

# **TOWN OF LOXAHATCHEE GROVES**

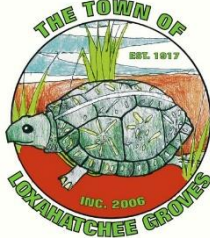
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## **SPECIAL MAGISTRATE HEARING**

### **AGENDA**

**FEBRUARY 3, 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**

10/06/2025 Special Magistrate Hearing Minutes

**NOTICE OF STATUS/ FINE ASSESMENT 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

**2. F Road Properties LLC**

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

**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

**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

**CONTINUANCE FORECLOSURE AUTHORIZATION**

**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

**6. Escue Farms LLC**

- Property address: 1300 D Rd
- Case #23040018
- PCN # 41414317014050010
- Code sections: Florida Statutes 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.

**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

**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

**9. 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

**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

**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

**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 January 29, 2026, at 3:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

# TOWN OF LOXAHATCHEE GROVES

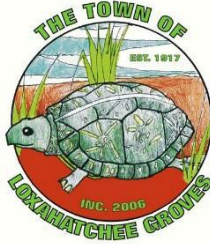
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### MINUTES

OCTOBER 6, 2025 – 9:04 AM – 10:02 AM



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

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

The meeting was called to order by Amity Barnard, Special Magistrate at 9:04 AM on Monday, October 6, 2025.

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

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

- Amity Barnard, Esq. ,Special Magistrate
- Caryn Gardner- Young, Community Standards Director
- 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.

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

Both of the items under ‘Violation Hearings/New Business’ were removed from the agenda.

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

**1. DANCING CRANE FARMS LLC**

- 14885 North Road
- 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

*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
- 1. The assessment of cost or fines
- 2. Such other matters as may be appropriate

*Please see Exhibit B for the corresponding Order.*

**V. VIOLATION HEARINGS/NEW BUSINESS**

Both of the items under ‘Violation Hearings/New Business’ were removed from the agenda.

**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, Nov 3, 2025 at 9:00 AM.

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:02 AM.

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-25-6**

**Petitioner,**

**v.**

**DANCING CRANE FARMS LLC,**

**Respondent.**

**ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

8-43-41, E 494.27 FT OF W 821.40 FT OF S 440.76 FT OF SW ¼

**STREET ADDRESS:**

14885 North Road  
 Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-08-00-000-7090

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6<sup>th</sup> day of October, 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, DANCING CRANE FARMS LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Chris Wells, Tenant; there was also a finding of proper notice.
3. By the "Order Finding Violation" dated September 8, 2025, the Special Magistrate ordered the Respondent to comply with the above-referenced sections on or before October 5, 2025.
4. At the hearing on October 6, 2025, John Suarez, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of the violation continuing to occur on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1 without objection.
5. At the hearing on October 6, 2025, the Town requested to continue this matter.

### ORDER

It is the Order of the Special Magistrate that this matter be continued. Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of the Ordinances of the Town of Loxahatchee Groves no later than October 20, 2025. **This matter is set for Fine Assessment Hearing on November 3, 2025 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 violations continue to exist past October 20, 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 October 6, 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 6<sup>th</sup> day of October, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE



## EXHIBIT B

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

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 NOS. 23010003 & 23010006**

**Petitioner,**

**v.**

**LANTANA HOLDINGS, LLC,**

**Respondent.**

**ORDER ASSESSING FINE**

RE: Violation of Sections 20-017 (Case No. 23010003) and 87-030 (Case No. 23010006) of the Town ULDC, of the 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 6<sup>th</sup> day of October, 2025 regarding the above-referenced cases and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

RECORDED

OCT 10 2025

Clerk of the Circuit Court & Comptroller  
Palm Beach County, FL

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

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 NOS. 23010003 & 23010006**

**Petitioner,**

**v.**

**LANTANA HOLDINGS, LLC,**

**Respondent.**

**ORDER ASSESSING FINE**

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

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**STREET ADDRESS:**

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**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 6<sup>th</sup> day of October, 2025 regarding the above-referenced cases 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, LANTANA HOLDINGS, LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Moises Bezaquen; there was also a finding of 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. Cody German, Esq., Counsel and Murillo Avilar, for tenant and contract purchaser FERP Holdings, were also present remotely and in person at the hearing, respectively.
3. The Parties entered into a Stipulated Agreement on April 3, 2023. The Parties entered into a First Amendment to Stipulated Agreement ("First Amendment") on June 27, 2023. Section 7 of the First Amendment provides:

7. The parties agree to modify paragraph 6 of the Agreement as follows:

6. If Owner fails to comply with the Compliance Schedule, the Town will record an Affidavit of Non-Compliance in the Public Records and this Agreement shall automatically terminate and be of no force and effect, except that the provisions of paragraphs 6 and 7 shall survive such termination. Additionally, upon the recording of the Affidavit of Non-Compliance, the Town will seek an Order imposing fines as follows:
  - For Case No. 23010003, a fine of \$250.00 per day from the effective date of this Amendment and continuing to accrue until compliance is achieved.
  - For Case No. 23010006, a fine of \$11,452.50 per day, in accordance with the fine schedule attached hereto as Exhibit "A-1" from the date of the Order Finding Violation and continuing to accrue until compliance is achieved.

All fines to be imposed will become a lien on the property where the violation(s) exists and upon any other real or personal property of the violator/Owner. Nothing herein shall waive the Owner or Tenant's right to seek reduction of fines or other penalties after compliance with this Agreement.

4. At the hearing on October 6, 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 an Affidavit of Non-Compliance dated September 16, 2025 had been recorded in the Official Records of Palm Beach County, Florida on September 17, 2025 at Book 36007, Pages 1670-1671, a copy of which was entered as entered into the record as part of Composite Exhibit 1.

### **CONCLUSIONS OF LAW**

The above-stated facts are sufficient to allow the imposition of fines as set forth in the First Amendment executed by the Parties.



**ORDER**Case No. 23010003

It is hereby the Order of the Special Magistrate that a Fine of Two Hundred Eight Thousand Two Hundred Fifty Dollars (\$208,250.00) is hereby assessed in accordance with Section 6 of the First Amendment for noncompliance at Two Hundred Fifty Dollars (\$250.00) per day beginning June 27, 2023 through October 6, 2025, a period of eight hundred thirty-three (833) 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.

Case No. 23010006

It is further the Order of the Special Magistrate that a Fine of Two Hundred Eight Thousand Two Hundred Fifty Dollars (\$208,250.00) is hereby assessed in accordance with Section 6 of the First Amendment for noncompliance at Two Hundred Fifty Dollars (\$250.00) per day beginning June 27, 2023 through October 6, 2025, a period of eight hundred thirty-three (833) 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.

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 Respondent, pursuant to Chapter 162, Florida Statutes.

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 6<sup>th</sup> day of October, 2025.

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 TRUE AND CORRECT COPY OF

Order assessing fine  
as filed in the Office of the Town Clerk  
WITNESS my hand and official seal this 10 day of October, A.D. 20 25

TOWN OF LOXAHATCHEE GROVES  
BY: [Signature]

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