



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR CONTINUED MEETING MINUTES
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, July 8, 2025**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor Kane reconvened the July 1, 2025, meeting on July 8, 2025, at 6:00 PM to continue with the remaining agenda items beginning with Discussion Item No. 19.

PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENCE

Mayor Kane led the Pledge of Allegiance followed by a moment of silence.

ROLL CALL

Mayor Anita Kane, Vice Mayor Margaret Herzog, Councilmember Paul Coleman, Councilmember McLendon, Councilmember Lisa El-Ramey, Town Manager Francine Ramaglia, Town Attorney Glen Torcivia (via zoom), Public Works Director Richard Gallant, Project Coordinator Jeff Kurtz, Community Standards Director Caryn Gardner-Young, and Town Clerk Valerie Oakes were present.

DISCUSSION

19. Discussion of Amendments to Capital Improvement Plan and Adoption of Ordinance No. 2025-XX repealing Ordinance No. 2024-11 and Adopting the Annual Update to the Capital Improvements Element of the Comprehensive Plan.

Mayor Kane introduced Discussion Item No. 19.

Public comment received from Manish Sood. Town Council discussion ensued.

By consensus, the Town Council agreed 4–1 to move forward with the proposed items, including the \$100,000 for the TPA grant funding and the drainage design for Tangerine, as presented. Councilmember El-Ramey dissented.

20. Discussion of Approving and Implementing the Town’s Public Records Request Policy

Town Clerk Oakes presented a draft for the Town’s Public Records Request Policy.

Public comment received from Cassie Suchy, Karen Plante, and Manish Sood. Town Council discussion ensued.

By consensus, each Town Council member is provided with a \$50 allowance for public records requests. This allowance does not roll over. Any costs incurred beyond the \$50 allowance will be the personal responsibility of the requesting Council member. Any modifications to this allowance or related procedures will be reflected in the applicable policy. The Council further agreed that all members will receive copies of any related documents electronically, and if the materials are not available in digital format, staff will scan and distribute them accordingly.

- 21. Discussion of Lien Reduction and Release Policy and Establishing Petition Fees

Community Standards Director Gardner-Young presented the Lien Reduction and Release Policy and Establishing Petition Fees.

Public comment received from Cassie Suchy. Town Council discussion ensued.

Community Standards Director Gardner-Young bring an ordinance on lien reductions at a later meeting based off Town Council recommendations.

- 22. Discussion of Interlocal Agreement with Palm Beach County Regarding Impact Fees

By consensus, the Town Council agreed to remove Item No. 22 from the agenda, noting that the matter was not relevant to the Town.

- 23. Discussion of Conservation Easements and Individual Offer Received

Mayor Kane introduced Discussion Item No. 23.

Public comment received from Jo Siciliano and Cassie Suchy. Town Council discussion ensued and concurred that in order to move forward with any formal policies they would need more information.

The Town Council proceeded to address items previously removed from the Consent Agenda for further discussion.

CONSENT AGENDA

- 6. Consideration of Approval on ***Resolution No. 2025-51***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RATIFYING THE APPOINTMENT OF CASSIE SUCHY AS A REGULAR MEMBER OF THE TOWN’S PLANNING AND ZONING BOARD, ALSO SERVING AS THE LOCAL PLANNING AGENCY; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Councilmember McLendon requested to pull Consent Agenda Item No. 6 for discussion.

Public comment received from Cassie Suchy. Town Council discussion ensued.

MOTION: COUNCILMEMBER MCLENDON MOVED TO DENY. THERE WAS NO SECOND. MOTION FAILED.

MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2025-51. MOTION PASSED (3-2 with MAYOR KANE AND COUNCILMEMBER MCLENDON DISSENTING.

8. Consideration of Approval on ***Resolution No. 2025-55***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE RENEWAL OF PIGGYBACK AGREEMENTS BETWEEN THE TOWN OF LOXAHATCHEE GROVES AND ASHBRIIT, INC., CROWDERGULF JOINT VENTURE, INC., PHILLIPS AND JORDAN, INCORPORATED, AND DRC EMERGENCY SERVICES, LLC FOR HURRICANE/DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL BASED ON THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY CONTRACT PURSUANT TO RFP NO. 22-201/DL; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember El-Ramey requested to pull Consent Agenda Item No. 8 for discussion.

MOTION: COUNCILMEMBER COLEMAN/VICE MAYOR HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-55 AND RESOLUTION NO. 2025-57. MOTION PASSED UNANIMOUSLY (5-0).

9. Consideration of Approval on ***Resolution No. 2025-57***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE RENEWAL OF PIGGYBACK AGREEMENT BETWEEN THE TOWN OF LOXAHATCHEE GROVES AND THOMPSON CONSULTING SERVICES, LLC, FOR DISASTER DEBRIS MANAGEMENT AND SUPPORT SERVICES BASED ON THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY CONTRACT PURSUANT TO RFP NO. 22-202/DL; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember El-Ramey requested to pull Consent Agenda Item No. 9 for discussion.

MOTION: COUNCILMEMBER COLEMAN/VICE MAYOR HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-55 AND RESOLUTION NO. 2025-57. MOTION PASSED UNANIMOUSLY (5-0).

TOWN STAFF COMMENTS

Town Manager stated that she had distributed to Council a marked-up copy of the previous Request for Letters of Interest for Legal Services following the last meeting, noting that the original version referenced interim services. She requested direction from Council, explaining that no feedback had been received on the draft. Ms. Ramaglia clarified that the updated version welcomes both individual and firm responses and includes language for in-house counsel, requiring that respondents provide a proposed budget and employment agreement as part of the scope of services. She further stated that, after consulting with staff, consideration was being given to adding foreclosure attorney services to the request, as the Town has spoken with several firms and may need to bring one forward for Council's review.

MAYOR KANE CALLED FOR A FIVE-MINUTE RECESS AT 8:23 PM.

RECONVENED TOWN COUNCIL MEETING AT 8:28 PM.

Town Council discussion ensued. Public comment received from Cassie Suchy.

Town Attorney had no report.

Town Clerk had no report.

TOWN COUNCILMEMBER COMMENTS

Councilmember Todd McLendon expressed appreciation to former Councilmember Maniglia for her years of service, noting that she was unable to attend to receive her proclamation but hoped she could be present at the next meeting. He also thanked the Council for the confidence in appointing him to serve through March. Mr. McLendon requested that staff prepare a resolution for the next meeting addressing life safety issues in code enforcement cases, particularly concerning industrial uses on AR-zoned properties. He stated that such cases should be considered priority matters that do not require a complaint under Florida Statute when health and safety concerns are present. He further suggested including provisions in the resolution for fine reductions and for initiating foreclosure proceedings once violations reach a certain dollar threshold.

Councilmember Lisa El-Ramey referenced a recent legal document that named individuals personally and expressed hope that increased staff involvement in enforcement and oversight would help prevent similar issues. She inquired about the timeline for vested rights properties coming before Council. Ms. El-Ramey also raised concerns about access and trail conditions near the north end of A Road where it connects to North Road and 161st Street, noting that residents

were using the canal bank to access their properties despite having road access. She emphasized the importance of maintaining trail access for equestrian use and asked for an update on discussions regarding the commercial district.

Councilmember Paul Coleman stated that due to recent legislation, specifically Senate Bill 180, many of the previously discussed Unified Land Development Code (ULDC) changes could not currently move forward. He stated that he had been approached by a representative of a charitable organization working in partnership with SouthTech Academy to redevelop the former road prison site into a vocational school campus; the proposal would involve demolishing existing structures and constructing new facilities to support trade and technical education. Mr. Coleman explained that the group sought community and municipal support to present to the Palm Beach County Commission. He offered to gather additional information or invite the representative to attend a future meeting to provide more details.

By consensus, the Council agreed to invite the representative to present the proposal at the August 2, 2025, meeting.

Vice Mayor Marge Herzog expressed concern regarding heavy vehicle traffic associated with the Horse Manor property, noting that trucks were frequently entering and exiting the area and causing significant damage to the turn road. She referenced a letter received by all Councilmembers regarding the issue and requested an update. Ms. Herzog stated dump-style trailers and 18 wheelers, many appearing to come from outside the Town, were being loaded on the site and that their turning movements were destroying the berms and shoulders along the roadway and compared the activity to that experienced near the sod farm, emphasizing that the ongoing damage was becoming disruptive to nearby residents. Ms. Herzog also inquired about the procedure for bringing forward previously discussed items, such as proposed referendum questions related to elections, for future Council consideration

By consensus, the Town Council agreed to bring forward five potential names each for consideration of committee appointments at the August 5, 2025, meeting, with the understanding that each Councilmember would ultimately appoint two to three members to sit on the Charter Review Committee.

Mayor Anita Kane encouraged everyone to be kind to one another, emphasizing that name-calling and cruel remarks do not reflect the character of the community. She stated that although differing opinions and viewpoints are natural, residents and Councilmembers alike should strive to communicate respectfully and work collaboratively. She noted that divisive and reactionary behavior has become common in society but expressed hope that the Town could rise above it by engaging in constructive dialogue and finding compromise through mutual respect and cooperation.

By consensus, the Town Council agreed (4-1) that the Mayor Kane would attend the next Finance Advisory and Audit Committee meeting to observe and assist as needed. Councilmember El-Ramey dissented.

ADJOURNMENT

There being no further business before the Council, Councilmember McLendon moved to adjourn the meeting at 9:54 PM, which was seconded by Councilmember Coleman and passed unanimously (5-0).

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Signed by:
Valerie Oakes

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Town Clerk

Signed by:
Anita Kane

F5AB3D69FF41435...
Mayor Anita Kane, Seat 3

Signed by:
Margaret Herzog

69ECD57738A5448...
Vice Mayor Margaret Herzog, Seat 5

Signed by:
Todd McLendon

0EF0CA7DB4EB49F...
Councilmember Todd McLendon, Seat 1

Signed by:
Lisa El-Ramey

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Councilmember Lisa El-Ramey, Seat 2

Signed by:
Paul T. Coleman II

2B235D3F5E51430...
Councilmember Paul T. Coleman II, Seat 4