

# **TOWN OF LOXAHATCHEE GROVES**

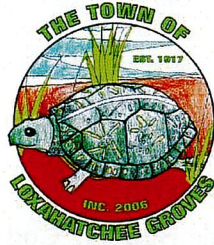
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## **SPECIAL MAGISTRATE HEARING**

### **MINUTES**

**MAY 4, 2026 – 9:01 AM – 11:54 AM**



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

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### **CALL TO ORDER**

The meeting was called to order by Mitty Barnard, Special Magistrate at 9:01 AM on Monday, May 4, 2026.

### **ROLL CALL**

#### **Staff Present:**

- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Jeff Kurtz, Esq., Town Attorney
- Ramsay Bulkeley, Consultant
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

#### **Special Magistrate:**

Amity Barnard, Esq.

### **ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA**

Item No.13 was pulled from the agenda by Staff. As residents have complied.

5. Hot Thumper 14701 LLC

- Case # CE-26-63
- Address: 14701 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0030
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010(G)(3) Equipment screening; ULDC 05-040 (A) Permits required; expiration of permits and development orders; FBC (Florida Building Code) 105.1 Permit required; ULDC 45-010 (B) Duty to maintain property; ULDC 20-010 (G)(1) Outdoor storage

*Please see Exhibit E for attached order.*

6. Phyllis L. Ashton & Robert W. Ashton Jr.

- Case # CE-26-65
- Address: 14625 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0020
- Violation sec: Code of Ordinances 22-135 (a) Business Tax Receipt (BTR); ULDC 40-010 Property maintenance

*Please see Exhibit F for attached order.*

7. New Branches LLC

- Case #CE-26-66
- Address: 1677 D Rd
- PCN # 41-41-43-17-01-345-0040
- Violation sec: FBC (Florida Building Code) 105.1 Building permits required; Code of Ordinance 22-135 (a) Business tax receipt (BTR); ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders

*Please see Exhibit G for attached order.*

**ORDER RESETTING VIOLATION HEARINGS**

8. Gaye Hankla

- Case # CE-26-52
- Address: 14523 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0040
- Violation sec: ULDC 175-125 Application for a permit or approval; ULDC 175-110 Permits required; ULDC 45-010 (B) Duty to maintain property – inoperable/derelict/unregistered vehicles; ULDC 20-010 (G)(1, 3) Equipment screening; ULDC 30-5 Overgrowth; ULDC 20-017 Prohibited uses; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 92-010

**12. PBP Investments LLC**

- Case # CE-26-45
- Address: No address only PCN
- PCN # 41 41 43 17 01 210 0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 175-360 Park trailers; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

*Please see Exhibit L for attached order.*

**FINE ASSESSMENT HEARING**

**13. F Road Properties LLC**

- Case # CE-25-61
- Address: 1462 F Rd
- PCN # 41 41 43 17 01 608 0010
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026. Respondent was ordered to comply with ULDC section 92-010, recreational vehicles, no later than May 1, 2026. If no compliance by this date, a Fine Assessment hearing will be held. A fine in the amount of Two hundred dollars (\$200.00) will be assessed for each day the violation continues to exist past May 1, 2026, the compliance deadline of the Order.

*Item was pulled from the agenda as residents complied.*

**14. Jose Vilarino and Ramon A. Vilarino Jr.**

- Case # CE-25-56
- Address: 2241 A Rd
- PCN # 41 40 43 24 00 000 1030
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026.

For Permit Applications, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by submitting the required permit applications no later than March 2, 2026.

For Permit Issuance / Mitigation, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by having the required permits issued and corresponding mitigation completed no later than April 2, 2026.

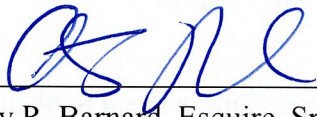
A fine in the amount of Two Hundred Fifty Dollars (\$250.00) will be assessed for each

**CONFIRMATION OF THE NEXT HEARING DATE**

May, 20, 2026 – 9:00 AM

**ADJOURNMENT**

The meeting was adjourned at 11:54 AM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile,  
Assistant to the Town Clerk

**EXHIBIT "A"**

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

**CASE #: 25030119**

**RESPONDENT'S NAME: ENRI CARDENTEY**

**MAILING ADDRESS: 2345 E RD LOXAHATCHEE FL 33470 4649**

**PREMISES ADDRESS: 2345 E RD**

**PCN: 41-41-43-17-01-441-0020**

**SETTLEMENT AGREEMENT**

**THIS AGREEMENT** is made and entered into on this **4<sup>TH</sup> day of May, 2026**, by and between the Town of Loxahatchee Groves Code Compliance Officer **John Suarez**, on behalf of the Town of Loxahatchee Groves Code Compliance Division (the "Town") and Respondent, **Enri Cardentey**, 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.

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, 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 Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on May 4th, 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, the 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 26<sup>th</sup> day of August, 2026, at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment 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, the Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine Assessment Hearing on this matter heard on the **26<sup>th</sup> day of August, 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

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**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 \_\_\_\_\_ and by U.S Regular/Certified Mail on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Title

**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 5<sup>th</sup> day of May, 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 **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 5<sup>th</sup> day of May, 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 **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 5<sup>th</sup> day of May, 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-26-63**

**RESPONDENT'S NAME: HOT THUMPER 14701 LLC**

**MAILING ADDRESS: 354 WESTWOOD CIR W ROYAL PALM BEACH FL 33411-4426**

**PREMISES ADDRESS: 14701 OKEECHOBEE BLVD**

**PCN: 41-41-43-17-01-312-0030**

**SETTLEMENT AGREEMENT**

**THIS AGREEMENT** is made and entered into on this **4th day of May, 2026**, by and between the Town of Loxahatchee Groves Code Compliance Officer **John Suarez**, on behalf of the Town of Loxahatchee Groves Code Compliance Division (the "Town") and Respondent, **Hot Thumper 14701 LLC**, 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.

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, 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 Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on May 4th, 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, the 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 26<sup>th</sup> day of August, 2026, at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment 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, the Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine Assessment Hearing on this matter heard on the

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:

*[Handwritten Signature]*

Date: 4-28-21

Respondent's Signature

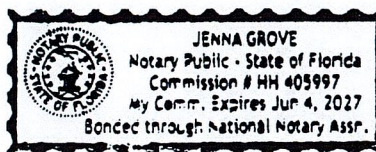
Leslan Brochard  
Maurin M Day

Respondent's Name (Printed)

Address: ~~14701 Oklawaha Blvd~~  
West Palm Beach FL 33413

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this, 28 day of April, 2021, by Leslan Brochard, Maurin Day, who has produced Drivers License as identification or is personally known to me.

*[Handwritten Signature]*



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: June 4th, 2027

*[Handwritten Signature]*  
Code Compliance Officer Signature, as Authorized Representative for Code Compliance Division

John Suarez  
Printed name of Code Compliance Officer

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

**EXHIBIT F**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-26-65**

**Petitioner,**

v.

**PHYLLIS L. ASHTON & ROBERT W. ASHTON JR.,**

**Respondents.**

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**ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING**

RE: Violation of Section 40-010 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 253.4 FT OF E 845.28 FT OF TRACT 12 BLK C

**STREET ADDRESS:**

14625 Okeechobee Boulevard  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-312-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4<sup>th</sup> day of May, 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, PHYLLIS L. ASHTON & ROBERT W. ASHTON JR., are the owners of the above-described property.
2. Respondents were represented at the hearing by PHYLLIS L. ASHTON; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

Prepared By, Record and Return to:  
Amity Barnard, Esq.  
Town of Loxahatchee Groves  
155 F Road  
Loxahatchee Groves, FL 33470

**EXHIBIT G**

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-26-66**

**Petitioner,**

**v.**

**NEW BRANCHES LLC,**

**Respondent.**

**ORDER FINDING VIOLATION**

RE: Violation of Section 105.1 of the Florida Building Code and Sections 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 726.40 FT OF S 1/2 OF TR 45 BLK C

**STREET ADDRESS:**

1677 D Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-345-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4<sup>th</sup> day of May, 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, NEW BRANCHES LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Frank Ohrmund, Consultant; there was also a finding of proper notice.
3. At the hearing on May 4, 2026, John Suarez, the Town's Enforcement Officers, and Jack Tomasik, the Town's Building Official, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and

DONE AND ORDERED THIS 5<sup>th</sup> day of May, 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-26-52

RESPONDENT'S NAME: GAYE HANKLA

MAILING ADDRESS: 14523 OKEECHOBEE BLVD.

