

# TOWN OF LOXAHATCHEE GROVES

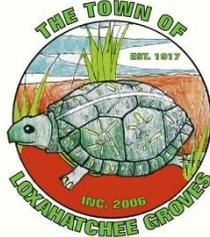
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### AGENDA

MARCH 2, 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**

02/18/2026 Special Magistrate Hearing Minutes

**NEW BUSINESS**

1. 2276 D Road LLC
  - Case # CE-26-6
  - Address: 2276 D Rd
  - PCN # 41414317014150020
  - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
2. Josee & Jack Stebbing Trust Title Hldrs
  - Case # CE-26-18
  - Address: 14327 Tangerine Dr
  - PCN #41414332010003120
  - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
3. Dorothy F Mock TR Titl Hldr
  - Case # CE-26-20
  - Address: 13099 Marcella Blvd
  - PCN #41414317016430100
  - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements
4. Triple Kwats LLC
  - Case # CE-26-28
  - Address: 15317 Collecting Canal Rd
  - PCN #41414317012020040
  - Violation sec: ULDC 92-010 Recreational vehicles; Permit, Inspection, and Maintenance Requirements

**ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING**

5. Triple Kwats LLC

- Case # 25010001
- Address: 15317 Collecting Canal Rd
- PCN #41414317012020040
- Violation sec: ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 175-240 Violations

**FINE ASSESMENT HEARING**

6. Leonardo & Gisela Palenzuela

- Case # CE-25-52
- Address: 2793 C Rd
- PCN # 41414317012380020
- Violation secs: ORDER FINDING VIOLATION DATED January 5, 2026. Respondents were ordered to comply as follows with the sections listed below:  
Code of Ordinances 22-135(a) Engaging in business, occupation, etc., without license; penalty by no later than January 25, 2026; ULDC 20-017 Prohibited uses AND FBC 10531 Building permits required by no later than February 5, 2026

**ORDER GRANTING CONTINUANCE FOR FORECLOSURE AUTHORIZATION FROM THE FEBRUARY 2, 2026 HEARING**

7. Escue Farms LLC

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

8. Escue Farms LLC

- Case #23040012
- Address: 1300 D Rd
- 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 March 2, 2026 to \$243,719.00 and will continue to accrue at \$250.00 per day

**9. Escue Farms LLC**

- Case # 23050020
  - Address: 1300 D Rd
  - 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 March 2, 2026 have accrued to \$215,718.55 and will continue to accrue at \$250.00 per day

**REQUEST FOR AUTHORIZATION FORECLOSURE ON LIENS**

**10. Lantana Holdings LLC**

- Case #'s: 23010003 & 23010006
- Address: 16169 Southern Blvd
- PCN # 41404336000001020
- Code secs: ULDC 87-030 Tree removal permits and ULDC 20-017 Prohibited uses, were previously found in violation of the Town's Unified Land Development Code.

An Affidavit of Non-Compliance dated September 16, 2025 was previously recorded in the Official Records of Palm Beach County, Florida on September 17, 2025 at Book 36007, Pages 1670-1671.

An Order Assessing Fines for the above referenced cases was heard on October 6, 2025 and was recorded in the Official Records of Palm Beach County, Florida on October 10, 2025 at Book 36056, Pages 1560 – 1562.

This Order Assessing Fines has been recorded for more than 90 days as per Florida State Statue 162.09(3).

The lien amount for the above referenced cases, totals \$496,500.00 as of today's hearing and continues to accrue at a rate of \$250.00 per day per case until full compliance is achieved. The Town is requesting authorization to foreclose on the lien.

**CONFIRMATION OF THE NEXT HEARING DATE**

Wednesday, March 18, 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 25, 2026, at 4:00 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

FEBRUARY 18, 2026 – 9:00 AM – 2:02 PM



*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 Amity Barnard, Special Magistrate at 9:00 AM on Wednesday, February 18, 2026.

### **ROLL CALL**

#### **Staff Present:**

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Caryn Gardner-Young, Community Standards Director
- 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**

01/21/26 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

*Please see Exhibit A for corresponding order.*

**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

*Please see Exhibit B for corresponding order.*

**CONFIRMATION OF THE NEXT HEARING DATE**

Monday, March 2, 2026 – 9:00 AM

**ADJOURNMENT**

The meeting was adjourned at 2:02 PM.

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Amity R. Barnard, Esquire, Special Magistrate

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Gabriella Croasdaile,  
Assistant to the Town Clerk

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

# EXHIBIT A

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 25010001**

**Petitioner,**

v.

**TRIPLE KWATS LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING**

RE: Violation of Sections 175-170, 175-110, 175-240 and 20-050(a)(1) of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES S 1/2 OF E 1/2 OF W 1/2 OF TR 2 BLK B

**STREET ADDRESS:**

15317 Collecting Canal Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-202-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 18<sup>th</sup> day of February, 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, TRIPLE KWATS LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by John Herrin, Esq., Counsel who appeared virtually and stipulated to having received 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 **March 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 18<sup>th</sup> day of February, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

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

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

# EXHIBIT B

**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.**

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**ORDER FINDING VIOLATION**

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 18<sup>th</sup> day of February, 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 AND ROSA 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 Santana Equestrian Private Financial Inc., was also present at the hearing; there was also a finding of property notice via actual service to Mr. Fields at the prior hearing.
4. At the hearing on February 18, 2026, Deanna Thomas and John Suarez, 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 was entered into the record as Composite Exhibit 1, over objection. Composite Exhibit 1 included all notice documents

entered into the record at the prior January 21, 2026 hearing, as well as all additional documents contained with the Town's case file.

- 5. At the hearing on February 18, 2026, Paulo Santana, Owner of Immaculate Ways Inc. and Santana Equestrian Private Financial Inc. (Tenant), testified under oath. Respondents' (Tenants') documentary evidence marked as composite Exhibits R1 was entered into the record over objection.

**CONCLUSIONS OF LAW**

The above-stated facts constitute a 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**

Respondents are hereby ordered to comply with 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, 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. **This matter is set for a Fine Assessment Hearing on May 20, 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 up to Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past May 18, 2026, the compliance deadline set by this Order.

Respondents are further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the February 18, 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 18<sup>th</sup> day of February, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE