

TOWN OF LOXAHATCHEE GROVES

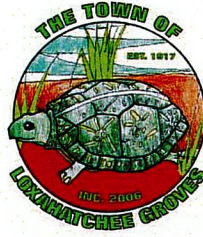
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

MAY 20, 2026 – 9:02 AM – 10:59 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 Wednesday, May 20, 2026.

ROLL CALL

Staff Present:

- Jeff Kurtz, Town Attorney
- Caryn Gardner-Young, Community Standards Director
- Deanna Thomas, Lead Code Compliance Officer
- John Suarez, Code Compliance Officer
- Ramsey Bulkeley, Professional Services Consultant
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no deletions or modifications to the agenda.

APPROVAL OF THE MINUTES

05/04/26 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

Please See Exhibit A for attached order.

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

This item was pulled from the agenda.

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

Please see Exhibit B for attached order.

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

Please see Exhibit C for the attached order.

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

Please see Exhibit D for the attached order.

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

Please see Exhibit E for attached order.

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

Please see Exhibit F for attached order.

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)

Please see Exhibit G for attached order.

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

Please see Exhibit H for attached order.

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

Please see Exhibit I for attached order.

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

Please see Exhibit J for attached order

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

Please see Exhibit K for attached order.

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. ****

Please see Exhibit L for attached order.

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. **

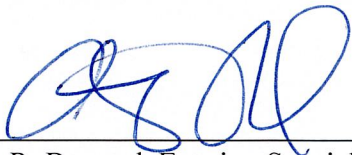
Item was pulled from the agenda.

CONFIRMATION OF THE NEXT HEARING DATE

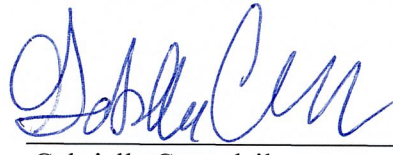
June, 9, 2026 – 9:00 AM

ADJOURNMENT

The meeting was adjourned at 10:59 AM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile,
Assistant to the Town Clerk

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

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-59

Petitioner,

v.

AIDA CORDERO,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 105.1 of the Florida Building Code, Section 30-4 and Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 05-040, 25-020, 50-015(A)(2), 45-010(B), 45-010 and 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES WLY 101 FT OF ELY 666.30 FT OF SLY 326.88 FT OF TR 13
BLK B

STREET ADDRESS:

Vacant Lot
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-213-0070

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 20th 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, AIDA CORDERO, is the owner of the above-described property.
2. Respondent was represented at the hearing by David Cordero, Grandson; there was also a finding of proper notice.

3. At the hearing on May 20, 2026, Deanna Thomas, 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, Section 30-4 and Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 05-040, 25-020, 50-015(A)(2), 45-010(B), 45-010 and 50-015(A)(1) 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, Section 30-4 and Sections 20-010(G)(3), 20-010(G)(3)f, 20-010(G)(1), 05-040, 25-020, 50-015(A)(2), 45-010(B), 45-010 and 50-015(A)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than September 21, 2026. **This matter is set for a Status/Fine Assessment Hearing on October 6, 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 21, 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 20, 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 21st day of May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

Exhibit B

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

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-04-82

Petitioner,

v.

JONATHAN WISH,

Respondent.

ORDER FINDING VIOLATION

RE: Violation of Section 22-135(a) and Section 20-035(E)(1-2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES W 107 FT OF N 169.2 FT OF TR 42 BLK C A/K/A COUNTRY
ESTATESWEST UNREC LT 10 & PT R/W FLAMINGO DR ADJ THERETO

STREET ADDRESS:

14735 Flamingo Drive
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-342-0290

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 20th 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, JONATHAN WISH, 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 20, 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 22-135(a) and Section 20-035(E)(1-2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondent is hereby ordered to comply with Section 22-135(a) and Section 20-035(E)(1-2) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than May 22, 2026. **This matter is set for a Fine Assessment Hearing on June 9, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Fifty Dollars (\$150.00) may be assessed for each day that the violation continues to exist past May 22, 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 20, 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 20th 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**

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-3

Petitioner,

v.

S F EF FLA OKEECHOBEE LLC,

Respondent.

