

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
SPECIAL MAGISTRATE HEARING MINUTES
MONDAY, JUNE 02, 2025 – 9:05 A.M. – 10:48 A.M.



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

CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate, at 9:05 A.M. on Monday, June 02, 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
- Deanna Thomas, Code Enforcement Officer
- Caryn Gardner-Young, MPA, AICP, ESQ, Community Standards Director
- Craig Lower, Public Works Superintendent

Special Magistrate:

Amity R. Barnard, Esq.

Adjournment:

Meeting adjourned at 10:48 A.M.

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. 25020158

Petitioner,

v.

ORLANDO GUZMAN & RAQUEL GUZMAN,

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 E 1/2 OF W 1/4 OF TR 1 BLK C

STREET ADDRESS:

14873 Collecting Canal Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-301-0080

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2nd day of June, 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, ORLANDO GUZMAN & RAQUEL GUZMAN, 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 June 2, 2025, Deangelo Campo, 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 July 2, 2025. **This matter is set for a Fine Assessment Hearing on July 7, 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 July 2, 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 June 2, 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 2nd day of June, 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. 25020186

Petitioner,

v.

ARMANDO PERALES JR & VIOLET M PERALES,

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 E 5 AC OF W 10 AC OF TR 34 BLK F

STREET ADDRESS:

13023 Bryan Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-634-0030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2nd day of June, 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, ARMANDO PERALES JR & VIOLET M PERALES, 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 June 2, 2025, Deangelo Campo, 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 July 2, 2025. **This matter is set for a Fine Assessment Hearing on July 7, 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 July 2, 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 June 2, 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 2nd day of June, 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. 25030076

Petitioner,

v.

BZB BARN 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 ½ OF W ½ OF TR 2 BLK C

STREET ADDRESS:

968 C Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-302-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2nd day of June, 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, BZB BARN 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 June 2, 2025, Deangelo Campo, 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 July 2, 2025. **This matter is set for a Fine Assessment Hearing on July 7, 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 July 2, 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 June 2, 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 2nd day of June, 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. 25030101

Petitioner,

v.

AMERICAN PRINTAX INVESTMENT 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 N 1/2 OF TR 9 BLK E

STREET ADDRESS:

1876 E Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-509-0010

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2nd day of June, 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, AMERICAN PRINTAX INVESTMENT 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 June 2, 2025, Deangelo Campo, 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 July 2, 2025. **This matter is set for a Fine Assessment Hearing on July 7, 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 July 2, 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 June 2, 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 2nd day of June, 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. 25040004

Petitioner,

v.

JAVIER GARCIA & ROSA L. GARCIA,

Respondents.

_____ /

ORDER FINDING VIOLATION

RE: Violation of Sections 30-43 and 30-44 and Section 20-015 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 2nd day of June, 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, JAVIER GARCIA & ROSA L. 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. At the hearing on June 2, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, Public Works Superintendent, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit 1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 30-43 and 30-44 and Section 20-015 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Respondents are hereby ordered to comply with Sections 30-43 and 30-44 and Section 20-015 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than July 2, 2025. **This matter is set for a Fine Assessment Hearing on July 7, 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 July 2, 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 June 2, 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.

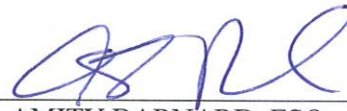
Should you violate the same Section of the Code again, you may be subject to a fine of up to \$500.00 per day for such repeat violation. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even 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 2nd day of June, 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. 25040066

Petitioner,

v.

LEONARDO PALENZUELA & GISELA PALENZUELA,

Respondents.

_____ /

ORDER FINDING VIOLATION

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

LEGAL DESCRIPTION

LOXAHATCHEE GROVES S 1/2 OF TR 38 BLK B

STREET ADDRESS:

2793 C Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-41-43-17-01-238-0020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 2nd day of June, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondents, LEONARDO PALENZUELA & GISELA PALENZUELA, are the owners of the above-described property.
2. Respondents were represented at the hearing by Patrick Barthelemy, Owner's Representative; there was also a finding of proper notice.
3. At the hearing on June 2, 2025, John Suarez, the Town's Enforcement Officer, and Craig Lower, Public Works Superintendent, testified under oath and presented documentary and photographic evidence of the violation occurring on the property. William Yawn, Neighbor and John Reynolds, Esq., Counsel for Neighbor presented verbal testimony of the violation occurring on the property. The Town's documentary and photographic evidence were entered into the record as Composite Exhibit 1, without objection.

CONCLUSIONS OF LAW

The above-stated facts constitute a violation of Sections 175-170, 175-110, 175-240 and 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

ORDER

Prohibited Use

Respondents are hereby ordered to comply with Section 20-017 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves no later than July 7, 2025. **This matter is set for a Status/Fine Assessment Hearing on September 8, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past July 7, 2025, the compliance deadline set by this Order.

FDA Permit Application

Respondents are further ordered to comply with Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves by applying for the required FDA permit(s) no later than July 7, 2025. **This matter is set for a Status/Fine Assessment Hearing on September 8, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past July 7, 2025, the compliance deadline set by this Order.

FDA Permit Issuance

Respondents are further ordered to comply with Sections 175-170, 175-110 and 175-240 of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves by obtaining/being issued the required FDA permit(s) no later than August 29, 2025. **This matter is set for a Status/Fine Assessment Hearing on September 8, 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 Two Hundred Fifty Dollars (\$250.00) may be assessed for each day that the violation continues to exist past August 29, 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 June 2, 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 2nd day of June, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 
AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE