

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

JANUARY 21, 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

01/05/2026 Special Magistrate Hearing Minutes

NOTICE OF STATUS/ FINE ASSESMENT HEARING

VIOLATION HEARINGS / NEW BUSINESS

1. JAVIER AND ROSA GARCIA

- Tenants Listed: IMMACULATE WAYS INC AND SANTANA EQUESTRIAN PRIVATE FINANCIAL INC
- Address: 1470 A Road
- Case No: CE-25-64
- PCN #41414317011060020
- ULDC Code Sections:
 - ULDC 175-110 Permits required
 - ULDC 175-125 Application for a Permit or Approval
 - ULDC 175-170 General Inspections
 - ULDC 175-240 Violations
 - ULDC 175-145 Other permits required
 - ULDC 175-245 Authority
 - ULDC 175-250 Unlawful continuance
 - ULDC 175-310 Limitations on placement of fill
- Code of Ordinance Sections:
 - SEC 18-21 Permitted, exempt, and prohibited activities
 - SEC 18-24 Tree mitigation

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 2026 – 9:00 AM

ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Published and Posted on January 14, 2026, at 3:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

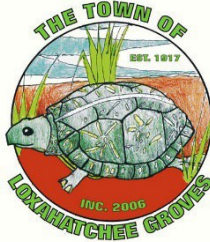
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

JANUARY 5, 2026 – 9:04 AM – 10:23 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 9:04 AM on Monday, January 5, 2026.

ROLL CALL

Staff Present:

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

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. PETER & MELISSA MARTZ

- Address: 14817 Snail Trail
- PCN:41-41-43-17-01-309-0080
- Case# CE-25-28
- Code Sections: ULDC 70-015 Maintenance of swales and culverts; 70-020 Drainage to be contained on site; 70-025 Culverts required

Please see Exhibit A for the corresponding Order.

2. SAFAR IRREVOCABLE TRUST

- Address: 15447 San Diego Drive
- PCN: 41-41-43-17-01-207-0460
- Case # CE-25-42
- Code sections: ULDC 05-040 Permits required; expiration of permits and development orders; FBC (Florida Building Code) 105.1 Building permit required

Please see Exhibit B for the corresponding Order.

VIOLATION HEARINGS / NEW BUSINESS

3. LEONARDO & GISELA PALENZUELA

- Address: 2793 C Rd
- PCN:41-41-43-17-01-238-0020
- Case# CE-25-52
- Code Sections: FBC (Florida Building Code) 105.1 Building permit required; Code of Ordinances 22-135(a) Business Tax Receipt; ULDC Prohibited uses

Please see Exhibit C for the corresponding Order.

CONTINUANCE HEARING FROM SEPTEMBER 17,2025 HEARING

4. JOSE VILARINO& RAMON A VILARINO JR

- Address: 2241 A Rd
- PCN: 41-40-43-24-00-000-1030
- Case # 25040001
- Code Sections: Code of Ordinances 30-6 Keeping of fill on property; ULDC 20-017 Prohibited Uses; ULDC 20-010(g)(1) General provisions

Please see Exhibit D for the corresponding Order.

REQUEST FOR AUTHORIZATION FORECLOSURE ON LIENS

5. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN: 41-41-43-17-01-120-0010
- Case# 23080006
- Code Sections: Code of Ordinances 22-117 Evidence of operating a business or profession; ULDC 20-017 Prohibited uses
- Fines as follows for foreclosure: The lien for the violation(s) through January 5, 2026 have accrued to \$198,718.55 and will continue to accrue at \$250.00 per day

Please see Exhibit E for the corresponding Order.

6. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN: 41-41-43-17-01-120-0010
- Case # 202006131
- Code Sections: ULDC 175-110 Permits required
- Fine as follows for foreclose: The lien for the violation(s) through January 5, 2026 have accrued to \$176,000.00 and will continue to accrue at \$100.00 per day

Please see Exhibit F for the corresponding Order.

7. OVIDIO DUARTE & HAZEL JARQUIN

- Address: 3138 A Rd
- PCN# 41-41-43-17-01-120-0010
- Case # 2021-014
- Code Sections: Code of Ordinances 22-135 Engaging in business, occupation, etc., without a license; penalty; ULDC 45-010 Duty to maintain property; ULDC 15-015 Setback exceptions; ULDC 05-040 Permits required, expiration of permits & development orders; ULDC 175-360 Permanent placement; ULDC 175-110 Permits required
- Fine as follows for foreclosure: The lien for the violation(s) through January 5, 2026 have accrued to \$365,484.05 and will continue to accrue at \$250.00 per day

Please see Exhibit G for the corresponding Order.

8. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23050020
- 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 January 5, 2026 have accrued to \$202,218.55 and will continue to accrue at \$250.00 per day

Please see Exhibit H for the corresponding Order.

9. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23040018
- Code Sections: Florida Statutes 205.053 Delinquency of required Business Tax Receipt
- Fines as follows for foreclosure: The lien for the violation has accrued to \$1,125.00. This is the total for delinquency and maximum fines.

Please see Exhibit I for the corresponding Order.

10. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23040012
- 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 January 5, 2026 to \$239,469.00 and will continue to accrue at \$250.00 per day

Please see Exhibit J for the corresponding Order.

11. ESCUE FARMS LLC

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 2018-0574
- Code Sections: ULDC Article 5 Section 040
- Fines as follows for foreclosure: The lien for the violation(s) has accrued through January 5, 2026 to \$354,150.00 and will continue to accrue at \$150.00 per day

Please see Exhibit K for the corresponding Order.

CONFIRMATION OF THE NEXT HEARING DATE

Monday, February 2, 2026 - 9:00 AM

ADJOURNMENT

The meeting was adjourned at 9:18 AM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile,
Assistant to the Town Clerk

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

EXHIBIT A

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-28

Petitioner,

v.

PETER GRAHAM MARTZ & MELISSA C. MARTZ,

Respondents.

ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING

RE: Violation of Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 258 FT OF E 516 FT OF N 1/2 OF TR 9 BLK C

STREET ADDRESS:

14817 Snail Trail
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-309-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 5th day of January, 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, PETER GRAHAM MARTZ & MELISSA C. MARTZ, are the owners of the above-described property.
2. Respondents were represented at the hearing by PETER GRAHAM MARTZ; there was also a finding of proper notice.
3. By the "Order Finding Violation" dated December 1, 2025, the Special Magistrate ordered the Respondents to comply with the above-referenced sections on or before January 2, 2026.
4. At the hearing on January 5, 2026, John Suarez, the Town's Code Enforcement Officer, testified under oath and presented documentary and photographic evidence of the violation continuing to occur on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1 without objection.
5. At the hearing on January 5, 2026, the Town requested to continue this matter.

ORDER

It is the Order of the Special Magistrate that this matter be continued. Respondents are hereby ordered to comply with Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of the Ordinances of the Town of Loxahatchee Groves no later than January 30, 2026. **This matter is set for Fine Assessment Hearing on February 2, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violations continue to exist past January 30, 2026, the compliance deadline set by this Order.

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 5th day of January, 2026.

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

Returned to:
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-25-42

Petitioner,

v.

SAFAR IRREVOCABLE TRUST,

Respondent.

_____ /

ORDER ASSESSING FINE

RE: Violation of Section 05-040 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 N 169.01 FT OF W 100 FT OF E 1090 FT OF TR 7 BLK B

STREET ADDRESS:

15447 San Diego Drive
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-207-0460

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 5th day of January, 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. Respondent, SAFAR IRREVOCABLE TRUST, is the owner of the above-described property.

2. Respondent was represented at the hearing by Shahab Shaukat, Property Manager; there was also a finding of proper notice.
3. By the "Order Finding Violation" dated December 1, 2025, the Special Magistrate ordered the Respondent to comply with Section 05-040 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 January 2, 2026.
4. At the hearing on January 5, 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 without objection as Composite Exhibit 1.
5. Respondent's documentary and photographic evidence were entered into the record without objection as Composite Exhibit R2.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Section 05-040 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 105.1 of the Florida Building Code.

ORDER

It is hereby the Order of the Special Magistrate that a Fine of Seven Hundred Fifty Dollars (\$750.00) is hereby assessed beginning January 3, 2026 through January 5, 2026, a period of three (3) 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.

Respondent is further assessed administrative costs in the amount of \$234.50 for prosecuting the January 5, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the December 1, 2025 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 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 5th day of January, 2026.

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

Returned to:
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. CE-25-52

Petitioner,

v.

LEONARDO PALENZUELA & GISELA PALENZUELA,

Respondents.

_____ /

ORDER FINDING VIOLATION

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 5th day of January, 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, LEONARDO PALENZUELA & GISELA PALENZUELA, are the owners of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. At the hearing on January 5, 2026, John Suarez, the Town's Enforcement Officer, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. Jane Cleveland, Neighbor, presented verbal testimony 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.

CONCLUSIONS OF LAW

The above-stated facts constitute a 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

Respondents are hereby ordered to comply with Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves no later than January 25, 2026. **This matter is set for a Fine Assessment Hearing on March 2, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past January 25, 2026, the compliance deadline set by this Order.

Permits and Prohibited Use

Respondents are further ordered to comply with Section 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 no later than February 5, 2026. **This matter is set for a Fine Assessment Hearing on March 2, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past February 5, 2026, 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 January 5, 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 5th day of January, 2026.

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

Returned to:
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. 25040001

Petitioner,

v.

JOSE VILARINO & RAMON A VILARINO JR,

Respondents.

_____ /

ORDER ASSESSING FINE

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 5th day of January, 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, JOSE VILARINO & RAMON A VILARINO JR, are the owners of the above-described property.

2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. By the "Order Finding Violation" dated August 4, 2025, the Special Magistrate ordered the Respondent 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 on or before September 5, 2025.
4. By the "Order Resetting Fine Assessment Hearing" dated September 17, 2025, the Special Magistrate continued the matter to the January 5, 2026 hearing.
5. At the hearing on January 5, 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 without objection as Composite Exhibit 1.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing 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

It is hereby the Order of the Special Magistrate that a Fine of One Hundred Fifty Dollars (\$150.00) is hereby assessed beginning January 5, 2026 through January 5, 2026, a period of one (1) day, and continuing to accrue at One Hundred Fifty Dollars (\$150.00) 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 January 5, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the August 4, 2025 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 5th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT E

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. 23080006

Petitioner,

v.

OVIDIO A DUARTE & HAZEL R JARQUIN,

Respondents.

_____ /

ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

RE: Section 22-117 of the Code of Ordinances and Section 20-017 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 TR 20 BLK A

STREET ADDRESS:

3138 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-120-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 5th day of January, 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, OVIDIO A DUARTE & HAZEL R JARQUIN, are the owners of the above-described property.
2. Respondents were represented at the hearing by Daniel Rose, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT F

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. 202006131

Petitioner,

v.

OVIDIO A DUARTE & HAZEL R JARQUIN,

Respondents.

_____ /

ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

RE: Violation of Section 175-110 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 TR 20 BLK A

STREET ADDRESS:

3138 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-120-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 5th day of January, 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, OVIDIO A DUARTE & HAZEL R JARQUIN, are the owners of the above-described property.
2. Respondents were represented at the hearing by Daniel Rose, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

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

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT G

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 2021-014

Petitioner,

v.

OVIDIO A DUARTE & HAZEL R JARQUIN,

Respondents.

ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

RE: Violation of Section 22-135 and Sections 45-010, 15-015, 05-040, 175-360, 175-110 and 175-115 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 TR 20 BLK A

STREET ADDRESS:

3138 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-120-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 5th day of January, 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, OVIDIO A DUARTE & HAZEL R JARQUIN, are the owners of the above-described property.
2. Respondents were represented at the hearing by Daniel Rose, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

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

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT H

**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.

ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

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 5th day of January, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

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

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT I

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 23040018

Petitioner,

v.

ESCUE FARMS LLC,

Respondent.

ORDER GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

RE: Violation of Section 22-117 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 5th day of January, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

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

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT J

**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 5th day of January, 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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

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

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

EXHIBIT K

**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 GRANTING CONTINUANCE FORECLOSURE AUTHORIZATION

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 5th day of January, 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, WAGFLO LLC (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 **February 2, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 5th day of January, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE