

TOWN OF LOXAHATCHEE GROVES

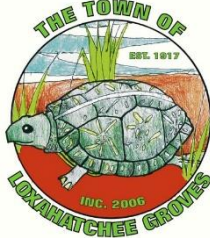
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

MAY 4, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Code Compliance Officer: Christopher Johnson

Board Clerk/ Assistant to the Town Clerk: Gabriella Crossdaile

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

07/07/2025 Special Magistrate Hearing Minutes

08/04/2025 Special Magistrate Hearing Minutes

08/22/2025 Special Magistrate Hearing Minutes

04/06/2026 Special Magistrate Hearing Minutes

04/15/2026 Special Magistrate Hearing Minutes

NEW BUSINESS

1. Enri Cardentey

- Case # 25030119
- Address: 2345 E Rd
- PCN # 41-41-43-17-01-441-0020
- Violation sec: Code of Ordinances 18-24 Tree Mitigation; Code of Ordinances 18-21 (a)(1) General permit

2. BK Holdings Partnership LLC

- Case # CE-26-62
- Address: 15960 Okeechobee Blvd
- PCN # 41-41-43-17-01-109-0030
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; Code of Ordinances 22-135(a) Business Tax Receipt (BTR); ULDC 175-170 General Inspection; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 90-070 (A) Sign violation; ULDC 175-240 Violations

3. BK Holdings Partnership LLC

- Case # CE-26-61
- Address: 1858 A Rd
- PCN # 41-41-43-17-01-108-0010
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR)

4. BK Holdings Partnership LLC

- Case # CE-26-70
- Address: 1950 A Rd
- PCN # 41-41-43-17-01-109-0020
- Violation sec: FBC (Florida Building Code) 105.1 Building permit required; ULDC 175-170 General inspections; ULDC 20-010 (G)(1) Outdoor storage; ULDC 20-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-240 Violations

5. Hot Thumper 14701 LLC

- Case # CE-26-63
- Address: 14701 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0030
- Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010(G)(3) Equipment screening; ULDC 05-040 (A) Permits required; expiration of permits and development orders; FBC (Florida Building Code) 105.1 Permit required; ULDC 45-010 (B) Duty to maintain property; ULDC 20-010 (G)(1) Outdoor storage

6. Phyllis L. Ashton & Robert W. Ashton Jr.

- Case # CE-26-65
- Address: 14625 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0020
- Violation sec: Code of Ordinances 22-135 (a) Business Tax Receipt (BTR); ULDC 40-010 Property maintenance

7. New Branches LLC

- Case #CE-26-66
- Address: 1677 D Rd
- PCN # 41-41-43-17-01-345-0040
- Violation sec: FBC (Florida Building Code) 105.1 Building permits required; Code of Ordinance 22-135 (a) Business tax receipt (BTR); ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders

ORDER RESETTING VIOLATION HEARINGS

8. Gaye Hankla

- Case # CE-26-52
- Address: 14523 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0040
- Violation sec: ULDC 175-125 Application for a permit or approval; ULDC 175-110 Permits required; ULDC 45-010 (B) Duty to maintain property – inoperable/derelect/unregistered vehicles; ULDC 20-010 (G)(1, 3) Equipment screening; ULDC 30-5 Overgrowth; ULDC 20-017 Prohibited uses; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 92-010 Recreational vehicles - Permit, inspection, and maintenance requirements; ULDC 50-015 (A)(1) Visual detractions or eyesores

9. Dustin Ertle and Jamie M Ertle

- Case # CE-26-49
- Address: 13313 Bryan Rd
- PCN # 41-41-43-17-01-612-0030
- 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 – outdoor storage; ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal; ULDC 175-240 Violations

10. F Road Holdings LLC

- Case # CE-26-55
- Address: 1858 F Rd
- PCN # 41-41-43-17-01-612-0050
- Violation sec: FBC 105.1 Building permit required: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 05-040(A) Permits required; expiration of permits and development orders; ULDC 92-010 Recreational vehicles – Permit, inspection, and maintenance requirements

11. Dustin Ertle and Jamie M Ertle

- Case #CE-26-56
- Address: No address only PCN
- PCN # 41 41 43 17 01 613 0020
- Violation sec: FBC 105.1 Building permit required; ULDC 175-170 General inspections; Code of Ordinance 30-4 Nuisance – accumulation of trash, junk, or debris; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-240 Violations

12. PBP Investments LLC

- Case # CE-26-45
- Address: No address only PCN
- PCN # 41 41 43 17 01 210 0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 175-360 Park trailers; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

FINE ASSESSMENT HEARING

13. F Road Properties LLC

- Case # CE-25-61
- Address: 1462 F Rd
- PCN # 41 41 43 17 01 608 0010
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026. Respondent was ordered to comply with ULDC section 92-010, recreational vehicles, no later than May 1, 2026. If no compliance by this date, a Fine Assessment hearing will be held. A fine in the amount of Two hundred dollars (\$200.00) will be assessed for each day the violation continues to exist past May 1, 2026, the compliance deadline of the Order.

14. Jose Vilarino and Ramon A. Vilarino Jr.

- Case # CE-25-56
- Address: 2241 A Rd
- PCN # 41 40 43 24 00 000 1030
- Violation sec: ORDER FINDING VIOLATION DATED February 2, 2026.

For Permit Applications, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by submitting the required permit applications no later than March 2, 2026.

For Permit Issuance / Mitigation, Respondents were ordered to comply with Code of Ordinance sections 18-21 (a)(1-2) Tree / Vegetation removal and 18-24 (a) Tree Mitigation; ULDC Code sections: 175-110 Permits required, 175-170 General inspections, 175-240 Violations, 175-125 Application for a permit or approval, 05-040 Permits required; expiration of permits and development orders; and FBC (Florida Building Code) 105.1 Building permits required – by having the required permits issued and corresponding mitigation completed no later than April 2, 2026.

A fine in the amount of Two Hundred Fifty Dollars (\$250.00) will be assessed for each day that the violations continue to exist past April 2, 2026, the compliance deadline of the Orders.

REQUEST FOR FORECLOSURE AUTHORIZATION

15. Safar Irrevocable Trust

- Case # CE-26-42
- Address: 15447 San Diego Dr
- PCN # 41 41 43 17 01 207 046
- Code secs: ULDC 05-040; FBC (Florida Building Code) 105.1 Building permits required

An Order Assessing Fines for the above referenced cases was heard on January 5, 2026 and was recorded in the Official Records of Palm Beach County, Florida on January 14, 2026 at Book 36253, Pages 188-189. This Order Assessing Fines has been recorded for more than 90 days as per Florida State Statute 162.09(3). The lien amount for the above referenced case totals \$30,500.00 as of today's hearing and continues to accrue at a rate of \$250.00 per day until full compliance is achieved. The Town is requesting to foreclose on the lien.

REQUEST FOR REDUCTION OF LIEN

16. Tonyda Group LLC

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file,

LIEN AMOUNT: \$95,750

AFFIDAVIT OF COMPLIANCE dated: March 11, 2024

Reduction of Lien application with paid application fees of \$500.00 received by The Town on March 27, 2026.

Pictures from April 27, 2026 showing property is still in compliance with this code section.

Property owner or their designee to present their lien reduction request.

CONFIRMATION OF THE NEXT HEARING DATE

May, 20, 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 April 28, 2026, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

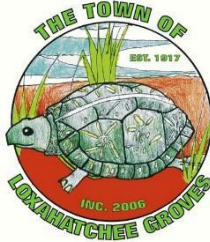
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JULY 7, 2025 – 9:08 AM – 9:50 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 9:08 AM on Monday, July 7, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Caryn Gardner- Young, Community Standards Director
- Craig Lower, Public Works Superintendent
- Deanna Thomas, Lead Code Compliance Officer
- Sammie Brown, Town Clerk Assistant

Special Magistrate:

Amity Barnard, Esq.

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

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. JOSE VILARINO & RAMON A VILARINO JR.

- Address: 2241 A ROAD, LOXAHATCHEE GROVES, FL 33470
- Case #25040001
- Violation Section(s): 30-6 Keeping of Fill on Property; 20-017 Prohibited Uses
- PCN: 41404324000001030

Item No. 1 was pulled from the agenda.

2. JAVIER GARCIA & ROSA L GARCIA

- Address: 1470 A ROAD, LOXAHATCHEE GROVES, FL 33470
- Case #25040004
- Violation Section(s): 30-43 - Prohibited dumping of manure and horse bedding; 30-44 - Permit required (Manure and Horse Bedding); 20-015 Manure Processing Prohibited
- PCN: 414143170011060020

Please see Exhibit A for the corresponding order.

3. BUCKPASSER, LLC

- Address: 14782 GRUBER LANE, LOXAHATCHEE GROVES, FL 33470
- Case #25050004
- Violation Section(s): 175-110 - FDA Permit required; 175-170 - Development for which a floodplain development permit or approval is required shall be subject to inspection.
- PCN: 41414317013050010

Item No. 3 was pulled from the agenda

V. FINE ASSESMENT

4. AMERICAN PRINTAX INVESTMENT, INC.

- Address: 1876 E. ROAD, LOXAHATCHEE GROVES, FL 33470
- Case #25030101
- Violation Section(s): 92-010 RV Registration/permit, inspection, and maintenance requirements
- PCN: 41414317015090010

Please see Exhibit B for the corresponding order.

VI. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Wednesday, July 16, 2025 at 9:00 AM.

VII. ADJOURNMENT

The meeting was adjourned at 9:50 AM.

Amity R. Barnard, Esquire, Special Magistrate

Clerk

Exhibit A

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 NO. 25040004

Petitioner,

v.

JAVIER GARCIA & ROSA L. GARCIA,

Respondents.

ORDER ASSESSING FINE

RE: Violation of Sections 30-43 and 30-44 and Section 20-015 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 7th day of July, 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, JAVIER GARCIA & ROSA L. GARCIA, are the owners of the above-described property.
2. Respondents were represented at the hearing by Paulo Santana, Authorized Representative; there was also 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 30-43 and 30-44 and Section 20-015 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves on or before July 2, 2025.
- 4. At the hearing on July 7, 2025, Deanna Thomas, the Town's Code Enforcement Officer 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.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Sections 30-43 and 30-44 and Section 20-015 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 Five Hundred Dollars (\$500.00) is hereby assessed beginning July 3, 2025 through July 7, 2025, a period of five (5) days, and continuing to accrue at One Hundred Dollars (\$100.00) 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 July 7, 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 7th day of July, 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 NO. 25030101

Petitioner,

v.

AMERICAN PRINTAX INVESTEMENT INC,

Respondent.

_____ /

ORDER ASSESSING FINE

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

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 OF TR 9 BLK E

STREET ADDRESS:

1876 E Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-509-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 7th day of July, 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, AMERICAN PRINTAX INVESTEMENT INC, 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. By the "Order Finding Violation" dated June 2, 2025, the Special Magistrate ordered the Respondent to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves on or before July 2, 2025.
- 3. At the hearing on July 7, 2025, Deanna Thomas, the Town's Code Enforcement Officer 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.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Section 92-010 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 Five Hundred Dollars (\$500.00) is hereby assessed beginning July 3, 2025 through July 7, 2025, a period of five (5) days, and continuing to accrue at One Hundred Dollars (\$100.00) per day for each day that the violation continues to exist until compliance is achieved.

Respondent is further assessed administrative costs in the amount of \$234.50 for prosecuting the July 7, 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 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 7th day of July, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES

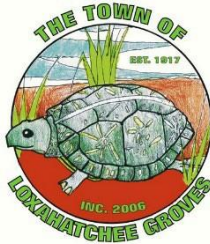
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

AUGUST 4, 2025 – 9:05 AM – 10:40 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 9:05 AM on Monday, August 4, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Caryn Gardner- Young, Community Standards Director
- Tanya Earley, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer'
- John Suarez, Code Compliance Officer

Special Magistrate:

Amity Barnard, Esq.

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

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. LANTANA HOLDINGS, LLC

- 16169 SOUTHERN BOULEVARD, LOXAHATCHEE GROVES, FL 33470
- Case # 23010003 & 23010006
- Violation Section(s): Previously found in violation of Code Section 87-030 Tree Removal Permit; 20-017 Prohibited Use
- PCN: 41-40-43-36-00-000-1020

Please see Exhibit A for corresponding order.

V. VIOLATION HEARINGS / NEW BUSINESS

2. JOSE VILARINO & RAMON A VILARINO JR

- 2241 A ROAD, LOXAHATCHEE GROVES, FL 33470
- Case #25040001
- Violation Section(s): 30-6 Keep fill on property; 20-017 Prohibited Uses; 20-010 (G)(1) Residential Zoning District
- PCN: 41-40-43-24-00-000-1030

Please see Exhibit B for corresponding order.

VI. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Wednesday, August 20, 2025 at 9:00 AM.

VII. ADJOURNMENT

The meeting was adjourned at 10:40 AM.

Amity R. Barnard, Esquire, Special Magistrate

Clerk

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 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 4th day of August, 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, represented by Cody German, Esq., Counsel for tenant FERP Holdings, was present remotely at the hearing and stipulated to service on both cases and waived any claim related to legally sufficient service and/or due process for the hearing.

ORDER

To the extent still necessary, the parties shall have until close of business August 15, 2025 to submit via email to mittymitty@davislawteam.com with copy to opposing counsel, their brief/memorandum of law (3 page maximum) addressing the issue of authority as it relates to the termination/dissolution of the Stipulation Agreement dated April 3, 2019, as amended.

A Hearing will be held before the Special Magistrate on **August 22, 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 4th day of August, 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

Record and Return 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 FINDING VIOLATION

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 4th day of August, 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, JOSE VILARINO & RAMON A VILARINO JR, are the owners of the above-described property.

- 2. Respondents were represented at the hearing by JOSE VILARINO; there was also a finding of proper notice.
- 3. At the hearing on August 4, 2025, John Suarez and Deanna Thomas, 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 were entered into the record as Composite Exhibit 1, without objection. Respondents’ documentary and photographic evidence were entered into the record as Composite Exhibit R2, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a 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.

ORDER

Respondents are hereby ordered to comply with 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 no later than September 5, 2025. **This matter is set for a Fine Assessment Hearing on September 17, 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 violation continues to exist past September 5, 2025, 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 August 4, 2025 hearing, payable within thirty (30) days of the date of this order.

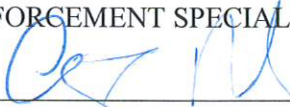
Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

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 4th day of August, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

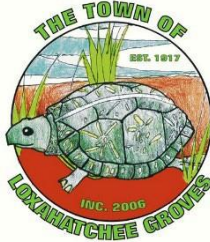
TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

AUGUST 22, 2025 – 9:00 AM – 9:38 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 9:00 AM on Friday, August 22, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer

Special Magistrate:

Amity Barnard, Esq.

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

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. LANTANA HOLDINGS, LLC

- 16169 SOUTHERN BOULEVARD, LOXAHATCHEE GROVES, FL 33470
- Case # 23010003 & 23010006
- Violation Section(s): Previously found in violation of Code Section 87-030 Tree Removal Permit; 20-017 Prohibited Use
- PCN: 41-40-43-36-00-000-1020

Please see Exhibit A for corresponding order.

V. VIOLATION HEARINGS / NEW BUSINESS

VI. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Monday, September 8, 2025 at 9:00 AM.

VII. ADJOURNMENT

The meeting was adjourned at 9:38 AM.

Amity R. Barnard, Esquire, Special Magistrate

Clerk

Exhibit A

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 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 22nd day of August, 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 **September 17, 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 22nd day of August, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES

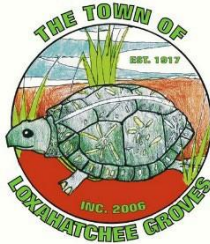
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

APRIL 6, 2026 – 9:11 AM – 10:17 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 9:11 AM on Monday, April 6, 2026.

ROLL CALL

Staff Present:

- 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

03/02/26 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

Please See Exhibit A for attached order.

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

Please See Exhibit B for attached order.

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 detractors or eyesores; ULDC 175-240 Violations

Please See Exhibit C for attached order.

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 detractions or eyesores; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

Please See Exhibit D for attached order.

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

Please See Exhibit E for attached order.

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.

Please See Exhibit F for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

April, 15, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 10:17 AM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile,
Assistant to the Town Clerk

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-46

Petitioner,

v.

SOUTHEASTERN CONFERENCE ASSN OF SEVENTH DAY ADVENTISTS INC,

Respondent.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 6, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE


BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE COMPLIANCE

CASE #: CE-26-46

RESPONDENT'S NAME: SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS INCORPORATED

MAILING ADDRESS: 1701 ROBIE AVE MOUNT DORA FL 32757 6337

PREMISES ADDRESS: 14046 OKEECHOBEE BLVD

PCN: 41-41-43-17-01-410-0030

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 6th day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer John Suarez, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent(s), Southeastern Conference Association of Seventh-Day Adventists Incorporated, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

WHEREAS, the parties wish to resolve the above-cited case without the time and expense of conducting an evidentiary hearing before the Special Magistrate; and

WHEREAS, Respondent understands and agrees that this Settlement Agreement will only take effect if adopted as an order of the Special Magistrate.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter set forth the parties hereto agree as follows:

1. The recitals above are true and correct and are hereby made a part of this Settlement Agreement.

2. Respondent is the owner of the property located at 14046 Okeechobee BLVD, Parcel Control Number: 41-41-43-17-01-410-0030 (the "Property").

3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.

4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.

5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.

6. Respondent admits that the Property is currently in violation of the below-cited codes, as set forth more specifically in the Notice of Violation/Notice of Hearing issued to Respondent in this case:

Florida Building Code

FBC 105.1 – Work without permit(s)

FBC 105.5 – Building Permit Expired

Unified Land Development Code

Sec. 90-070(A) – Sign Violation (Permit Required)

Sec. 20-010(G)(1) – Outdoor Storage

Sec. 45-010 – Property Maintenance

Sec. 45-010(C)(1) – Property Maintenance (Graffiti)

Sec. 05-040 – Work without Permit(s)

7. Respondent agrees to correct all code violation(s) specified in paragraph 6 above.

8. Respondent shall correct each and every one of the above-cited violations by 10/03/2026 (the "Compliance Date") or a fine in the amount of \$250.00 per day, per violation shall be imposed every day thereafter until such time that each and every one of the above-cited violations is corrected.

9. The Town has incurred costs in the amount of \$409.66 to prosecute this case.

Respondent agrees to reimburse the Town for such costs within thirty (30) days of the date of the Special Magistrate's Adoption of this Settlement Agreement.

10. Respondent shall, once the Property has been brought into compliance, immediately contact the Town of Loxahatchee Groves Code Compliance Division to arrange for an inspection of the Property and/or records in order to verify that the Property has been brought into compliance with the Town of Loxahatchee Groves code provisions cited above.

11. If the Agreed Order is not timely complied with, following a Fine-Assessment Hearing which is scheduled in paragraph 13 below, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by Respondent.

12. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before a Town of Loxahatchee Groves Special Magistrate on the 6th day of April, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear at the hearing, this Settlement Agreement will be presented to the Special Magistrate in your absence.

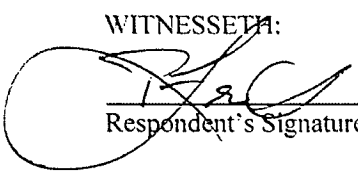
13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes Notice of Hearing to be held on the 13th day of October, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special Magistrate, Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine-Assessment Hearing on this matter heard on the 13th day of October, 2026 at 9:00 AM.

14. This Settlement Agreement shall not become effective unless and until it is adopted by the Town of Loxahatchee Groves Special Magistrate.

15. The parties agree that if the Special Magistrate rejects or seeks to modify this Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date provided herein and agree to be bound by the terms and conditions of this Settlement Agreement.

WITNESSETH:



Respondent's Signature

Date: 4/6/2026

Pierre Francois

Respondent's Name (Printed)

Executive Secretary, Southern Conference of Seventh-day Adventists

Respondent's Title/Corporation

Address: 1701 Polaris Ave

Mont Dora FL 32757

Respondent's Signature

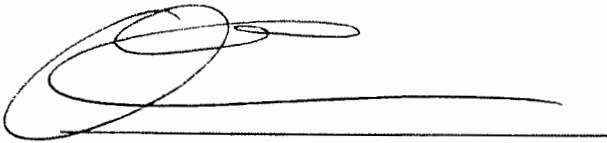
Date: _____

Respondent's Name (Printed)

Respondent's Title/Corporation

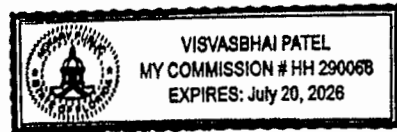
Address: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this, 6th day of April, 20 26 by DIVERSIA PIERRE FRANCOIS, who has produced _____ as identification or is personally known to me.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: July 20, 2026




Code Compliance Officer Signature, as Authorized Representative for Code Compliance Division

John Suarez
Printed name of Code Compliance Officer

CC:

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NOTICE:


THE BURDEN SHALL REST UPON RESPONDENT TO REQUEST A REINSPECTION TO DETERMINE WHETHER THE VIOLATION HAS BEEN BROUGHT INTO COMPLIANCE.

Failure to comply with this Order on or before the compliance date may result in a lien being placed against the Property, and upon any other real or personal property owned by Respondent pursuant to Sections 162.08 and 162.09, Florida Statutes, as amended, and Article 10, ULDC, as amended. After three (3) months from the filing of any such lien which remains unpaid, the special magistrate may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. In addition, the Town may undertake other collection actions it deems appropriate and impose such costs upon Respondent. Interest shall be imposed in accordance with Article 10, ULDC.

A certified copy of this Order may be recorded in the public records of the Town of Loxahatchee Groves, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property.

Respondent may appeal an order of the Special Magistrate to the Circuit Court of the Palm Beach County. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

I hereby certify that a true and correct copy of the foregoing order has been furnished to Jean Szwajert and by U.S Regular/Certified Mail on this, the 6th day of 2026.



Signature
Pierre Francois

Date: 4/6/2026

Name (Printed)
Executive Secretary

Title

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

EXHIBIT B

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-47

Petitioner,

v.

SROK 136 LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Sections 105.5 and 105.1 of the Florida Building Code, and Sections 20-010(G)(1), 05-040 and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 487.68 FT OF W 978.56 FT OF TR 10 BLK E

STREET ADDRESS:

13640 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-510-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th day of April, 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, SROK 136 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. The parties mutually agreed to continue the matter.

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

EXHIBIT C

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-50

Petitioner,

v.

STANLEY T VORSTEG & DEBORAH A WILSON,

Respondents.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 6, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE COMPLIANCE

CASE #: CE-26-50

RESPONDENT'S NAME: STANLEY T VORSTEG & DEBORAH A WILSON

MAILING ADDRESS: 12875 BRYAN RD LOXAHATCHEE FL 33470 4908

PREMISES ADDRESS: 12875 BRYAN RD

PCN: 41-41-43-17-01-634-0010

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 6th day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer John Suarez, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent, Stanley T Vorsteg & Deborah A Wilson, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

WHEREAS, the parties wish to resolve the above-cited case without the time and expense of conducting an evidentiary hearing before the Special Magistrate; and

WHEREAS, Respondent understands and agrees that this Settlement Agreement will only take effect if adopted as an order of the Special Magistrate.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter set forth the parties hereto agree as follows:

1. The recitals above are true and correct and are hereby made a part of this Settlement Agreement.

2. Respondent is the owner of the property located at 12875 Bryan RD, Parcel Control Number: 41-41-43-17-01-634-0010 (the "Property").

3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.

4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.

5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.

6. Respondent admits that the Property is currently in violation of the below-cited codes, as set forth more specifically in the Notice of Violation/Notice of Hearing issued to Respondent in this case:

Florida Building Code

FBC 105.1 – Work without permit(s)

Code of Ordinances

Sec. 22-135(a) – Business Tax Receipt required (COMPLIED)

Unified Land Development Code

Sec. 20-010(G)(3)(e) – Commercial and Recreational Vehicles Limitations

Sec. 20-010(G)(3) – Equipment Screening

Sec. 20-010(G)(1) – Outdoor Storage

Sec. 20-017 – Prohibited Use

Sec. 175-110 – Floodplain Development Permit Requirements

Sec. 175-170 – Floodplain Development Permit Requirements

Sec. 175-240 – Floodplain Development Permit Requirements

Sec. 50-015.(A)(2) – Property Maintenance

Sec. 05-040 – Work without Permit(s)

7. Respondent agrees to correct all code violation(s) specified in paragraph 6 above.

8. Respondent shall correct each and every one of the above-cited violations by 10/03/2026 (the "Compliance Date") or a fine in the amount of \$250.00 per day, per violation shall

be imposed every day thereafter until such time that each and every one of the above-cited violations is corrected.

9. The Town has incurred costs in the amount of \$409.66 to prosecute this case. Respondent agrees to reimburse the Town for such costs within thirty (30) days of the date of the Special Magistrate's Adoption of this Settlement Agreement.

10. Respondent shall, once the Property has been brought into compliance, immediately contact the Town of Loxahatchee Groves Code Compliance Division to arrange for an inspection of the Property and/or records in order to verify that the Property has been brought into compliance with the Town of Loxahatchee Groves code provisions cited above.

11. If the Agreed Order is not timely complied with, following a Fine-Assessment Hearing which is scheduled in paragraph 13 below, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by Respondent.

12. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before a Town of Loxahatchee Groves Special Magistrate on the 6th day of April, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear at the hearing, this Settlement Agreement will be presented to the Special Magistrate in your absence.

13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes notice of the hearing to be held on the 13th day of October, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the notice of hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special

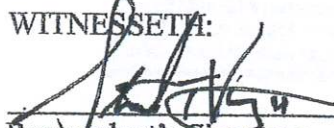
Magistrate, Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine-Assessment Hearing on this matter heard on the 13th day of October, 2026 at 9:00 AM.

14. This Settlement Agreement shall not become effective unless and until it is adopted by the Town of Loxahatchee Groves Special Magistrate.

15. The parties agree that if the Special Magistrate rejects or seeks to modify this Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date provided herein and agree to be bound by the terms and conditions of this Settlement Agreement.

WITNESSETH:



Respondent's Signature

Date: 4-1-26

Stanley T Vorsteg

Respondent's Name (Printed)

Owner

Respondent's Title/Corporation

Address: **12875 Bryan Road**
Loxahatchee, FL 33470



Respondent's Signature

Date: 4-1-2026

Deborah A Wilson

Respondent's Name (Printed)

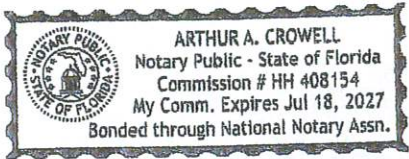
Owner

Respondent's Title/Corporation

Address: **12875 Bryan Road**
Loxahatchee, FL 33470

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this, 1 day of April, 20 26 by Stanley T Vorsteg / Deborah A. Wilson, who has produced FL Driver License as identification or is personally known to me.

Arthur A. Crowell
Arthur A Crowell
NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires: July 18, 2027

[Signature]
Code Compliance Officer Signature, as Authorized Representative for Code Compliance Division
John Sueren
Printed name of Code Compliance Officer

CC:

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ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-48

Petitioner,

v.

DONALD N & SHERRY TETREAUULT TRUST,

Respondent.

_____ /

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, and Sections 20-010(G)(1), 05-040, 20-017, 175-110, 175-240, 90-070(A) and 50-015(A)(2) of the Town ULDC and Sections 18-21(a)(1-2) and 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION
LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E

STREET ADDRESS:
13538 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:
41-41-43-17-01-510-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th day of April, 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, DONALD N & SHERRY TETREAUULT TRUST, 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. The parties mutually agreed to continue the matter.


ORDER

It is the Order of the Special Magistrate that this matter is continued to **April 15, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-32

Petitioner,

v.

JOHN, EVAN & ARLEEN SMITH,

Respondents.

ORDER RESETTING VIOLATION HEARING

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

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 13 (LESS W 8.85 AC) BLK C

STREET ADDRESS:

14805 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-313-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 6th day of April, 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, JOHN, EVAN & ARLEEN SMITH, are the owners of the above-described property.
2. Respondents were represented at the hearing by Jack Rice, Esq., Counsel; there was also a finding of proper notice via actual notice and stipulation by Respondents' Counsel.
3. The Parties mutually agreed to a continuance of the matter.

EXHIBIT F

Prepared By, Record and Return to:
Amity Barnard, Esq.
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. 23040012

Petitioner,

v.

ESCUE FARMS LLC,

Respondent.

ORDER AUTHORIZING FORECLOSURE

RE: Violation of Sections 20-050(a)(1), 20-050(a)(2) and 20-050(a)(5) of the Town ULDC 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 6th day of April, 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 Shahmir Quareshi, Owner and Reginald Stambaugh, Esq., Counsel who stipulated to a finding of proper notice for the hearing.
- 3. As of the hearing on April 6, 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 June 6, 2023 in the Public Records for Palm Beach County at ORB 34381, Pages 357-358, filed on June 16, 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 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE


ORDER

It is the Order of the Special Magistrate that this matter is continued to **August 11, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 6th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES

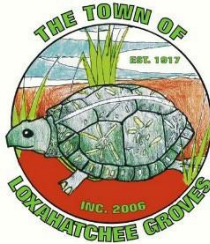
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

APRIL 15, 2026 – 9:01 AM – 9:47 AM



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

CALL TO ORDER

The meeting was called to order by Dylan Brandenburg, Special Magistrate at 9:01 AM on Wednesday, April 15, 2026.

ROLL CALL

Staff Present:

- Caryn Gardner-Young, Community Standards Director
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Ramsay Bulkeley, Consultant
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Dylan Brandenburg, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

1. Mariliz Del C Britton and Walter B Britton

- Case # CE-26-34
- Address: 12823 Kazee Rd
- PCN # 41-41-43-17-01-703-0010
- Violation sec: ULDC 05-040(A) Permits required; Expiration of permits and development orders; ULDC 92-010 Permit, Inspection, and Maintenance requirements; Code of Ordinances 18-24 Tree Mitigation; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

Please see Exhibit A for attached order.

2. Moises Landscaping Inc

- Case # CE-26-31
- Address: 15346 San Diego Dr
- PCN # 41-41-43-17-01-207-0320
- Violation sec: FBC 105.1 Building permit required; ULDC 05-040 (A) Permits required; Expiration of permits and development orders

Please see Exhibit B for attached order.

3. Ivonne Carballo

- Case # CE-26-54
- Address: 15339 Okeechobee Blvd
- PCN # 41 41 43 17 01 213 0090
- Violation sec: ULDC 20-010(B)(3) Animals and livestock – Setback; ULDC 20-010(G)(3)f Equipment screening – Inactive vehicles and equipment; FBC 105.1 Building permits required; ULDC 92-010 Recreational vehicles – Permit, inspection, and maintenance requirements; ULDC 92-015 Allowances; ULDC 20-010(H) Swimming pools

Please see Exhibit C for attached order.

4. Aida Hernandez

- Case # CE-26-57
- Address: 15347 Okeechobee Blvd
- PCN # 41 41 43 17 01 213 0080
- Violation sec: ULDC 20-010 (G)(3) Equipment screening – outdoor storage; ULDC 20-010 (G)(3) f Equipment screening – Inactive vehicles and equipment; Code of Ordinance 30-3 Nuisance; Code of Ordinance 30-4 Accumulation of trash, junk, or debris, living and non-living plant material; Code of Ordinance 30-1 (4) Purpose and intent; ULDC 20-010 (G)(1) Outdoor storage; ULDC 25-020 Prohibited use; ULDC 20-017 Prohibited uses; ULDC 50-015 (A)(2) Visual detractors or eyesores; ULDC 45-010 (B) Duty to maintain property –

Inoperable/derelict/unregistered vehicles; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 45-010 Property maintenance – maintain property in a state of good repair; ULDC 50-015 (A)(1) Visual detractions or eyesores

Please see Exhibit D for attached order.

5. Gaye Hankla

- Case # CE-26-52
- Address: 14523 Okeechobee Blvd
- PCN # 41-41-43-17-01-312-0040
- Violation sec: ULDC 175-125 Application for a permit or approval; ULDC 175-110 Permits required; ULDC 45-010 (B) Duty to maintain property – inoperable/derelict/unregistered vehicles; ULDC 20-010 (G)(1, 3) Equipment screening; ULDC 30-5 Overgrowth; ULDC 20-017 Prohibited uses; ULDC 45-010 Property maintenance – Litter, garbage, debris, trash; ULDC 92-010 Recreational vehicles - Permit, inspection, and maintenance requirements; ULDC 50-015 (A)(1) Visual detractions or eyesores

Please see Exhibit E for attached order.

6. Dustin Ertle and Jamie M Ertle

- Case # CE-26-49
- Address: 13313 Bryan Rd
- PCN # 41-41-43-17-01-612-0030
- 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 – outdoor storage; ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal; ULDC 175-240 Violations

Please see Exhibit F for attached order.

7. Dustin Ertle and Jamie M Ertle

- Case #CE-26-56
- Address: No address only PCN
- PCN # 41-41-43-17-01-613-0020
- Violation sec: FBC 105.1 Building permit required; ULDC 175-170 General inspections; Code of Ordinance 30-4 Nuisance – accumulation of trash, junk, or debris; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 (A) Permits

required; expiration of permits and development orders; ULDC 175-110 Permits required; ULDC 20-017 Prohibited uses; ULDC 175-240 Violations

Please see Exhibit G for attached order.

8. F Road Holdings LLC

- Case # CE-26-55
- Address: 1858 F Rd
- PCN # 41-41-43-17-01-612-0050
- Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 05-040(A) Permits required; expiration of permits and development orders; ULDC 92-010 Recreational vehicles – Permit, inspection, and maintenance requirements

Please see Exhibit H for attached order.

