

TOWN OF LOXAHATCHEE GROVES

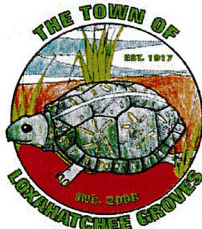
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

SPECIAL MAGISTRATE HEARING

MINUTES

SEPTEMBER 17, 2025 – 9:02 AM – 9:18 AM



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

I. CALL TO ORDER

The meeting was called to order by Amity Barnard, Special Magistrate at 9:02 AM on Monday, September 17, 2025.

II. ROLL CALL

Staff Present:

- Amity Barnard, Esq. ,Special Magistrate
- Jeff Kurtz, Town Attorney
- Deanna Thomas, Lead Code Compliance Officer
- Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

Special Magistrate:

Amity Barnard, Esq.

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

There were no deletions or modifications to the agenda.

IV. NOTICE OF STATUS/ FINE ASSESMENT HEARING

1. JOSE VILARINO & RAMON A VILARINO JR

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

Please see Exhibit A for the corresponding Order.

2. LANTANA HOLDINGS LLC

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

Please see Exhibit B for the corresponding Order.

V. VIOLATION HEARINGS/NEW BUSINESS

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

VI. AGREED ORDERS

There were no agreed orders at this hearing.

VII. CONFIRMATION OF THE NEXT HEARING DATE

The next Special Magistrate hearing is scheduled for Monday, October 6, 2025 at 9:00 AM.

VIII. ADJOURNMENT

The meeting was adjourned at 9:18 AM.



Amity R. Barnard, Esquire, Special Magistrate



Gabriella Croasdaile,
Assistant to the Town Clerk

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

Exhibit A

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 25040001

Petitioner,

v.

JOSE VILARINO & RAMON A VILARINO JR,

Respondents.

ORDER RESETTING FINE ASSESSMENT HEARING

RE: Violation of Sections 30-6 of the Town Code of Ordinances and Sections 20-017 and 20-010(g)(1) of the ULDC of the Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

24-43-40, E 1/2 OF N 631.5 FT OF S 1263.7 FT OF E 1/4

STREET ADDRESS:

2241 A Road
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-40-43-24-00-000-1030

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17th day of September, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondents, JOSE VILARINO & RAMON A VILARINO JR, are the owners of the above-described property.
2. Respondents were not present at the hearing; however, there was a finding of proper notice.
3. The Parties mutually requested a continuance of the matter.

ORDER

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

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

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

DONE AND ORDERED THIS 17th day of September, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: _____


AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE

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

Exhibit B

Returned to:
Town of Loxahatchee Groves
155 F Rd
Loxahatchee Groves, FL 33470

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

TOWN OF LOXAHATCHEE GROVES, FLORIDA,

CASE NO. 23010003 & 23010006

Petitioner,

v.

LANTANA HOLDINGS, LLC,

Respondent.

ORDER CONTINUING HEARING

RE: Violation of Sections 20-017 (Case No. 23010003) and 87-030 (Case No. 23010006) of the Town ULDC, Code of Ordinances of the Town of Loxahatchee Groves.

LEGAL DESCRIPTION

36-43-40, SLY 922 FT OF WLY 926.54 FT OF E 1/4 LYG N OF & ADJ TO SR 80 R/W

STREET ADDRESS:

16169 Southern Boulevard
Loxahatchee Groves, Florida 33470

PARCEL CONTROL NUMBER:

41-40-43-36-00-000-1020

The Code Enforcement Special Magistrate heard testimony at the Code Enforcement Special Magistrate Hearing held on the 17th day of September, 2025 regarding the above-referenced case and based on the evidence presented at that hearing, enters the following Findings of Fact and Order.

FINDINGS OF FACT

1. Respondent, LANTANA HOLDINGS, LLC, is the owner of the above-described property.
2. Respondent was not present at the hearing; however, the was a finding legal service via signed certified mail as well as agreed waiver of all due process claims via Paragraph 11 of the Joint Code Enforcement Stipulated Agreement, as amended.
3. Cody German, Esq., Counsel for tenant and contract purchaser FERP Holdings, was also present remotely at the hearing.

ORDER

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

1. Violation of the Stipulated Agreement, as amended;
2. The assessment of costs or fines; and
3. Such other matters as may be appropriate.

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

DONE AND ORDERED THIS 17th day of September, 2025.

TOWN OF LOXAHATCHEE GROVES
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY: 

AMITY BARNARD, ESQ.
SPECIAL MAGISTRATE