

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

FEBRUARY 18, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Manager: Francine L. Ramaglia

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Board Clerk/ Assistant to the Town Clerk: Gabriella Croasdaile

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

HEARING ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS, AND/ OR MODIFICATION TO THE AGENDA

APPROVAL OF THE MINUTES

01/21/26 Special Magistrate Hearing Minutes

01/29/26 Special Magistrate Hearing Minutes

02/02/26 Special Magistrate Hearing Minutes

CONTINUANCE FROM 2/2 /2026 NEW BUSINESS

1. TRIPLE KWATS LLC

- Address: 15317 Collecting Canal Rd
- Case #: 25010001
- PCN#: 4141431702020040
- ULDC Code Sections: 175-110 Permits required; 175-170 General; 175-240 Violations

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION

2. JAVIER AND ROSA GARCIA

- Address: 1470 A Road
- Case No. CE-25-64
- PCN#: 41414317011060020
- ULDC Code Sections: 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
- Code of Ordinances Sections: 18-21 Permitted, exempt, and prohibited activities; 18-24 Tree mitigation

CONFIRMATION OF THE NEXT HEARING DATE

Monday, March 2, 2026 – 9:00 AM

ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Published and Posted on February 11, 2026, at 3:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

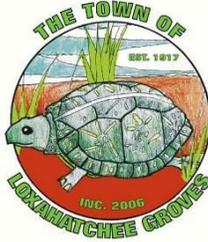
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JANUARY 21, 2026 – 9:01 AM – 9:50 AM



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

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:01 AM on Wednesday, January 21, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

01/05/2026 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

There were no notice of status or fine assessment hearings at this hearing.

VIOLATION HEARINGS/ NEW BUSINESS

1. JAVIER AND ROSA GARCIA

- Tenants Listed: IMMACULATE WAYS INC AND SANTANA EQUESTRIAN PRIVATE FINANCIAL INC
- Address: 1470 A Rd
- Case No. CE-25-64
- PCN#: 41414317011060020
- ULDC Codes Sections:
 - ULDC 175-110 Permits required
 - ULDC 175-125 Application for a Permit or Approval
 - ULDC 175-170 General Inspections
 - ULDC 175-240 Violations
 - ULDC 175-145 Other permits required
 - ULDC 175-245 Authority
 - ULDC 175-250 Unlawful continuance
 - ULDC 175-310 Limitations on placement of fill
- Code of Ordinance Sections:
 - SEC 18-21 Permitted, exempt, and prohibited activities
 - SEC 18-24 Tree mitigation

Please see Exhibit A for corresponding Order.

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 9:50 AM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile,
Assistant to the Town Clerk

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

EXHIBIT A

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. CE-25-64

Petitioner,

v.

JAVIER & ROSA L GARCIA,

Respondents.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250, 175-310 of the Town ULDC and Sections 18-21 and 18-24 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 21st day of January, 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, JAVIER & ROSA L GARCIA, are the owners of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. Preston Fields, Esq., Counsel for Tenants, Immaculate Ways Inc. and Santamaria Equestrian Private Financial Inc., was present at the hearing and stipulated to legally-sufficient service being provided to the Tenants. There was also a finding of proper notice.
4. On January 19, 2026, Counsel for Tenants filed Respondent's Motion to Continue Code Enforcement Hearing (Motion).
5. At the hearing on January 21, 2026, only the notice documents for the hearing were entered into the record as Composite Exhibit #1 without objection.

ORDER

It is the Order of the Special Magistrate that the Motion is granted and this matter is continued to **February 18, 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 21st day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES

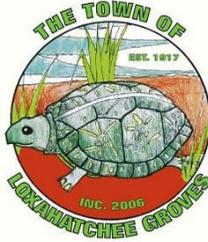
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JANUARY 29, 2026 – 10:03 AM – 12:21 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 10:03 AM on Thursday, January 29, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Francine Ramaglia, Town Manager
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Ennya Blaise , Assistant to the Town Clerk/Admin

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

There were no minutes for approval this hearing.