ORDER GRANTING CONTINUANCE AND RESETTING VIOLATION HEARING

RE: Violation of Section 105.1 of the Florida Building Code, Sections 18-24(a) and 18-21(a)(1-2), and Sections 20-010, 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 422.10 FT OF TR 13 (LESS S 10 FT OKEECHOBEE BLVD R/W)
BLK E

STREET ADDRESS:

13771 Okeechobee Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-513-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 20th 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, S F EF FLA OKEECHOBEE LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, there was a finding of proper notice.
3. The parties mutually agreed to continue the matter.

ORDER

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

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

DONE AND ORDERED THIS 21st 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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-64

Petitioner,

v.

FIRST HOLINESS CHURCH OF THE LIVING GOD INC,

Respondent.

_____ /

ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 21st 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 4 day of JUNE A.D. 2026.

TOWN OF LOXAHATCHEE GROVES

BY: _____

Shirley C. Cule

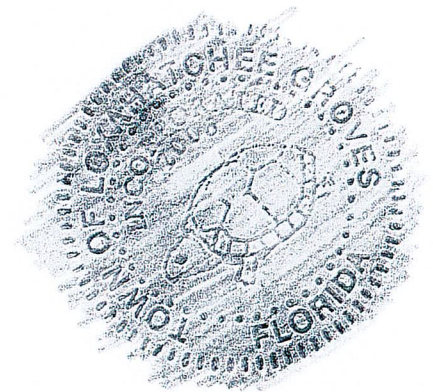


EXHIBIT "A"

**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE**

CASE #: CE-26-64

RESPONDENT'S NAME: FIRST HOLINESS CHURCH OF THE LIVING GOD INC

MAILING ADDRESS: 13095 OKEECHOBEE BLVD LOXAHATCHEE FL 33470 4918

PREMISES ADDRESS: 13095 OKEECHOBEE BLVD

PCN: 41-41-43-17-01-633-0020

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this **20th 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, **First Holiness Church of the Living God INC**, 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 13095 Okeechobee Blvd., Parcel Control Number 41-41-43-17-01-633-0020 (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:

UNIFIED LAND DEVELOPMENT CODE (ULDC)

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

Sec. 20-017. - Prohibited Use

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 **November 16th, 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 20th, 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 25th day of November, 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 25th day of November, 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]
Witness's Signature

Date: 05/15/26

Hurdley Mitchell
Respondent's Signature

Date: _____

Hurdley Mitchell
Respondent's Name (Printed)

Address: 13095 O'Keefe Blvd
Locust Grove, FL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization on this, 15 day of May, 2026, by driver's license Mitchell Hurdley Jr., who has produced driver's license as identification or is personally known to me.

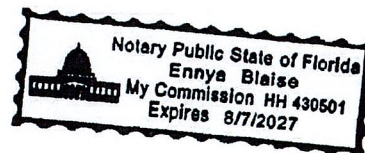
[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

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

John Suarez
Printed name of Code Compliance Officer



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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 _____, 20____.

Signature Date: _____

Name (Printed)

Title

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-03-79

Petitioner,

v.

RYAN LIERMANN, GREGORY LIERMANN & KATHLEEN LIERMANN,

Respondents.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 21st 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 4 day of JUNE A.D. 2026

TOWN OF LOXAHATCHEE GROVES

BY: _____

[Signature]

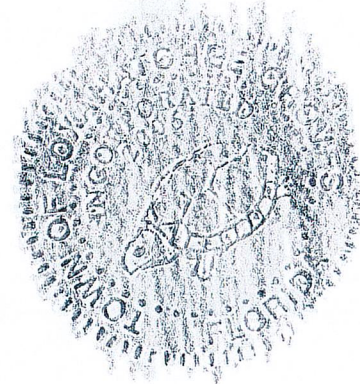


EXHIBIT "A"

**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE**

CASE: CE-26-03-79

**RESPONDENT'S NAME: LIERMANN RYAN & LIERMANN GREGORY & LIERMANN
KATHLEEN**

MAILING ADDRESS: 777 RACKLEY RD LOXAHATCHEE FL 33470 4921

PREMISES ADDRESS: 777 RACKLEY RD

PCN: 41-41-43-17-01-645-0080

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this 20th 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, Gregory Liermann-Kathleen Liermann-Ryan Liermann, 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 777 Rackley RD, Parcel Control, Number 41-41-43-17-01-645-0080 (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:

UNIFIED LAND DEVELOPMENT CODE

Sec. 45-010.(B) – Junk items/vehicles – *not visible from public/private property*
any more than 3 unregistered vehicles
stored in enclosed structure

Sec. 20-017 – Prohibited Use – *business must operate in accessory building/not outdoors*
no waiting customers, only 2 employees

Sec. 20-010(G)(1) – Outdoor Storage

Sec. 20-010(G)(3)(e) – Complied/Removed

Sec. 20-010(G)(2)(a-b) – Outdoor Storage (Setback)

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

Sec. 05-040 (A) – Permit(s) Required

CODE OF ORDINANCES

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 November 16, 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 20th, 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 8th day of December, 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 **8th day of December, 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.

NOTICE:

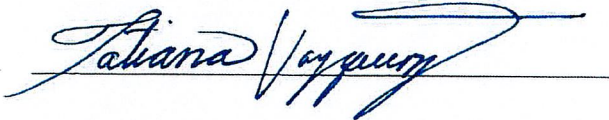
THE BURDEN SHALL REST UPON RESPONDENT TO REQUEST A REINSPECTION TO DETERMINE WHETHER THE VIOLATION HAS BEEN BROUGHT INTO COMPLIANCE.

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 Ryan Liemann and by U.S Regular/Certified Mail on this, the 19 day of May, 2020.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 7/28/2029

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

Date: 5/19/2020

Printed Name of Code Compliance Officer

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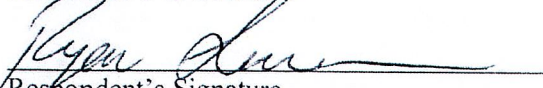
IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date provided herein and agree to be bound by the terms and conditions of this Settlement Agreement.

WITNESSETH:

Date: 5 / 19 / 2026


Witness's Signature
John Suarez
Witness Name (Printed)

PROPERTY OWNER:


Respondent's Signature
Ryan Liermann
Respondent's Name (Printed)

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization on this, 19 day of May, 2026, by Ryan Liermann who has produced Driver License as identification or is personally known to me.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

7/28/2029


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

John Suarez
Printed name of Code Compliance Officer

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

Exhibit F

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-47

Petitioner,

v.

SROK 136 LLC,

Respondent.

_____ /

ORDER FINDING VIOLATION

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

LEGAL DESCRIPTION

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

STREET ADDRESS:

13640 Okeechobee Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

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

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 20th 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, SROK 136 LLC, is the owner of the above-described property.
2. Respondent was represented at the hearing by Christina Himmel, Esq., Counsel; there was also a finding of proper notice.
3. At the hearing on May 20, 2026, John Suarez, the Town's Enforcement Officer, and Ramsey Bulkeley, Consultant, 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, over objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Section 20-010(G)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

It is the order of the Special Magistrate that there is no violation of Section 20-017 given Respondent's Counsel's testimony that the onsite structure operates as an agricultural barn and not a building associated with the Himmell Construction company.

Respondent is further ordered to comply with Section 20-010(G)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than June 1, 2026. **This matter is set for a Fine Assessment Hearing on June 9, 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 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 20, 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 21st 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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-61

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

Respondent.

ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 27th day of May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

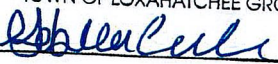
STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:
SETTLEMENT AGREEMENT
as filed in the Office of the Town Clerk.
WITNESS my hand and official seal this 4 day of June A.D. 2026
TOWN OF LOXAHATCHEE GROVES
BY: 



EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE

CASE #: CE-26-61

RESPONDENT'S NAME: BK HOLDINGS PARTNERSHIP LLC

MAILING ADDRESS: 1858 A RD.

PREMISES ADDRESS: 1858 A RD .

PCN: 41-41-43-17-01-108-0010

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 20th day of MAY, 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), BK HOLDINGS PARTNERSHIP 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 1858 A Rd., Parcel Control Number: 41-41-43-17-01-108-0010 (the "Property").
3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.
5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.
6. Respondents accept service of the Notice of Violation / Notice of Hearing dated the 13th day of MARCH, 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:

Code of Ordinances
Sec. 22-135(a) Business Tax Receipt (BTR)
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 prosecute 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.

