



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING MINUTES
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, November 4, 2025**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor Kane called the meeting to order at 6:00 PM

PLEDGE ALLEGIANCE AND MOMENT OF SILENCE

Mayor Kane led the pledge of allegiance and moment of silence.

ROLL CALL

Mayor Anita Kane, Vice Mayor Margaret Herzog, Councilmember Paul Coleman, Councilmember Lisa El-Ramey(via Zoom), Councilmember Todd McLendon, Town Manager Francine Ramaglia, Town Attorney Jeff Kurtz, Community Standards Director Caryn Gardner-Young, Public Works Director Richard Gallant, Public Works Superintendent Craig Lower, and Town Clerk Valerie Oakes.

ADDITIONS, DELETIONS, AND MODIFICATIONS

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

MOTION: COUNCILMEMBER HERZOG/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE AGENDA. THE MOTION PASSES (5-0).

PRESENTATIONS

1. Presentation By Kim Lancaster, Dean of Palm Beach State College

Kim Lancaster was not in attendance instead Palm Bech State College sent representatives to present Item No.1.

Public comment received from Phillis Maniglia.

2. FP&L's Ilan Kaufer will give a brief update including repairs/maintenance to infrastructure as well as the status of easements in order for them to do underground work plan.

Ilan Kaufer presented Item No.2 and will provide a list of missing easements for Council.

Public comment received from Virginia Standish and Phillis Maniglia.

3. Red Speed Camera Enforcement

Public Works Director Richard Gallant and a representative from Red Speed presented Item No.3.

CONSENT AGENDA

4. Consideration of Approval on Resolution No. 2025-83 regarding the Approval of Contracts from the RFQ for General Planning, Development Engineering and Building Service.

Item No.4 was removed from the consent agenda by staff.

5. Consideration of Approval on Resolution No. 2025-82: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE PURCHASE OF RIP-RAP AND #2 FILL MATERIAL FOR A TOTAL PRICE OF \$212,180 FROM PALM BEACH AGGREGATES, LLC. IN ACCORDANCE WITH AN EXISTING AGREEMENT WITH PALM BEACH AGGREGATES, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN
MOVED TO APPROVE THE CONSENT AGENDA WITH
REMOVING ITEM NO.4. MOTION PASSED (5-0).**

6. Quarterly Reports - Receive and File

**MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN
MOVED TO APPROVE THE CONSENT AGENDA WITH
REMOVING ITEM NO.4. MOTION PASSED (5-0).**

7. Approval of Payment of Overtime for Non-Exempt Employees on November 8th Veterans, Founders & Family Day Celebration.

MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA WITH REMOVING ITEM NO.4. MOTION PASSED (5-0).

PUBLIC HEARING

8. Consideration of Approval on Ordinance No. 2025-09 on Second Reading: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REORGANIZING AND AMENDING CHAPTER 14 “CODE ENFORCEMENT”, BY ADDING ARTICLE I “IN GENERAL” AND ARTICLE II “LIEN REDUCTIONS AND RELEASES”; AMENDING SECTION 14-4 “APPLICATION FOR RELIEF FROM CODE ENFORCEMENT LIEN” TO PROVIDE GENERAL PROVISIONS APPLICABLE TO LIEN/FINE REDUCTIONS AND RELEASES; TO ADOPT SECTION 14-5 “SPECIAL MAGISTRATE LIEN REDUCTIONS AND RELEASES” TO ADDRESS REDUCTIONS BY SPECIAL MAGISTRATE; TO ADOPT SECTION 14-6 “OTHER LIEN RELEASES” TO ADDRESS PARTIAL RELEASES OF LIENS AND RELEASES OF UNENFORCEABLE LIENS AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. **(missing rev. ordinance)**

Ordinance No.2025-09 was read into the record by Town Clerk Oakes. Town Attorney Kurtz presented Item No.8.

Public Comment received from Virginia Standish.

MOTION: COUNCILMEMBER MCLENDON/COUNCILMEMBER COLEMAN MOVED TO APPROVE ORDINANCE NO.2025 – 09 ON FIRST HEARING. MOTION APPROVED (4-1). WITH COUNCILMEMBER EL-RAMEY DISSENTING.

REGULAR AGENDA

9. Consideration of Approval on Ordinance No. 2025-18: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REPEALING SECTION 2-111 “PAYMENT OF MONEY” OF ARTICLE IV “FINANCE” OF CHAPTER 2 “ADMINISTRATION” OF THE TOWN OF LOXAHATCHEE GROVES CODE OF ORDINANCES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Ordinance No.2025-18 was read into the record by Town Attorney Kurtz.

**MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER MCLENDON
MOVED TO APPROVE ORDINANCE NO.2025-18. MOTION
APPROVED (5-0).**

DISCUSSION

10. Discussion and Direction on Palm Beach County Sheriff's Contract

**MOTION: COUNCILMEMBER MCLENDON/COUNCILMEMBER COLEMAN
MOVED TO RECEIVE AND FILE PAPERWORK FROM
COUNCILMEMBER MCLENDON. MOTION APPROVED (5-0).**

Paperwork received and filed and hereto attached as *Exhibit A*.

Public comment received from Virginia Standish and Phillis Maniglia.

Mayor Kane asked that the Town Manager and Town Attorney negotiate and return with an update at the upcoming December regular Town Council meeting. As well as to investigate other alternatives.

11. Discussion and Direction on Sign Code Enforcement

**MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN
MOVED FOR CODE ENFORCEMENT STAFF TO BE PROACTIVE
ON SIGNAGE THAT HAS NOT BEEN PREVIOUSLY APPROVED OR
PERMITTED AND IS ILEGAL. MOTION APPROVED (5-0).**

12. Status Conservation Easements

Town Attorney Kurtz presented Item No.12.

Public comment received from Phillis Maniglia, Cassie Suchy, and Jo Siciliano.

**MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN
MOVED TO EXTEND THE METING AT 10:11 PM. MOTION
APPROVED (5-0).**

**MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER MCLENDON
MOVED TO RECEIVE AND FILE DOCUMENTS FROM PHILLIS
MANIGLIA. MOTION APPROVED (5-0).**

Documents received and filed and hereto attached as *Exhibit B*.

Consensus was to explore possibilities and provide an update on the upcoming December Town Council regular meeting.

13. Discussion on Platting Process

Town Attorney Kurtz presented Item No.13. Consensus was to provide first reading

at upcoming December regular Town Council regular meeting.

14. Discussion on Items from the Town Council Workshop Meeting on October 21, 2025

Item No. 14 was moved to the November Town Council workshop meeting.

15. Discussion on SWOT Analysis Report

Item No.15 was moved to the November Town Council workshop meeting and December Town Council regular meeting.

16. Discussion on Charter Review Committee Recommendations

Item No.16 was discussed after Item No.11. Town Attorney Kurtz presented Item No.16.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER MCLENDON MOVED TO DISCUSS ITEM NO.16 AFTER ITEM NO.12. MOTION PASSES (5-0).

Public comment received from Virginia Standish and Jo Siciliano.

MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THAT THE TOWN ATTORNEY REVIEW OF CONTRACTS BE ADDED TO THE BALLOT BUT THAT THE LANGUAGE BE CHANGED TO INCLUDE “LEGAL SUFFICIENCY” IN PLACE OF “CORRECTNESS”. MOTION APPROVED (5-0).

MOTION: COUNCILMEMBER COLEMAN/ MCLENDON MOVED TO ADD THE REFERENDUM QUESTION TO THE BALLOT. MOTION APPROVED (5-0).

TOWN STAFF COMMENTS

Town Manager Francine L. Ramaglia acknowledged the resignation of Public Works Director Richard Gallant.

Town Attorney Jeffrey S. Kurtz, Esq. had no report.

Town Clerk Valerie Oakes announced the Veterans Day/ Founders Day event on November 8th at Loxahatchee Groves Park. She also announced that the qualifying period will begin November 12th and end November 18th. For anyone who plans to qualify reach out to the Town Clerk directly to schedule an appointment.

Community Standards Director Caryn Gardner-Young had no report.

Public Works Director Richard Gallant gave his thanks to the Town and Council.

TOWN COUNCIL COMMENTS

Councilmember Todd McLendon (Seat 1) thanked Public Works Director Gallant for his

service to the Town.

Councilmember Lisa El-Ramey (Seat 2) thanked Public Works Director Gallant for his service to the Town.

Councilmember Paul T. Coleman II (Seat 3) acknowledged the work that Loxahatchee Groves Landowners Association has been doing to raise money for student scholarships.

Vice Mayor Marge Herzog (Seat 5) thanked Public Works Director Gallant for his service to the Town.

Mayor Anita Kane (Seat 3) announced the parade route for the Veterans Day/ Founders Day event and asked residents to please come out and support the event.

ADJOURNMENT

Councilmember McLendon/ Councilmember McLendon motioned to adjourn the meeting at 10:50 PM.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Signed by:
Valerie Dakes
Town Clerk

Signed by:
Anita Kane

Mayor Anita Kane, Seat 3

Signed by:
Margaret Herzog

Vice Mayor Margaret Herzog, Seat 5

Signed by:
Todd McLendon

Councilmember Todd McLendon, Seat 1

Signed by:
Lisa El-Ramey

Councilmember Lisa El-Ramey, Seat 2

Signed by:
Paul Coleman II

Councilmember Paul Coleman II, Seat 4



EXHIBIT A

The Florida House of Representatives

Office of the Speaker

MEMORANDUM

To: Members of the Florida House of Representatives
From: Daniel Perez, Speaker
Date: October 16, 2025
Re: Property Taxes

One of the constants this year has been an on-going dialogue around property taxes, in which the Florida House has actively participated. Last session, we passed a proposal to use Tourist Development Tax revenue to permanently reduce property taxes. We also formed the Select Committee on Property Taxes to continue to push the issue forward.

Today, several Members have filed House Joint Resolutions 201, 203, 205, 207, 209, 211, and 213, and House Bill 215. These proposals are based on the work of the select committee, and it is my intention to move them through the process.

What has been lost in this debate has been the fact that the ultimate decision on what should happen with property taxes belongs not with elected officials but with the people of Florida. If we have faith in the voters to elect us, we should not be afraid to let them be a part of the conversation about the taxes they pay. It is our position that the House does not need to limit itself in presenting one single plan, but instead allow the people of Florida the ability to choose some, all, or none of the proposals on the 2026 ballot.

All of our proposals have two distinct components. First, they will have language that specifically prohibits an affected government entity from reducing funding for law enforcement. Second, they exempt school taxes. Property taxes comprise 46% of school funding, or about \$21 billion.

Prohibition of reductions in local law enforcement funding.—Beginning with the 2027-2028 local fiscal year, the total funding provided by each county and municipality for law enforcement services may not be less than such jurisdiction's total budgeted amount for law enforcement services in either the 2025-2026 or 2026-2027 local fiscal year, whichever was higher, notwithstanding any reduction in ad valorem revenue that may result from the amendment to Article VII, approved by voters on November 3, 2026

VIA'S NURSERY
1300 A. RD.
LDX FL 33470

EXHIBIT B

CONSERVATION EASEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

AUG-14-1997 9:54am 97-288939
ORB 9937 Pg 704
1
Com 10.00 Dec .70

KNOW ALL PERSONS BY THESE PRESENT THAT as a condition of the approval by Palm Beach County of the Vegetation Removal Permit, and pursuant to Palm Beach County Unified Land Development Code Section 9.5.F.2.c., Ramon Vitorino ("Grantor"), has, for good and valuable consideration, the receipt of which is acknowledged, granted to Palm Beach County, a political subdivision of the State of Florida ("Grantee"), a Conservation Easement in accordance with Section 704.06, Florida Statutes, in and over the real property in Palm Beach County, Florida, as set forth in the legal description attached hereto as Exhibit A (the "Property").

As used herein, the term Grantor shall include any successor or assignee of the Grantor, and the term Grantee shall include any successor or assignee of the Grantee.

It is the purpose and intent of this Conservation Easement to assure that the Property will be retained and maintained forever predominantly in the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement, which shall mean that the following activities are prohibited on the Property:

1. Construction or placement of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
2. Dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
3. Removal, destruction, cutting, trimming, mowing, alteration or biocide spraying of trees, shrubs, or other vegetation; with exception to the removal of nuisance and exotic plant species as may be required or permitted by law, ordinance, or other government approval;
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in any manner which affects the surface or sub-surface;
5. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
7. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas; and
8. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archaeological or cultural significance.

It is understood that the granting of this Conservation Easement entitles the Grantee or its authorized representatives to enter the Property in a reasonable manner and at reasonable times to assure compliance.

The Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liability relating to the maintenance of the Property in the natural vegetative and hydrologic conditions as existing at the time of execution of this Conservation Easement. The Conservation Easement hereby granted and the

obligation to retain and maintain the Property forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the land and shall be binding upon the Grantor and its successors and assigns, and shall inure to the benefit of the Grantee and its successors and assigns.

Venue for any actions in connection with this Conservation Easement shall be in Palm Beach County, Florida. The prevailing party shall be entitled to recover reasonable attorney's fees and costs in the trial and appellate courts, in addition to the cost of restoring the land to the natural vegetative and hydrologic conditions as required and stated in the approved Property, if the prevailing party is the Grantee. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapters 373 and 403, Florida Statutes, or Palm Beach County ordinance.

Any forbearance on behalf of the Grantee to exercise its rights in the event of the failure of Grantor to comply with the provisions of the is Conservation Easement shall not be deemed or construed to be a waiver of the Grantee's rights hereunder in the event of any subsequent failure by the Grantor to comply.

The Grantor hereby represents that the Grantor is seized of the Property in fee simple and has good right and title to grant and convey this Conservation Easement to the Grantee and that the Property is free and clear of any encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 14 day of August, 1996.

Signed, sealed, and delivered in our presence of:

Mary A. McHugh
WITNESS Mary A. McHugh

Tamara T. Starbough
WITNESS Tamara T. Starbough

GRANTOR:

BY: [Signature]

Title: _____
Authorized Representative

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 14th day of August, 1997 (date), by Ramon V. Larino (name of officer or agent), of _____ (name of corporation), a _____ (State or place of incorporation) corporation, on behalf of the corporation s/he is personally known to me, produced a valid driver's license and (did/did not) take an oath. (Produced a FL Dr L.C)

(Seal)

Theresa A. Wheeler
Notary Public
State of Florida

My Commission Expires: _____



Theresa A. Wheeler
MY COMMISSION # C057934 EXPIRES
August 22, 2000
BONDED THROUGH FARM INSURANCE, INC.

Return to: (enclose self-addressed stamped envelope)

Name

Address

ORB 9937 Pg 706
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

Block "D"

1292.50'

Exhibit "A"

D-E LINE SAID TRACT 47 & E. LINE SAID BLOCK "D"

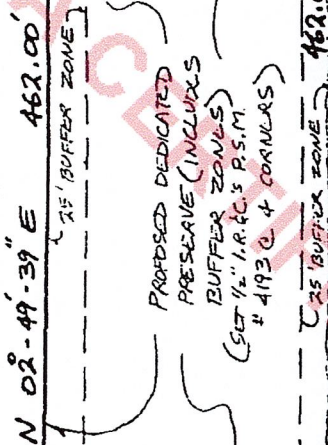
S 88°-48'-08" E 200.00'

TRACT 47, BLOCK "D"

LEGAL DESCRIPTION OF PROPOSED DEDICATED PRESERVE:

THE EAST 200 FEET OF THE SOUTH 462 FEET OF TRACT 47, BLOCK "D" LOXAHATCHEE CANALS AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS MEASURED PARALLEL TO THE EAST AND SOUTH LINES OF SAID TRACT 47 IN SECTION 29, TOWNSHIP 43 SOUTH, AND RANGE 41 EAST.

* PRESERVE CONTAINS 4- 2.12 ACRES.



ABBREVIATIONS:

- A.S.A. = ALSO KNOWN AS
- AND
- ARC LENGTH
- AT
- CEILING LINE
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK & SLAB
- C.S. = CONCRETE SLAB
- Δ = DELTA ANGLE
- E. = EASTMENT LINE
- ELEV. = ELEVATION
- EXT. = EXTENT
- I.R.&C. = IRON ROD AND CAP
- M.S. = METERS
- MIS. = MISTAKE
- N.T.S. = NOT TO SCALE
- O.B.W. = ORDINARY HIGH WATER
- P. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CONNECTION
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.T. = POINT OF TANGENCY
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.L. = PROPERTY LINE
- R. = RADIIUS LENGTH
- R.W. = RIGHT OF WAY
- SQ. FT. = SQUARE FEET
- W. = WIDTH

SPECIFIC NOTATIONS (IF ANY):

- (X) = NOT APPLICABLE
- (N/A) = NOT AVAILABLE
- PARCEL IS IN FLOOD ZONE "B"
- * DID NOT TIE-IN INTERIOR FENCING OR IRRIGATION STRUCTURES.
- * ORIGINAL BOUNDARY SURVEY 6/2/97

OF SURVEY 1292.33'

RY-003

PURPOSE

PRESERVE DEDICATION

IBLE CHARGE:

93

LEGEND:

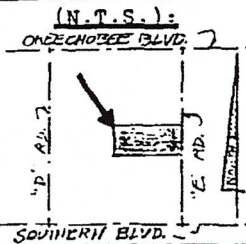
- = SET 1/2" I.R.&C. "PLS-4193" (OR "PLS-4193-WIT" IF WITNESS TO CORNER) AND /OR FOUND POINTS AS SHOWN.
- |-|-|- = OVERHEAD ELECTRIC LINES.
- *-*-* = FENCING.
- ⊙ = WOOD POWER POLE.

SCALE:

1" = 100'



LOCATION SKETCH



GRAPHIC REVISIONS (NO FIELD SURVEY):

DATE:

2022 xxx E Rd PBC 41-41-43-17-01-447-0010



2020 xx E PBC area 41-41-43-17-01-447-0010



03/01/2014

2013 XXX E Rd 20 Acres PBC areal



© All EagleView Technology Corporation

Google Maps



Google Maps

Imagery ©2025 Google, Map data ©2025 200 ft

Live traffic ▼

Fast    Slow