

TOWN OF LOXAHATCHEE GROVES

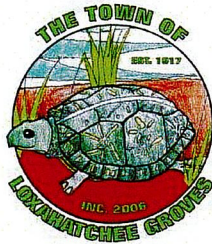
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JUNE 9, 2026 – 9:03AM – 11:34AM



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 9:03 AM on Tuesday, June 9, 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
- Ramsey Bulkeley, Professional Services Consultant
- 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

NEW BUSINESS

1. Marciano Stables

- Case # CE-26-05-128
- Address: 3570 B Rd
- PCN # 41-41-43-17-01-225-0010
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

This item was pulled from the agenda.

2. Pata Family Revocable Trust

- Case # CE-26-05-124
- Address: 3700 B Rd
- PCN # 41-41-43-17-01-226-0010
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 92-010 Permit, Inspection, and Maintenance Requirements

Please see Exhibit A for attached order.

3. 1815 E Street LLC and 1815 E Street Lox LLC

- Case # CE-26-05-125
- Address: 1815 E Rd
- PCN # 41-41-43-17-01-443-0010
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

This item was pulled from the agenda.

4. AM Solutions 1 LLC

- Case # CE-26-05-127
- Address: 14661 Flamingo Dr
- PCN # 41-41-43-17-01-342-0250
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

Please see Exhibit B for the attached order.

5. Arena Dora LLC

- Case # CE-26-05-129
- Address: 3330 C Rd
- PCN # 41-41-43-17-01-323-0030

- Violation sec: Code of Ordinance 30-1 Purpose and Intent; ULDC 70-015 Maintenance of Swales and Culverts; ULDC 05-040 Permits required; Expiration of Permits and Development Orders

Please see Exhibit C for the attached order.

6. 444 B Road LLC

- Case # CE-26-04-84
- 444 B Road
- 41-41-43-17-01-804-0010
- ULDC 92-010 Permit, Inspection, and Maintenance Requirements

This item was pulled from the agenda.

7. Prime Storage Loxahatchee LLC

- Case # CE-26-05-98
- Address: 14711 Southern Blvd
- PCN # 41 41 43 17 01 808 0040
- Violation sec: ULDC 90-015 Prohibited Signs; ULDC 90-070)A)(a) Sign Violations

This item was pulled from the agenda.

8. Atlantic Land Investments LLC

- Case # CE-26-05-116
- Address: 15763 Southern Blvd, 103
- PCN # 41 41 43 31 10 001 0020
- Violation sec: ULDC 90-015 Prohibited Signs

This item was pulled from the agenda.

9. Reda Vet Care LLC

- Case # CE-26-05-114
- Address: 14471 Southern Blvd
- PCN # 41 41 43 17 01 908 0110
- Violation sec: ULDC 90-070(A) Sign Violations; ULDC 90-015 Prohibited Signs

This item was pulled from the agenda.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

10. S F EF FLA OKEECHOBEE LLC

- Case # CE-26-3
- Address: 13771 Okeechobee Blvd

- PCN # 41-41-43-17-01-513-0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010 Outdoor storage; ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders; Code of Ordinance 18-24 (a) Tree mitigation; Code of Ordinance 18-21 (a)(1-2) Tree / Vegetation removal

Please see Exhibit D for attached order.

FINE ASSESMENT HEARINGS

11. SROK 136 LLC

- Case # CE-26-47
- Address: 13640 Okeechobee Blvd
- PCN # 41-41-43-17-01-510-0020
- 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 On May 20, 2026, an Order Finding Violation that ULDC section 20- 010(G)(1) Outdoor Storage, complies no later than June 1, 2026. According to the Order Finding Violation, a fine in the amount of \$250.00 per day that the violation continues to exist past June 1, 2026. Respondent is further assessed administrative costs in the amount of \$409.66 for prosecuting the May 20, 2026 hearing, payable within 30 days of the May 20, 2026 Order Finding Violation Hearing. The Order Finding Violation also stated there is no violation of ULDC 20-017 given Respondent's Counsel's testimony that the onsite structure operates as an agricultural barn and not a building associated with Himmell Construction Company.

This item was pulled from the agenda.

12. Jonathon Wish

- Case # CE-26-04-82
- Address: 14735 Flamingo Dr
- PCN # 41-41-43-17-01-342-0290
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 92-015 (C) Recreational vehicle use; ULDC 92-010 Permit, inspection, and maintenance requirements; ULDC 92-020 (A) RV site and utility requirements; ULDC 20-035 €(1-2) Setbacks On May 20, 2026, an Order Finding Violation that ULDC section 22-135(a) Business Tax Receipt (BTR) and ULDC section 20-035€(1-2) Setbacks, complies no later than May 22, 2026. According to the Order Finding Violation, a fine in the amount of \$150.00,be assessed for each day the violation continues to exist past May 22, 2026. Respondent is further assessed administrative costs in the amount of \$409.66 for prosecuting the May 20, 2026hearing, payable within 30 days of the May 20. 2025 Order Finding Violation Hearing

Please see Exhibit E for the attached order.

ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESMENT HEARING

13. Javier and Rosa Garcia

- Case # CE-25-64
- Address: 1470 A Rd □ PCN #41-41-43-17-01-106-0020
- Code secs: 175-110 Permits required; 175-125 Application for a permit or approval; 175-170 General inspections; 175-240 Violations; 175-145 Other permits required; 175-245 Authority; 175-250 Unlawful continuance; 175-310 Limitations on placement of fill

** Order Finding Violation dated February 18, 2026 ordered Respondents to comply with the above listed sections of the Unified Land Development Code of the Town of Loxahatchee Groves, either through removal of all stockpiled material from the site or by having the required FDA permit issued in the event of FDA permit application to allow the stockpiled material to remain onsite, no later than May 18, 2026. **

On May 20, 2026, it is the Order of the Special Magistrate that this matter be continued. At this Continuance Hearing and Setting Fine Assessment Hearing, a fine in the amount of \$250.00 be assessed for each day the violation continues to exist past May 18, 2026 – the compliance deadline set by the Order Finding Violation dated February 18, 2026.

Please see Exhibit F for the attached order.

ORDER GRANTING CONTINUANCE AND RESETTNG FINE REDUCTION HEARING

14. Tonyda Group LLC

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file, The original LIEN AMOUNT of \$95,750.00 was for February 22, 2023 through March 11, 2024. The original AFFIDAVIT OF COMPLIANCE was dated: March 11, 2024. Reduction of Lien application with paid application fees of \$500.00 received by The Town on March 27, 2026. On May 20, 2026, this Fine Reduction was supposed to have taken place. However, per Town Attorney Jeff Kurtz, this case was removed from the agenda to research past records to see if compliance was achieved on a different date. The Town has created a new Affidavit of Compliance, dated: March 10, 2023 and has included it in the case file. The revised Fine Reduction information is as follows: Fines accrued: February 22, 2023 through March 10, 2023 which is a total of 16 days 16 days X \$250.00 per day equals \$4,000.00 Respondents are present today to accept and pay the corrected fine reduction amount of \$4,000.00.

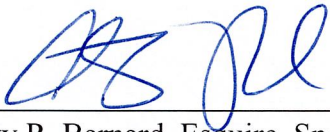
This item was pulled from the agenda.

CONFIRMATION OF THE NEXT HEARING DATE

June, 24, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 11:34 AM.

A handwritten signature in blue ink, appearing to be 'AR Barnard', written over a horizontal line.

Amity R. Barnard, Esquire, Special Magistrate

A handwritten signature in blue ink, appearing to be 'Gabriella Croasdaile', written over a horizontal line.

Gabriella Croasdaile,
Assistant to the Town Clerk

Prepared By, Record & Return to:
Amity Barnard, Esq.
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-26-05-124

Petitioner,

v.

PATA FAMILY REVOCABLE TRUST,

Respondent.

_____ /

ORDER FINDING VIOLATION

RE: Violation of Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 26 BLK B

STREET ADDRESS:

3700 B Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-226-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 9th day of June, 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, JONATHAN WISH, 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. At the hearing on June 9, 2026, Deanna Thomas, the Town's Enforcement Officer, 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.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to comply with Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves no later than June 16, 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 Two Hundred Dollars (\$200.00) may be assessed for each day that the violation continues to exist past June 16, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the June 9, 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 9th day of June, 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-26-05-127

Petitioner,

v.

AM SOLUTIONS 1 LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 107 FT OF W 535 FT OF N 169.2 FT OF TR 42 BLK C A/K/A
COUNTRY ESTATES WEST UNREC LT 14 & PT R/W OF FLAMINGO DR ADJ THERETO

STREET ADDRESS:

14661 Flamingo Drive
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-342-0250

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 9th day of June, 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, AM SOLUTIONS 1 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.

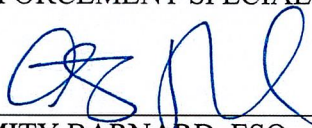
ORDER

It is the Order of the Special Magistrate that this matter is continued to **July 14, 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 9th day of June, 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-26-05-129

Petitioner,

v.

ARENA DORA LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 30-1 of the Code of Ordinances and Sections 70-105 and 50-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 OF N 1/2 OF TR 23 BLK C

STREET ADDRESS:

3330 C Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-323-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 9th day of June, 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, ARENA DORA 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.

ORDER

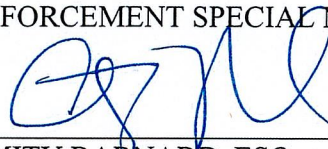
It is the Order of the Special Magistrate that this matter is continued to **July 14, 2026 at 9:00 am** at the **Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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 9th day of June, 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-26-3

Petitioner,

v.

S F EF FLA OKEECHOBEE LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, Sections 18-24(a) and 18-21(a)(1-2), and Sections 20-010, 20-017 and 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 422.10 FT OF TR 13 (LESS S 10 FT OKEECHOBEE BLVD R/W)
BLK E

STREET ADDRESS:

13771 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-513-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 9th day of June, 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, S F EF FLA OKEECHOBEE LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Katie Edwards-Walpole, Esq., Counsel, who stipulated to receiving proper notice of the hearing.
3. The parties mutually agreed to continue the matter.

ORDER

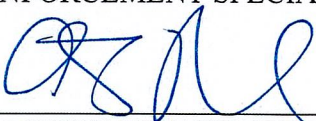
It is the Order of the Special Magistrate that this matter is continued to **July 14, 2026 at 9:00 am** at the **Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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 9th day of June, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & 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. CE-26-04-82

Petitioner,

v.

JONATHAN WISH,

Respondent.

ORDER ASSESSING FINE

RE: Violation of Section 20-035(E)(1-2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 107 FT OF N 169.2 FT OF TR 42 BLK C A/K/A COUNTRY
ESTATESWEST UNREC LT 10 & PT R/W FLAMINGO DR ADJ THERETO

STREET ADDRESS:

14735 Flamingo Drive
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-342-0290

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 9th day of June, 2026 regarding the above-referenced cases 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, JONATHAN WISH, 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. By the "Order Finding Violation" dated May 20, 2026, the Special Magistrate ordered the Respondent to comply with the above-referenced section on or before May 22, 2026.
4. At the hearing on June 9, 2026, John Suarez, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of violations remaining on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit 1.
5. Based upon the evidence, pictures and testimony presented at the hearing on June 9, 2026, the Special Magistrate found that the property came into compliance with Section 20-035(E)(1-2) on June 4, 2026.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 20-035(E)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

It is hereby the Order of the Special Magistrate that a Fine of One Thousand Eight Hundred Dollars (\$1,800.00) is hereby assessed for the violations beginning May 23, 2026 through June 3, 2026, a period of twelve (12) day at One Hundred Fifty Dollars (\$150.00) per day.

Respondent is further assessed administrative costs in the amount of \$409.66 for prosecuting the June 9, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$409.66 for prosecuting the May 20, 2026 hearing are also hereby *reaffirmed*.

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

A certified copy of this Order may be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the property upon which the violation exists and upon any other real or personal property owned by the Respondent, pursuant to Chapter 162, Florida Statutes.

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 9th day of June, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & 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. CE-25-64

Petitioner,

v.

JAVIER AND ROSA GARCIA,

Respondents.

ORDER ASSESSING FINE

RE: Violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC 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 9th day of June, 2026 regarding the above-referenced cases 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 AND ROSA GARCIA, are the owners of the above-described property.

2. Respondents were represented at the hearing by JAVIER GARCIA along with Anthony Medina, Translator; there was also a finding of proper notice. Preston Fields, Esq., Counsel and Paulo Santana for Tenants, Immaculate Ways Inc. and Santana Equestrian Private Financial Inc., were also present at the hearing.
3. By the "Order Finding Violation" dated February 18, 2026, the Special Magistrate ordered the Respondents to comply with the above-referenced sections, either through removal of all stockpiled material from the site or by having the required FDA permit issued in the event of FDA permit application to allow the stockpiled material to remain onsite, on or before May 18, 2026.
4. At the hearing on June 9, 2026, Deanna Thomas, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of violations remaining on the property. The Town's documentary and photographic evidence were entered into the record without and over objection as Composite Exhibit 1.
5. Paulo Santana of Immaculate Ways Inc. and Santana Equestrian Private Financial Inc. provided witness testimony regarding a percentage of stockpiled material remaining on the western portion of the property and along the canal bank.
6. Based upon the evidence, pictures and testimony presented at the hearing on June 9, 2026, the Special Magistrate found that the property remained in violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

It is hereby the Order of the Special Magistrate that a Fine of Three Thousand One Hundred Fifty Dollars (\$3,150.00) is hereby assessed for the violations beginning May 19, 2026 through June 9, 2026, a period of twenty-one (21) day at One Hundred Fifty Dollars (\$150.00) per day, and continuing to accrue at One Hundred Fifty Dollars (\$150.00) per day for each day that the violation continues to exist until compliance is achieved.

Respondents are further assessed administrative costs in the amount of \$409.66 for prosecuting the June 9, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$409.66 for prosecuting the February 18, 2026 hearing are also hereby *reaffirmed*.

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

A certified copy of this Order may be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the property upon which the

violation exists and upon any other real or personal property owned by the Respondents, pursuant to Chapter 162, Florida Statutes.

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 9th day of June, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE