

# TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### AGENDA

APRIL 6, 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**

03/02/2026 Special Magistrate Hearing Minutes

**NEW BUSINESS**

1. Southeastern Conference Assn of Seventh Day Adventists Inc
  - Case # CE-26-46
  - Address: 14046 Okeechobee Blvd
  - PCN # 41414317014100030
  - Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 45-010 Property maintenance; ULDC 45-010 (C)(1) Duty to maintain property; ULDC 90-070(A) Sign violations
2. SROK 136 LLC
  - Case # CE-26-47
  - Address: 13640 Okeechobee Blvd
  - PCN #41414317015100020
  - Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 20-017 Prohibited uses
3. Stanley T Vorsteg and Deborah A Wilson
  - Case # CE-26-50
  - Address: 12875 Bryan Rd
  - PCN #41414317016340010
  - Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010 (G)(3)(e) Commercial Vehicle / Trailers; ULDC 20-010(G)(3) Equipment screening; ULDC 175-170 General inspections; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 50-015(A)(2) Visual detractions or eyesores; ULDC 175-240 Violations

4. Donald N and Sherry Tetreault Trust

- Case # CE-26-48
- Address: 13538 Okeechobee Blvd
- PCN # 41414317015100010
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and Development Orders; ULDC 20-017 Prohibited uses; ULDC 175-110 Permits required; ULDC 175-240 Violations; ULDC 90-070(A) Sign violations; Code of Ordinances 18-21(a)(1-2) Tree/Vegetation removal; ULDC 50-015.(A)(2) Visual detractors or eyesores; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

**ORDER RESETTING VIOLATION HEARING**

5. John, Evan, and Arleen Smith

- Case # CE-25-32
- Address: 14805 Okeechobee Blvd
- PCN # 41414317013130010
- Violation sec: ULDC 20-010(G)(1) Outdoor storage; ULDC 20-017 Prohibited uses

**ORDER GRANTING CONTINUANCE FOR FORECLOSURE AUTHORIZATION**

6. 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  
Order Assessing Fine dated June 6, 2023 and recorded with the Clerk of the Court, dated June 16, 2023; OR BOOK 34381, PG 357-358. This Order Assessing Fine has been recorded for more than 90 days. The fine amount totals \$156,750. An AFFIDAVIT OF COMPLIANCE IS DATED: February 11, 2025. The fine amount has not been paid.

**CONFIRMATION OF THE NEXT HEARING DATE**

April, 15, 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 March 31, 2026, at 1:00 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

# TOWN OF LOXAHATCHEE GROVES

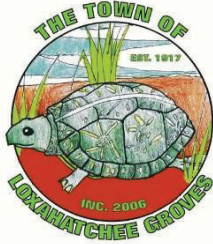
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## SPECIAL MAGISTRATE HEARING

### MINUTES

March 2, 2026 – 9:05 AM – 10:48 AM



*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 Monday, March 2nd, 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

02/18/26 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

*Item No.1 was pulled from the agenda pursuant to compliance.*

#### 2. Josee & Jack Stedding 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

*Please see Exhibit A for corresponding order.*

#### 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

*Item No. 3 was pulled from the agenda pursuant to compliance.*

#### 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

*Item No.4 was pulled from the agenda pursuant to compliance.*

## **ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION**

### 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

*Item No.5 was pulled from the agenda pursuant to compliance.*

## **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

*Please see Exhibit B for corresponding Order.*

## **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

*Please see Exhibit C for the corresponding order.*

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

*Please see Exhibit D for the corresponding order.*

**HEARING WAS RECESSED AT 10:19 AM AND RECONVENED AT 10:34 AM**

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

*Please see Exhibit E for the corresponding order.*

**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.

*Please see Exhibit F for the corresponding order.*

**CONFIRMATION OF THE NEXT HEARING DATE**

Monday, April 6, 2026 – 9:00 AM

**ADJOURNMENT**

The meeting was adjourned at 10:48 AM.

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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. CE-26-18**

**Petitioner,**

v.

**JOSEE & JACK STEDDING TRUST TITLE HLDERS,**

**Respondents.**

\_\_\_\_\_ /

**ORDER FINDING NO VIOLATION AND DISMISSING CASE WITHOUT PREJUDICE**

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

**LEGAL DESCRIPTION**  
LOXAHATCHEE HOMES LT 312

**STREET ADDRESS:**  
14327 Tangerine Drive  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-32-01-000-3120

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2<sup>nd</sup> day of March, 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, JOSEE & JACK STEDDING TRUST TITLE HLDRS, 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. At the hearing on March 2, 2026, John Suarez, the Town’s code enforcement officer, 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 Exhibits #1 without objection.
4. Based upon the evidence and testimony presented at the hearing on March 2, 2026 by Town Staff, the Special Magistrate finds that there is no violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**CONCLUSIONS OF LAW AND ORDER**

It is 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 2<sup>nd</sup> day of March, 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-25-52**

**Petitioner,**

**v.**

**LEONARDO PALENZUELA & GISELA PALENZUELA,**

**Respondents.**

**ORDER ASSESSING FINE**

RE: Violation of Sections 22-135(a) and 20-017 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 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 2<sup>nd</sup> day of March, 2026 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. Respondents, LEONARDO PALENZUELA & GISELA PALENZUELA, are the owners of the above-described property.
2. Respondents were represented at the hearing by Donald Dufresne, Esq., Counsel; there was also a finding of proper notice.

- 3. By the “Order Finding Violation” dated January 5, 2026, the Special Magistrate ordered the Respondents to comply with Section 22-135(a) of the Town Code of Ordinances on or before January 25, 2026 and Sections 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code on or before February 5, 2026.
- 4. At the hearing on March 2, 2026, John Suarez, 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 as Composite Exhibit #1 without objection. Respondents’ exhibits were entered into the record as Composite Exhibit #R2 without objection.

**CONCLUSIONS OF LAW**

The above-stated facts constitute a continuing violation of Sections 22-135(a) and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code.

**ORDER**

**Business Tax Receipt**

It is hereby the Order of the Special Magistrate that a Fine of Nine Thousand Dollars (\$9,000.00) is hereby assessed beginning January 26, 2026 through March 2, 2026, a period of thirty-six (36) 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.

**Permits and Prohibited Use**

It is further the Order of the Special Magistrate that a Fine of Six Thousand Two Hundred Fifty Dollars (\$6,250.00) is hereby assessed beginning February 6, 2026 through March 2, 2026, a period of twenty-five (25) 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 \$409.60 for prosecuting the March 2, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the January 5, 2026 hearing are also hereby *reaffirmed*.

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 2<sup>nd</sup> day of March, 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 C**

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 2018-0574**

**Petitioner,**

v.

**WAGFLO LLC (ESCUE FARMS LLC),**

**Respondent.**

**ORDER AUTHORIZING FORECLOSURE**

RE: Violation of Article 5 Section 040 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION  
LOXAHATCHEE GROVES TRACT 5 BLK D**

**STREET ADDRESS:**  
1300 D Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-405-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2<sup>nd</sup> day of March, 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**

- I. The Respondent, WAGFLO LLC (ESCUE FARMS LLC), is the owner of the above-described property.

- 2. The Respondent was represented at the hearing by Reginald Stambaugh, Esq., Counsel, there was also a finding of proper notice for the hearing.
- 3. As of the hearing on March 2, 2026, based on testimony and evidence presented by Town staff, the Town has valid liens imposed by the recording of certified copies of the following: "Order Assessing Fine" dated August 15, 2019 in the Public Records for Palm Beach County at ORB 34309, Pages 277-279, filed on May 18, 2023. Such lien has been recorded for more than three (3) months and remains unpaid. The property is not homestead property. Thus, the required conditions have been satisfied to authorize foreclosure of such lien by the Special Magistrate pursuant to Sec. 162.09(3), *Florida Statutes*.

**CONCLUSIONS OF LAW**

Based on the above-stated facts, the required conditions have been satisfied for the Special Magistrate to authorize foreclosure of such liens or suit to recover a money judgment pursuant to Sec. 162.09(3), *Florida Statutes*.

**ORDER**

It is the Order of the Special Magistrate that the Town of Loxahatchee Groves is hereby authorized to foreclose on the subject property located at 1300 D Road, Loxahatchee Groves, Florida 33470, or to sue to recover a money judgment for the amount of the liens plus accrued interest pursuant to Sec.162.09(3), *Florida Statutes*.