NOTICE OF STATUS/ FINE ASSESMENT HEARING

There were no notice of status or fine assessment hearings at this hearing.

VIOLATION HEARINGS/ NEW BUSINESS

1. JAVIER AND ROSA GARCIA

- Tenants Listed: IMMACULATE WAYS INC AND SANTANA EQUESTRIAN PRIVATE FINANCIAL INC
- Address: 1470 A Rd
- Case No. CE-25-32
- PCN#: 41414317011060020
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No. 2012-03
The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

Please see Exhibit A for corresponding Order.

2. ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO VEGA, JUAN LOPEZ

- Address: 1316 B Rd
- Case No. CE-26-40
- PCN#: 41414317012050010
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No. 2012-03 The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

Please see Exhibit B for corresponding Order.

3. F ROAD PROPERTIES LLC

- Address: 1462 F Rd
- Case No. CE-25-39
- PCN#: 41414317016080010
- Violations of: Town of Loxahatchee Groves Code of Ordinances and Ordinance No.2012-03
The violation(s) resulted from a continuing occurrence. The violation(s) presents a serious threat to the public health, safety, and welfare and the violation(s) may be irreparable or irreversible in nature.

Please see Exhibit C for corresponding Order.

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 12:21 PM.

Amity R. Barnard, Esquire, Special Magistrate

Ennya Blaise,
Assistant to the Town Clerk/ Admin

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

EXHIBIT A

Returned to:
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-26-32

Petitioner,

v.

JAVIER & ROSA L. GARCIA,

Respondents.

**ORDER DENYING TENANT'S MOTIONS AND DISMISSING CASE WITHOUT
PREJUDICE**

RE: Violation of Ordinance No. 2012-03 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 29th day of January, 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. Respondents, JAVIER & ROSA L. GARCIA, are the owners of the above-described property.
2. Respondents were represented at the hearing by JAVIER GARCIA and Angela Romero, Translator; there was also a finding of proper notice. Preston Fields, Esq., Counsel for Tenants, Immaculate Ways Inc. and Santamaria Equestrian Private Financial Inc., was also present at the hearing.
3. On January 28, 2026, Counsel for Tenants filed Respondent's Motion to Dismiss and Respondent's Motion to Continue Code Enforcement Hearing (Motions).
4. At the hearing on January 29, 2026, Deanna Thomas, the Town's code enforcement officer, and Francine Ramaglia, the Town Manager, testified under oath and presented documentary and photographic evidence of the alleged violations occurring on the property. The Town's documentary and photographic evidence was entered into the record as composite Exhibit #1 without objection. Town's additional exhibits marked as composite Exhibits T1, T2 and T3 were also entered into the record without and/or over objection.
5. Based upon the evidence and testimony presented at the hearing on January 29, 2026 by Respondents and the Town Staff, the Special Magistrate found that the property was previously found in violation of the identical sections of the Town Code and Ordinance No. 2012-03 through Order Finding Violation in Case No. 25040004 dated June 2, 2025 and Order Assessing Fine in Case No. 25040004 dated July 7, 2025 for which there are daily fines accruing at One Hundred Dollars (\$100.00) per day beginning July 3, 2025 and continuing until compliance is achieved.

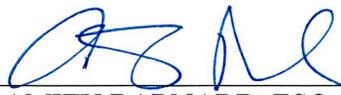
CONCLUSIONS OF LAW AND ORDER

It is the Order of the Town of Loxahatchee Groves Code Enforcement Special Magistrate that Respondent's Motions are hereby denied. However, given the previous finding of violation in Case No. 25040004 and continuing accrual of daily fines for the violation involving onsite manure piles without the required permit, it is further the Order of the Town of Loxahatchee Groves Code Enforcement Special Magistrate that this case be **DISMISSED, WITHOUT PREJUDICE**.

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 29th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT B

Record and Return to:
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-26-40

Petitioner,

v.

ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO J. VEGA & JUAN J. LOPEZ,

Respondents.

_____ /

ORDER FINDING IRREPARABLE/IRREVERSIBLE VIOLATION

RE: Violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 5 (LESS W 1/2), BLK B

STREET ADDRESS:

1316 B Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-205-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 29th day of January, 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. Respondents, ARAMIS LOPEZ JR, JAVIER VEGA, LEONARDO J. VEGA & JUAN J. LOPEZ, are the owners of the above-described property.

2. Respondents were represented at the hearing by JAVIER VEGA and LEONARDO J. VEGA, along with Salvador Guzzo, Tenant; there was also a finding of proper notice.
3. At the hearing on January 29, 2026, Deanna Thomas, the Town's Enforcement Officer, and Francine Ramaglia, the Town Manager, 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 Exhibits R2 and R3, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute an irreparable/irreversible violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Ordinance 2012-03 of the Town Code of Ordinances no later than February 13, 2026. **This matter is set for a Status/Fine Assessment Hearing on February 18, 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 13, 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 January 29, 2026 hearing, payable within thirty (30) days of the date of this order.

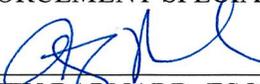
Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

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

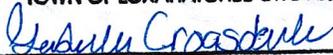
DONE AND ORDERED THIS 29th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
Order Finding Irreparable/ Irreversible Violation
as filed in the Office of the Town Clerk.
WITNESS my hand and official seal this 5 day of February A.D. 2026 Page 2 of 2
TOWN OF LOXAHATCHEE GROVES

BY: 



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

EXHIBIT C

Record and Return to:
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-26-39

Petitioner,

v.

F ROAD PROPERTIES LLC,

Respondent.

_____ /

ORDER FINDING IRREPARABLE/IRREVERSIBLE VIOLATION

RE: Violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 1/2 OF TR 8 BLK F

STREET ADDRESS:

1462 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-608-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 29th day of January, 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, F ROAD PROPERTIES LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Mark Kaiser, Owner; there was also a finding of proper notice.

3. At the hearing on January 29, 2026, Deanna Thomas, the Town's Enforcement Officer, and Francine Ramaglia, the Town Manager, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. Town testimony indicated that Respondent was in irreparable/irreversible violation of Ordinance 2012-03 on January 23, 2026 but had come into compliance with said ordinance as of January 27, 2026. 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 an irreparable/irreversible violation of Ordinance 2012-03 of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to continue to comply with Ordinance 2012-03 of the Town Code of Ordinances of the Town of Loxahatchee Groves.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the January 29, 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.

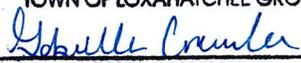
Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

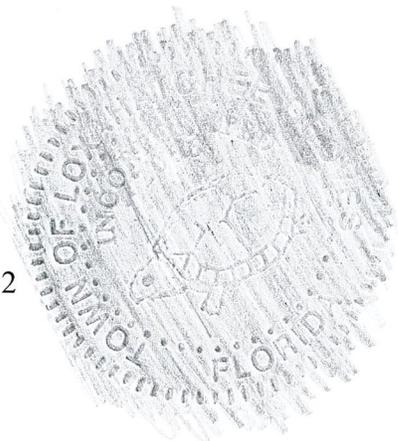
Upon complying in any code enforcement matter, it is always the responsibility of the Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 29th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
Order Finding Irreparable/ Irreversible Violation
as filed in the Office of the Town Clerk.
WITNESS my hand and official seal this 5 day of February A.D. 2026,
TOWN OF LOXAHATCHEE GROVES
BY: 



TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

FEBRUARY 2, 2026 – 9:02 AM – 12:49 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 9:02 AM on, Monday, February 2, 2026.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Gabriella Croasdaile , Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

10/06/2025 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

There were no notice of status or fine assessment hearings at this hearing.

VIOLATION HEARINGS / NEW BUSINESS

1. JOSE VILARINO & RAMON A VILARINO JR

- Address: 2241 A Road
- PCN #: 41404324000001030
- Case #: CE-25-56
- ULDC Sections: 175-110 Permits required; 175-170 General; 175-125 Application for a permit or approval; 175-240 Violations; 05-040 Permits required; expiration of permits and development orders
- Florida Building Code Sections: 105.1 Building permit required
- Code of Ordinances Sections: 18-21(a)(1-2) Tree / Vegetation removal; 18-24(a) Tree mitigation

Please see Exhibit A for Corresponding Order

2. F Road Properties LLC

- Address: 1462 F Rd
- PCN # 41414317016080010
- Case # CE-25-61
- ULDC Sections: 92-010 Recreational vehicles

Please see Exhibit B for Corresponding Order

3. Triple Kwats LLC

- Address: 15317 Collecting Canal Rd
- PCN # 41414317012020040
- Case # 25010001
- ULDC Sections: 175-170 General; 175-110 Permits required; 175-240 Violations; 20-050(a)(1) Recreational vehicles

Please see Exhibit C for Corresponding Order

ORDER RESETTING VIOLATION HEARING

4. Thomas N II & Sheila M Wozniak

- Address: 14090 North Rd
- PCN # 41414317014290020
- Case # CE-25-47
- ULDC Section: 70-015 Maintenance of swales and culverts
- Code of Ordinances: 30-7 Imminent public-health threat; 30-1(4) Purpose and intent

Please see Exhibit D for Corresponding Order

CONTINUANCE FORECLOSURE AUTHORIZTION

5. Escue Farms LLC

- Property address: 1300 D Rd
- Case # 23050020
- PCN # 41414317014050010
- Code sections: ULDC 05-040(A-B) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 175-170 General; ULDC 175-240 Authority
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$208, 718.55 and will continue to accrue at \$250.00 per day

Please see Exhibit E for Corresponding Order

6. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040018
- PCN # 41414317014050010
- Code sections: Florida Statues 205.053 Delinquency of required Business Tax Receipt
- Fines as follows for foreclosure: The lien for the violation has accrued to \$1,125.00. This is the total for delinquency and maximum fines. Affidavit of Compliance issued January 7, 2026.

Please see Exhibit F for Corresponding Order

7. Escue Farms LLC

- Property address: 1300 D Rd
- Case #23040012
- PCN #41414317014050010
- Code sections: ULDC 20-050(a)(1) Recreational vehicles; ULDC 20-050(a)(2) Recreational vehicles; ULDC 20-050(a)(5) Recreational vehicles
- Fines as follows for foreclosure: The lien for the violation(s) have accrued through February 2, 2026 to \$243,719.00 and will continue to accrue at \$250.00 per day

Please see Exhibit G for Corresponding Order

8. Escue Farms LLC

- Property address: 1300 D Rd
- Case #2018-0574
- PCN #41414317014050010
- Code section: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through February 2, 2026 to \$358,350.00 and will continue to accrue at \$150.00 per day

Please see Exhibit H for Corresponding Order

9. Property owner: Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #23080006
- PCN # 41414317011200010
- Code sections: Code of Ordinances 22-117 Evidence of operating a business or profession; ULDC 20-017 Prohibited uses
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$205468.55 and will continue to accrue at \$250.00 per day

Please see Exhibit I for Corresponding Order

10. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #202006131
- PCN # 41414317011200010
- Code sections: ULDC 175-110 Permits required
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$178,700.00 and will continue to accrue at \$100.00 per day

Please see Exhibit J for Corresponding Order

11. Ovidio Duarte & Hazel Jarquin

- Property address: 3138 A Rd
- Case #2021-014
- PCN #41414317011200010
- Code sections: Code of Ordinances 22-135 Engaging in business, occupation, etc., without a license; penalty; ULDC 45-010 Duty to maintain property; ULDC 15-015 Setback exceptions; ULDC 05-040 Permits required, expiration of permits & development orders; ULDC 175-360 Permanent placement; ULDC 175-110 Permits required
- Fines as follows for foreclosure: The lien for the violation(s) through February 2, 2026 have accrued to \$372, 234.05 and will continue to accrue at \$250.00 per day

Please see Exhibit K for Corresponding Order

CONFIRMATION OF THE NEXT HEARING DATE

Monday, March 2, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 12:49 PM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile, Assistant to
the Town Clerk/ Board Clerk