PREMISES ADDRESS: 14523 OKEECHOBEE BLVD.

PCN: 41-41-43-17-01-312-0040

**SETTLEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this, the 4<sup>th</sup> day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer Deanna Thomas, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent(s), GAYE HANKLA, 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.

10. The Town has incurred costs in the amount of \$409.66 to execute this case.
- Respondent agrees to reimburse the Town for such costs within thirty (30) days (June 3, 2026) of the date of the Special Magistrate's Adoption of this Settlement Agreement.
11. 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.
12. If the Agreed Order is not timely complied with, 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.
13. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before the Town of Loxahatchee Groves Special Magistrate on the MAY 4, 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.
14. **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 a Notice of Fine Assessment Hearing to be held on Tuesday, NOVEMBER 10, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Fine Assessment Hearing to the Special Magistrate, Respondent consents to the jurisdiction of the Special Magistrate.

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:

Gaye Hankla  
Respondent's Signature

Date: 4/30/26

GAYE HANKLA  
Respondent's Name (Printed)

\_\_\_\_\_  
Respondent's Title/Corporation

Address: 14523 OKEECHOBEE BLVD  
LOXAHATCHEE GROVES, FL 33470

\_\_\_\_\_  
Respondent's Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Respondent's Name (Printed)

\_\_\_\_\_  
Respondent's Title/Corporation

Address: \_\_\_\_\_  
\_\_\_\_\_

**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 \_\_\_\_\_ and by U.S. Regular / Certified Mail on this, the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Title

**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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 5<sup>th</sup> day of May, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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 105.1 of the Florida Building Code and Section 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 105.1 of the Florida Building Code and Section 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 1, 2026. **This matter is set for a Fine Assessment Hearing on September 8, 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 September 1, 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 May 4, 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 5<sup>th</sup> day of May, 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 **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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 5th day of May, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

**CONCLUSIONS OF LAW**

The above-stated facts constitute a violation of Section 105.1 of the Florida Building Code and Sections 20-010(G)(1), 05-040(A) and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**ORDER**

Respondent is hereby ordered to comply with Section 105.1 of the Florida Building Code and Sections 20-010(G)(1), 05-040(A) and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 1, 2026. **This matter is set for a Fine Assessment Hearing on September 8, 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 September 1, 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 May 4, 2026 hearing, payable within thirty (30) days of the date of this order.

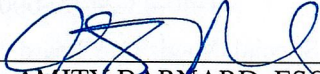
Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

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 5<sup>th</sup> day of May, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
\_\_\_\_\_  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 05-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code by submitting the required permit applications no later than March 2, 2026. The Special Magistrate further ordered the Respondents to comply with Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 05-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code by having the required permits issues and corresponding mitigation completed no later than April 2, 2026.

4. At the hearing on May 4, 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.

### CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 05-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code.

### ORDER

It is hereby the Order of the Special Magistrate that a Fine of Fifteen Thousand Five Hundred Dollars (\$15,500.00) is hereby assessed for failure to apply for the required permits beginning March 3, 2026 through May 4, 2026, a period of sixty-two (62) day, and continuing to accrue at Two Hundred Fifty Dollars (\$250.00) per day for each day that the violation continues to exist until compliance is achieved.

It is further the Order of the Special Magistrate that a Fine of Seven Thousand Seven Hundred Fifty Dollars (\$7,750.00) is hereby assessed for failure to obtain for the required permits and complete the corresponding mitigation beginning April 3, 2026 through May 4, 2026, a period of thirty-one (31) day, and continuing to accrue at Two Hundred Fifty Dollars (\$250.00) 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 May 4, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the February 2, 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.**

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

**EXHIBIT N**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 22070016**

**Petitioner,**

v.

**TONYDA GROUP LLC,**

**Respondent.**

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**ORDER GRANTING CONTINUANCE AND RESETTING FINE REDUCTION HEARING**

RE: Violation of Section 38-59(a-b) of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES S 1/2 OF TR 38 BLK A

**STREET ADDRESS:**

2379 B Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-138-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4<sup>th</sup> day of May, 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, TONYDA GROUP LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Reynaldo Daza and Mariella Gorena, Owners; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.