DONE AND ORDERED THIS 2<sup>nd</sup> day of March, 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 D**

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 23040012**

**Petitioner,**

v.

**ESCUE FARMS LLC,**

**Respondent.**

**ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION**

RE: Violation of Sections 20-050(a)(1), 20-050(a)(2) and 20-050(a)(5) of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION  
LOXAHATCHEE GROVES TRACT 5 BLK D**

**STREET ADDRESS:**  
1300 D Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-405-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2<sup>nd</sup> day of March, 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, ESCUE FARMS LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Reginald Stambaugh, Esq., Counsel who stipulated to a finding of proper notice for the hearing.
3. The parties mutually requested to continue 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 2<sup>nd</sup> day of March, 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 E**

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 23050020**

**Petitioner,**

**v.**

**ESCUE FARMS LLC,**

**Respondent.**

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**ORDER AUTHORIZING FORECLOSURE**

**RE:** Violation of Sections 05-040(A-B), 175-110, 175-170 and 175-240 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION  
LOXAHATCHEE GROVES TRACT 5 BLK D**

**STREET ADDRESS:**  
1300 D Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-405-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2<sup>nd</sup> day of March, 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. The Respondent, ESCUE FARMS LLC, is the owner of the above-described property.

- 2. Respondent was represented at the hearing remotely by Reginald Stambaugh, Esq., Counsel who stipulated to a finding of proper notice for the hearing.
- 3. As of the hearing on March 2, 2026, based on testimony and evidence presented by Town staff, the Town has valid liens imposed by the recording of certified copies of the following: "Order Assessing Fine" dated November 7, 2023 in the Public Records for Palm Beach County at ORB 34659, Pages 1381-1382, filed on November 8, 2023. Such lien has been recorded for more than three (3) months and remains unpaid. The property is not homestead property. Thus, the required conditions have been satisfied to authorize foreclosure of such lien by the Special Magistrate pursuant to Sec. 162.09(3), *Florida Statutes*.

**CONCLUSIONS OF LAW**

Based on the above-stated facts, the required conditions have been satisfied for the Special Magistrate to authorize foreclosure of such liens or suit to recover a money judgment pursuant to Sec. 162.09(3), *Florida Statutes*.

**ORDER**

It is the Order of the Special Magistrate that the Town of Loxahatchee Groves is hereby authorized to foreclose on the subject property located at 1300 D Road, Loxahatchee Groves, Florida 33470, or to sue to recover a money judgment for the amount of the liens plus accrued interest pursuant to Sec.162.09(3), *Florida Statutes*.

DONE AND ORDERED THIS 2<sup>nd</sup> day of March, 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 F**

**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.**

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**ORDER AUTHORIZING FORECLOSURE**

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 2<sup>nd</sup> day of March, 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.    The Respondent, LANTANA HOLDINGS, LLC, is the owner of the above-described property.

- 2. Respondent was represented at the hearing by Dwayne Dickerson, Esq., Counsel, there was also a finding of proper notice for the hearing. Cody German, Esq., Counsel for tenant and contract purchaser FERP Holdings was also present remotely.
- 3. As of the hearing on March 2, 2026, based on testimony and evidence presented by Town staff, the Town has valid liens imposed by the recording of certified copies of the following: "Order Assessing Fine" dated October 6, 2025 in the Public Records for Palm Beach County at ORB 36056, Pages 1560-1562, filed on October 10, 2025. Such lien has been recorded for more than three (3) months and remains unpaid. The property is not homestead property. Thus, the required conditions have been satisfied to authorize foreclosure of such lien by the Special Magistrate pursuant to Sec. 162.09(3), *Florida Statutes*.

**CONCLUSIONS OF LAW**

Based on the above-stated facts, the required conditions have been satisfied for the Special Magistrate to authorize foreclosure of such liens or suit to recover a money judgment pursuant to Sec. 162.09(3), *Florida Statutes*.

**ORDER**

It is the Order of the Special Magistrate that the Town of Loxahatchee Groves is hereby authorized to foreclose on the subject property located at 16169 Southern Boulevard, Loxahatchee Groves, Florida 33470, or to sue to recover a money judgment for the amount of the liens plus accrued interest pursuant to Sec.162.09(3), *Florida Statutes*.

DONE AND ORDERED THIS 2nd day of March, 2026.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE