

TOWN OF LOXAHATCHEE GROVES

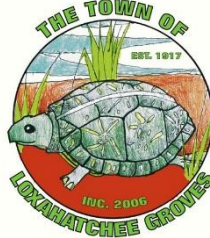
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

TOWN COUNCIL REGULAR MEETING

AGENDA

JUNE 02, 2026 – 6:00 PM



Lisa El- Ramey, Mayor (Seat 2)

Manish Sood, Vice Mayor (Seat 5) William "Joe" Stephens, Councilmember (Seat 1)

Anita Kane, Councilmember (Seat 3) Paul T. Coleman II, Councilmember (Seat 4)

Administration

Acting Town Manager, Valerie Oakes

Town Attorney, Jeffrey S. Kurtz, Esq.

Acting Town Clerk, Kenthia White, FRP

Community Standards Director Caryn Gardner-Young

Public Works Director, Craig Lower

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Agenda: Those matters included under the Consent Agenda are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Agenda to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

Comment Cards: Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS

PRESENTATIONS

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

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for the regular meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 PM (Noon) day of the meeting. Comments will be forwarded to the Town Council for informational purposes, however, they will not be read into the record. Town Council meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there. Town Council meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there. There is a 3 minute limit per person.

CONSENT AGENDA

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.
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.

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

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.
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.
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.
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.

- [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.
- [11.](#) Discussion regarding funding for School Crossing Guards.
- [12.](#) Discussion regarding the Loxahatchee Avenue Road Closure.
- [13.](#) Discussion regarding the 20th Anniversary/Veteran's Day Event.
- [14.](#) Discussion regarding Carpet Replacement at Town Hall.

TOWN STAFF COMMENTS

Town Attorney

Town Manager

TOWN COUNCILMEMBER COMMENTS

William "Joe" Stephens (Seat 1)

Anita Kane (Seat 3)

Paul T. Coleman II (Seat 4)

Manish Sood, Vice Mayor (Seat 5)

Mayor Lisa El-Ramey (Seat 2)

ADJOURNMENT

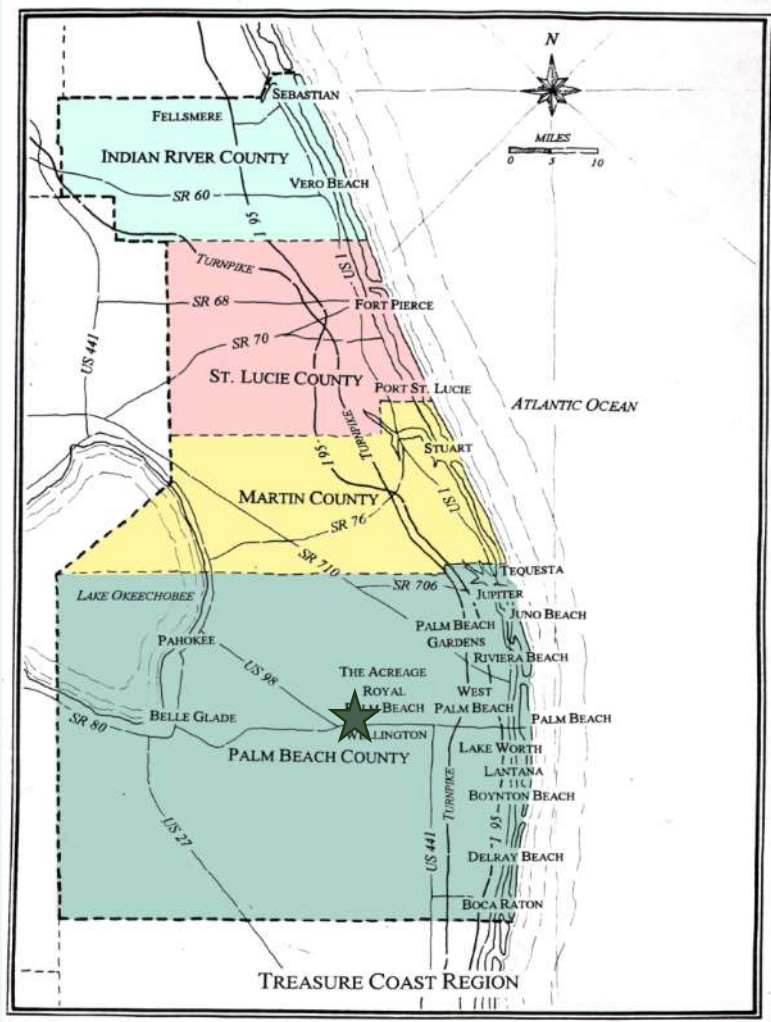


Town of Loxahatchee Groves Southern Boulevard Corridor Study

Community Planning Technical Assistance Grant
FloridaCommerce (State of Florida)

June 2, 2026

Who Are Regional Planning Councils?



- 4 Counties - 52 Municipalities
- 2.1 million people
- 105 miles of Atlantic Coastline
- 3,589 square miles
- 294 local elected officials
- 5 state senators
- 13 state house members
- Economic Development, Emergency Preparedness, Transportation Planning, Urban Design Studio



Town Request to FloridaCommerce



... to “guide the Town in preserving its rural identity, improving corridor conditions, and supporting strategic reinvestment in its most economically and visually prominent corridor.”

“This project represents the Town’s first comprehensive corridor study and will provide the strategic tools needed to address rising infrastructure costs, safety challenges, and reinvestment needs while reinforcing the Town’s commitment to preserving its rural character.”



Why are we here?

Item 1.



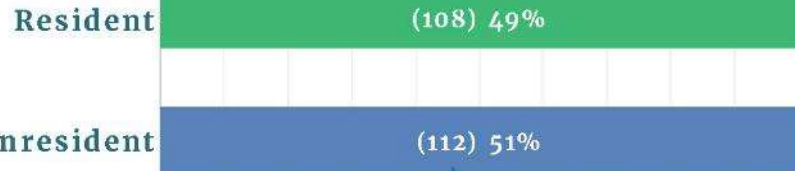
The community has concerns about loosing the Town's identity.

- Development has diluted the Town with generic architecture & landscaping
- Infrastructure is aging and facing new challenges
- Resulting in a general degradation of the quality of life in Loxahatchee Groves.

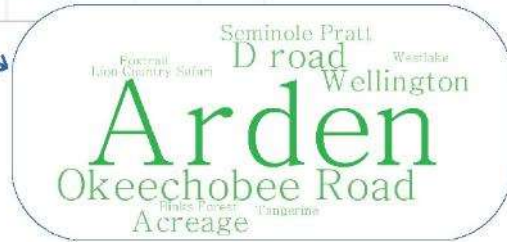


Online Community Survey

2. Do you live in the Town of Loxahatchee Groves?



Nonresidents, had an opportunity to write in where they live. Arden was the most commonly mentioned with 6 individuals reporting to live in Arden.



4. If you live in the Town of Loxahatchee Groves, select the area that best describes your location. Please use the image for reference.

Item 1.



7. What are the things you like the most about Loxahatchee Groves?



Propose Recommendations

The community has concerns about loosing the Town's identity. Recommended actions:

- Hold the Line: Follow the FLU and provide more consistency within Zoning
- Codify Standards: Adopted improved architectural & landscape standards
- Announce the Town Identity: Announce the Town values and character at every opportunity
- Invest in Infrastructure: Think long term & pursue grants strategically



Propose Recommendations

The community has concerns about loosing the Town's identity. Recommended actions:

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Hold the Line Future Land Use



9. Should commercial uses be limited to south of Tangerine Drive?



The Town has two very important policies to set its Future.

- Policy 1.2 From East Cirtus Drive
- Commercial Low and Commercial Low Office FLU



Hold the Line Future Definitions of the "Southern Blvd Corridor"

Item 1.

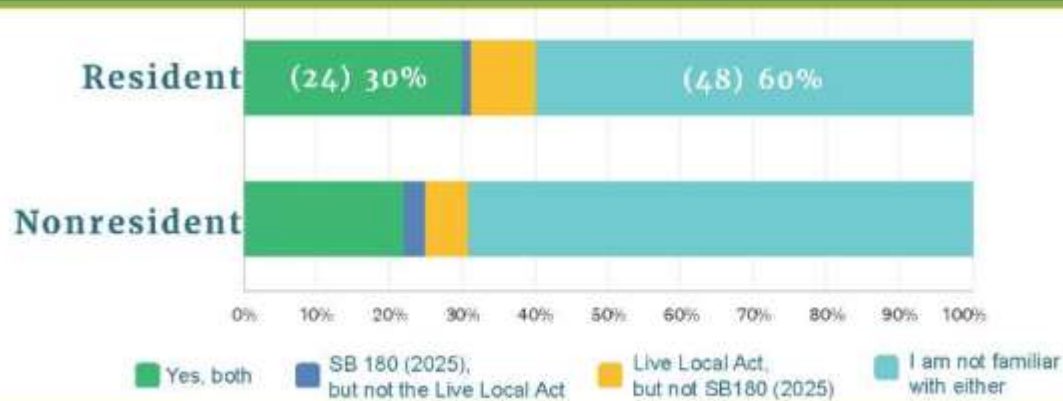


Hold the Line State Statutes

20. The 2023 legislative session enacted the “Live Local Act,” which enables the development of affordable housing on commercial properties, provided the new development meets certain affordability standards.

The 2025 legislative session enacted SB 180, which limited municipalities from modifying their zoning code or comprehensive plan to be more restrictive until 2027 or for three years after a declared emergency.

Are you familiar with these pieces of legislation?



Incorporation has allowed for homerule:

- Live Local Act & YIGBY Update
- SB 686 Agricultural Enclaves

Be mindful, consistent and clear in compliance:

- HB 399
- SB 290

Be prepared, its only 16 months away:

- SB 180 – October 1, 2027



Propose Recommendations

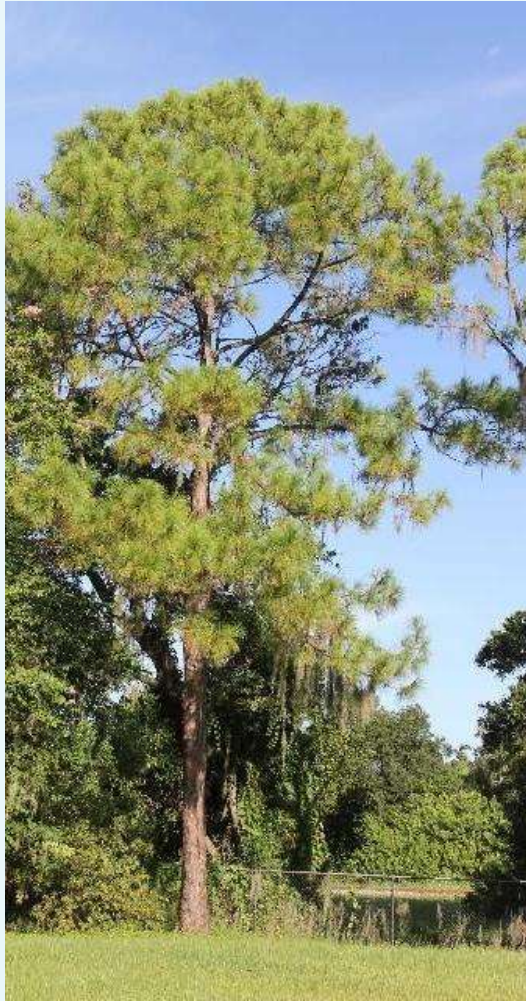
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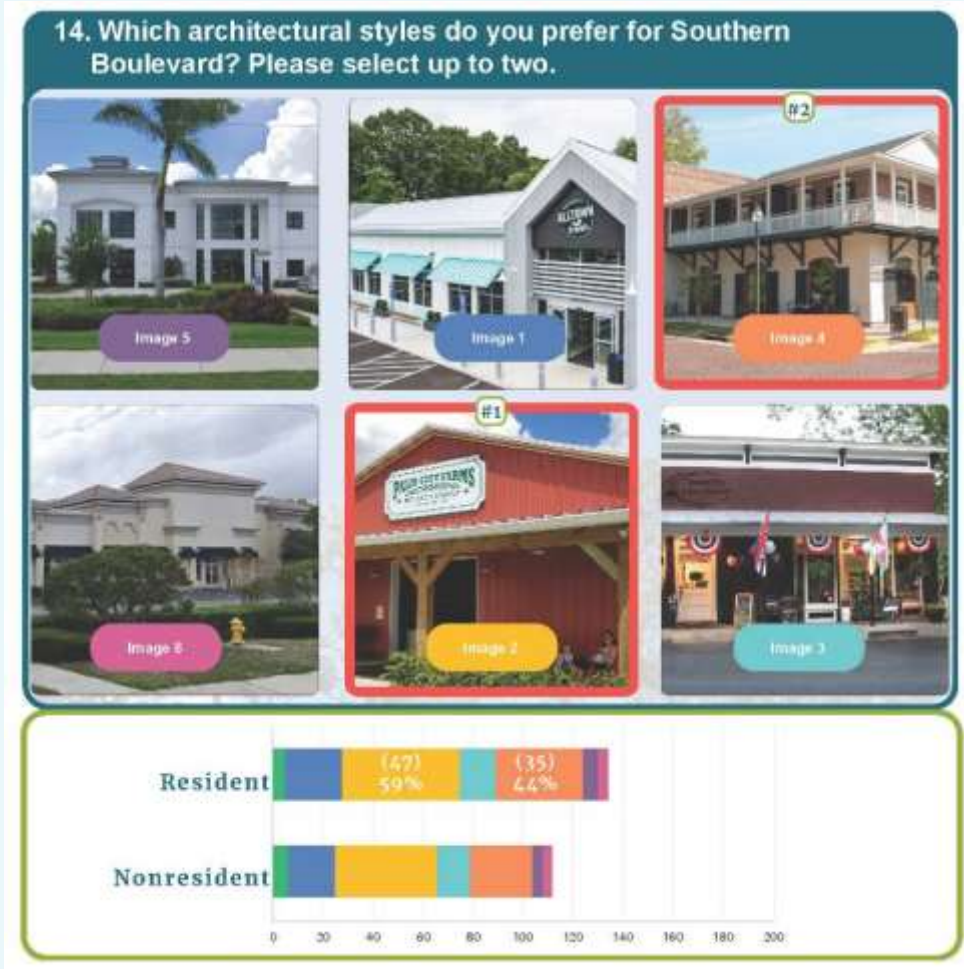


