

# TOWN OF LOXAHATCHEE GROVES

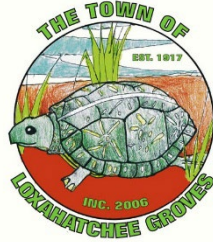
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### AGENDA

OCTOBER 6, 2025 – 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

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.

**COMMITTEE AGENDA ITEMS**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA**

**IV. APPROVAL OF THE MINUTES**

**1. Special Magistrate Hearing Minutes for Approval**

- *September 8, 2025 Special Magistrate Meeting Minutes*
- *September 17, 2025 Special Magistrate Meeting Minutes*

**V. NOTICE OF STATUS/ FINE ASSESMENT HEARING**

**1. DANCING CRANE FARMS LLC**

- Address: 14885 North Road
- Code Case # CE-25-6
- PCN: 41-41-43-08-00-000-7090
- Previously found in violation of the ULDC section 92-010 Recreational Vehicles – Permit, Inspection, and Maintenance Requirements

**2. LANTANA HOLDINGS LLC**

- Address: 16169 Southern Boulevard
- Code Case # 23010003 & 23010006
- PCN: 41-40-43-36-00-000-1020
- 1. The assessment of cost or fines
- 2. Such other matters as may be appropriate

**VI. VIOLATION HEARINGS/ NEW BUSINESS**

**1. KASE BLUE ROOF PROPERTIES LLC**

- Address: 15339 Southern Boulevard
- Code Case # CE-25-6
- PCN: 41-41-43-08-00-000-7090
- Violation Section(s): ULDC 95-015 Use of required parking facilities; ULDC 90-015 Prohibited signs; ULDC 05-050 Conformance with approved site plan required; ULDC 90-070 Sign permit requirements; Code of Ordinances 105.1 Building permit required

**2. JM RANCH PROPERTIES LLC**

- Address: 3684 A Rd
- Code Case # CE-25-25
- PCN: 41-41-43-17-01-124-0030
- Violation Section(s): ULDC 20-017 Prohibited uses; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

**VII. AGREED ORDERS**

**VIII. CONFIRMATION OF THE NEXT HEARING DATE**

Monday, November 3, 2025 – 9:00 AM

**IX. 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 September 29, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

# TOWN OF LOXAHATCHEE GROVES

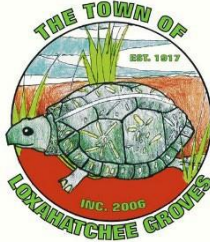
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### MINUTES

SEPTEMBER 8, 2025 – 9:00 AM – 10:16 AM



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

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#### **I. CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate at 9:00 AM on Wednesday, September 8, 2025.

#### **II. ROLL CALL**

##### **Staff Present:**

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

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

Director of Community Standards Caryn Gardner-Young provided deletions and modifications to the Special magistrate agenda - Section IV. Item 1,2,6. were deleted from the agenda. Section III. Item 2 was moved first in the hearing.

**IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING**

**1. PALENZULA GISELA & PALENZUELA LEONARDO**

- 2793 C Rd
- 25040066
- PCN: 41-41-43-17-01-238-0020
- Violation Section(s): 175-110, 175-170, 175-240 – FDA Requirements, 20-017 Prohibited Use

*Please see Exhibit A for the corresponding Order.*

**2. SEIFERT MARGARET & SEIFERT KENNETH**

- 3255 E Rd
- 23020001
- PCN: 41-41-43-17-01-434-0030
- Violation Section(s): 30-43, 30-44, 30-45, 30-49(a) – Manure Violation

*Please see Exhibit B for the corresponding Order.*

**V. VIOLATION HEARINGS/NEW BUSINESS**

**3. J&J REALTY INVESTMENT HOLDINGS LLC**

- 1555 Folsom Rd
- CE-25-15
- PCN: 41-41-43-17-01-637-0010
- Violation Section(s): 22-132, 22-134, 22-135 – Business Tax Receipt

*Please see exhibit C for the corresponding Order.*

**VI. AGREED ORDERS**

There were no agreed orders at this hearing.

**VII. CONFIRMATION OF THE NEXT HEARING DATE**

The next Special Magistrate hearing is scheduled for Wednesday, September 17, 2025 at 9:00 AM.

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:16 AM.

