

# TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

## TOWN COUNCIL SPECIAL MEETING

### AGENDA

AUGUST 19, 2025 – 5:00 PM



**Anita Kane, Mayor (Seat 3)**

**Todd McLendon, Councilmember (Seat 1) Lisa El-Ramey, Councilmember (Seat 2)**

**Paul T. Coleman II, Councilmember (Seat 4) Marge Herzog, Vice Mayor (Seat 5)**

#### Administration

Town Manager, Francine L. Ramaglia

Town Attorney, Jeffrey S. Kurtz, esq.

Town Clerk, Valerie Oakes

Public Works Director, Richard Gallant

**Civility:** Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

**Special Needs:** In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

**Quasi-Judicial Hearings:** Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

**Appeal of Decision:** If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

**Consent Calendar:** Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

**TOWN COUNCIL AGENDA ITEMS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**ROLL CALL**

**ADDITIONS, DELETIONS AND MODIFICATIONS**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

*Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 PM (noon) day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Town Council meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.*

**REGULAR AGENDA**

1. All of the following matters related to the Paddock RV Resort Development Applications
2. Consideration of Recommendation to Approve **Ordinance No. 2025-03**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO ESTABLISH A NEW LAND USE CATEGORY "RURAL RECREATION" INCLUDING ADDING THE LAND USE CATEGORY TO THE FUTURE LAND USE TABLE AND ESTABLISHING LAND USE STANDARDS FOR THE RURAL RECREATION LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
3. Consideration of Recommendation to Approve **Ordinance No. 2025-04**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 47 +/--ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "RURAL RESIDENTIAL (5)" TO "RURAL RECREATION"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
4. Consideration of Recommendation to Approve **Ordinance No. 2025-05**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE UNIFIED LAND DEVELOPMENT CODE TO ESTABLISH A NEW ZONING CATEGORY, "RURAL RV RESORT" AND TO AMEND THE FOLLOWING PORTIONS OF THE ADOPTED UNIFIED LAND DEVELOPMENT CODE TO PROVIDE SITE AND DEVELOPMENT STANDARDS SPECIFIC TO THE

RURAL RV RESORT ZONING CATEGORY AND AN RV PARK USE, ARTICLE 10 “DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS”, ARTICLE 35 “PARKS AND RECREATION ZONING DISTRICT”, ARTICLE 85 “LANDSCAPING”, ARTICLE 90 “SIGNS”, AND ARTICLE 95 “PARKING AND LOADING”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

5. Consideration of Recommendation to Approve **Ordinance No. 2025-06**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE ZONING DESIGNATION OF APPROXIMATELY 47+/-ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM “AGRICULTURAL RESIDENTIAL” TO “RURAL RV RESORT”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

### **ADJOURNMENT**

#### **Comment Cards:**

Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk’s Office (561-793-2418), at least 48 hours in advance to request such accommodation.