

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE

MINUTES

MONDAY FEBRUARY 9, 2026 4:06 PM – 5:33 PM



CALL TO ORDER

The February 9, 2026 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:06 PM by Chairperson Jo Siciliano.

PLEDGE OF ALLEGIANCE

Chairperson Siciliano led the Committee in the Pledge of Allegiance.

ROLL CALL

The roll call was conducted by Gabriella Croasdaile, Assistant to the Town Clerk, with the following members present:

Present:

- Jo Siciliano – Chairperson (Seat 1)
- Karen Plante – Vice Chairperson (Seat 2)
- Danielle Harrity – Committee Member (Seat 3)

There is a vacancy in Seat 5.

Staff Present:

- Caryn Gardner-Young – Community Standards Director
- Gabriella Croasdaile – Assistant to the Town Clerk / Board Clerk

Staff Absent:

- Robert Austin – Committee Member (Seat 4)

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

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

APPROVAL OF THE MINUTES

9/08/2025 Unified Land Development Code Review Committee Meeting Minutes

01/12/2026 Unified Land Development Code Review Committee Meeting Minutes

MOTION: VICE CHAIRPERSON PLANTE/ CHAIRPERSON SICILIANO MOVED TO APPROVE THE 09/08/25 AND 01/12/26 UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE MEETING MINUTES. MOTION PASSED (3-0).

PUBLIC COMMENTS

There were no public comments submitted or presented during the meeting.

REGULAR AGENDA

Nuisance Abatement

The committee initiated a discussion about the purpose and scope of nuisance abatement. Community Standards Director Caryn Gardner-Young explained the current process of nuisance abatement and when the Town would initiate the process. This included the difference between a standard code case/violation and a nuisance abatement violation. The difference being the impact the violation has. Nuisance abatement violations are extreme cases where the Town has permission to enter the property to rectify the violation. Code cases only implement a fine.

The committee expressed concern over unclear definitions, particularly what constitutes a “nuisance”. Staff also expressed concern over the current 20-day notice required for nuisance abatement. That the time period is lengthy for an imminent issue.

Creating clear definitions and parameters that fit the Town’s necessities is what the committee and staff would like to build together. That the current nuisance abatement language has several restrictions that do not apply to the Town’s agricultural and rural lifestyle. The committee believed that researching other nuisance abatement languages from similar agricultural and rural communities would be useful in creating new languages.

Committee discussion ensued regarding the notes members had on current nuisance abatement language. Members agreed that it may be more useful to create new language rather than amending the current language.

Line of Sight

Chairperson Siciliano expressed concern over recent line of sight violations that had been sent out by the Town. That the notice made it appear as though the line-of-sight issue was a nuisance abatement issue due to the 12-day notice to correct the issue. Community Standards Director Gardner- Young explained that the notices were courtesy notices and are not current violations.

Discussion included modifying the current measurements and diagrams to create a clear understanding of line-of-sight standards for residents. This includes driveway width impacts and the size of the sight triangle. As well as how irregular shaped driveways and old trees would be treated, whether they could be grandfathered in or not. How some people may have access points that are not in use and don't need to abide by line of sight. Overall, the committee wants to make clear what the requirements are for line of sight and explain to residents the importance of this provision. If remedy is the end goal, then it should be easy for people to adhere to.

The committee also discussed how driveway sight lines may be treated differently than roadway intersection sight lines. As well as how trails sight lines can be included as these intersections also pose safety concerns. Community Standards Director Gardner- Young said she would reach out to the Roadway, Equestrian Trails & Greenway Committee to see if this is something they would be interested in discussing. She would also like to reach out to the Town's engineer to get a clearer understanding of measurement points for line-of-sight.

COMMITTEE MEMBER COMMENTS

No comments from the committee members at the end of the meeting.

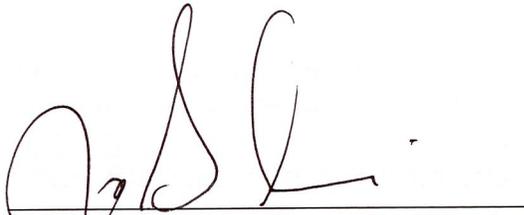
CONFIRMATION OF THE NEXT MEETING DATE

Monday March 9, 2026

ADJOURNMENT

MOTION : A motion to adjourn was made by Committee Member Plante. The motion was seconded by Committee Member Danielle Harrity. The meeting adjourned at 5:33 PM.

ATTEST:



Jo Siciliano,
Unified Land Development Code Chairperson

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**



Gabriella Croasdaile,
Assistant to the Town Clerk