

TOWN OF LOXAHATCHEE GROVES

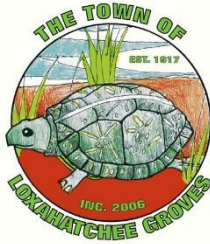
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING

MINUTES

FEBRUARY 10, 2026 – 6:00 PM – 7:51 PM



BOARD AGENDA ITEMS

CALL TO ORDER

The February 10, 2026 Planning and Zoning Board meeting was called to order at 6:00 PM by Gabriella Croasdaile, Assistant to the Town Clerk.

PLEDGE OF ALLEGIANCE

The Board began the meeting by reciting the Pledge of Allegiance, led by Ms. Croasdaile.

ROLL CALL

The roll call was conducted by Ms. Croasdaile, with the following members present:

Present:

- Jacquelyn Clifton – Chairperson (Seat 4)
- Cassie Suchy – Board Member (Seat 2)
- Arlene White – Board Member (Seat 3)

Staff Present:

- Caryn Gardner-Young – Community Standards Director/ Board Staff Liaison
- Gabriella Croasdaile – Assistant to the Town Clerk / Board Clerk
- Jeff Kurtz – Town Attorney

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no additions, deletions, and/or modifications to the agenda.

APPROVAL OF THE MINUTES

Board Member Suchy noted that previous minutes incorrectly stated Mayor Kane was directed to appear before the Board. She clarified that the Board sought clarification from the Mayor, not her formal attendance, but that they were glad to hear from the Mayor, nonetheless. She stated that the other items in the minutes were confirmed as correct directives.

Chair Clifton agreed with this.

There was consensus that the verbal correction would serve as the official clarification, with recordings taking precedence in case of any discrepancies with the written minutes.

MOTION: BOARD MEMBER SUCHY/ BOARD MEMBER WHITE MOVED TO APPROVE THE MINUTES, WITH THE UNDERSTANDING THAT MEETING VIDEOS ARE AVAILABLE FOR REFERENCE IF NEEDED. MOTION APPROVED (3-0).

PUBLIC COMMENTS

There were no public comments at this time.

REGULAR AGENDA

Clear Direction by Mayor Anita Kane on Equestrian Estates

Mayor Anita Kane appeared before the Board to clarify her vision for an equestrian estate concept. She described her concept as drawing inspiration from large, historically planned estates in the northeastern United States, where properties were developed comprehensively and as part of a unified design. She expressed concern that the Town's current regulatory framework was driving property owners to work around the rules rather than comply with them. She proposed a development avenue for owners with many acres on their properties focusing on cohesive estate design. She mentioned that the aim is to beautify the Town while easing Code Enforcement issues, ensuring the concept serves as a guide for the Board and staff. She committed to sharing research from municipalities with similar planning.

Comparison of Agricultural Exempt Properties to Non-Agricultural Exempt Properties

Director Gardner-Young explained that the Town's Agricultural Zoning District includes limits on lot coverage and other standards intended to help manage development intensity and maintain the community's rural character. She noted that tools such as lot coverage requirements and perimeter buffers can help address concerns about density and compatibility. Residential-type structures are generally subject to applicable building regulations, while certain agricultural structures may be exempt under state law.

Town Attorney Kurtz stated that the Town's low-density zoning provides a strong level of protection against potential impacts from state housing legislation and emphasized that existing regulations focus more on the size and scale of development than on the number of allowable structures.

Board Member Suchy raised concerns about the long-term effectiveness of restrictive covenants.

Town Attorney Kurtz acknowledged that such measures can change over time but noted that zoning regulations would continue to apply. He suggested that combining parcels and using restrictive covenants can help preserve larger estate-style properties and encouraged maintaining flexibility within the Code to allow property owners discretion in how their land is developed, while still meeting Town standards.

Definition of Equestrian Estates

The Board examined what specifically distinguishes an Equestrian Estate from what current zoning already allows, and what regulatory changes would be necessary to accomplish something similar to the Mayor's proposition.

The Board discussed unifying multiple 5-acre parcels into larger ones to resolve internal setback issues and improve site planning, while maintaining exterior perimeter buffers. Concerns were raised about the current 1,200 square foot cap on ADUs, impractical for trainers or caretakers with families.

Attorney Kurtz suggested that the estate concept might allow larger or more accessory structures, while potentially reducing the total number of separate buildings.

Board Member Suchy and Chair Clifton expressed concern that accommodating large equestrian operations might lean toward commercial rather than residential development, affecting the Town's character.

Chair Clifton highlighted seasonal traffic issues from equestrian activities and the risk of increased density on large parcels. She mentioned that a suggested horse-per-acre limit for density control was deemed difficult to enforce. She stated that the need for clearer distinction between agricultural use and residential estate use was noted, requiring further research.

Director Gardner-Young stated that she will provide building code details and Right to Farm Act information for better regulatory understanding, and it was agreed that more research and a detailed comparison of current versus proposed standards are needed before recommending to the Town Council.

BOARD MEMBER COMMENTS

There were no Board Member comments at this time.

CONFIRMATION OF THE NEXT MEETING DATE

The Board agreed to have their next scheduled meeting in April, as the scheduled March one falls on the same date as the Municipal Election.

ADJOURNMENT

Board Member White moved to adjourn the meeting. The motion was seconded by Board Member Suchy. The meeting adjourned at 7:51 P.M.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Planning and Zoning Board Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk