



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, May 5, 2026**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor El-Ramey called the meeting to order at 6:00 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 (via Zoom), 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

Mayor El-Ramey raised a procedural question regarding the practice of pulling consent agenda items separately versus addressing the consent agenda as a whole, and expressed a preference for handling agenda modifications in one step. Council concurred.

Mayor El-Ramey requested that item No. 4 be moved to the Regular Agenda and Item No. 9 be placed within the Regular Agenda as well.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE AGENDA WITH MODIFICATIONS TO MOVE ITEM NO. 4 AND ITEM NO. 9 INTO THE REGULAR AGENDA. MOTION PASSED 5-0.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Virginia Standish spoke about the Town's tree mitigation policy, and stated that the current policy is not working effectively. She noted that properties can be clear-cut with no penalty while property owners with large numbers of trees face excessive fines, and she urged the ULDC Review Committee to examine and refine the tree mitigation policy.

Jim Frogner, representing the Florida Nursery, Growers and Landscape Association (FNGLA), expressed interest in the appointment of new members to the ULDC Review Committee and the commercial and agricultural interests of the Town. He noted that several of his landscape and nursery businesses in Loxahatchee Groves currently face Code Enforcement violations despite holding agricultural exemptions, State Nursery Licenses, and vested letters from Palm Beach County. He stated that FNGLA intended to attend ULDC Committee Meetings and Workshops.

CONSENT AGENDA

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

1. **Proposed Resolution No. 2026-35:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING JO SICILIANO TO THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

2. **Proposed Resolution No. 2026-36:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING CHRISTINE BETTS TO THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE

APPROVED ON CONSENT.

3. **Proposed Resolution No. 2026-37:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE PURCHASE OF ROCK MATERIAL FOR A TOTAL PRICE NOT TO EXCEED \$74,994.50 FROM PALM BEACH AGGREGATES, LLC. IN ACCORDANCE WITH AN EXISTING AGREEMENT WITH PALM BEACH AGGREGATES, LLC; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

4. **Approval of Minutes**

Item No. 4 was moved from Consent Agenda to Regular Agenda.

Mayor El-Ramey expressed concerns regarding the action minutes format, highlighting public inquiries and the minutes' lack of detail for historical context. She proposed shifting to summary minutes, which would provide brief synopsis and speaker positions.

Council agreed to implement summary minutes moving forward without retroactively altering past minutes.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE MINUTES. MOTION PASSED 5-0.

REGULAR AGENDA

5. Financial Summary Snapshot (including the Expenditures Report for over 10K and 25K) presentation by Chief Financial Officer David DiLena, ProjectedPoint.

Chief Financial Officer David DiLena presented the first six months of FY2026 financial data through a financial snapshot. The financial snapshot included overview of the general fund revenues, general fund expenditures, local option sales tax, the road and drainage fund, solid waste fund, and other financial topics.

Councilmember Kane raised a legal question concerning the Red Speed camera funds the Town had been receiving. She cited a recent Broward County judicial ruling dismissing all pending cases and ordering refunds of fines collected through automated Speed Enforcement Cameras in school zones, the same enforcement mechanism used by the Town. She recommended placing all collected Red Speed funds in a contingency account pending legal clarification.

Town Attorney Kurtz noted that he would review the contract's indemnification and repayment provisions.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO PLACE RED SPEED FUND REVENUES INTO A CONTINGENCY FUND UNTIL FURTHER DIRECTION. MOTION PASSED (5-0).

There was discussion centered on North Road's ongoing deterioration due to lacking drainage infrastructure.

Public Works Director Craig Lower confirmed that drainage issues were causing the damage. He mentioned that staff can replace damaged sections, but larger repairs necessitate asphalt contractors.

Mayor El-Ramey requested estimates for both a comprehensive drainage solution and immediate repairs for Council review. It was noted that the Cheatham Paving Project could not include North Road's isolated sections.

6. **Proposed Resolution No. 2026-38:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, MODIFYING THE FEE SCHEDULE FOR THE PLANNING AND ZONING AND ENGINEERING DIVISION OF THE COMMUNITY STANDARDS DEPARTMENT; AUTHORIZING THE 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.

Acting Town Clerk Kenthia White read the resolution into the record.

Community Standards Director Caryn Gardner-Young and Town Attorney Kurtz presented the proposed changes to the fee schedule.

Councilmember Kane raised objection to proposed fees for minor activity permits.

There was consensus from Council, that since these are routine agricultural activities, they should be free of charge.

Mayor El-Ramey brought up her concerns with wetland permits as she wasn't aware that the Town had jurisdiction over wetlands. She further explained that offering a permit suggests wetlands can be altered, which she doesn't agree with.

Council echoed her comments.

There was consensus to revisit the fee schedule for a more comprehensive discussion.

Mayor El-Ramey opened Public Comment.

Jo Siciliano spoke against the idea of wetland permits, but likes the idea of knowing where the wetlands in the area are, for building purposes.

Mike Sands gave input on where to find more information on wetland management.

Tracy Rflowitz spoke against the amount of fees an applicant would have to pay, according to this proposed fee schedule.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER SOOD MOVED TO APPROVE RESOLUTION NO. 2026-38 WITH THE DELETION OF ITEMS 5, 8, AND 9 ON THE MEMORANDUM. PENDING A 60-90 DAY REVIEW WITH THE POSSIBILITY OF COMING BACK TO COUNCIL. MOTION PASSED (4-1). WITH MAYOR EL-RAMEY DISSENTING.

7. **Discussion and Direction on Town Council Rules and Procedures.**

Town Attorney Kurtz presented a proposed set of amendments to the Town's rules and procedures for Council meetings. He presented some minor changes but the most notable being

the implementation of agenda review meetings. Formalizing a process whereby a draft agenda is published on Tuesday, prior to the regular meeting, followed by a publicly noticed Zoom-based agenda review workshop on Wednesday at 6:00 P.M. The purpose of the workshop would be for Council to seek clarification and provide staff direction on agenda items in advance of the regular meeting, thereby streamlining the regular meeting itself. The public may observe but would not participate in the agenda review meeting. The finalized agenda would then be published the following Thursday. He mentioned that he is working on a proposed ordinance intended to revise the existing rule, which permits the Council to remove a disruptive member from the dais.

Councilmember Kane raised concerns about possible misuse against Elected Officials and suggested adjourning the meeting to restore order as a preferred solution.

Attorney Kurtz highlighted the constitutional issue involved, noting the obligation of a Councilmember to vote on matters, barring any arising conflict.

Mayor El-Ramey determined that the full discussion of proposed ordinance changes and the removal provision should be deferred to a workshop.

Council agreed to address these matters at the May 19 workshop, and to hold the formal agenda review workshop beginning with the June 2 regular meeting cycle, using May 27 as the first agenda review workshop date.

8. Discussion regarding the Zoning Map and Land Use Map conflicts.

Community Standards Director Gardner-Young and Town Attorney Kurtz presented an informational overview of identified inconsistencies between the Town's zoning map, the Unified Land Development Code (ULDC), and the Future Land Use Map contained in the Comprehensive Plan.

Director Gardner-Young explained that the state of Florida requires consistency between a municipality's Land Use Map (governed by the Comprehensive Plan) and its zoning map.

Attorney Kurtz clarified that the Comprehensive Plan controls over the zoning map, where inconsistency exists, and that the most efficient path forward is to amend the zoning map to align with the land use map and ULDC, rather than amending the Comprehensive Plan, which is a more difficult process.

Mayor El-Ramey opened Public Comment.

Cassie Suchy asked to bring attention to Planning Unit Developments (PUDs).

Council directed staff to engage a Consultant for the mapping work, proceed with the town-wide zoning map amendment process, and incorporate a review of publicly owned parcels and potential Parks and Recreation designations.

TOWN STAFF COMMENTS

Acting Town Manager Valerie Oakes asked when presentations would be able to be on the agenda, as they had previously been removed to make room for other items.

There was consensus that presentations should resume, limited to no more than two per meeting, with flexibility for time-sensitive matters.

9. Town Quarterly Report – Q2 FY2026

Acting Town Manager Valerie Oakes presented a new consolidated quarterly report format for Q2 FY2026. Council expressed support for the new format that has detailed metrics across all departments.

Noticeable changes included a code case tracker being implemented into the Town's website, a matrix detailing status on Grants was underway, and that a public presentation was scheduled for June regarding the Southern Boulevard Corridor Study.

A representative from Fire Rescue presented the Fire team's report.

Town Attorney Jeffrey S. Kurtz, reminded Council of a Shade Session scheduled for June 2, 2026, at 5:00 PM, prior to the regularly scheduled Council Meeting and discussed the procedures for this meeting.

Acting Town Clerk Kenthia White had no comments at this time.

Community Standards Director Caryn Gardner Young had no comments at this time.

Public Works Superintendent Craig Lower reported an update on FPL boxes installed within the roadway. He mentioned that staff is actively pursuing a relocation of the boxes. He also gave an update on the F Road intersection, and the target date for reopening would be May 25.

TOWN COUNCIL COMMENTS

Councilmember Joe Stephens encouraged the public to follow Special Magistrate proceedings, noting recent developments of interest. He expressed enthusiasm for upcoming Committee Meetings and their anticipated input.

Councilmember Paul Coleman II offered brief remarks on wetland jurisdiction, noting that Federal and State agencies hold authority.

Councilmember Anita Kane announced a public meeting on the I-Park 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.

Vice Mayor Manish Sood had no comments, as he had left the meeting.

Mayor Lisa EL-Ramey proposed cancelling the upcoming Workshop meeting, given recent workload.

Council agreed to cancel the workshop meeting.

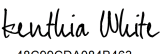
Mayor El-Ramey encouraged all Councilmembers to submit their list of priority to Staff.

ADJOURNMENT

Councilmember Kane motion to adjourn the meeting. The motion was seconded by Councilmember Coleman. Motion passed (4-0). Meeting adjourned at 9:06 PM.

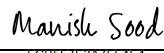
TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Signed by:

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Town Clerk

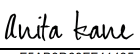
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Mayor Lisa El-Ramey, Seat 2

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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