9. PBP Investments LLC

- Case # CE-26-45
- Address: No address only PCN
- PCN # 41-41-43-17-01-210-0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 175-360 Park trailers; ULDC 05-040 (A) Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinances 18-21(a)(1-2) Tree / Vegetation removal

Please see Exhibit I for attached order.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

10. Donald N and Sherry Tetreault Trust

- Case # CE-26-48
- Address: 13538 Okeechobee Blvd
- PCN # 41-41-43-17-01-510-0010
- 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 detractions or eyesores; Code of Ordinances 22-135(a) Business Tax Receipt (BTR)

Please see Exhibit J for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

May, 4, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 9:47 AM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile,
Assistant to the Town Clerk

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-34

Petitioner,

v.

WALTER BRYAN BRITTON & MARILIZ DEL CARMEN BRITTON,

Respondents.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 13, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

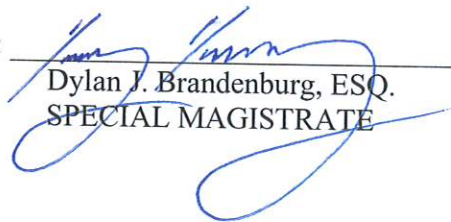
BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

EXHIBIT B

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-31

Petitioner,

v.

MOISES LANDSCAPING INC,

Respondents.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 15, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-45

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(1), 175-360, 05-040(A), and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 10 BLK B

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-210-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, PBP INVESTMENTS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record and Return to:
Dylan J. Brandenburg, 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. CE-26-57

Petitioner,

v.

AIDA HERNANDEZ,

Respondents.

ORDER FINDING VIOLATION

RE: Violation of Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES WLY 131.05 FT OF ELY 565.30 FT OF SLY 326 FT OF TR 13 BLK B

STREET ADDRESS:

15347 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-213-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, AIDA HERNANDEZ, is the owner of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
4. At the hearing on April 15, 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 A, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 25-020, 20-017, 50-015(A)(2), 45-010(B), 45-010, 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Sections 30-3, 30-4, and 30-1(4) of the Code of Ordinances of the Town of Loxahatchee Groves, no later than **June 30, 2026**. **This matter is set for a Fine Assessment Hearing on July 14, 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) per violation may be assessed for each day that the violations continue to exist past June 30, 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 April 15, 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 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-52

Petitioner,

v.

GAYE HANKLA,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Sections 175-125, 175-110, 45-010(B), 20-010(G)(1,3), 30-5, 20-017, 45-010, 92-010, 50-015(A)(1) of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 200 FT OF S 435.6 FT OF TR 12 BLK C

STREET ADDRESS:

14523 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-312-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, GAYE HANKLA, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE


BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

EXHIBIT F

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-49

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 22-135(a) and 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(3)(e), 20-010(G)(3), 175-170, 175-110, 20-010(G)(1), 05-040, 20-017, 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 776.91 FT OF W 1166.34 FT OF TRACT 12 BLK F

STREET ADDRESS:

13313 Bryan Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-612-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

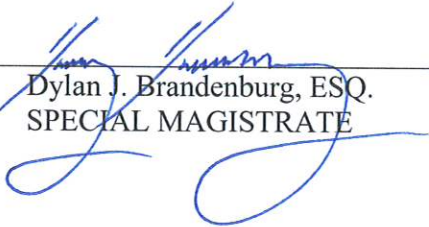
BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

EXHIBIT G

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-56

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 30-4 of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 175-170, 20-010(G)(1), 05-040(A), 175-110, 20-017, and 175-240 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 5 AC OF TR 13 BLK F

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-613-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

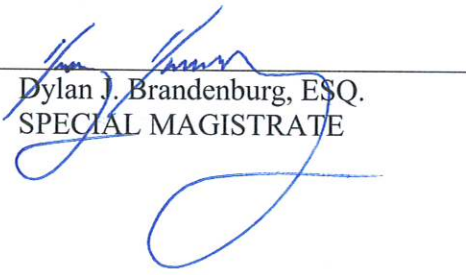
ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-55

Petitioner,

v.

F ROAD HOLDINGS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 05-040(A) and 92-010 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 5 AC OF TR 12 (LESS S 1/2) BLK F

STREET ADDRESS:

1858 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-612-0050

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, F ROAD HOLDINGS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:  _____
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT I

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-45

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER RESETTING VIOLATION HEARING

RE: Violation of Section 105.1, Florida Building Code, 18-21(a)(1-2) of the Code of Ordinances of the Town of Loxahatchee Groves, and Sections 20-010(G)(1), 175-360, 05-040(A), and 20-017 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 10 BLK B

STREET ADDRESS:

NA

PARCEL CONTROL NUMBER:

41-41-43-17-01-210-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 15th day of April, 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, PBP INVESTMENTS LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; there was a finding of proper notice.
3. The Parties have mutually agreed to a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 4th, 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 Respondents to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT J

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-48

Petitioner,

v.

DONALD N & SHERRY TETREAULT TRUST,

Respondent.

_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 2, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 15th day of April, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:



Dylan J. Brandenburg, ESQ.
SPECIAL MAGISTRATE