

# **TOWN OF LOXAHATCHEE GROVES**

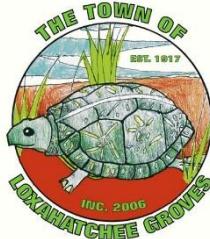
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## **SPECIAL MAGISTRATE HEARING**

### **AGENDA**

**JANUARY 05, 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.

considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

**HEARING ITEMS**

**CALL TO ORDER**

**ROLL CALL**

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

**APPROVAL OF THE MINUTES**

12/01/25 Special Magistrate Hearing Minutes

**NOTICE OF STATUS/ FINE ASSESSMENT 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

**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

**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

**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

**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

**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

**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

**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

**9. ESCUE FARMS LLC**

- Address 1300 D Rd
- PCN# 41-41-43-17-01-405-0010
- Case# 23040018
- Code Sections: Florida Statues 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.

**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

**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

**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 December 29 , 2025, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

# **TOWN OF LOXAHATCHEE GROVES**

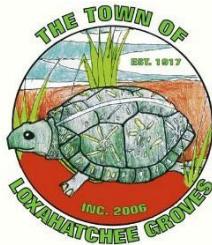
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## **SPECIAL MAGISTRATE HEARING**

### **MINUTES**

**DECEMBER 1, 2025 – 9:04 AM – 12:30 PM**



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

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### **CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate at 9:04 AM on Monday, December 1, 2025.

### **ROLL CALL**

#### **Staff Present:**

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Craig Lower, Public Works Superintendent
- Ennya Blaise, Assistant to the Town 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**

1. 08/04/25 Special Magistrate Hearing Minutes
2. 08/22/25 Special Magistrate Hearing Minutes
3. 09/08/25 Special Magistrate Hearing Minutes
4. 09/17/25 Special Magistrate Hearing Minutes

## **NOTICE OF STATUS/ FINE ASSESSMENT HEARING**

There was no notice of status/ fine assessment hearings at this hearing.

## **VIOLATION HEARINGS/ NEW BUSINESS**

### **1. THOMAS & SHEILA WOZNIAK**

- Address: 14090 North Road
- PCN:41-41-43-17-01-429-0020
- Case# CE-25-47
- Code Sections: Code of Ordinances 30-7 Imminent Public Threat; Code of Ordinances 30-1(4) Nuisances; ULDC 70-015 Maintenance of Swales and Culverts
- *Please see Exhibit A for the following Order*

### **2. PBP INVESTMENTS LLC**

- Address: 392 F Road
- PCN: 41-41-43-17-01-905-005
- Case # CE-25-40
- Code sections: ULDC 20-010 (B)(2) General Provisions Fences
- *Please see Exhibit B for the following Order*

### **3. 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; FBC 105.1 Building Permits required
- *Please see Exhibit C for the following order*

### **4. BUCKPASSER LLC**

- Address: 14872 Gruber Lane
- PCN: 41-41-43-17-01-305-0010
- Case # 25050004
- Code sections: ULDC 175-170 General; ULDC 175-110 Permits required; ULDC 175-240 Violations
- *Please see Exhibit D for the following order*

**5. PETER GRAHM & 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; ULDC 70-020 Drainage to be contained on site; ULDC 70-025 Culverts required
- *Please see Exhibit E for the following order*

**6. JOHN & EVAN & ARLENE SMITH**

- Address: 14805 Okeechobee Boulevard
- PCN: 41-41-43-17-01-313-0010
- Case # CE-25-32
- Code sections: ULDC 20-010(G)(1) General provisions – Outdoor storage; ULDC 20-017 Prohibited Uses
- *Please see Exhibit F for the following order*

**7. SCOTT & CHRISTINA DEVINE**

- Address: 1037 F Road
- PCN: 41 41 43 17 01 535 0020
- Case # CE-25-49
- Code sections: ULDC 50-035(B) Roadside and Trail vegetative nuisance prohibited
- *Removed from Agenda*

**PETITION TO CODE ENFORCEMENT SPECIAL MAGISTRATE TO DETERMINE  
COMPLIANCE**

**1. ELDAD ITSKOVICH**

- Address: 1032 Hyde Park Rd
- PCN: 41-41-43-17-01-535-0030
- Case # 202006122
- Code section: ULDC 175-110 Permits required
- Petition requested by: Katie A. Edwards-Walpole, Esq. for property owner, Eldad Itskovich
- *Please see Exhibit G for the following order*

## **CONFIRMATION OF THE NEXT HEARING DATE**

The next Special Magistrate hearing is scheduled for, January 5, 2026 at 9:00 AM.

## **ADJOURNMENT**

The meeting was adjourned at 12:30 PM.

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Amity R. Barnard, Esquire, Special Magistrate

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Gabriella Croasdaile,  
Assistant to the Town Clerk

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

**EXHIBIT A**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-25-47**

**Petitioner,**

**v.**

**THOMAS N II & SHEILA M WOZNIAK,**

**Respondents.**

/

**ORDER RESETTING VIOLATION HEARING**

RE: Violation of Sections 30-7 and 30-1(4) of the Code of Ordinances and Section 70-015 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W ½ OF E ½ OF TR 29 BLK D

**STREET ADDRESS:**

14090 North Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-429-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1<sup>st</sup> day of December, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

**FINDINGS OF FACT**

1. Respondents, THOMAS N II & SHEILA M WOZNIAK, are the owners of the above-described property.
2. Respondents were represented at the hearing by Melissa Chulski, Esq., Counsel; there was also a finding of proper notice.
3. The Parties mutually agreed to a continuance of 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 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT B**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-25-40**

**Petitioner,**

**v.**

**PBP INVESTMENTS LLC,**

**Respondent.**

**ORDER FINDING VIOLATION**

RE: Violation of Section 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES N 700 FT OF S 1450 FT OF W 310 FT OF TR 5 BLK K

**STREET ADDRESS:**

392 F Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-905-0050

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1<sup>st</sup> day of December, 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, PBP INVESTMENTS 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. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, the Town's Public Works Superintendent, 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.

## **CONCLUSIONS OF LAW**

The above-stated facts constitute a violation of Section 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

## **ORDER**

Respondent is hereby ordered to comply with Section 20-010(B)(2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than December 15, 2025. **This matter is set for a Fine Assessment Hearing on January 5, 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 One Hundred Fifty Dollars (\$150.00) may be assessed for each day that the violation continues to exist past December 15, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the December 1, 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT C**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-25-42**

**Petitioner,**

**v.**

**SAFAR IRREVOCABLE TRUST,**

**Respondent.**

**/**

**ORDER FINDING VIOLATION**

**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 1<sup>st</sup> day of December, 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, SAFAR IRREVOCABLE TRUST, is the owner of the above-described property.
2. Respondent was represented at the hearing by Zia Shaukat, Realtor; there was also a finding of proper notice.
3. At the hearing on December 1, 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.
4. The Respondent's documentary evidence was entered into the record as Composite Exhibit R2, without objection.

## **CONCLUSIONS OF LAW**

The above-stated facts constitute a 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**

Respondent is hereby ordered 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 no later than January 2, 2026. **This matter is set for a Fine Assessment Hearing on January 5, 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 2, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the December 1, 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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT D**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 20250004**

**Petitioner,**

**v.**

**BUCKPASSER LLC,**

**Respondent.**

**/**

**ORDER FINDING VIOLATION**

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

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES E 1/4 OF TRACT 5 BLK C

**STREET ADDRESS:**

14782 Gruber Lane  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-305-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1<sup>st</sup> day of December, 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, BUCKPASSER LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Bianca Berktold and Tim DeYoung, Owners; there was also a finding of proper notice.
3. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Jeff Kurtz, the Town's prior Coordinator, 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.
4. The Respondent's documentary evidence was entered into the record as Composite Exhibit R2, without objection.

## **CONCLUSIONS OF LAW**

The above-stated facts constitute a violation of Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

## **ORDER**

Respondent is hereby ordered to comply with Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than February 27, 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 27, 2026, the compliance deadline set by this Order.

Administrative costs for prosecuting the December 1, 2025 hearing are hereby *reserved*.

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 Respondent to contact the Code Enforcement Department at (561) 793-2418 to request a re-inspection of the property.**

DONE AND ORDERED THIS 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT E**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. CE-25-28**

**Petitioner,**

**v.**

**PETER GRAHAM MARTZ & MELISSA C. MARTZ,**

**Respondents.**

/

**ORDER FINDING VIOLATION**

**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 1<sup>st</sup> day of December, 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, 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. At the hearing on December 1, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, the Town's Public Works Superintendent, 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.

## **CONCLUSIONS OF LAW**

The above-stated facts constitute a violation of Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

## **ORDER**

Respondents are hereby ordered to comply with Sections 70-015, 70-020 and 70-025 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than January 2, 2026. **This matter is set for a Fine Assessment Hearing on January 5, 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 2, 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 December 1, 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 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT F**

**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 1<sup>st</sup> day of December, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

**FINDINGS OF FACT**

1. Respondents, 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.
3. The Parties mutually agreed to a continuance of the matter.

**ORDER**

It is the Order of the Special Magistrate that this matter is continued to **April 6, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

DONE AND ORDERED THIS 1<sup>st</sup> day of December, 2025.

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**

**EXHIBIT G**

**TOWN OF LOXAHATCHEE GROVES, FLORIDA,**

**CASE NO. 202006122**

**Petitioner,**

**v.**

**ELDAD ITSKOVICH,**

**Respondent.**

/

**ORDER ON COMPLIANCE AND GRANTING CONTINUANCE**

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

**LEGAL DESCRIPTION**  
LOXAHATCHEE GROVES SW 1/4 OF TR 35 BLK E

**STREET ADDRESS:**  
1032 Hyde Park Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-535-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 1<sup>st</sup> day of December, 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, ELDAD ITSKOVICH, through Katie Edwards-Walpole, Esq., Counsel, petitioned and requested the hearing on December 1, 2025 before the Code Enforcement Special Magistrate on the issue of compliance only.
2. Pursuant to the plain language of Section 175-110 of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves, compliance in the above-referenced matter is achieved upon issuance of the required FDA permit.

**ORDER**

It is the Order of the Special Magistrate that jurisdiction is reserved and the matter is continued until such time as a Joint Stipulated Order is prepared by the Parties and presented to the Special Magistrate.

DONE AND ORDERED THIS 1<sup>st</sup> day of December, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE