

TOWN OF LOXAHATCHEE GROVES

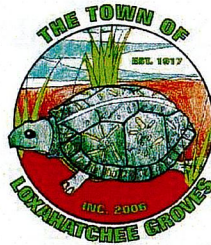
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

AUGUST 4, 2025 – 9:05 AM – 10:40 AM



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

I. CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:05 AM on Monday, August 4, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Caryn Gardner- Young, Community Standards Director
- Tanya Earley, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer'
- John Suarez, Code Compliance Officer

Special Magistrate:

Amity Barnard, Esq.

III. ADDITIONS, DELETTIONS, AND/OR MODIFICATION TO THE AGENDA

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. LANTANA HOLDINGS, LLC

- 16169 SOUTHERN BOULEVARD, LOXAHATCHEE GROVES, FL 33470
- Case # 23010003 & 23010006
- Violation Section(s): Previously found in violation of Code Section 87-030 Tree Removal Permit; 20-017 Prohibited Use
- PCN: 41-40-43-36-00-000-1020

Please see Exhibit A for corresponding order.

V. VIOLATION HEARINGS / NEW BUSINESS

2. JOSE VILARINO & RAMON A VILARINO JR

- 2241 A ROAD, LOXAHATCHEE GROVES, FL 33470
- Case #25040001
- Violation Section(s): 30-6 Keep fill on property; 20-017 Prohibited Uses; 20-010 (G)(1) Residential Zoning District
- PCN: 41-40-43-24-00-000-1030

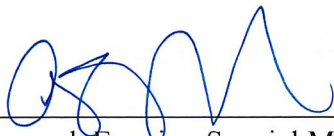
Please see Exhibit B for corresponding order.

VI. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Wednesday, August 20, 2025 at 9:00 AM.

VII. ADJOURNMENT

The meeting was adjourned at 10:40 AM.



Amity R. Barnard, Esquire, Special Magistrate



Clerk

Exhibit A

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 Code Enforcement Special Magistrate Hearing held on the 4th day of August, 2025 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.

ORDER

To the extent still necessary, the parties shall have until close of business August 15, 2025 to submit via email to mittymitty@davislawteam.com with copy to opposing counsel, their brief/memorandum of law (3 page maximum) addressing the issue of authority as it relates to the termination/dissolution of the Stipulation Agreement dated April 3, 2019, as amended.

A Hearing will be held before the Special Magistrate on **August 22, 2025 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 4th day of August, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Exhibit B

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

Record and Return 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. 25040001

Petitioner,

v.

JOSE VILARINO & RAMON A VILARINO JR,

Respondents.

ORDER FINDING VIOLATION

RE: Violation of Sections 30-6 of the Town Code of Ordinances and Sections 20-017 and 20-010(g)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

24-43-40, E 1/2 OF N 631.5 FT OF S 1263.7 FT OF E 1/4

STREET ADDRESS:

2241 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-40-43-24-00-000-1030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of August, 2025 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, JOSE VILARINO & RAMON A VILARINO JR, are the owners of the above-described property.

2. Respondents were represented at the hearing by JOSE VILARINO; there was also a finding of proper notice.
3. At the hearing on August 4, 2025, John Suarez and Deanna Thomas, 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 were entered into the record as Composite Exhibit 1, without objection. Respondents' documentary and photographic evidence were entered into the record as Composite Exhibit R2, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 30-6 of the Town Code of Ordinances and Sections 20-017 and 20-010(g)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 30-6 of the Town Code of Ordinances and Sections 20-017 and 20-010(g)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 5, 2025. **This matter is set for a Fine Assessment Hearing on September 17, 2025 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 One Hundred Fifty Dollars (\$150.00) may be assessed for each day that the violation continues to exist past September 5, 2025, 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 August 4, 2025 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 4th day of August, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE