



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, June 2, 2026**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor El-Ramey called the meeting to order at 6:02 P.M.

PLEDGE ALLEGIANCE AND MOMENT OF SILENCE

Mayor El-Ramey led the pledge of allegiance and moment of silence.

ROLL CALL

Mayor Lisa El-Ramey, Vice Mayor Manish Sood, Councilmember Paul Coleman, Councilmember Anita Kane, Councilmember William “Joe” Stephens, Acting Town Manager Valerie Oakes, Town Attorney Jeff Kurtz, Community Standards Director Caryn Gardner – Young, Public Works Director Craig Lower, and Acting Town Clerk Kenthia White.

ADDITIONS, DELETIONS, AND MODIFICATIONS

There was an addition made to add Resolution No. 2026-45, to appoint Ashley Bruce to the Roadway, Equestrian Trails, and Greenway Committee as Item No. 5A.

Item No. 10 was pulled from the agenda.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE AGENDA WITH MODIFICATIONS. MOTION PASSED (5-0).

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Mayor El- Ramey opened public comments.

Virginia Standish spoke about joining the Wellington School District; the building management

budget; and the need to review tree mitigation practices.

Jo Siciliano voiced her concern regarding flashing yellow turn lights on the intersection of B road and Southern Boulevard.

Mayor El- Ramey opened public comments.

PRESENTATIONS

1. Presentation by Treasure Coast Regional Council on the Southern Blvd Corridor Grant

This was presented after Item No. 6 from the Regular agenda.

Jessica Seymour from Treasure Coast Regional Planning Council (TCRPC) provided the Council with updates regarding the Southern Boulevard Corridor Grant. She supplied findings and recommendations regarding the study TCRPC has found.

Vice Mayor Sood suggested that the TCRPC redo the scope of work and clarify for the public.

Ms. Seymour answered questions that were sent in to the Town towards the end of the presentation. TCRPC will be providing a follow-up presentation.

CONSENT AGENDA

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA MOVING MOTION PASSED (5-0).

2. **Proposed Resolution No. 2026-39:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE FUNDING OF UP TO TEN THOUSAND DOLLARS (\$10,000) FOR SPECIAL EVENT(S) RELATED TO THE TOWN'S TWENTIETH (20TH) ANNIVERSARY; PROVIDING FOR THE FUNDING SOURCE TO COME FROM THE TOWN'S GENERAL FUND CONTINGENCY LINE ITEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

APPROVED ON CONSENT.

3. **Proposed Resolution No. 2026-40:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING FIRST AMENDMENT OF THE CONTINUING CONTRACT FOR PROFESSIONAL SERVICES BETWEEN TOWN OF LOXAHATCHEE GROVES, FLORIDA AND BULKELEY CONSULTING LLC, AUTHORIZING THE ACTING TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

4. **Proposed Resolution No. 2026-41:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RESCINDING RESOLUTION 2026-01 THUS MAINTAINING THE NAME OF “OKEECHOBEE BOULEVARD” AS “OKEECHOBEE BOULEVARD” WITHIN THE TOWN LIMITS OF LOXAHATCHEE GROVES IN PALM BEACH COUNTY FLORIDA ; AUTHORIZING THE ACTING TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

5. Minutes from Town Council Meetings – April 7, 2026 and April 21, 2026

APPROVED ON CONSENT.

- 5A. **Proposed Resolution No.2026-45:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING ASHLEY BRUCE TO THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

REGULAR AGENDA

6. **Proposed Ordinance No. 2026-01 on First Reading:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REPEALING ARTICLE 92 “RECREATIONAL VEHICLES” OF THE UNIFIED LAND DEVELOPMENT CODE AS ESTABLISHED BY ORDINANCE NO. 2024-07; AND AMENDING PART III “SUPPLEMENTAL REGULATIONS” OF THE UNIFIED LAND DEVELOPMENT CODE TO ENACT A NEW ARTICLE 92 "RECREATIONAL VEHICLES" WITHIN PART III "SUPPLEMENTAL REGULATIONS" WITHIN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Town Attorney Kurtz read the ordinance into the record.

Community Standards Director Gardner-Young introduces the item with a slideshow presentation.

Councilmember Kane and Vice Mayor Sood raised their concerns with how many RVs could be allowed under the proposed ordinance. All homesteaded properties would be allowed to have an RV with the proposed resolution.

Councilmember Coleman noted that the proposed resolution allows for less RVs than current regulations.

Councilmember Kane asked for specifics regarding the number of RVs that could be in Town and specifics regarding the current RV ordinance.

Mayor El-Ramey also noted that there should be language to the effect that bona fide agricultural properties must be permitted septic and electric, as well as a single page application to make it simple to comply.

There was Council to send the ordinance for review to the Unified Land Development Code Review Committee (ULDC).

Mayor El- Ramey opened public comments.

Jo Siciliano thanked the Council for getting a second opinion from the ULDC.

Virginia Standish provided information from the Attorney General regarding municipalities controlling properties involved in agritourism activities.

Mayor El- Ramey closed public comments.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE ORDINANCE NO. 2026-01 ON FIRST READING WITH THE PROPOSED CHANGES AND REVIEWED BY THE ULDC COMMITTEE. MOTION PASSES (4-1), WITH VICE MAYOR SOOD DISSENTING.

7. **Proposed Ordinance No.2026-02 on First Reading:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING ARTICLE 155 “SITE PLANS” OF PART V “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS” OF THE TOWN OF LOXAHATCHEE GROVES UNIFIED LAND DEVELOPMENT CODE (ULDC) BY MODIFYING SECTION 155-005 “MANDATORY SITE PLAN APPROVAL” CLARIFYING THAT RESIDENTIAL DEVELOPMENT OF MORE THAN 20 ACRES REGARDLESS OF NUMBER OR SIZE OF PLOTS REQUIRE SITE PLAN APPROVAL; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Town Attorney Kurtz read the ordinance into the record and gave a brief history of the genesis of the ordinance. He clarified that a residential piece over 20 acres will be subject to site planning approval.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE ORDINANCE NO. 2026-02 ON FIRST READING. MOTION APPROVED (5-0).

There was consensus to send the ordinance to the Planning and Zoning Board (PZB) to review the ordinance.

8. **Proposed Resolution No.2026-42:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING REMOVAL OF SPECIMEN TREES POD B OF THE GROVES TOWN CENTER PLAT ASSOCIATED WITH THE PROPOSED PANDA EXPRESS SITE PLAN PROVIDING AN EFFECTIVE DATE.

Acting Town Clerk White read the resolution into the record.

Aaron Moore, the agent's applicant, provided detail over the trees on the property and the property itself. He clarified that any new trees would be all native and that the vegetation removal permit will not allow removal until the site plan is approved.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER KANE MOVED TO APPROVE RESOLUTION NO. 2026-42 SUBJECT TO SITE PLAN APPROVAL. MOTION PASSED (5-0).

9. **Proposed Resolution No. 2026-43:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING REMOVAL OF SPECIMEN TREES FOR PROPERTY LOCATED AT 15171 WILLIAMS DRIVE; PROVIDING AN EFFECTIVE DATE.

Acting Town Clerk White read the resolution into the record.

Councilmember Kane brought up her concerns about a wetland on the property that was filled in.

Town Attorney Kurtz stated that he believes that the wetland that was filled in was not an official wetland.

Councilmember Kane disagreed and stated she would like to know what happened to that wetland before approving the removal of specimen trees.

A representative of the property was in attendance to speak on any questions or concerns.

Mayor El- Ramey opened public comments.

Jo Siciliano spoke about specimen trees and said that their duty is absorbing stormwater.

Cassie Suchy echoed the statements of Jo Siciliano. She stated that specimen trees help with water retention and if an FDA was approved, she would like to point that out to the FDA.

Mayor El- Ramey opened public comments.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO TABLE RESOLUTION NO. 2026-43. MOTION PASSED (5-0).

10. Proposed Resolution No.2026-44: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ACCEPTING AN EASEMENT FOR THE PROPERTY LOCATED AT 13005 PERKINS DRIVE LOXAHATCHEE GROVES, FL 33470; PROVIDING AN EFFECTIVE DATE.

Item No.10 was pulled by staff.

11. Discussion regarding funding for School Crossing Guards

Town Attorney Kurtz provided the background for the item.

Councilmember Kane noted that she knew someone that was able to go and observe the crossing guards and that there were only two crossings throughout the time observed.

Town Attorney Kurtz mentioned that the Town and the Palm Beach Sherriff's Office has been in constant conversation regarding the mater, to see which party is responsible and whether there is a need for these crossing guards.

Vice Mayor Sood showed his support for public safety, including crossing guards. He also mentioned that he met Colonel Coleman from the PBSO.

Mayor El- Ramey opened public comments.

Cassie Suchy mentioned that she supplied her own observations regarding the crossing guards.

Mayor El- Ramey closed public comments.

12. Discussion Regarding the Loxahatchee Avenue Road Closure

Public Works Director Lower presented the background and scope of the item. Citing previous discussions around residents and Council pushing for the closure of Loxahatchee Avenue. He mentioned that the results are from a traffic study conducted at the intersection of Loxahatchee Avenue and Tangerine Boulevard, in response to prior Council direction regarding a potential road closure. He stated that staff reported that traffic volumes were lower than anticipated, with no significant number of large trucks observed during the study period. He mentioned that options discussed included installing a dirt berm, gated emergency access, or guardrails to restrict through traffic while maintaining emergency vehicle access.

Council discussed the purpose of the proposed closure, emphasizing resident safety and reducing cut-through traffic along Tangerine Boulevard. Questions were raised regarding whether approval from the Florida Department of Transportation (FDOT) would be required, due to the roadway's proximity to Southern Boulevard and whether any impacts to Southern Lawn's approved site plan or business operations would result. Staff confirmed that they would continue evaluating regulatory requirements and obtain additional cost estimates for the proposed gate installation.

Mayor El- Ramey opened public comments.

A representative from Southern Lawn provided details as to why closing the road may not be the best option for the Town as it could create other safety issues.

Robert Shorr stated that when he was on Council he had voted against this project because of this road issue. He mentioned that the representative from Southern Lawn provided valuable details about how closing this road could create other issues.

Lisa Cruz stated that the road does receive traffic frequently and that it varies. She discussed how perhaps closing the road may be an option, but there may be other options as well. She mentioned that is generally looking for traffic calming devices on the road.

Mayor El- Ramey opened public comments.

13. Discussion regarding the 20th Anniversary/Veteran's Day Event

Acting Town Manager Oakes provided an update on planning efforts for the Town's 20th Anniversary and Veteran's Day celebration, currently proposed for Sunday, November 8, 2026, at Loxahatchee Groves Park. She reported that park availability had been confirmed and that outreach to potential vendors had begun following discussions at a local farmers market. She advised that a meeting had been scheduled to review a digital passbook platform, as a potential alternative to printed event materials.

Council discussed a variety of ideas for the event, including historical presentations, live entertainment, a community time capsule, classic vehicles, heritage displays, family activities, food vendors, and opportunities to recognize the Town's history while also celebrating the nation's 250th anniversary. Additional concepts included a community quilt project, recipe collection, bake-off, fundraising activities benefiting military support organizations, and expanded volunteer participation.

Staff was directed to continue refining event logistics, vendor coordination, parking and traffic planning, and promotional efforts, with updates to be provided at future Council meetings.

14. Discussion regarding Carpet Replacement at Town Hall

Public Works Director Lower presented information regarding the replacement of the carpet throughout Town Hall. He explained that the existing carpet, installed in approximately 2018, has reached the end of its useful life despite being professionally cleaned multiple times. He recommended replacing it with carpet tiles, noting that individual tiles could be replaced as needed, making long-term maintenance more cost-effective. Because no specific budget allocation existed for the project, staff requested Council direction on using contingency funds to complete the replacement.

Council discussed the proposed project, including the advantages of carpet tiles over other flooring options, such as improved durability, ease of maintenance, and noise reduction within the building. They also discussed the condition of the building, the importance of maintaining Town facilities, and the estimated project cost of approximately \$26,000 to \$27,000.

Public Works Director Lower advised that four quotes had been obtained, but additional clarification was needed to ensure that the proposals reflected equivalent products and specifications before proceeding.

Council also discussed whether the project should be considered a priority in light of other Town needs and upcoming budget considerations. Questions were raised regarding the use of contingency funds, the condition of the existing carpet, and whether replacement constituted a health or safety issue.

Public Works Director Lower responded that while there had been previous mold remediation within the building, there was no current mold issue, though some areas of the carpet were showing wear and lifting.

Council directed staff to obtain clarification from the vendors to ensure the proposals could be compared on an equal basis and to return the item for consideration at the next Council meeting, including a recommendation regarding procurement in the Town's best interest.

TOWN STAFF COMMENTS

There were no staff comments made at this time.

TOWN COUNCIL COMMENTS

Councilmember Joe Stephens expressed his gratitude to staff and the Boards/Committees of the Town.

Councilmember Paul Coleman II expressed his gratitude to staff and the Boards/Committees of the Town. He also brought attention to a hole on 25th and Folsom Road.

Councilmember Anita Kane announced a public meeting Master Transportation Plan. She noted this would be the only Western community public meeting before the plan is finalized, and urged all residents to attend. The meeting is scheduled for Tuesday, June 30, 2026, from 6:00 P.M. to 8:00 P.M. at the Belle Glade Public Library. She encouraged residents to speak to the Town's position on Okeechobee Boulevard. She also requested that the date be posted on the Town's website. She also expressed her gratitude to the Town Boards/Committees and staff.

Vice Mayor Manish Sood emphasized his goal of bringing light to financial transparency and accountability for taxpayer's dollars. He also asked for the canal bank mowing schedule to be on the website and emphasized that the PBSO contract should be brought to Council again for discussion.

Mayor Lisa El-Ramey mentioned that previously she had discussed the Town adopting State wildlife lighting practices. She encouraged that Boards and Committees have a workshop meeting similar to Councils. She mentioned weight limits on roads or perhaps axels limits to minimize the traffic in the Town. She questioned the funding of a rural infrastructures grant that was provided by lobbyist Ron Book, and staff concurred that the grant had not been funded. She asked about an update regarding projected taxes.

Acting Town Manager replied that Projected Point had been working on incorporating the projected taxes into financial projections for the Town. Outstanding contracts and the legal timeline for them was of concern.

Mayor El-Ramey brought up a memorial fund for Robert Shorrs wife, who recently passed., and mentioned that information could be found online on Facebook, and asked if it could be shared by the Town.

ADJOURNMENT

Councilmember Kane motioned to adjourn the meeting. The motion was seconded by Councilmember Coleman. Motion passed (5-0). Meeting adjourned at 9:38 P.M.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Signed by:

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Town Clerk

Signed by:

07066C56061A4B9...
Mayor Lisa El-Ramey, Seat 2

Signed by:

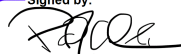
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Vice Mayor Manish Sood, Seat 5

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Councilmember William "Joe" Stephens, Seat 1

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Councilmember Anita Kane, Seat 3

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Councilmember Paul Coleman II, Seat 4