

TOWN OF LOXAHATCHEE GROVES

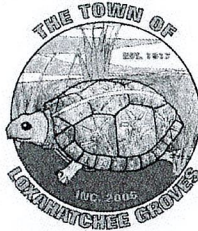
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

DECEMBER 1, 2025 – 9:04 AM – 12:30 PM



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

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:04 AM on Monday, December 1, 2025.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Craig Lower, Public Works Superintendent
- Ennya Blaise, Assistant to the Town 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

1. 08/04/25 Special Magistrate Hearing Minutes
2. 08/22/25 Special Magistrate Hearing Minutes
3. 09/08/25 Special Magistrate Hearing Minutes
4. 09/17/25 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

There was no notice of status/ fine assessment hearings at this hearing.

VIOLATION HEARINGS/ NEW BUSINESS

1. THOMAS & SHEILA WOZNIAK

- Address: 14090 North Road
- PCN:41-41-43-17-01-429-0020
- Case# CE-25-47
- Code Sections: Code of Ordinances 30-7 Imminent Public Threat; Code of Ordinances 30-1(4) Nuisances; ULDC 70-015 Maintenance of Swales and Culverts
- *Please see Exhibit A for the following Order*

2. PBP INVESTMENTS LLC

- Address: 392 F Road
- PCN: 41-41-43-17-01-905-005
- Case # CE-25-40
- Code sections: ULDC 20-010 (B)(2) General Provisions Fences
- *Please see Exhibit B for the following Order*

3. SAFAR IRREVOCABLE TRUST

- Address: 15447 San Diego Drive
- PCN: 41-41-43-17-01-207-0460
- Case # CE-25-42
- Code sections: ULDC 05-040 Permits required; FBC 105.1 Building Permits required
- *Please see Exhibit C for the following order*

4. BUCKPASSER LLC

- Address: 14872 Gruber Lane
- PCN: 41-41-43-17-01-305-0010
- Case # 25050004
- Code sections: ULDC 175-170 General; ULDC 175-110 Permits required; ULDC 175-240 Violations
- *Please see Exhibit D for the following order*

5. PETER GRAHM & MELISSA MARTZ

- Address: 14817 Snail Trail
- PCN: 41-41-43-17-01-309-0080
- Case # CE-25-28
- Code sections: ULDC 70-015 Maintenance of swales and culverts; ULDC 70-020 Drainage to be contained on site; ULDC 70-025 Culverts required
- *Please see Exhibit E for the following order*

6. JOHN & EVAN & ARLENE SMITH

- Address: 14805 Okeechobee Boulevard
- PCN: 41-41-43-17-01-313-0010
- Case # CE-25-32
- Code sections: ULDC 20-010(G)(1) General provisions – Outdoor storage; ULDC 20-017 Prohibited Uses
- *Please see Exhibit F for the following order*

7. SCOTT & CHRISTINA DEVINE

- Address: 1037 F Road
- PCN: 41 41 43 17 01 535 0020
- Case # CE-25-49
- Code sections: ULDC 50-035(B) Roadside and Trail vegetative nuisance prohibited
- *Removed from Agenda*

PETITION TO CODE ENFORCEMENT SPECIAL MAGISTRATE TO DETERMINE COMPLIANCE

1. ELDAD ITSKOVICH

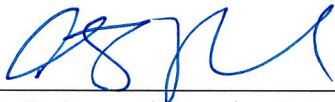
- Address: 1032 Hyde Park Rd
- PCN: 41-41-43-17-01-535-0030
- Case # 202006122
- Code section: ULDC 175-110 Permits required
- Petition requested by: Katie A. Edwards-Walpole, Esq. for property owner, Eldad Itskovich
- *Please see Exhibit G for the following order*

CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for, January 5, 2026 at 9:00 AM.

ADJOURNMENT

The meeting was adjourned at 12:30 PM.

A handwritten signature in blue ink, appearing to be 'Amity R. 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

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

EXHIBIT A

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-47

Petitioner,

v.

THOMAS N II & SHEILA M WOZNIAK,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Sections 30-7 and 30-1(4) of the Code of Ordinances and Section 70-015 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W ½ OF E ½ OF TR 29 BLK D

STREET ADDRESS:

14090 North Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-429-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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. Respondents, THOMAS N II & SHEILA M WOZNIAK, are the owners of the above-described property.
2. Respondents were represented at the hearing by Melissa Chulski, Esq., Counsel; there was also a finding of proper notice.
3. The Parties mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **February 2, 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 1st day of December, 2025.

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 B

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-40

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 700 FT OF S 1450 FT OF W 310 FT OF TR 5 BLK K

STREET ADDRESS:

392 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-905-0050

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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. Respondent, PBP INVESTMENTS 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. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, the Town's Public Works Superintendent, 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 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to comply with Section 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than December 15, 2025. **This matter is set for a Fine Assessment Hearing on January 5, 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 One Hundred Fifty Dollars (\$150.00) may be assessed for each day that the violation continues to exist past December 15, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the December 1, 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of December, 2025.

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 C

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-42

Petitioner,

v.

SAFAR IRREVOCABLE TRUST,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 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.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 169.01 FT OF W 100 FT OF E 1090 FT OF TR 7 BLK B

STREET ADDRESS:

15447 San Diego Drive
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-207-0460

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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. Respondent, SAFAR IRREVOCABLE TRUST, is the owner of the above-described property.
2. Respondent was represented at the hearing by Zia Shaukat, Realtor; there was also a finding of proper notice.
3. At the hearing on December 1, 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.
4. The Respondent's documentary evidence was entered into the record as Composite Exhibit R2, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 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

Respondent is hereby ordered to comply with Section 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 no later than January 2, 2026. **This matter is set for a Fine Assessment Hearing on January 5, 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 January 2, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the December 1, 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 1st day of December, 2025.

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. 20250004

Petitioner,

v.

BUCKPASSER LLC,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 1/4 OF TRACT 5 BLK C

STREET ADDRESS:

14782 Gruber Lane
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-305-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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. Respondent, BUCKPASSER LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Bianca Berkold and Tim DeYoung, Owners; there was also a finding of proper notice.
3. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Jeff Kurtz, the Town's prior Coordinator, 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.
4. The Respondent's documentary evidence was entered into the record as Composite Exhibit R2, without objection.

CONCLUSIONS OF LAW

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

ORDER

Respondent is hereby ordered to comply with Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than February 27, 2026. **This matter is set for a Fine Assessment Hearing on March 2, 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 February 27, 2026, the compliance deadline set by this Order.

Administrative costs for prosecuting the December 1, 2025 hearing are hereby *reserved*.

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 1st day of December, 2025.

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 E

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-28

Petitioner,

v.

PETER GRAHAM MARTZ & MELISSA C. MARTZ,

Respondents.

ORDER FINDING VIOLATION

RE: Violation of Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 258 FT OF E 516 FT OF N 1/2 OF TR 9 BLK C

STREET ADDRESS:

14817 Snail Trail
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-309-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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, PETER GRAHAM MARTZ & MELISSA C. MARTZ, are the owners of the above-described property.
2. Respondents were represented at the hearing by PETER GRAHAM MARTZ; there was also a finding of proper notice.
3. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, the Town's Public Works Superintendent, 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 Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than January 2, 2026. **This matter is set for a Fine Assessment Hearing on January 5, 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 January 2, 2026, 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 December 1, 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 1st day of December, 2025.

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 F

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 1st day of December, 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. 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.
3. The Parties mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **April 6, 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 1st day of December, 2025.

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 G

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 202006122

Petitioner,

v.

ELDAD ITSKOVICH,

Respondent.

ORDER ON COMPLIANCE AND GRANTING CONTINUANCE

RE: Violation of Section 175-110 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES SW 1/4 OF TR 35 BLK E

STREET ADDRESS:

1032 Hyde Park Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-535-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1st day of December, 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, ELDAD ITSKOVICH, through Katie Edwards-Walpole, Esq., Counsel, petitioned and requested the hearing on December 1, 2025 before the Code Enforcement Special Magistrate on the issue of compliance only.
2. Pursuant to the plain language of Section 175-110 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves, compliance in the above-referenced matter is achieved upon issuance of the required FDA permit.

ORDER

It is the Order of the Special Magistrate that jurisdiction is reserved and the matter is continued until such time as a Joint Stipulated Order is prepared by the Parties and presented to the Special Magistrate.

DONE AND ORDERED THIS 1st day of December, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE