 Recreational vehicles

Please see Exhibit B for Corresponding Order

3. Triple Kwats LLC

- Address: 15317 Collecting Canal Rd
- PCN # 41414317012020040
- Case # 25010001
- ULDC Sections: 175-170 General; 175-110 Permits required; 175-240 Violations; 20-050(a)(1) Recreational vehicles

Please see Exhibit C for Corresponding Order

ORDER RESETTING VIOLATION HEARING

4. Thomas N II & Sheila M Wozniak

- Address: 14090 North Rd
- PCN # 41414317014290020
- Case # CE-25-47
- ULDC Section: 70-015 Maintenance of swales and culverts
- Code of Ordinances: 30-7 Imminent public-health threat; 30-1(4) Purpose and intent

Please see Exhibit D for Corresponding Order

CONTINUANCE FORECLOSURE AUTHORIZTION

5. Escue Farms LLC

- Property address: 1300 D Rd
- Case # 23050020
- PCN # 41414317014050010
- 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 February 2, 2026 have accrued to \$208, 718.55 and will continue to accrue at \$250.00 per day

Please see Exhibit E for Corresponding Order

6. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040018
- PCN # 41414317014050010
- 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. Affidavit of Compliance issued January 7, 2026.

Please see Exhibit F for Corresponding Order

7. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040012
- PCN #41414317014050010
- 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 February 2, 2026 to \$243,719.00 and will continue to accrue at \$250.00 per day

Please see Exhibit G for Corresponding Order

8. Escue Farms LLC

- Property address: 1300 D Rd
- Case #2018-0574
- PCN #41414317014050010
- Code section: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through February 2, 2026 to \$358,350.00 and will continue to accrue at \$150.00 per day

Please see Exhibit H for Corresponding Order

9. Property owner: Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #23080006
- PCN # 41414317011200010
- 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 February 2, 2026 have accrued to \$205468.55 and will continue to accrue at \$250.00 per day

Please see Exhibit I for Corresponding Order

10. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #202006131
- PCN # 41414317011200010
- Code sections: ULDC 175-110 Permits required
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$178,700.00 and will continue to accrue at \$100.00 per day

Please see Exhibit J for Corresponding Order

11. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #2021-014
- PCN #41414317011200010
- 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
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$372, 234.05 and will continue to accrue at \$250.00 per day

Please see Exhibit K for Corresponding Order

CONFIRMATION OF THE NEXT HEARING DATE

Monday, March 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 12:49 PM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile, Assistant to
the Town Clerk/ Board Clerk