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Amity R. Barnard, Esquire, Special Magistrate

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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. 25040066**

**Petitioner,**

**v.**

**LEONARDO PALENZUELA & GISELA PALENZUELA,**

**Respondents.**

**ORDER ASSESSING FINE**

RE: Violation of Sections 175-170, 175-110, 175-240 and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES S 1/2 OF TR 38 BLK B

**STREET ADDRESS:**

2793 C Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-238-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 8<sup>th</sup> day of September, 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, LEONARDO PALENZUELA & GISELA PALENZUELA, 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. By the "Order Finding Violation" dated June 2, 2025, the Special Magistrate ordered the Respondents to comply with Sections 175-170, 175-110, 175-240 and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Grove on or before July 7, 2025 for the violation of Section 20-017, on or before July 7, 2025 by applying for the required FDA permit for the violation of Sections 175-170, 175-110 and 175-240 and on or before August 29, 2025 by obtaining the required FDA permit for the violation of Sections 175-170, 175-110, 175-240.
4. At the hearing on September 8, 2025, John Suarez, the Town's Code Enforcement Officer testified under oath and presented documentary and photographic evidence of violations remaining on the property. Mr. Suarez testified that the Respondents had timely complied with the violation of Section 20-017 and Sections 175-170, 175-110 and 175-240 with regard to applying for the required FDA permit; however, Mr. Suarez testified that the required FDA permit had not been issued by the required compliance date of August 29, 2025 as the Respondents had not yet executed the required FDA permit, therefore the violation of Sections 175-170, 175-110 and 175-240 was not in compliance regarding issuance of the required FDA permit. 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 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### **ORDER**

It is hereby the Order of the Special Magistrate that a Fine of Two Thousand Five Hundred Dollars (\$2,500.00) is hereby assessed beginning August 30, 2025 through September 8, 2025, a period of ten (10) days, 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 \$234.50 for prosecuting the September 8, 2025 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the June 2, 2025 hearing are also hereby *reaffirmed*.

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.

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

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



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

DONE AND ORDERED THIS 8<sup>th</sup> day of September, 2025.

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

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. 23020001**

**Petitioner,**

**v.**

**MARGARET M & KENNETH SEIFERTH,**

**Respondents.**

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**ORDER ASSESSING FINE**

RE: Violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 1/2 OF S 1/2 OF TR 34 BLK D

**STREET ADDRESS:**

3255 E Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-434-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 8<sup>th</sup> day of September, 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, MARGARET M & KENNETH SEIFERTH, are the owners of the above-described property.
2. Respondents were represented at the hearing by James Gavigan, Esq., Counsel; there was also a finding of proper notice.

3. By the "Order Finding Irreparable/Irreversible Violation" dated February 6, 2023, the Special Magistrate ordered the Respondents to comply with Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) on or before March 6, 2023.
4. At the hearing on September 8, 2025, Deanna Thomas, the Town's Code Enforcement Officer and Town Attorney testified under oath and presented documentary and photographic evidence of violations remaining on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit 1.
5. The Town Attorney advised that the prior Order Finding Irreparable/Irreversible Violation dated February 6, 2023 had been appealed to the Circuit Court of the Fifteen Judicial Circuit and affirmed per curiam (Case No. 50-2023-CA-002107-XXXX-MB).
6. The Town Attorney and Respondent's counsel agreed that given resolution of the appeal, jurisdiction was back with the Special Magistrate and further advised that the Parties were in mutual agreement to resolve the matter for a one-time fine in the amount of \$5,000 for the irreparable/irreversible violation previously found on the property plus the previously imposed administrative costs.

### CONCLUSIONS OF LAW

The above-stated facts constitute an irreparable/irreversible violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

It is hereby the Order of the Special Magistrate that a one-time Fine of Five Thousand Dollars (\$5,000.00) is hereby assessed for the irreparable/irreversible violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves. Administrative costs in the amount of \$234.05 for prosecuting the February 6, 2023 hearing are also hereby assessed, payable within thirty (30) days of the date of this order.

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.

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

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

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

DONE AND ORDERED THIS 8<sup>th</sup> day of September, 2025.

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 C

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-25-15**

**Petitioner,**

**v.**

**J & J REALTY INVESTMENT HOLDINGS LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION AND DELINQUENCY AND  
ASSESSING FINES AND PENALTIES**

RE: Violation of Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES TR 37 (LESS W 1450.14 FT & E 50.02 ADDL FOLSOM RD R/W)  
BLK F

**STREET ADDRESS:**

1555 Folsom Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-637-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 8<sup>th</sup> day of September, 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, J & J REALTY INVESTMENT HOLDINGS 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. Documentation and/or evidence was produced at the September 8, 2025 hearing indicating that the Respondent has not paid the Business Tax imposed by the Town of Loxahatchee Groves for the preceding years of 2023 and 2024 and such tax is now delinquent beyond 150 days after the initial notice of tax due. The Town's documentary and/or 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 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves and subjects Respondent to penalties as set forth at Chapter 205, F.S.

### ORDER

Pursuant to Section 205.053(2), F.S., Respondent is delinquent in the payment of the required Business Taxes which were due on September 30, 2023 and September 30, 2024 and have been assessed the maximum delinquency penalty of up to twenty-five percent (25%) of the tax due in addition to any other penalty provided by law or ordinance.

It is hereby Ordered that the Respondent pay the required Business Tax due in the amount of One Hundred Dollars (\$100.00) for 2023 pursuant to Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves, plus a penalty of twenty-five percent (25%) of the tax due in accordance Section 205.053(2), F.S., equal to Twenty-Five Dollars (\$25.00), for the year 2023. It is further Ordered that the Respondent pay the required Business Tax due in the amount of One Hundred Dollars (\$100.00) for 2024 pursuant to Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves, plus a penalty of twenty-five percent (25%) of the tax due in accordance Section 205.053(2), F.S., equal to Twenty-Five Dollars (\$25.00), for the year 2024. Accordingly, Respondent is hereby assessed a total tax and penalty amount due of \$250.00, all in accordance with Section 205.053, F.S.

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.**

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

DONE AND ORDERED THIS 8<sup>th</sup> day of September, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

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

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

# **TOWN OF LOXAHATCHEE GROVES**

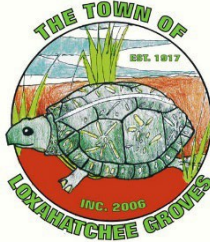
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## **SPECIAL MAGISTRATE HEARING**

### **MINUTES**

**SEPTEMBER 17, 2025 – 9:02 AM – 9:18 AM**



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

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#### **I. CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate at 9:02 AM on Monday, September 17, 2025.

#### **II. ROLL CALL**

##### **Staff Present:**

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

##### **Special Magistrate:**

Amity Barnard, Esq.

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

There were no deletions or modifications to the agenda.

**IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING**

**1. JOSE VILARINO & RAMON A VILARINO JR**

- 22411 A Rd
- Case #25040001
- PCN: 41-40-43-24-00-000-1030
- Violation Section(s): Town Code of Ordinances 30-6 General – Nuisances Keeping of fill on property; ULDC Code 20-017 Prohibited Uses; ULDC Code 20-010 (G)(1) Residential Zoning District – Outdoor storage

*Please see Exhibit A for the corresponding Order.*

**2. LANTANA HOLDINGS LLC**

- 16169 Southern Blvd
- Case # 23010003 & 23010006
- PCN: 41-40-43-36-00-000-1020
- Previously found in violation of Code section 87-030 Tree Removal Permit; 20-017 Prohibited Use

*Please see Exhibit B for the corresponding Order.*

**V. VIOLATION HEARINGS/NEW BUSINESS**

There were no violation hearings/ new businesses at this hearing.

**VI. AGREED ORDERS**

There were no agreed orders at this hearing.

**VII. CONFIRMATION OF THE NEXT HEARING DATE**

The next Special Magistrate hearing is scheduled for Monday, October 6, 2025 at 9:00 AM.

**VIII. ADJOURNMENT**

The meeting was adjourned at 9:18 AM.

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Amity R. Barnard, Esquire, Special Magistrate

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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. 25040001**

**Petitioner,**

**v.**

**JOSE VILARINO & RAMON A VILARINO JR,**

**Respondents.**

**ORDER RESETTING FINE ASSESSMENT HEARING**

RE: Violation of Sections 30-6 of the Town Code of Ordinances and Sections 20-017 and 20-010(g)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

24-43-40, E 1/2 OF N 631.5 FT OF S 1263.7 FT OF E 1/4

**STREET ADDRESS:**

2241 A Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-40-43-24-00-000-1030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of September, 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, JOSE VILARINO & RAMON A VILARINO JR, 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. The Parties mutually requested a continuance of the matter.

### **ORDER**

It is the Order of the Special Magistrate that this matter is continued to **January 5, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Respondents are further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the September 17, 2025 hearing, payable within thirty (30) days of the date of this order.

**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 17<sup>th</sup> day of September, 2025.

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

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. 23010003 & 23010006**

**Petitioner,**

**v.**

**LANTANA HOLDINGS, LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING**

RE: Violation of Sections 20-017 (Case No. 23010003) and 87-030 (Case No. 23010006) of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

36-43-40, SLY 922 FT OF WLY 926.54 FT OF E 1/4 LYG N OF & ADJ TO SR 80 R/W

**STREET ADDRESS:**

16169 Southern Boulevard  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-40-43-36-00-000-1020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17<sup>th</sup> day of September, 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, LANTANA HOLDINGS, LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, the was a finding legal service via signed certified mail as well as agreed waiver of all due process claims via Paragraph 11 of the Joint Code Enforcement Stipulated Agreement, as amended.
3. Cody German, Esq., Counsel for tenant and contract purchaser FERP Holdings, was also present remotely at the hearing.

### ORDER

It is the order of the Special Magistrate that this matter be continued. A Hearing will be held before the Special Magistrate on **October 6, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470** at which time a ruling may be entered as to:

1. Violation of the Stipulated Agreement, as amended;
2. The assessment of costs or fines; and
3. Such other matters as may be appropriate.

**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 17<sup>th</sup> day of September, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE