

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

DECEMBER 01, 2025 – 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

- [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 ASSESMENT 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

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

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

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

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

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

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

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

CONFIRMATION OF THE NEXT HEARING DATE

Monday, January 5, 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 November 24, 2025, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

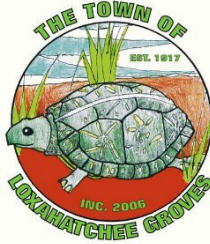
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

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

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- 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.

NOTICE OF STATUS/ FINE ASSESSMENT HEARING

1. LANTANA HOLDINGS LLC

- 16169 Southern Blvd
- Case # 23010003 & 23010006
- PCN: 41-40-43-36-00-000-1020
- Previously found in violation of Code section 87-030 Tree Removal Permit; 20-017 Prohibited Use

Please see Exhibit A for the corresponding Order.

VIOLATION HEARINGS/NEW BUSINESS

1. JOSE VILARINO & RAMON A VILARINO JR

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

Please see Exhibit B for the corresponding Order.

AGREED ORDERS

There were no agreed orders at this hearing.

CONFIRMATION OF THE NEXT HEARING DATE

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

ADJOURNMENT

The meeting was adjourned at 10:40 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. 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 mitt@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

Exhibit B

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

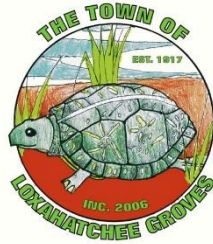
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

AUGUST 22, 2025 – 9:00 AM – 9:38 AM



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

Assistant to the Town Clerk: Gabriella Croasdaile

COMMITTEE AGENDA ITEMS

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:00 AM on Friday, August 22, 2025.

ROLL CALL

Staff Present:

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

Staff Absent:

- Francine L. Ramaglia, Town Manager
- Caryn Gardner-Young, Director of Community Standards
- John Suarez, Code Compliance Officer

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no additions, deletions, and/or modifications to the agenda.

NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. **LANTANA HOLDINGS, LLC.**
16169 Southern Boulevard, Loxahatchee Groves, FL 33470
Case # 230100030 & 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

See Exhibit A.

VIOLATION HEARINGS/ NEW BUSINESS

No Violation Hearings/ New Businesses.

ADJOURNMENT

The meeting was adjourned at 9:38 AM.

Published and Posted on December 1, 2025, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

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. 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

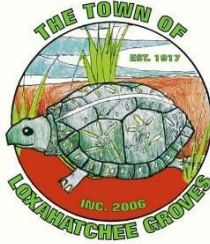
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

SEPTEMBER 8, 2025 – 9:00 AM – 10:16 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 Wednesday, September 8, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Caryn Gardner –Young, Director of Community Standards
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

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

Director of Community Standards Caryn Gardner-Young provided deletions and modifications to the Special magistrate agenda - Section IV. Item 1,2,6. were deleted from the agenda. Section III. Item 2 was moved first in the hearing.

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. PALENZULA GISELA & PALENZUELA LEONARDO

- 2793 C Rd
- 25040066
- PCN: 41-41-43-17-01-238-0020
- Violation Section(s): 175-110, 175-170, 175-240 – FDA Requirements, 20-017 Prohibited Use

Please see Exhibit A for the corresponding Order.

2. SEIFERT MARGARET & SEIFERT KENNETH

- 3255 E Rd
- 23020001
- PCN: 41-41-43-17-01-434-0030
- Violation Section(s): 30-43, 30-44, 30-45, 30-49(a) – Manure Violation

Please see Exhibit B for the corresponding Order.

V. VIOLATION HEARINGS/NEW BUSINESS

3. J&J REALTY INVESTMENT HOLDINGS LLC

- 1555 Folsom Rd
- CE-25-15
- PCN: 41-41-43-17-01-637-0010
- Violation Section(s): 22-132, 22-134, 22-135 – Business Tax Receipt

Please see exhibit C for the corresponding Order.

VI. AGREED ORDERS

There were no agreed orders at this hearing.

VII. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Wednesday, September 17, 2025 at 9:00 AM.

VIII. ADJOURNMENT

The meeting was adjourned at 10:16 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. 25040066

Petitioner,

v.

LEONARDO PALENZUELA & GISELA PALENZUELA,

Respondents.

ORDER ASSESSING FINE

RE: Violation of Sections 175-170, 175-110, 175-240 and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

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 8th day of September, 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, 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. By the "Order Finding Violation" dated June 2, 2025, the Special Magistrate ordered the Respondents to comply with Sections 175-170, 175-110, 175-240 and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Grove on or before July 7, 2025 for the violation of Section 20-017, on or before July 7, 2025 by applying for the required FDA permit for the violation of Sections 175-170, 175-110 and 175-240 and on or before August 29, 2025 by obtaining the required FDA permit for the violation of Sections 175-170, 175-110, 175-240.
4. At the hearing on September 8, 2025, John Suarez, the Town's Code Enforcement Officer testified under oath and presented documentary and photographic evidence of violations remaining on the property. Mr. Suarez testified that the Respondents had timely complied with the violation of Section 20-017 and Sections 175-170, 175-110 and 175-240 with regard to applying for the required FDA permit; however, Mr. Suarez testified that the required FDA permit had not been issued by the required compliance date of August 29, 2025 as the Respondents had not yet executed the required FDA permit, therefore the violation of Sections 175-170, 175-110 and 175-240 was not in compliance regarding issuance of the required FDA permit. 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 175-170, 175-110 and 175-240 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 Two Thousand Five Hundred Dollars (\$2,500.00) is hereby assessed beginning August 30, 2025 through September 8, 2025, a period of ten (10) days, and continuing to accrue at Two Hundred Fifty Dollars (\$250.00) per day for each day that the violation continues to exist until compliance is achieved.

Respondents are further assessed administrative costs in the amount of \$234.50 for prosecuting the September 8, 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 8th day of September, 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

EXHIBIT B

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. 23020001

Petitioner,

v.

MARGARET M & KENNETH SEIFERTH,

Respondents.

ORDER ASSESSING FINE

RE: Violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 1/2 OF S 1/2 OF TR 34 BLK D

STREET ADDRESS:

3255 E Road
 Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-434-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 8th day of September, 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, MARGARET M & KENNETH SEIFERTH, are the owners of the above-described property.
2. Respondents were represented at the hearing by James Gavigan, Esq., Counsel; there was also a finding of proper notice.

3. By the "Order Finding Irreparable/Irreversible Violation" dated February 6, 2023, the Special Magistrate ordered the Respondents to comply with Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) on or before March 6, 2023.
4. At the hearing on September 8, 2025, Deanna Thomas, the Town's Code Enforcement Officer and Town Attorney testified under oath and presented documentary and photographic evidence of violations remaining on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit 1.
5. The Town Attorney advised that the prior Order Finding Irreparable/Irreversible Violation dated February 6, 2023 had been appealed to the Circuit Court of the Fifteen Judicial Circuit and affirmed per curiam (Case No. 50-2023-CA-002107-XXXX-MB).
6. The Town Attorney and Respondent's counsel agreed that given resolution of the appeal, jurisdiction was back with the Special Magistrate and further advised that the Parties were in mutual agreement to resolve the matter for a one-time fine in the amount of \$5,000 for the irreparable/irreversible violation previously found on the property plus the previously imposed administrative costs.

CONCLUSIONS OF LAW

The above-stated facts constitute an irreparable/irreversible violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

It is hereby the Order of the Special Magistrate that a one-time Fine of Five Thousand Dollars (\$5,000.00) is hereby assessed for the irreparable/irreversible violation of Ordinance No. 2012-03 Sections 2 and 8 codified at Sections 30-43, 30-44, 30-45 and 30-49(a) of the Code of Ordinances of the Town of Loxahatchee Groves. Administrative costs in the amount of \$234.05 for prosecuting the February 6, 2023 hearing are also hereby assessed, payable within thirty (30) days of the date of this order.

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.

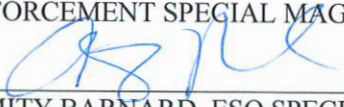
Should a dispute arise concerning compliance, either party may request a hearing before the Code Enforcement Special Magistrate on the issue of compliance only.

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 8th day of September, 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

EXHIBIT C

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-25-15

Petitioner,

v.

J & J REALTY INVESTMENT HOLDINGS LLC,

Respondent.

_____ /

**ORDER FINDING VIOLATION AND DELINQUENCY AND
ASSESSING FINES AND PENALTIES**

RE: Violation of Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 37 (LESS W 1450.14 FT & E 50.02 ADDL FOLSOM RD R/W)
 BLK F

STREET ADDRESS:

1555 Folsom Road
 Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-637-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 8th day of September, 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, J & J REALTY INVESTMENT HOLDINGS 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. Documentation and/or evidence was produced at the September 8, 2025 hearing indicating that the Respondent has not paid the Business Tax imposed by the Town of Loxahatchee Groves for the preceding years of 2023 and 2024 and such tax is now delinquent beyond 150 days after the initial notice of tax due. The Town's documentary and/or 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 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves and subjects Respondent to penalties as set forth at Chapter 205, F.S.

ORDER

Pursuant to Section 205.053(2), F.S., Respondent is delinquent in the payment of the required Business Taxes which were due on September 30, 2023 and September 30, 2024 and have been assessed the maximum delinquency penalty of up to twenty-five percent (25%) of the tax due in addition to any other penalty provided by law or ordinance.

It is hereby Ordered that the Respondent pay the required Business Tax due in the amount of One Hundred Dollars (\$100.00) for 2023 pursuant to Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves, plus a penalty of twenty-five percent (25%) of the tax due in accordance Section 205.053(2), F.S., equal to Twenty-Five Dollars (\$25.00), for the year 2023. It is further Ordered that the Respondent pay the required Business Tax due in the amount of One Hundred Dollars (\$100.00) for 2024 pursuant to Sections 22-132, 22-134 and 22-135 of the Code of Ordinances of the Town of Loxahatchee Groves, plus a penalty of twenty-five percent (25%) of the tax due in accordance Section 205.053(2), F.S., equal to Twenty-Five Dollars (\$25.00), for the year 2024. Accordingly, Respondent is hereby assessed a total tax and penalty amount due of \$250.00, all in accordance with Section 205.053, F.S.

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.

A certified copy of this Order shall be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the property of the original amount upon which the violation existed and upon any other real or personal property owned by the Respondent, pursuant to Chapter 162, Florida Statutes for the original amount.

DONE AND ORDERED THIS 8th day of September, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

TOWN OF LOXAHATCHEE GROVES

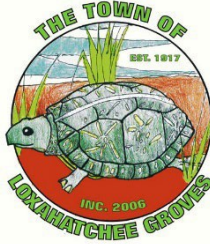
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

SEPTEMBER 17, 2025 – 9:02 AM – 9:18 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 9:02 AM on Monday, September 17, 2025.

ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead 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. JOSE VILARINO & RAMON A VILARINO JR

- 22411 A Rd
- Case #25040001
- PCN: 41-40-43-24-00-000-1030
- Violation Section(s): Town Code of Ordinances 30-6 General – Nuisances
Keeping of fill on property; ULDC Code 20-017 Prohibited Uses; ULDC Code
20-010 (G)(1) Residential Zoning District – Outdoor storage

Please see Exhibit A for the corresponding Order.

2. LANTANA HOLDINGS LLC

- 16169 Southern Blvd
- Case # 23010003 & 23010006
- PCN: 41-40-43-36-00-000-1020
- Previously found in violation of Code section 87-030 Tree Removal Permit; 20-017 Prohibited Use

Please see Exhibit B for the corresponding Order.

VIOLATION HEARINGS/NEW BUSINESS

There were no violation hearings/ new businesses at this hearing.

AGREED ORDERS

There were no agreed orders at this hearing.

CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Monday, October 6, 2025 at 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

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. 25040001

Petitioner,

v.

JOSE VILARINO & RAMON A VILARINO JR,

Respondents.

ORDER RESETTING FINE ASSESSMENT HEARING

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 17th day of September, 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, 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. The Parties mutually requested a continuance of the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **January 5, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Respondents are further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the September 17, 2025 hearing, payable within thirty (30) days of the date of this order.

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

DONE AND ORDERED THIS 17th day of September, 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. 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 17th day of September, 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

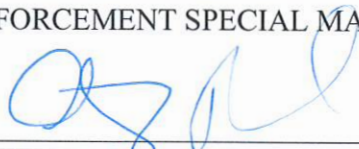
It is the order of the Special Magistrate that this matter be continued. A Hearing will be held before the Special Magistrate on **October 6, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470** at which time a ruling may be entered as to:

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 17th day of September, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE