

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

AGENDA

MAY 20, 2026 – 9:00 AM



Special Magistrate

Amity R. Barnard, Esq

Administration

Town Attorney: Jeffrey S. Kurtz, Esq.

Director of Community Standards: Caryn Gardner-Young

Lead Code Compliance Officer: Deanna Thomas

Code Compliance Officer: John Suarez

Code Compliance Officer: Christopher Johnson

Board Clerk/ Assistant to the Town Clerk: Gabriella 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

05/13/2025 Special Magistrate Hearing Minutes

NEW BUSINESS

1. Aida Cordero
 - Case # CE-26-59
 - Address: Vacant Lot – no address listed
 - PCN # 41-41-43-17-01-213-0070
 - Violation sec: ULDC 20-010(G)(3) Equipment screening; ULDC 20-010(G)(3)f Inactive vehicles and equipment; Code of Ordinance 30-4 Nuisance; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 25-020 Prohibited use; ULDC 50-015(A)(2) Visual detractions or eyesores; FBC 105.1 Building permits required; ULDC 45-010(B) Duty to maintain property; ULDC 45-010 Property maintenance; ULDC 50-015 (A)(1) Visual detractions or eyesores
2. ** Confidential Record Per FS-119.071 **
 - Case # CE-26-67
 - Address: 1815 Kerry Ln
 - PCN # 41-41-43-17-01-342-0290
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 92-015 (C) Recreational vehicle use; ULDC 92-010 Permit, inspection, and maintenance requirements; ULDC 92-020 (A) RV site and utility requirements; ULDC 20-035 €(1-2) Setbacks
3. Jonathan Wish
 - Case # CE-26-04-82
 - Address: 14735 Flamingo Dr
 - PCN # 41 41 43 17 01 342 0290
 - Violation sec: Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 92-015 (C) Recreational vehicle use; ULDC 92-010 Permit, inspection, and maintenance requirements; ULDC 92-020 (A) RV site and utility requirements; ULDC 20-035 €(1-2) Setbacks

4. S F EF FLA OKEECHOBEE LLC

- Case # CE-26-3
- Address: 13771 Okeechobee Blvd
- PCN # 41-41-43-17-01-513-0010
- Violation sec: FBC 105.1 Building permit required; ULDC 20-010 Outdoor storage; ULDC 20-017 Prohibited uses; ULDC 05-040 (A) Permits required; expiration of permits and development orders; Code of Ordinance 18-24 (a) Tree mitigation; Code of Ordinance 18-21 (a)(1-2) Tree / Vegetation removal

5. First Holiness Church of the Living God Inc

- Case # CE-26-64
- Address: 13095 Okeechobee Blvd
- PCN # 41-41-43-17-01-633-0020
- Violation sec: ULDC 20-017 Prohibited uses; ULDC 20-010 (G)(1) Outdoor storage

6. Ryan Liermann, Gregory Liermann, and Kathleen Liermann

- Case # CE-26-03-79
- Address: 777 Rackley Rd
- PCN # 41-41-43-17-01-645-0080
- Violation sec: ULDC 20-010 (G)(1) Outdoor storage, ULDC 05-040 Permit required; expiration of permits and development orders; ULDC 20-010 (G)(3)(e) Commercial vehicles / trailers; ULDC 45-010 (B) Duty to maintain property; ULDC 20-010 (G)(3) Equipment screening; ULDC 20-010 (G)(3)(e) General provisions; ULDC 20-010 (G)(2)(a-b) Outdoor storage; ULDC 20-017 Prohibited uses

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

7. SROK 136 LLC

- Case # CE-26-47
- Address: 13640 Okeechobee Blvd
- PCN # 41-41-43-17-01-510-0020
- Violation sec: FBC 105.5 Building permit expired; FBC 105.1 Building permit required; ULDC 20-010(G)(1) Outdoor storage; ULDC 05-040 Permits required; Expiration of permits and development Orders; ULDC 20-017 Prohibited uses

8. BK Holdings Partnership LLC

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

9. BK Holdings Partnership LLC

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

10. BK Holdings Partnership LLC

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

11. Dustin Ertle and Jamie M Ertle

- Case # CE-26-49
- Address: 13313 Bryan Rd
- PCN # 41 41 43 17 01 612 0030
- Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010 (G)(3)(e) Commercial vehicle / trailers; ULDC 20-010 (G)(3) Equipment screening – outdoor storage; ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal; ULDC 175-240 Violations

12. Dustin Ertle and Jamie M Ertle

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

FINE ASSESSMENT HEARING

13. Javier and Rosa Garcia

- Case # CE-25-64
- Address: 1470 A Rd
- PCN # 41414317011060020
- 175-110 Permits required; 175-125 Application for a permit or approval; 175-170 General inspections; 175-240 Violations; 175-145 Other permits required; 175-245 Authority; 175-250 Unlawful continuance; 175-310 Limitations on placement of fill
** Order Finding Violation dated February 18, 2026 ordered Respondents to comply with the above listed sections of the Unified Land Development Code of the Town of Loxahatchee Groves, either through removal of all stockpiled material from the site or by having the required FDA permit issued in the event of FDA permit application to allow the stockpiled material to remain onsite, no later than May 18, 2026. **

**ORDER GRANTING CONTINUANCE AND RESETTING FINE REDUCTION
HEARING**

14. Tonyda Group LLC

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file,
LIEN AMOUNT: \$95,750
AFFIDAVIT OF COMPLIANCE dated: March 11, 2024
Reduction of Lien application with paid application fees of \$500.00 received by The Town on March 27, 2026.
** Orders Granting Continuance and Resetting Fine Reduction Hearing dated May 5, 2026. The Order Granting Continuance and Resetting Fine Reduction were posted at the property and emailed to Mariella Gorena on May 5, 2026. **

CONFIRMATION OF THE NEXT HEARING DATE

June, 9, 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 May 13, 2026, at 4:30 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

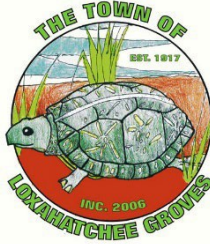
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

MAY 4, 2026 – 9:01 AM – 11:54 AM



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

CALL TO ORDER

The meeting was called to order by Mitty Barnard, Special Magistrate at 9:01 AM on Monday, May 4, 2026.

ROLL CALL

Staff Present:

- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Jeff Kurtz, Esq., Town Attorney
- Ramsay Bulkeley, Consultant
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

Item No.13 was pulled from the agenda by Staff. As residents have complied.

NEW BUSINESS

1. Enri Cardentey

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

Please see Exhibit A for attached order.

2. BK Holdings Partnership LLC

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

Please see Exhibit B for attached order.

3. BK Holdings Partnership LLC

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

Please see Exhibit C for attached order.

4. BK Holdings Partnership LLC

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

Please see Exhibit D for attached order.

5. Hot Thumper 14701 LLC

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

Please see Exhibit E for attached order.

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

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

Please see Exhibit F for attached order.

7. New Branches LLC

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

Please see Exhibit G for attached order.

ORDER RESETTING VIOLATION HEARINGS

8. Gaye Hankla

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

Recreational vehicles - Permit, inspection, and maintenance requirements; ULDC 50-015 (A)(1) Visual detractions or eyesores

Please see Exhibit H for attached order.

9. Dustin Ertle and Jamie M Ertle

- Case # CE-26-49
- Address: 13313 Bryan Rd
- PCN # 41-41-43-17-01-612-0030
- Violation sec: FBC 105.1 Building permit required; Code of Ordinance 22-135(a) Business Tax Receipt (BTR); ULDC 20-010 (G)(3)(e) Commercial vehicle / trailers; ULDC 20-010 (G)(3) Equipment screening – outdoor storage; ULDC 175-170 General inspections; ULDC 175-110 Permits required; ULDC 20-010 (G)(1) Outdoor storage; ULDC 05-040 Permits required; expiration of permits and development orders; ULDC 20-017 Prohibited uses; Code of Ordinance 18-21(a)(1-2) Tree / Vegetation removal; ULDC 175-240 Violations

Please see Exhibit I for attached order.

10. F Road Holdings LLC

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

Please see Exhibit J for attached order.

11. Dustin Ertle and Jamie M Ertle

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

Please see Exhibit K for attached order.

12. PBP Investments LLC

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

Please see Exhibit L for attached order.

FINE ASSESSMENT HEARING

13. F Road Properties LLC

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

Item was pulled from the agenda as residents complied.

14. Jose Vilarino and Ramon A. Vilarino Jr.

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

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

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

A fine in the amount of Two Hundred Fifty Dollars (\$250.00) will be assessed for each

day that the violations continue to exist past April 2, 2026, the compliance deadline of the Orders.

Please see Exhibit M for attached order.

REQUEST FOR FORECLOSURE AUTHORIZATION

15. Safar Irrevocable Trust

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

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

Item was continued to May 20, 2026 meeting per Town Attorney.

REQUEST FOR REDUCTION OF LIEN

16. Tonyda Group LLC

- Case # 22070016
- Address: 2379 B Rd
- PCN # 41 41 43 17 01 138 0020
- Code secs: Code of Ordinances 38-59(a-b) Pre-collection procedures generally

Orders Assessing Fine dated: February 23, 2023 -recorded copies with PBC Clerk of Courts are in the case file,

LIEN AMOUNT: \$95,750

AFFIDAVIT OF COMPLIANCE dated: March 11, 2024

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

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

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

Please see Exhibit N for attached order.

CONFIRMATION OF THE NEXT HEARING DATE

May, 20, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 11:54 AM.

Amity R. Barnard, Esquire, Special Magistrate

Gabriella Croasdaile,
Assistant to the Town Clerk

EXHIBIT A

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 25030119

Petitioner,

v.

ENRI CARDENTY,

Respondent.
_____ /

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 4, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____

Amity Barnard
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
SETTLEMENT AGREEMENT

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 13 day of May A.D. 2026
TOWN OF LOXAHATCHEE GROVES

BY: _____

Heather Curre

EXHIBIT "A"**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE****CASE #: 25030119****RESPONDENT'S NAME: ENRI CARDENTHEY****MAILING ADDRESS: 2345 E RD LOXAHATCHEE FL 33470 4649****PREMISES ADDRESS: 2345 E RD****PCN: 41-41-43-17-01-441-0020****SETTLEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this **4TH day of May, 2026**, by and between the Town of Loxahatchee Groves Code Compliance Officer **John Suarez**, on behalf of the Town of Loxahatchee Groves Code Compliance Division (the "Town") and Respondent, **Enri Cardentey**, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

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

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

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

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

2. Respondent is the owner of the property located at 2345 E RD, Parcel Control, Number 41-41-43-17-01-441-0020(the "Property").

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

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

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

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

CODE OF ORDINANCES

Sec. 18-21(a)(1) – General Permit

Sec. 18-24. – Tree Mitigation

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

8. Respondent shall correct each one of the above-cited violations by August 2nd, 2026 (the "Compliance Date") or a fine in the amount of \$250.00 per day per violation shall be imposed every day thereafter until such time that each one of the above-cited violations is corrected.

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

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

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

12. **NOTICE OF HEARING.** This case and Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on May 4th, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear, the Settlement Agreement will be presented to the Special Magistrate in your absence.

13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes notice of the Hearing to be held on the 26th day of August, 2026, at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special Magistrate, the Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine Assessment Hearing on this matter heard on the **26th day of August, 2026, at 9:00 AM.**

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

15. The parties agree that if the Special Magistrate rejects or seeks to modify this

Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

PAGE LEFT INTENTIONALLY BLANK

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

WITNESSETH:

[Signature]
Witness's Name (Signature)

Date: 5-1-2026

Enri Cardente
Respondent's Name (Printed)

Enri Cardente
Respondent's Name (Printed)

Address: 2345 E Road 33470 FL

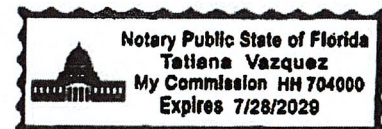
10x a Hatchery

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this, 1 day of May, 20 26, by Enri Cardente, who has produced Driver License as identification or is personally known to me.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 7/28/2029



[Signature]
Code Compliance Officer Signature, as Authorized

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

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

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

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

I hereby certify that a true and correct copy of the foregoing order has been furnished to _____ and by U.S Regular/Certified Mail on this, the _____ day of _____, 20____.

Signature

Date: _____

Name (Printed)

Title

EXHIBIT B

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-62

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, and Sections 20-010(G)(1), 05-040(A), 20-017, 175-110, 175-170, 175-240, and 90-070(A) of the Town ULDC and Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 408 FT OF TR 9 BLK A

STREET ADDRESS:

15960 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-109-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, BK HOLDINGS PARTNERSHIP LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Jim Frogmer, Agent; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____



AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT C

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-61

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES N 1/2 TRACT 8 BLK A

STREET ADDRESS:

1858 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-108-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, BK HOLDINGS PARTNERSHIP LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Jim Frogmer, Agent; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT D

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-70

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

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

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 408 FT OF W 816 FT OF TR 9 BLK A

STREET ADDRESS:

1950 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-109-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, BK HOLDINGS PARTNERSHIP LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Jim Frogmer, Agent; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT E

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-63

Petitioner,

v.

HOT THUMPER 14701 LLC,

Respondent.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 4, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____



AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:

SETTLEMENT AGREEMENT

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 13 day of May A.D. 2026

TOWN OF LOXAHATCHEE GROVES

BY: _____



EXHIBIT "A"**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE****CASE #: CE-26-63****RESPONDENT'S NAME: HOT THUMPER 14701 LLC****MAILING ADDRESS: 354 WESTWOOD CIR W ROYAL PALM BEACH FL 33411-4426****PREMISES ADDRESS: 14701 OKEECHOBEE BLVD****PCN: 41-41-43-17-01-312-0030****SETTLEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this **4th day of May, 2026**, by and between the Town of Loxahatchee Groves Code Compliance Officer **John Suarez**, on behalf of the Town of Loxahatchee Groves Code Compliance Division (the "Town") and Respondent, **Hot Thumper 14701 LLC**, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

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

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

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

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

2. Respondent is the owner of the property located at **14701 Okeechobee Blvd,** Parcel Control Number **41-41-43-17-01-312-0030** (the "Property").

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

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

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

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

FLORIDA BUILDING CODE (FBC)

Sec. 105.1 - Permits required

UNIFIED LAND DEVELOPMENT CODE (ULDC)

Sec. 20-010(G)(1) Outdoor Storage

Sec. 20-010 (G)(3) - Equipment screening – Storage of vehicles, trailers, & equipment

Sec. 05-040 – Permits Required

Sec. 45-010(B) – Duty to Maintain Property

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

8. Respondent shall correct each one of the above-cited violations by **August 2nd, 2026 (the "Compliance Date")** or a fine in the amount of **\$250.00 per day per violation** shall be imposed every day thereafter until such time that each one of the above-cited violations is

corrected.

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

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

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

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

12. **NOTICE OF HEARING.** This case and Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on May 4th, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear, the Settlement Agreement will be presented to the Special Magistrate in your absence.

13. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes notice of the Hearing to be held on the 26th day of August, 2026, at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement to the Special Magistrate, the Respondent consents to the jurisdiction of the Special Magistrate and agrees to have the potential Fine Assessment Hearing on this matter heard on the

26th day of August, 2026, at 9:00 AM.

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

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

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

WITNESSETH:

[Signature]

*Date: 4-28-21

Respondent's Signature

Leilani Brochard

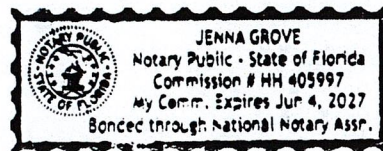
Maurice M Day

Respondent's Name (Printed)

Address: 14701 Oklawaha Blvd
West Palm Beach FL 33413

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this, 28 day of April, 20 21, by Leilani Brochard, Maurice Day, who has produced Drivers License as identification or is personally known to me.

Jenna Grove



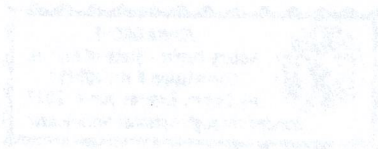
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: June 4th, 2027

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

John Suarez
Printed name of Code Compliance Officer

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

EXHIBIT F

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-65

Petitioner,

v.

PHYLLIS L. ASHTON & ROBERT W. ASHTON JR.,

Respondents.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 40-010 of the Town ULDC of the Code of Ordinances of the Town of Loxahatchee Groves and Section 22-135(a) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 253.4 FT OF E 845.28 FT OF TRACT 12 BLK C

STREET ADDRESS:

14625 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-312-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 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, PHYLLIS L. ASHTON & ROBERT W. ASHTON JR., are the owners of the above-described property.
2. Respondents were represented at the hearing by PHYLLIS L. ASHTON; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **September 8, 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record and Return to:
 Amity Barnard, Esq.
 Town of Loxahatchee Groves
 155 F Road
 Loxahatchee Groves, FL 33470

EXHIBIT G

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-66

Petitioner,

v.

NEW BRANCHES LLC,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 105.1 of the Florida Building Code and Sections 20-017 and 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES E 726.40 FT OF S 1/2 OF TR 45 BLK C

STREET ADDRESS:

1677 D Road
 Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-345-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 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, NEW BRANCHES LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Frank Ohrmund, Consultant; there was also a finding of proper notice.
3. At the hearing on May 4, 2026, John Suarez, the Town's Enforcement Officers, and Jack Tomasik, the Town's Building Official, 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. Respondent's documentary evidence were entered into the record as Composite Exhibit #R1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 105.1 of the Florida Building Code and Sections 20-017 and 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Prohibited Use

Respondent is hereby ordered to comply with Section 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves within 45 days of the date of this order (no later than June 18, 2026). **This matter is set for a Fine Assessment Hearing on August 11, 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 June 18, 2026, the compliance deadline set by this Order.

Required Permits

Respondent is further ordered to comply with Section 105.1 of the Florida Building Code and Section 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves within 90 days of the date of this order (no later than August 2, 2026). **This matter is set for a Fine Assessment Hearing on August 11, 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 August 2, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the May 4, 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 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT H

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-52

Petitioner,

v.

GAYE HANKLA,

Respondent.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated April 4, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a **true and correct** copy of:

SETTLEMENT AGREEMENT

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 13 day of May A.D. 2026.

TOWN OF LOXAHATCHEE GROVES

BY: _____

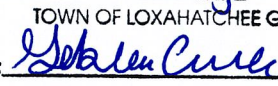


EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCECASE #: CE-26-52RESPONDENT'S NAME: GAYE HANKLAMAILING ADDRESS: 14523 OKEECHOBEE BLVD.PREMISES ADDRESS: 14523 OKEECHOBEE BLVD.PCN: 41-41-43-17-01-312-0040**SETTLEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this, the 4th day of April, 2026 by and between the Town of Loxahatchee Groves Code Compliance Officer Deanna Thomas, on behalf of the Town of Loxahatchee Groves (the "Town") and Respondent(s), GAYE HANKLA, who have stipulated and agreed to settle the above-cited case on the following terms and conditions:

RECITALS

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

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

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

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

2. Respondent is owner of the property located at 1452 W. KEECHOBEE BLVD., Parcel Control Number: 41-41-43-17-01-312-0040 (the "Property").
3. The person(s) signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.
5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.
6. Respondents accept service of the Notice of Violation / Notice of Hearing dated the 20th day of FEBRUARY, 2026 in relation to this case.
7. Respondent admits that the Property is currently in violation of the below-cited codes, as set forth more specifically in the Notice of Violation/Notice of Hearing issued to Respondent in this case:
 - Unified Land Development Code
 - Sec. 175-110 - Permits required
 - Sec. 175-125 – Application for a Permit or Approval
 - Sec. 45-010(B) – Duty to Maintain Property
 - Sec. 20-010(G)(1, 3) – Equipment Screening
 - Sec. 30-5 - Overgrowth
 - Sec. 20-017 – Prohibited Uses
 - Sec. 45-010 – Property Maintenance
 - Sec. 92-010 – Permit, Inspection, and Maintenance Requirements
 - Sec. 50-015(A)(1) – Visual Detractions or Eyesores
8. Respondent agrees to correct all code violation(s) specified in paragraph 7 above.
9. Respondent shall correct each one of the above-cited violations by NOVEMBER 2, 2026, (the "Compliance Date") or a fine in the amount of \$250.00 per day, per violation shall be imposed every day thereafter until such time that each and every one of the above-cited violations is corrected.

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

Respondent agrees to reimburse the Town for such costs within thirty (30) days (June 3, 2026) of the date of the Special Magistrate's Adoption of this Settlement Agreement.

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

12. If the Agreed Order is not timely complied with, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by Respondent.

13. **NOTICE OF HEARING.** This case and this Settlement Agreement will be called up for hearing before the Town of Loxahatchee Groves Special Magistrate on the MAY 4, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, at 155 F Road, Loxahatchee Groves, FL 33470. You have the right to appear at the hearing; however, if you do not appear at the hearing, this Settlement Agreement will be presented to the Special Magistrate in your absence.

14. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes a Notice of Fine Assessment Hearing to be held on Tuesday, NOVEMBER 10, 2026 at 9:00 AM, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Fine Assessment Hearing to the Special Magistrate, Respondent consents to the jurisdiction of the Special Magistrate.

15. This Settlement Agreement shall not become effective unless and until it is adopted by the Town of Loxahatchee Groves Special Magistrate.
16. The parties agree that if the Special Magistrate rejects or seeks to modify this Settlement Agreement, the Code Compliance Officer will recommend postponement of the case to a future hearing date to allow the parties to adequately prepare for a hearing or to attempt to negotiate an acceptable settlement of the case.

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

WITNESSETH:

Gaye Hankla
Respondent's Signature

Date: 4/30/26

GAYE HANKLA
Respondent's Name (Printed)

Respondent's Title/Corporation

Address: 14523 OKEECHOBEE BLVD
LOXAHATCHEE GROVES, FL 33470

Respondent's Signature

Date: _____

Respondent's Name (Printed)

Respondent's Title/Corporation

Address: _____

The foregoing instrument was acknowledged before me by means of X physical presence
or _____ online notarization on this, 30 day of April, 2024, by
Gaye Hankla, who has produced FLDL as identification or is
personally known to me. H524291549030

Jessica Spiegel



NOTARY PUBLIC, STATE OF FLORIDA
County of Walton

My Commission Expires: _____

Deanna Thomas

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

DEANNA THOMAS

Printed Name of Code Compliance Officer

CC:

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

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

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

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

I hereby certify that a true and correct copy of the foregoing order has been furnished to _____ and by U.S. Regular / Certified Mail on this, the _____ day of _____, 202__.

Signature

Date: _____

Name (Printed)

Title

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

EXHIBIT I

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-49

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

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

LEGAL DESCRIPTION

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

STREET ADDRESS:

13313 Bryan Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

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

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondents, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were represented at the hearing by Thomas Baird, Esq., Counsel; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying in any code enforcement matter, it is always the responsibility of the 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & Return to:
Amity Barnard, Esq.
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

EXHIBIT J

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-55

Petitioner,

v.

F ROAD HOLDINGS LLC,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 105.1 of the Florida Building Code and Section 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

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

STREET ADDRESS:

1858 F Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

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

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 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, F ROAD HOLDINGS LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by George Hude, Owner; there was also a finding of proper notice.
3. At the hearing on May 4, 2026, Deanna Thomas and John Suarez, the Town's Enforcement Officers, testified under oath and presented documentary and photographic evidence of the

violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit #1, without objection.

CONCLUSIONS OF LAW

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

ORDER

Respondent is hereby ordered to comply with Section 105.1 of the Florida Building Code and Section 05-040(A) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 1, 2026. **This matter is set for a Fine Assessment Hearing on September 8, 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 September 1, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the May 4, 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.

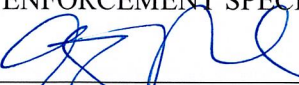
Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even 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 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

EXHIBIT K

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-56

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

Respondents.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

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

LEGAL DESCRIPTION

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

STREET ADDRESS:

Vacant
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

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

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondents, DUSTIN ERTLE & JAMIE M ERTLE, are the owners of the above-described property.
2. Respondents were represented at the hearing by Thomas Baird, Esq., Counsel; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

Upon complying in any code enforcement matter, it is always the responsibility of the 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & Return to:
 Amity Barnard, Esq.
 Town of Loxahatchee Groves
 155 F Road
 Loxahatchee Groves, FL 33470

EXHIBIT L

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-45

Petitioner,

v.

PBP INVESTMENTS LLC,

Respondent.

ORDER FINDING VIOLATION

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

LEGAL DESCRIPTION

LOXAHATCHEE GROVES TR 10 BLK B

STREET ADDRESS:

Vacant
 Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

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

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 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, 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 May 4, 2026, John Suarez, the Town's Enforcement Officer, 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 105.1 of the Florida Building Code and Sections 20-010(G)(1), 05-040(A) and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to comply with Section 105.1 of the Florida Building Code and Sections 20-010(G)(1), 05-040(A) and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 1, 2026. **This matter is set for a Fine Assessment Hearing on September 8, 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 September 1, 2026, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Four Hundred Nine Dollars and Sixty-Six Cents (\$409.66) for prosecuting the May 4, 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.

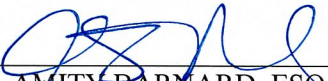
Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even 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 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 May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Prepared By, Record & Return to:
 Amity Barnard, Esq.
 Town of Loxahatchee Groves
 155 F Rd
 Loxahatchee Groves, FL 33470

EXHIBIT M

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-25-56

Petitioner,

v.

JOSE VILARINO & RAMON A. VILARINO JR.,

Respondents.

_____ /

ORDER ASSESSING FINE

RE: Violation of Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 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

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 May, 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 February 2, 2026, the Special Magistrate ordered the Respondents to comply with Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of

Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 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 by submitting the required permit applications no later than March 2, 2026. The Special Magistrate further ordered the Respondents to comply with Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 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 by having the required permits issues and corresponding mitigation completed no later than April 2, 2026.

4. At the hearing on May 4, 2026, John Suarez, the Town's Code Enforcement Officer testified under oath and presented documentary and photographic evidence of violations remaining on the property. The Town's documentary and photographic evidence were entered into the record without objection as Composite Exhibit 1.

CONCLUSIONS OF LAW

The above-stated facts constitute a continuing violation of Sections 18-21(a)(1-2) and 18-24(a) of the Town Code of Ordinances and Sections 175-110, 175-170, 175-125, 175-240 and 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 Fifteen Thousand Five Hundred Dollars (\$15,500.00) is hereby assessed for failure to apply for the required permits beginning March 3, 2026 through May 4, 2026, a period of sixty-two (62) day, 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.

It is further the Order of the Special Magistrate that a Fine of Seven Thousand Seven Hundred Fifty Dollars (\$7,750.00) is hereby assessed for failure to obtain for the required permits and complete the corresponding mitigation beginning April 3, 2026 through May 4, 2026, a period of thirty-one (31) day, and continuing to accrue at Two Hundred Fifty Dollars (\$250.00) per day for each day that the violation continues to exist until compliance is achieved.

Respondents are further assessed administrative costs in the amount of \$409.66 for prosecuting the May 4, 2026 hearing, payable within thirty (30) days of the date of this order. Administrative costs in the amount of \$234.05 for prosecuting the February 2, 2026 hearing are also hereby *reaffirmed*.

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

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

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

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____

Amity Barnard
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:

ORDER ASSESING FINE

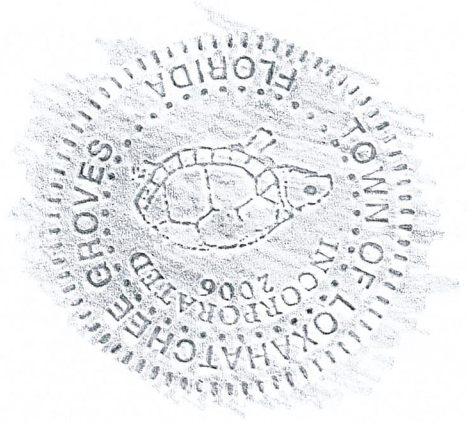
as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 13 day of May A.D. 2026.

TOWN OF LOXAHATCHEE GROVES

BY: _____

Hebelan Cullen



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

EXHIBIT N

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 22070016

Petitioner,

v.

TONYDA GROUP LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING FINE REDUCTION HEARING

RE: Violation of Section 38-59(a-b) of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES S 1/2 OF TR 38 BLK A

STREET ADDRESS:

2379 B Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-138-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 4th day of May, 2026 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, TONYDA GROUP LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Reynaldo Daza and Mariella Gorena, Owners; there was also a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

It is the Order of the Special Magistrate that this matter is continued to **May 20, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.**

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

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

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this _____ day of _____ A.D. 20____.

TOWN OF LOXAHATCHEE GROVES

BY: _____