20TH K13

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:

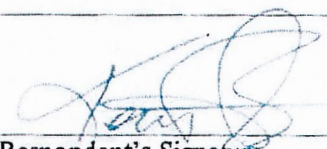
Respondent's Signature

Date: _____

Respondent's Name (Printed)

Respondent's Title/Corporation

Address: _____

X  Respondent's Signature

Date: 5/19/26

KENNETH W. BOWDEN
Respondent's Name (Printed)

MANAGING PARTNER, A ONE STOP GARDEN
Respondent's Title/Corporation

SHOP LUX LLC

Address:

18907 Quail Run Dr.
JUPITER, FL 33458

The foregoing instrument was acknowledged before me by means of ____ physical presence
or ____ online notarization on this, 19th day of may, 2026, by
Kenneth Borden who has produced FLDL as identification or is
personally known to me. B309 890-07 000-0
Exp 10/4/21

ANTHONY MONTALVO
Notary Public - State of Florida
Commission # HH 304540
My Comm. Expires August 24, 2026

Anthony Montalvo
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: Aug 24, 2026

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-70

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

Respondent.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 27th 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 4 day of June A.D. 2026

TOWN OF LOXAHATCHEE GROVES

BY: _____

Yvonne Oubre

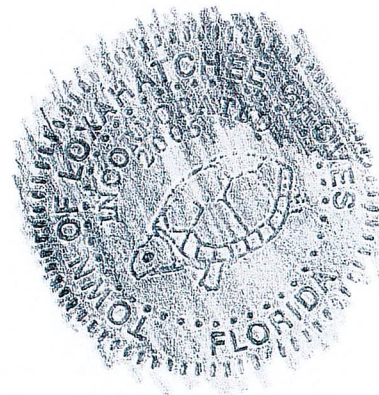


EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE

CASE #: CE-26-70

RESPONDENT'S NAME: BK HOLDINGS PARTNERSHIP LLC

MAILING ADDRESS: 1950 A RD.

PREMISES ADDRESS: 1950 A RD.

PCN: 41-41-43-17-01-109-0020

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 20th day of May, 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), BK HOLDINGS PARTNERSHIP 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 **1950 A Rd., Parcel Control Number: 41-41-43-17-01-109-0020** (the "Property").
3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.
5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.
6. Respondents accept service of the Notice of Violation / Notice of Hearing dated the **13th day of MARCH, 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. 175-170 General inspections
Sec. 175-240 Violations
Sec. 20-010(G)(1) Outdoor storage
Sec. 05-040 (A) Permits required; expiration of permits and development orders
Sec. 20-017 Prohibited uses
Florida Building Code
FBC 105.1 Building permit required
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 prosecute 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. 20TH MAY

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:

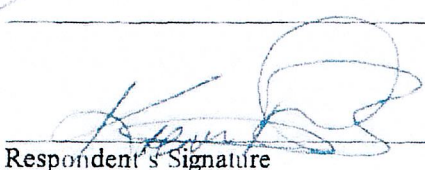
Respondent's Signature

Date:

Respondent's Name (Printed)

Respondent's Title/Corporation

Address:

X  Respondent's Signature

Date:

5/19/26

KENNETH W. BOWDEN
Respondent's Name (Printed)

MANAGING PARTNER, A ONE STOP GARDEN
SHOP LUX LLC
Respondent's Title/Corporation

Address:

18967 QUAD RUN DR.
JUPITER, FL 33458

The foregoing instrument was acknowledged before me by means of ✓ physical presence
or online notarization on this, 19th day of may, 2022 by
Kenneth Boudien, who has produced FLDL as identification or is
personally known to me.

B309-890-04-000-0
Exp 10/4/27

Anthony Montalvo

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: Aug 24, 2026

ANTHONY MONTALVO
Notary Public - State of Florida
Commission # HH 304540
My Comm. Expires August 24, 2026

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-62

Petitioner,

v.

BK HOLDINGS PARTNERSHIP LLC,

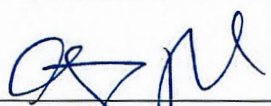
Respondent.

ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 21st 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

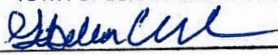
I HEREBY CERTIFY that the above and foregoing is a true and correct copy of:

SETTLEMENT AGREEMENT

as filed in the Office of the Town Clerk.

WITNESS my hand and official seal this 4 day of June A.D. 2026.

TOWN OF LOXAHATCHEE GROVES

BY: 

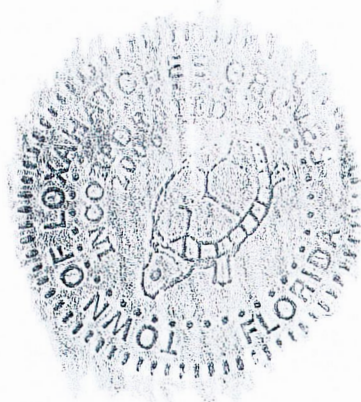


EXHIBIT "A"

TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE

CASE #: CE-26-62

RESPONDENT'S NAME: BK HOLDINGS PARTNERSHIP LLC

MAILING ADDRESS: 1858 A RD.

PREMISES ADDRESS: 15960 OKEECHOBEE BLVD.

PCN: 41-41-43-17-01-109-0030

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this, the 20th day of May, 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), BK HOLDINGS PARTNERSHIP 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 15960 OKEECHOBEE BLVD., Parcel Control Number: 41-41-43-17-01-109-0030 (the "Property").
3. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
4. There shall be no presumption that any ambiguities in this Stipulation shall be resolved against the party that caused it to be drafted.
5. This Agreement only affects the violations listed on the Notice of Violation/Notice of Hearing. Any existing violations on the Property other than those set forth in the Notice of Violation/Notice of Hearing or any new violations that may arise after this Agreement is made may be enforced in any manner the Town chooses.
6. Respondents accept service of the Notice of Violation / Notice of Hearing dated the 13th day of MARCH, 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:

Florida Building Code

FBC 105.1 - Work without building permit(s)

Code of Ordinances

Sec. 22-135(a) Business Tax Receipt (BTR)

Unified Land Development Code

Sec. 175-110 - Permits required

Sec. 175-170 - General Inspections

Sec. 175-240 - Violations

Sec. 20-017 - Prohibited Uses

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

Sec. 90-070 (A) – Sign Violation

Sec. 05-040 (A) – Permits required; Expiration of permits and development Orders

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 prosecute 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.

20TH
FEB

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:

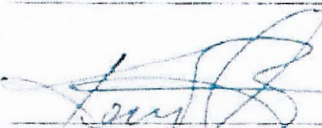
Respondent's Signature

Date:

Respondent's Name (Printed)

Respondent's Title/Corporation

Address:

X  Respondent's Signature

Date:

5/19/24

KENNETH W. Bouden
Respondent's Name (Printed)

MANAGING PARTNER, A ONE STOP GARDEN
Respondent's Title/Corporation

SHOP LOX LLC

Address:

18967 Quail Run Dr.
Jupiter, FL 33459

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization on this, 19th day of may, 2026 by
Kemeth Bowden, who has produced FLDL as identification or is
personally known to me.

B309-890-04-000-0
Exp 10/9/27

ANTHONY MONTALVO
Notary Public - State of Florida
Commission # HH 304540
My Comm. Expires August 24, 2026

Anthony Montalvo
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires Aug 24, 2026

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-49

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

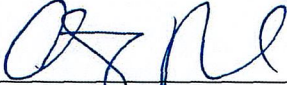
Respondents.

**ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT**

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 27th 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 4 day of June A.D. 2026

TOWN OF LOXAHATCHEE GROVES

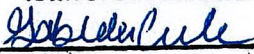
BY: 



EXHIBIT "A"

**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE**

CASE #: CE-26-49

RESPONDENTS NAME: DUSTIN B. ERTLE & JAMIE M. ERTLE

MAILING ADDRESS: 13313 BRYAN RD LOXAHATCHEE GROVES FL 33470-4908

PROPERTY ADDRESS: 13313 BRYAN RD

PCN: 41-41-43-17-01-612-0030

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this 20th 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, Dustin B. Ertle & Jamie M. Ertle, 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 13313 Bryan RD. _Parcel Control

Number 41-41-43-17-01-612-0030 (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(s) accept service of the Notice of Violation/ Notice of Hearing dated the 13th 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:

FLORIDA BUILDING CODE (FBC)

Sec. 105.1 Permits required

UNIFIED LAND DEVELOPMENT CODE (ULDC)

Sec. 20-010(G)(3)(e) – Commercial Vehicles/Trailers

Sec. 20-010(G)(3)f – Equipment Screening – Inactive Vehicles and Equipment

Sec. 05-040 - Permits Required

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

Sec. 20-017 - Prohibited Use

Sec. 175-110 - Permits Required (Floodplain Development)

Sec. 175-240 - Violations (Floodplain Development)

Sec. 175-170 - General Inspections (Floodplain Development)

CODE OF ORDINANCES

Sec. 18-21(a)(1-2) – Tree Vegetation Removal

Sec. 22-135(a) – Business Tax Receipt

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 17th, 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.

10. 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.

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, following a Fine-Assessment Hearing which is scheduled in paragraph 13 below, a certified copy of the Agreed Order may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the respondent.

13. **NOTICE OF HEARING.** This case and Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on 20th of May, 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.

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 notice of the Hearing

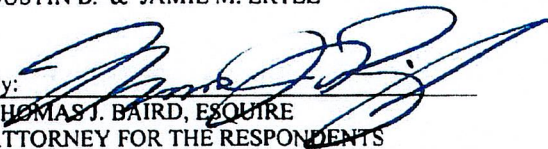
to be held on the **8th day of December, 2026, at 9:00 AM**, or as soon thereafter as the matter may be heard, and expressly waives service of the Notice of Fine Assessment Hearing in accordance with Section 162.12, Fla. Stat. In consideration of the Town's agreement to present this Settlement Agreement 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 **8th day of December 2026, at 9:00 AM**.

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.

DUSTIN B. & JAMIE M. ERTLE

By: 

THOMAS J. BAIRD, ESQUIRE
ATTORNEY FOR THE RESPONDENTS

Date: May 21, 2026

Address: 4741 Military Trail, Suite 200

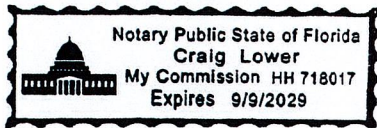
Jupiter, Florida 33458

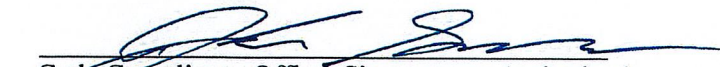
The foregoing instrument was acknowledged before me by means of X physical presence or
online notarization on this, 26 day of May, 20 26,
by John Suarez, who has produced _____
as identification or is personally known to me.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 9/9/29




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

John Suarez
Printed name of Code Compliance Officer

CC:

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. CE-26-56

Petitioner,

v.

DUSTIN ERTLE & JAMIE M ERTLE,

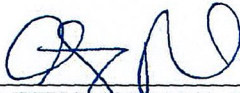
Respondents.

ORDER ACKNOWLEDGING JOINT CODE ENFORCEMENT
SETTLEMENT AGREEMENT

IT IS HEREBY ORDERED AND ADJUDGED, that the Joint Code Enforcement Settlement Agreement, dated May 20, 2026, attached hereto and incorporated by reference, is acknowledged and approved. The Parties are directed to comply with its terms.

DONE AND ORDERED THIS 27th 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 4 day of June A.D. 2026

TOWN OF LOXAHATCHEE GROVES

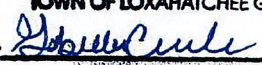
BY: 



EXHIBIT "A"

**TOWN OF LOXAHATCHEE GROVES, DIVISION OF CODE
COMPLIANCE**

CASE #: CE-26-56

RESPONDENTS NAME: DUSTIN B. ERTLE & JAMIE M. ERTLE

MAILING ADDRESS: 13313 BRYAN RD LOXAHATCHEE GROVES FL 33470-4908

LEGAL DESCRIPTION: LOXAHATCHEE GROVES W 5 AC OF TR 13 BLK F

PCN: 41-41-43-17-01-613-0020

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into on this 20th 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, Dustin B. Ertle & Jamie M. Ertle, 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 Legal Description:

LOXAHATCHEE GROVES E 776.91 FT OF W 1166.34 FT OF TRACT 12 BLK E, Parcel

Control Number **41-41-43-17-01-612-0030** (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(s) accept service of the Notice of Violation/ Notice of Hearing dated the 11th 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:

FLORIDA BUILDING CODE (FBC)

Sec. 105.1 Permits required

UNIFIED LAND DEVELOPMENT CODE (ULDC)

Sec. 05-040 - Permits Required

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

Sec. 20-010(G)(3)(e)- Commercial Vehicle(s) Trailers

Sec. 20-010 (G)(3)f - Equipment screening - Inactive vehicles and equipment

Sec. 20-017-Prohibited Use

Sec. 175-110 - Permits Required (Floodplain Development)

Sec. 175-240 - Violations (Floodplain Development)

Sec. 175-170 - General inspections (Floodplain Development)

CODE OF ORDINANCES

Sec. 22-135(a).- Business Tax Receipt

Sec. 18-21(a)(1-2)-Tree Vegetation Removal

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 17th, 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.

10. The Town has incurred costs in the amount of \$ zero 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.

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 Settlement Agreement will be presented for hearing before the Town of Loxahatchee Groves Special Magistrate on 20th of May, 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.

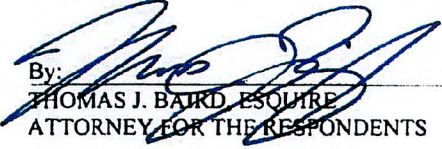
14. **WAIVER OF SERVICE OF NOTICE OF HEARING IN ACCORDANCE WITH SECTION 162.12, FLA. STAT.** Respondent acknowledges that this Settlement Agreement, which Respondent has thoroughly read and executed, constitutes notice of the Hearing to be held on the **8th day of December, 2026, at 9:00 AM**, or as 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 **8th day of December 2026, at 9:00 AM.**

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.

DUSTIN B. & JAMIE M. ERTLE

By: 

THOMAS J. BAIRD, ESQUIRE
ATTORNEY FOR THE RESPONDENTS

Date: MAY 21, 2026

Address: 4741 Military Trail, Suite 200

Jupiter, Florida 33458

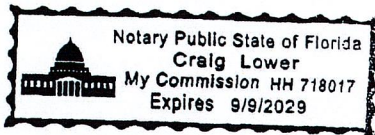
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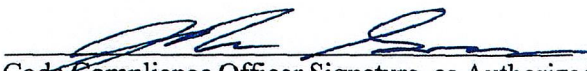
The foregoing instrument was acknowledged before me by means of X physical presence or
_____ online notarization on this, 26 day of May, 20 26,
by John Suarez, who has produced _____
as identification or is personally known to me.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 9/9/29




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

John Suarez
Printed name of Code Compliance Officer

CC:

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

NOTICE:

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

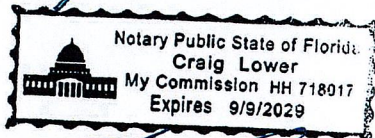
Failure to comply with this Order on or before the compliance date may result in a lien being placed against the Property, and upon any other real or personal property owned by Respondent pursuant to Sections 162.08 and 162.09, Florida Statutes, as amended, and Article 10, ULDC, as amended. After three (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 Thomas Bard / Rustin Ertle and by U.S. Regular/Certified Mail on this, the 26 day of May, 2026

NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires: 9/9/29

Date: 05/26/2026

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

John Suarez
Printed Name of Code Compliance Officer

Exhibit L

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. CE-25-64

Petitioner,

v.

JAVIER AND ROSA GARCIA,

Respondents.

ORDER GRANTING CONTINUANCE AND SETTING FINE ASSESSMENT HEARING

RE: Violation of Sections 175-110, 175-125, 175-170, 175-240, 175-145, 175-245, 175-250 and 175-310 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

LOXAHATCHEE GROVES S 1/2 OF W 1/2 OF TR 6 BLK A

STREET ADDRESS:

1470 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-106-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 20th 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, JAVIER AND ROSA GARCIA, 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. Preston Fields, Esq., Counsel and Paulo Santana for Tenants, Immaculate Ways Inc. and Santana Equestrian Private Financial Inc., were also present at the hearing.
4. By the "Order Finding Violation" dated February 18, 2026, the Special Magistrate ordered the Respondents to comply with the above-referenced sections on or before May 18, 2026.
5. At the hearing on May 20, 2026, the parties requested to continue this matter.

ORDER

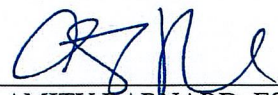
It is the Order of the Special Magistrate that this matter be continued. **This matter is set for Fine Assessment Hearing on June 9, 2026 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violations continue to exist past January 30, 2026, the compliance deadline set by this Order.

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

DONE AND ORDERED THIS 21st day of May, 2026.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:



AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE