

TOWN OF LOXAHATCHEE GROVES

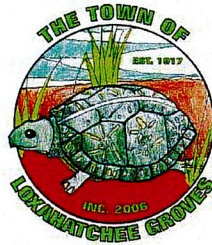
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

APRIL 6, 2026 – 9:11 AM – 10:17 AM



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 9:11 AM on Monday, April 6, 2026.

ROLL CALL

Staff Present:

- 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

03/02/26 Special Magistrate Hearing Minutes

NEW BUSINESS

1. Southeastern Conference Assn of Seventh Day Adventists Inc

- Case # CE-26-46
- Address: 14046 Okeechobee Blvd
- PCN # 41414317014100030
- Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 45-010 Property maintenance; ULDC 45-010 (C)(1) Duty to maintain property; ULDC 90-070(A) Sign violations

Please See Exhibit A for attached order.

2. SROK 136 LLC

- Case # CE-26-47
- Address: 13640 Okeechobee Blvd
- PCN #41414317015100020
- Violation sec: FBC 105.5 Building permit expired; FBC 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

Please See Exhibit B for attached order.

3. Stanley T Vorsteg and Deborah A Wilson

- Case # CE-26-50
- Address: 12875 Bryan Rd
- PCN #41414317016340010
- 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; ULDC 175-170 General inspections; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 50-015(A)(2) Visual detractors or eyesores; ULDC 175-240 Violations

Please See Exhibit C for attached order.

4. Donald N and Sherry Tetreault Trust

- Case # CE-26-48
- Address: 13538 Okeechobee Blvd
- PCN # 41414317015100010

- 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 D for attached order.

ORDER RESETTING VIOLATION HEARING

5. John, Evan, and Arleen Smith

- Case # CE-25-32
- Address: 14805 Okeechobee Blvd
- PCN # 41414317013130010
- Violation sec: ULDC 20-010(G)(1) Outdoor storage; ULDC 20-017 Prohibited uses

Please See Exhibit E for attached order.

ORDER GRANTING CONTINUANCE FOR FORECLOSURE AUTHORIZATION

6. Escue Farms LLC

- Case #23040012
- Address: 1300 D Rd
- 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

Order Assessing Fine dated June 6, 2023 and recorded with the Clerk of the Court, dated June 16, 2023; OR BOOK 34381, PG 357-358. This Order Assessing Fine has been recorded for more than 90 days. The fine amount totals \$156,750. An AFFIDAVIT OF COMPLIANCE IS DATED: February 11, 2025. The fine amount has not been paid.

Please See Exhibit F for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

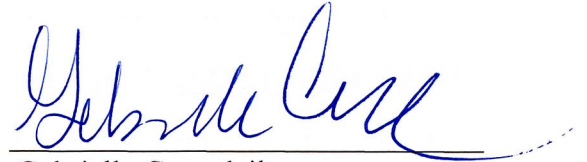
April, 15, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 10:17 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-26-46

Petitioner,

v.

SOUTHEASTERN CONFERENCE ASSN OF SEVENTH DAY ADVENTISTS INC,

Respondent.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 6, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

EXHIBIT "A"

**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE**

CASE #: CE-26-46

**RESPONDENT'S NAME: SOUTHEASTERN CONFERENCE ASSOCIATION OF
SEVENTH-DAY ADVENTISTS INCORPORATED**

MAILING ADDRESS: 1701 ROBIE AVE MOUNT DORA FL 32757 6337

PREMISES ADDRESS: 14046 OKEECHOBEE BLVD

PCN: 41-41-43-17-01-410-0030

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 6th day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer John Suarez, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent(s), Southeastern Conference Association of Seventh-Day Adventists Incorporated, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

WHEREAS, the parties wish to resolve the above-cited case without the time and expense of conducting an evidentiary hearing before the Special Magistrate; and

WHEREAS, Respondent understands and agrees that this Settlement Agreement will only take effect if adopted as an order of the Special Magistrate.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter set forth the parties hereto agree as follows:

1. The recitals above are true and correct and are hereby made a part of this Settlement Agreement.

2. Respondent is the owner of the property located at 14046 Okeechobee BLVD, Parcel Control Number: 41-41-43-17-01-410-0030 (the "Property").

3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.

4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.

5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.

6. Respondent admits that the Property is currently in violation of the below-cited codes, as set forth more specifically in the Notice of Violation/Notice of Hearing issued to Respondent in this case:

Florida Building Code

FBC 105.1 – Work without permit(s)

FBC 105.5 – Building Permit Expired

Unified Land Development Code

Sec. 90-070(A) – Sign Violation (Permit Required)

Sec. 20-010(G)(1) – Outdoor Storage

Sec. 45-010 – Property Maintenance

Sec. 45-010(C)(1) – Property Maintenance (Graffiti)

Sec. 05-040 – Work without Permit(s)

7. Respondent agrees to correct all code violation(s) specified in paragraph 6 above.

8. Respondent shall correct each and every one of the above-cited violations by 10/03/2026 (the "Compliance Date") or a fine in the amount of \$250.00 per day, per violation shall be imposed every day thereafter until such time that each and every one of the above-cited violations is corrected.

9. The Town has incurred costs in the amount of \$409.66 to prosecute this case.

Respondent agrees to reimburse the Town for such costs within thirty (30) days of the date of the Special Magistrate's Adoption of this Settlement Agreement.

10. Respondent shall, once the Property has been brought into compliance, immediately contact the Town of Loxahatchee Groves Code Compliance Division to arrange for an inspection of the Property and/or records in order to verify that the Property has been brought into compliance with the Town of Loxahatchee Groves code provisions cited above.

11. If the Agreed Order is not timely complied with, following a Fine-Assessment Hearing which is scheduled in paragraph 13 below, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by Respondent.

12. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before a Town of Loxahatchee Groves Special Magistrate on the 6th day of April, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear at the hearing, this Settlement Agreement will be presented to the Special Magistrate in your absence.

13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes Notice of Hearing to be held on the 13th day of October, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special Magistrate, Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine-Assessment Hearing on this matter heard on the 13th day of October, 2026 at 9:00 AM.

NOTICE:

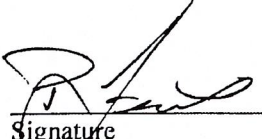
THE BURDEN SHALL REST UPON RESPONDENT TO REQUEST A REINSPECTION TO DETERMINE WHETHER THE VIOLATION HAS BEEN BROUGHT INTO COMPLIANCE.

Failure to comply with this Order on or before the compliance date may result in a lien being placed against the Property, and upon any other real or personal property owned by Respondent pursuant to Sections 162.08 and 162.09, Florida Statutes, as amended, and Article 10, ULDC, as amended. After three (3) months from the filing of any such lien which remains unpaid, the special magistrate may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. In addition, the Town may undertake other collection actions it deems appropriate and impose such costs upon Respondent. Interest shall be imposed in accordance with Article 10, ULDC.

A certified copy of this Order may be recorded in the public records of the Town of Loxahatchee Groves, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

Respondent may appeal an order of the Special Magistrate to the Circuit Court of the Palm Beach County. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

I hereby certify that a true and correct copy of the foregoing order has been furnished to Jean Suarez and by U.S Regular/Certified Mail on this, the 6th day of 2026.



Signature
Pierre Francois

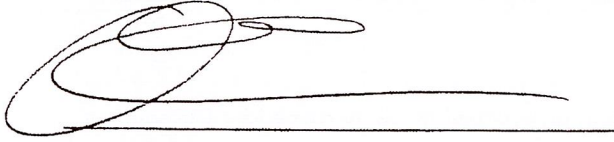
Date: 4/6/2026

Name (Printed)

Executive Secretary

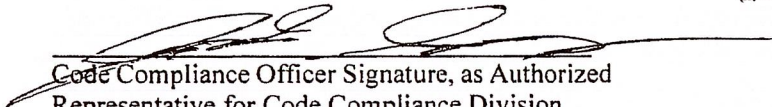
Title

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this, 6th day of April, 20 26 by DIVERSIC Pierre Francois, who has produced _____ as identification or is personally known to me.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: July 20, 2026



Code Compliance Officer Signature, as Authorized Representative for Code Compliance Division

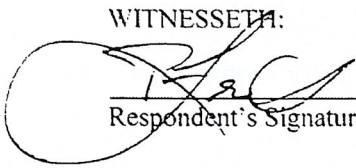
John Suarez
Printed name of Code Compliance Officer

CC:

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IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date provided herein and agree to be bound by the terms and conditions of this Settlement Agreement.

WITNESSETH:



Respondent's Signature

Date: 4/6/2024

Pierre Francois

Respondent's Name (Printed)

Executive Secretary, Southeastern Conference of Seventh-day Adventists

Respondent's Title/Corporation

Address: 1701 Robie Ave

Mont Dora FL 32757

Respondent's Signature

Date: _____

Respondent's Name (Printed)

Respondent's Title/Corporation

Address: _____

14. This Settlement Agreement shall not become effective unless and until it is adopted by the Town of Loxahatchee Groves Special Magistrate.

15. The parties agree that if the Special Magistrate rejects or seeks to modify this Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

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

EXHIBIT B

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-47

Petitioner,

v.

SROK 136 LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Sections 105.5 and 105.1 of the Florida Building Code, and Sections 20-010(G)(1), 05-040 and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 487.68 FT OF W 978.56 FT OF TR 10 BLK E

STREET ADDRESS:

13640 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-510-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th 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, SROK 136 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. The parties mutually agreed to continue the matter.

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

EXHIBIT C

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-50

Petitioner,

v.

STANLEY T VORSTEG & DEBORAH A WILSON,

Respondents.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 6, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE

CASE #: CE-26-50

RESPONDENT'S NAME: STANLEY T VORSTEG & DEBORAH A WILSON

MAILING ADDRESS: 12875 BRYAN RD LOXAHATCHEE FL 33470 4908

PREMISES ADDRESS: 12875 BRYAN RD

PCN: 41-41-43-17-01-634-0010

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 6th day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer John Suarez, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent, Stanley T Vorsteg & Deborah A Wilson, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

WHEREAS, the parties wish to resolve the above-cited case without the time and expense of conducting an evidentiary hearing before the Special Magistrate; and

WHEREAS, Respondent understands and agrees that this Settlement Agreement will only take effect if adopted as an order of the Special Magistrate.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter set forth the parties hereto agree as follows:

1. The recitals above are true and correct and are hereby made a part of this Settlement Agreement.

2. Respondent is the owner of the property located at 12875 Bryan RD, Parcel Control Number: 41-41-43-17-01-634-0010 (the "Property").

3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.

4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.

5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.

6. Respondent admits that the Property is currently in violation of the below-cited codes, as set forth more specifically in the Notice of Violation/Notice of Hearing issued to Respondent in this case:

Florida Building Code

FBC 105.1 – Work without permit(s)

Code of Ordinances

Sec. 22-135(a) – Business Tax Receipt required (COMPLIED)

Unified Land Development Code

Sec. 20-010(G)(3)(e) – Commercial and Recreational Vehicles Limitations

Sec. 20-010(G)(3) – Equipment Screening

Sec. 20-010(G)(1) – Outdoor Storage

Sec. 20-017 – Prohibited Use

Sec. 175-110 – Floodplain Development Permit Requirements

Sec. 175-170 – Floodplain Development Permit Requirements

Sec. 175-240 – Floodplain Development Permit Requirements

Sec. 50-015.(A)(2) – Property Maintenance

Sec. 05-040 – Work without Permit(s)

7. Respondent agrees to correct all code violation(s) specified in paragraph 6 above.

8. Respondent shall correct each and every one of the above-cited violations by 10/03/2026 (the "Compliance Date") or a fine in the amount of \$250.00 per day, per violation shall

be imposed every day thereafter until such time that each and every one of the above-cited violations is corrected.

9. The Town has incurred costs in the amount of \$409.66 to prosecute this case. Respondent agrees to reimburse the Town for such costs within thirty (30) days of the date of the Special Magistrate's Adoption of this Settlement Agreement.

10. Respondent shall, once the Property has been brought into compliance, immediately contact the Town of Loxahatchee Groves Code Compliance Division to arrange for an inspection of the Property and/or records in order to verify that the Property has been brought into compliance with the Town of Loxahatchee Groves code provisions cited above.

11. If the Agreed Order is not timely complied with, following a Fine-Assessment Hearing which is scheduled in paragraph 13 below, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by Respondent.

12. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before a Town of Loxahatchee Groves Special Magistrate on the 6th day of April, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear at the hearing, this Settlement Agreement will be presented to the Special Magistrate in your absence.

13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes notice of the hearing to be held on the 13th day of October, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the notice of hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special

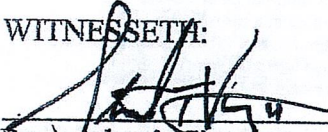
Magistrate, Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine-Assessment Hearing on this matter heard on the 13th day of October, 2026 at 9:00 AM.

14. This Settlement Agreement shall not become effective unless and until it is adopted by the Town of Loxahatchee Groves Special Magistrate.

15. The parties agree that if the Special Magistrate rejects or seeks to modify this Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date provided herein and agree to be bound by the terms and conditions of this Settlement Agreement.

WITNESSETH:



Respondent's Signature

Date: 4-1-26

Stanley T Vorsteg

Respondent's Name (Printed)

Owner

Respondent's Title/Corporation

Address: **12875 Bryan Road**
Loxahatchee, FL 33470



Respondent's Signature

Date: 4-1-2026

Deborah A Wilson

Respondent's Name (Printed)

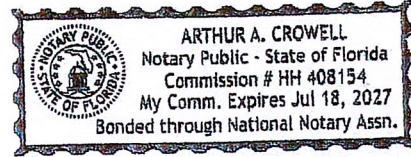
Owner

Respondent's Title/Corporation

Address: **12875 Bryan Road**
Loxahatchee, FL 33470

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this, 1 day of April, 2026 by Stanley T Vorsteg / Deborah A. Wilson, who has produced FL Driver License as identification or is personally known to me.

Arthur A. Crowell
Arthur A Crowell
NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires: July 18, 2027

[Signature]
Code Compliance Officer Signature, as Authorized
Representative for Code Compliance Division
John Sueren
Printed name of Code Compliance Officer

CC:

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ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT D

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-48

Petitioner,

v.

DONALD N & SHERRY TETREAULT TRUST,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, and Sections 20-010(G)(1), 05-040, 20-017, 175-110, 175-240, 90-070(A) and 50-015(A)(2) of the Town ULDC and Sections 18-21(a)(1-2) and 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E

STREET ADDRESS:

13538 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-510-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th 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, DONALD N & SHERRY TETREAULT TRUST, 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. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **April 15, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-32

Petitioner,

v.

JOHN, EVAN & ARLEEN SMITH,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Sections 20-010(G)(1) and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 13 (LESS W 8.85 AC) BLK C

STREET ADDRESS:

14805 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-313-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th 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, JOHN, EVAN & ARLEEN SMITH, are the owners of the above-described property.
2. Respondents were represented at the hearing by Jack Rice, Esq., Counsel; there was also a finding of proper notice via actual notice and stipulation by Respondents' Counsel.
3. The Parties mutually agreed to a continuance of the matter.

Prepared By, Record and Return to:
Amity Barnard, Esq.
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. 23040012

Petitioner,

v.

ESCUE FARMS LLC,

Respondent.

ORDER AUTHORIZING FORECLOSURE

RE: Violation of Sections 20-050(a)(1), 20-050(a)(2) and 20-050(a)(5) of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION
LOXAHATCHEE GROVES TRACT 5 BLK D**

STREET ADDRESS:
1300 D Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:
41-41-43-17-01-405-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th 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. The Respondent, ESCUE FARMS LLC, is the owner of the above-described property.

2. Respondent was represented at the hearing remotely by Shahmir Quareshi, Owner and Reginald Stambaugh, Esq., Counsel who stipulated to a finding of proper notice for the hearing.
3. As of the hearing on April 6, 2026, based on testimony and evidence presented by Town staff, the Town has valid liens imposed by the recording of certified copies of the following: "Order Assessing Fine" dated June 6, 2023 in the Public Records for Palm Beach County at ORB 34381, Pages 357-358, filed on June 16, 2023. Such lien has been recorded for more than three (3) months and remains unpaid. The property is not homestead property. Thus, the required conditions have been satisfied to authorize foreclosure of such lien by the Special Magistrate pursuant to Sec. 162.09(3), *Florida Statutes*.

CONCLUSIONS OF LAW

Based on the above-stated facts, the required conditions have been satisfied for the Special Magistrate to authorize foreclosure of such liens or suit to recover a money judgment pursuant to Sec. 162.09(3), *Florida Statutes*.


ORDER

It is the Order of the Special Magistrate that the Town of Loxahatchee Groves is hereby authorized to foreclose on the subject property located at 1300 D Road, Loxahatchee Groves, Florida 33470, or to sue to recover a money judgment for the amount of the liens plus accrued interest pursuant to Sec.162.09(3), *Florida Statutes*.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

ORDER

It is the Order of the Special Magistrate that this matter is continued to **August 11, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____



AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE