

**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL COUNCIL CHAMBERS  
**SPECIAL MAGISTRATE HEARING MINUTES**  
**WEDNESDAY, MARCH 19, 2025 – 9:11 A.M. – 10:15 A.M.**



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

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**CALL TO ORDER**

The meeting was called to order by Amity Barnard, Special Magistrate, at 9:11 A.M. on Wednesday, March 19, 2025.

**SWEARING IN OF OFFICERS, STAFF AND RESPONDENTS**

**ROLL CALL**

**Staff Present:**

- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- John Suarez, Code Enforcement Officer
- Jeff Kurtz, Esq, Project Coordinator

**Special Magistrate:**

Amity R. Barnard, Esq.

**Adjournment:**

Meeting adjourned at 10:15 A.M.

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**PLEASE SEE THE FOLLOWING SPECIAL MAGISTRATE ORDERS**

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. 25020145**

**Petitioner,**

**v.**

**KANDOR FARM LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 1/2 OF S 1/2 OF TR 4 BLK A

**STREET ADDRESS:**

1180 A Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-104-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. Respondent, KANDOR FARM 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20th day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25020166**

**Petitioner,**

**v.**

**ALBERT R LEON,**

**Respondent.**

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 323 FT OF S 1/2 & SLY 10 FT OF WLY 323 FT OF N 1/2 OF TR 39  
BLK D

**STREET ADDRESS:**

14220 Biddix Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-439-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. Respondent, ALBERT R LEON, 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20<sup>th</sup> day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25020169**

**Petitioner,**

**v.**

**CHERNEY ASSOCIATES INC,**

**Respondent.**

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**  
LOXAHATCHEE GROVES S 1/2 OF TR 8 BLK C

**STREET ADDRESS:**  
1666 C Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**  
41-41-43-17-01-308-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. Respondent, CHERNEY ASSOCIATES INC, 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20<sup>th</sup> day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25020179**

**Petitioner,**

**v.**

**TAMARA SEELY,**

**Respondent.**

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**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 252 FT OF E 3/4 OF TRS 45 & 46 BLK F

**STREET ADDRESS:**

13009 Collecting Canal  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-645-0040

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. Respondent, TAMARA SEELY, 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### **ORDER**

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20<sup>th</sup> day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25030004**

**Petitioner,**

**v.**

**PJG FLORIDA LAND TRUST,**

**Respondent.**

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 1/2 OF E 1/2 OF TR 5 BLK F

**STREET ADDRESS:**

13265 11<sup>th</sup> Lane North  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-605-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

**FINDINGS OF FACT**

1. Respondent, PJG FLORIDA LAND TRUST, 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### **ORDER**

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20<sup>th</sup> day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25030016**

**Petitioner,**

**v.**

**AIDA HERNANDEZ,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES WLY 131.05 FT OF ELY 565.30 FT OF SLY 326 FT OF TR 13  
BLK B

**STREET ADDRESS:**

15347 Okeechobee Boulevard  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-213-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.



### FINDINGS OF FACT

1. Respondent, AIDA HERNANDEZ, 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20th day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25030023**

**Petitioner,**

**v.**

**STNURSERY LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

13-43-40, S 329 FT OF N 638 FTOF E 1/2 OF E 1/4 OF N 1/2 A/K/A LT 39  
LOXAHATCHEE WEST UNREC

**STREET ADDRESS:**

3995 A Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-40-43-13-00-000-1130

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.



### FINDINGS OF FACT

1. Respondent, STNURSERY 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20th day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25030025**

**Petitioner,**

**v.**

**RAM DRYWALL SERVICES LLC,**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES N 289.87 FT OF SLY 920.03 FT OF E 300 FT OF W 791.82  
FT OF TR 9 BLK I

**STREET ADDRESS:**

14405 Tangerine Drive  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-809-0110

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

### FINDINGS OF FACT

1. Respondent, RAM DRYWALL SERVICES 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 March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondent is hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondent is further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20th day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:   
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE

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

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. 25030063**

**Petitioner,**

**v.**

**LEIF AHO & MARISSA AHO,**

**Respondents.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION**

RE: Violation of Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

**LEGAL DESCRIPTION**

LOXAHATCHEE GROVES W 687.5 FT OF N 316.8 FT OF TR 18 BLK A

**STREET ADDRESS:**

2868 A Road  
Loxahatchee Groves, Florida 33470

**PARCEL CONTROL NUMBER:**

41-41-43-17-01-118-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 19<sup>th</sup> day of March, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.



### FINDINGS OF FACT

1. Respondents, LEIF AHO & MARISSA AHO, are the owners of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. At the hearing on March 19, 2025, 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 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

### ORDER

Respondents are hereby ordered to comply with Section 92-010 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than April 18, 2025. **This matter is set for a Fine Assessment Hearing on May 5, 2025 at 9:00 am at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida 33470.** At such hearing, a fine in the amount of One Hundred Dollars (\$100.00) may be assessed for each day that the violation continues to exist past April 18, 2025, the compliance deadline set by this Order.

Respondents are further assessed administrative costs in the amount of Two Hundred Thirty-Four Dollars and Five Cents (\$234.05) for prosecuting the March 19, 2025 hearing, payable within thirty (30) days of the date of this order.

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

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

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

DONE AND ORDERED THIS 20<sup>th</sup> day of March, 2025.

TOWN OF LOXAHATCHEE GROVES  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: \_\_\_\_\_

  
AMITY BARNARD, ESQ.  
SPECIAL MAGISTRATE