Codify Standards Landscape Standards

15. Which is your preferred landscaping treatment for Southern Boulevard? Please select up to two.



Codify Standards Architectural Standards



Propose Recommendations

The community has concerns about loosing the Town's identity. Recommended actions:

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Announce the Town Identity Gateways

Item 1.

Existing Signage

Existing Gateways



Existing

Item 1.



Concept

Item 1.



Announce the Town Identity Trails

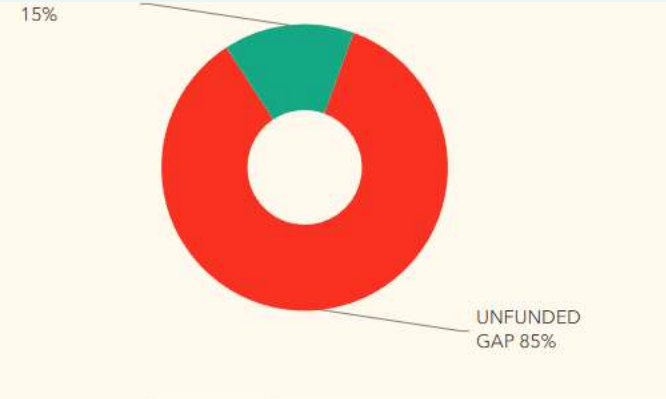
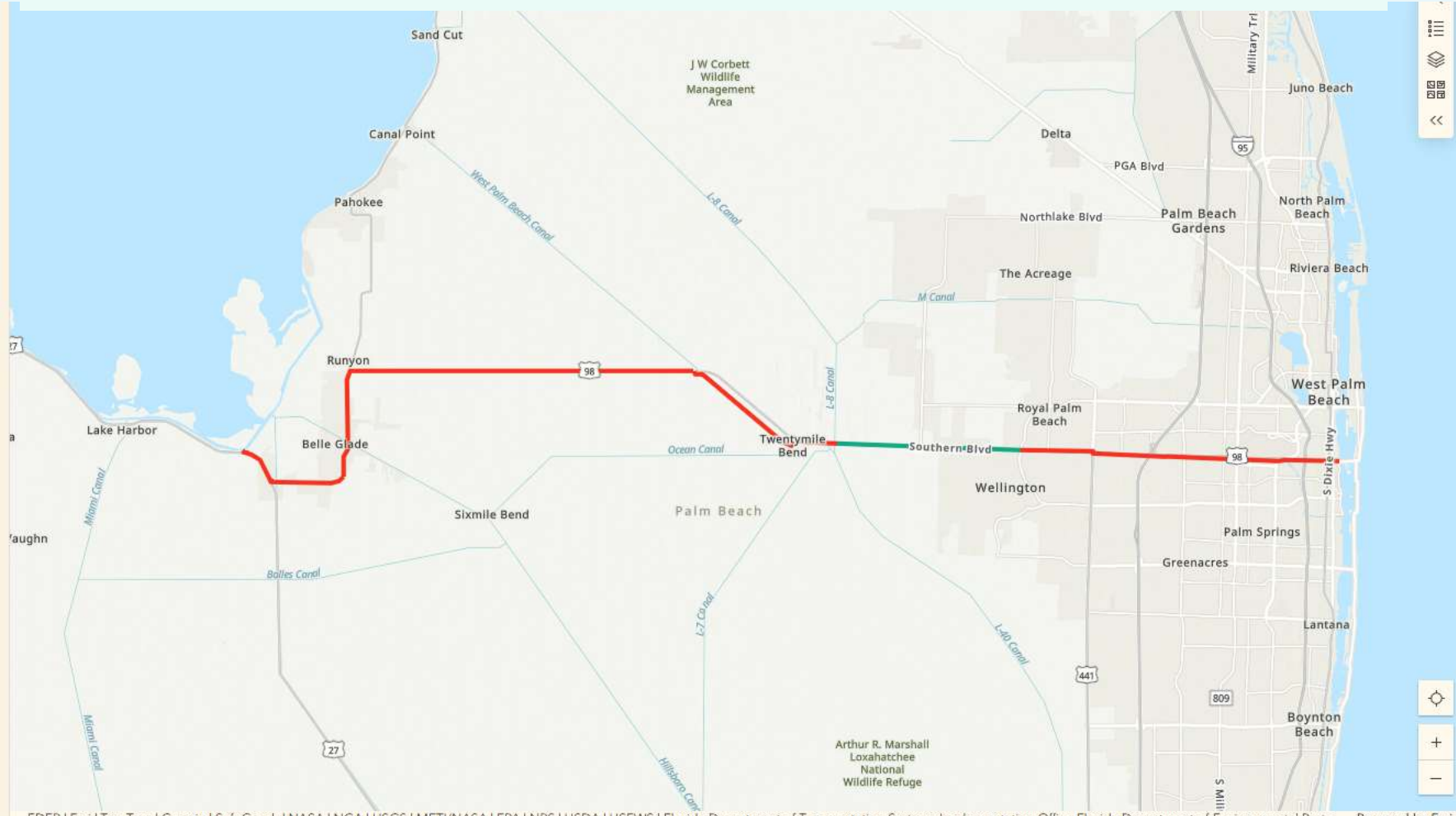
Item 1.

8. How often do you use the following transportation modes in Loxahatchee Groves?



Announce the Town Identity Trails

Item 1.



Mileage Pie Chart Legend

Existing Miles

7

Funded Miles

0

Partially Funded Miles

0

Unfunded Gap Miles

41

FDEP | Esri | TomTom | Garmin | SafeGraph | NASA | NGA | USGS | METI/NASA | EPA | NPS | USDA | USFWS | Florida Department of Transportation Systems Implementation Office Florida Department of Environmental Protection | Powered by Esri



Announce the Town Identity Trail Towns

Item 1.



★ Brooksville	14
★ Clermont	5
★ DeBary	12
★ Deltona	8
★ Dunedin	1
★ Everglades City	9
★ Gainesville - Depot Park	11
★ Inverness	7
★ Malabar	3
★ Marco Island	22
★ Milton	17
★ Mount Dora	15
★ Palatka	6
★ Sanford	21
★ Sopchoppy	18
★ St. Petersburg - Greater Arts District	23
★ Tallahassee - Capital Cascades	16
★ Titusville	2
★ Venice	20
★ Vilano Beach	4
★ White Springs	19
★ Winter Garden	10
★ Winter Haven	13

Regional Land Trails	
	East Coast Greenway
	Florida Coast-to-Coast Trail
	Caloosahatchee-Sugar Trail
	Capital City-to-the-Sea Trails
	Citrus Ridge Trail
	Florida Heartland Regional Trail
	Florida Keys Overseas Heritage Trail
	Great Northwest Coast Connector
	Gulf Coast Trail
	Heart of Florida Loop
	Nature Coast Regional Connector
	Old Florida Regional Connector
	St. Johns River-to-Sea Loop
	US 90 Trail Corridor



Existing

Item 1.



Concept

Item 1.



Propose Recommendations

The community has concerns about loosing the Town's identity. Recommended actions:

- Hold the Line: Follow the FLU and provide more consistency within Zoning
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- Announce the Town Identity: Announce the Town values and character at every opportunity
- Invest in Infrastructure: Think long term & pursue grants strategically



Invest in Infrastructure Grants

Item 1.

- Ensure there is an nexus to goals and implementation
- Be prepared to have matching funds available for when grant opportunities are available



Invest in Infrastructure Business Improvement District

Item 1.

- The district should only include parcels that may become commercial
- Funds must be spent within that business district and benefit that area
- District would need to have clear goals

Recommended Goals:

- The purchasing & maintenance of Town-owned land for conservation
- The purchasing & maintenance of Town-owned land for stormwater



Project Landing Page

Item 1.



Visit the project landing page on the Loxahatchee Groves website.

Project landing page:
<https://www.loxahatcheegrovesfl.gov/1601/The-Southern-Boulevard-Corridor>



Project Schedule

Item 1.

- ✓ **February 3** Town Council Approval of Scope of Work
- ✓ **March 28** Workshop #1
- ✓ **March 30** Workshop #2 & Launch of Online Public Survey
- ✓ **May 1** Online Survey Closed
- ☐ **June 2** Work in Progress with Town Council
- ☐ **June 16** Draft Southern Boulevard Corridor Study Received & Reviewed



Thank You!

Jessica Seymour, RA, LEED AP
Principal Program Coordinator

Treasure Coast
Regional Planning Council
772.221.4060

jseymour@tcrpc.org



**TOWN OF LOXAHATCHEE GROVES
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.

WHEREAS, the Town Council of the Town of Loxahatchee Groves desires to celebrate the 20th Anniversary of the Town’s incorporation as a Florida municipality; and

WHEREAS, during the budgetary process the Town Council has set aside \$173,000 in a contingency line item with the General Fund; and

WHEREAS, funds cannot be expended from the contingency line item without prior approval of the Town Council; and

WHEREAS, no monies had been previously appropriated for expenditures in support of the celebration of the Town’s 20th Anniversary; and

WHEREAS, the Town Council has determined that appropriating \$10,000 for the Town’s 20th Anniversary celebration from the General Fund contingency line item serves a valid public purpose.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The Town Council authorizes the Town Manager to transfer and expend up to ten thousand dollars (\$10,000) from the contingency line item in the General Fund budget for the purpose of supporting the celebration of the Town’s twentieth (20th) anniversary.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by

any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective upon adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 2ND DAY OF JUNE, 2026.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Acting Town Clerk

Voted:
Mayor Lisa El-Ramey, Seat 2

APPROVED AS TO LEGAL FORM:

Voted:
Vice Mayor Manish Sood, Seat 5

Office of the Town Attorney

Voted:
Councilmember William “Joe Stephens, Seat 1

Voted:
Councilmember Anita Kane, Seat 3

Voted:
Councilmember Paul Coleman II, Seat 4

Fiscal Impact:

The contract provides a payment of \$5,000 per month for the services provided by Mr. Bulkeley which would total 4 months through the end of the Fiscal Year and a cost of \$20,000 on top of the \$25,000 already paid him. There are available funds in the Planning and Zoning Division.

Recommendation/Motion:

Discussion and approval of the *Resolution No. 2026-40* to hire Bulkeley Consulting as a consultant to assist with code compliance cases and planning activities.

Attachments:

1. Contract

TOWN OF LOXAHATCHEE GROVES

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.

WHEREAS, Town and Consultant entered into a five (5) month Continuing Contract for Professional Engineering Services, effective January 1, 2026; and

WHEREAS, the term of the Contract was for an initial term of January 1, 2026 through May 31, 2026; and

WHEREAS, Town and Grantee desire to renew the Contract and extend the term September 30, 2026; and

WHEREAS, the Town and Consultant wish to modify the Contract to incorporate the requirements contained in Exhibit A and B; and

WHEREAS, Town and Consultant agree to amend the Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council of the Town of Loxahatchee Groves hereby approves the First Amendment of the Continuing Contract for Professional Services between the Town of

Loxahatchee Groves, Florida and Bulkeley Consulting, (attached hereto as Exhibit 1) and authorizes the Mayor to execute the amendment on behalf of the Town.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

Council Member _____ offered the foregoing Resolution. Council Member _____ seconded the Motion, and upon being put to a vote, the vote was as follows:

[THIS PORTION INTENTIONALLY LEFT BLANK.]

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ___ DAY OF _____, 2026

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Valerie Oakes, Town Clerk

Mayor *Voted:*

APPROVED AS TO LEGAL FORM:

Vice Mayor *Voted:*

Office of the Town Attorney

Councilmember *Voted:*

Councilmember *Voted:*

Councilmember *Voted:*

Contract Number: RES2026-11CS

AGREEMENT FOR CODE ENFORCEMENT ADVISORY AND PLANNING

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between the **Town of Loxahatchee Groves**, Florida, a Florida municipal corporation (“Town”), with its office located at 155 F Road, Loxahatchee Groves, Florida 33470 and **Bulkeley Consulting LLC**, a Florida Limited Liability Company and authorized to do business in Florida (“Consultant”), with a principal address of 15387 86th Way North, Palm Beach Gardens FL 33418.

RECITALS

WHEREAS, the Town is a Florida municipal corporation organized and existing pursuant to the Charter and the Constitution of the State of Florida; and

WHEREAS, WHEREAS, the Town desires to engage the Consultant to perform certain professional services regarding planning and code enforcement (the “Services”) in accordance with this Agreement; and

WHEREAS, the Consultant has the experience and skills necessary and desires to provide such Services in accordance with this Agreement; and

WHEREAS, pursuant to Section 2-133(b)(1) of Article V “Procurement” of Chapter 2 “Administration” of the Town’s Code of Ordinances, certain professional services are exempt from competitive bidding, and the Town desires to enter into a professional services agreement with Consultant for the provision of Services; and

WHEREAS, the Town finds this Agreement serves a valid public purpose.

NOW, THEREFORE, in consideration of the premises and the mutual benefits which will accrue to the parties hereto in carrying out the terms of this Agreement, it is mutually understood and agreed as follows:

SECTION 1: INCORPORATION OF RECITALS. The foregoing Recitals are incorporated into this Agreement as true and correct statements.

SECTION 2: CONSULTANT’S SERVICES. The Consultant shall provide the Services to the Town as directed by the Community Standards Director. The general scope of the Services as set forth in Exhibit A attached hereto and incorporated herein.

SECTION 3: TERM, TIME AND TERMINATION.

- a. **Term.** The term of this Agreement shall commence on June 1, 2026 through September 30, 2026, unless earlier terminated as stated herein.
- b. **Time for Completion.** Time is of the essence in the performance of this Agreement. The Consultant shall at all times carry out its duties and responsibilities as expeditiously as possible and in accordance with industry standards and the scope of Services set forth in **Exhibit A**.

c. **Force Majeure.** Neither party hereto shall be liable for its failure to perform hereunder due to any circumstances beyond its reasonable control, such as acts of God, wars, riots, national emergencies, sabotage, strikes, labor disputes, accidents, and governmental laws, ordinances, rules, or regulations. The Consultant or Town may suspend its performance under this Agreement as a result of a force majeure without being in default of this Agreement, but upon the removal of such force majeure, the Consultant or Town shall resume its performance as soon as is reasonably possible. Upon the Consultant's request, the Town shall consider the facts and extent of any failure to perform the services and, if the Consultant's failure to perform was without its or its subconsultants' fault or negligence, the schedule and/or any other affected provision of this Agreement may be revised accordingly, subject to the Town's rights to change, terminate, or stop any or all of the services at any time. No extension shall be made for delay occurring more than three (3) days before a notice of delay or claim therefore is made in writing to the Town. In the case of continuing cause of delay, only one (1) notice of delay or claim is necessary.

d. **Termination without cause.** The Town may terminate this Agreement at any time with or without cause by giving not less than fifteen (15) calendar days written notice of termination.

e. **Termination for cause.** Either party may terminate this Agreement at any time in the event that the other party engages in any act or makes any omission constituting a material breach of any term or condition of this Agreement. The party electing to terminate this Agreement shall provide the other party with written notice specifying the nature of the breach. The party receiving the notice shall then have five (5) business days from the date of the notice in which to remedy the breach. If such corrective action is not taken within five (5) business days, then this Agreement may be terminated by notice sent by the non-breaching party to the other party at the end of the five (5) day period.

f. **Early Termination.** If this Agreement is terminated before the completion of all services by either party, the Consultant shall:

1. Stop services on the date and to the extent specified in the notice including without limitation services of any subconsultants.
2. Transfer all work in progress, completed work, and other materials related to the terminated services to the Town in the format acceptable to Town.
3. Continue and complete all parts of the services that have not been terminated.

g. **Effect of Termination.** Termination of this Agreement shall not affect any rights, obligations, and liabilities of the parties arising out of services provided prior to termination. The Town shall pay Consultant for all services performed under this Agreement through the date of termination.

h. **Termination for Non-appropriation.** Notwithstanding the foregoing, the parties acknowledge and agree that the Town is a municipal corporation of the state of Florida, and as such, this Agreement (and all Exhibits hereto) are subject to budgeting and appropriation by the Town of funds sufficient to pay the costs associated herewith in any fiscal year of the Town. In the event that no funds are appropriated or budgeted by the Town's governing board in any fiscal

year to pay costs associated with the Town’s obligations under this Agreement, or in the event the funds budgeted or appropriated are or are estimated by the Town to be insufficient to pay the costs associated with the Town’s obligations hereunder in any fiscal period, then the Town will notify the Consultant of such occurrence.

SECTION 4: COMPENSATION.

- a. **Payments.** The Town agrees to pay to Consultant a total amount not-to-exceed \$24,999.00 for all Services during the term of this Agreement, as further described in **Exhibit A**.
- b. **Invoices.** The Consultant shall render an invoice to the Town, monthly, for services in accordance with this Agreement. All payments by the Town to the Consultant will be made in accordance with the Local Government Prompt Payment Act.
- c. **Tax.** The Town is exempt from payment of Florida State Sales and Use Tax. The Consultant is not authorized to use the Town’s Tax Exemption Number.

SECTION 5: WARRANTY/GUARANTEE. The Consultant warrants that the services provided under this Agreement will be performed to that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality at the time the services are provided. The Town shall not be responsible for the payment of any costs or fees incurred by the Consultant for the Consultant’s correction of any errors in the services performed. Promptly after receipt of notice from the Town, the Consultant shall correct all defective services and/or perform such services again at no additional expense to the Town.

SECTION 6: INDEPENDENT CONTRACTOR RELATIONSHIP. No relationship of employer or employee is created by this Agreement, it being understood that Consultant will act hereunder as an independent contractor and none of the Consultant’s, officers, directors, employees, independent contractors, representatives or agents performing services for Consultant pursuant to this Agreement shall have any claim under this Agreement or otherwise against the Town for compensation of any kind under this Agreement. The relationship between the Town and Consultant is that of independent contractors, and neither shall be considered a joint venturer, partner, employee, agent, representative or other relationship of the other for any purpose expressly or by implication.

SECTION 7: INSURANCE. Prior to commencing any services, and without limiting any of the other obligations or liabilities of the Consultant, the Consultant shall, at its own expense, and shall require any subconsultant, at no expense to the Town, provide and maintain in force, for the Term of this Agreement, the following minimum insurance coverages. Such coverages shall be procured and maintained with forms and insurers acceptable to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

- a. **Worker's Compensation Insurance,** as applicable in accordance with Chapter 440, Florida Statutes, to apply to all of the Consultant’s employees in compliance with the "Worker's Compensation Law" of the State of Florida and all applicable Federal Laws. However, if the Consultant qualifies for an exemption under the Florida Workers' Compensation Law, the

Consultant may be exempt from the requirement to carry Worker's Compensation Insurance. In such cases, the Consultant must provide the proper exemption documentation issued by the Florida Department of Financial Services.

b. Employer's Liability with limits of \$100,000 per person, \$500,000 per occurrence and \$100,000 per each disease..

c. Commercial General Liability with minimum limits of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) general aggregate combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability policy, without restrictive endorsements.

1. Premises and/or Operations
2. Independent Contractors
3. Products and Completed Operations - Consultant shall maintain in force until at least three years after completion of all services required under this Agreement, coverage for Products and Completed Operations.
4. Contractual Coverage applicable to this specific Agreement.
5. Personal Injury Coverage with minimum limits of coverage equal to those required for Bodily Injury Liability.

d. Consultant does not own an automobile, and the parties do not believe that the performance of the agreement requires the use of a motor vehicle. Should travel to a property within the Town be required for the inspection of a property, Consultant shall secure a rental vehicle with coverage with coverage not less than \$500,000 combined single limit each accident. Consultant shall supply Town with a copy of the certificate of insurance, naming the Town as an additional insured prior to making the inspection or engaging in travel on behalf of the Town.

e. Professional Liability with minimum limits of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) general aggregate. Coverage shall be afforded on a form acceptable to the Town. Consultant shall insure that subconsultants used for any portion of the project, maintain adequate levels of Professional Liability Insurance.

f. Cyber Liability with limits not less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as set forth in the Scope of Services and shall include, but not be limited to, claims involving data breach, media content, infringement of intellectual property, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with sufficient limits to respond to these obligations.

g. Prior to commencement of services, the Consultant shall provide to the Town Certificates of Insurance evidencing the insurance coverage specified in this Section. All policies covered within this Section shall be endorsed to provide the Town with thirty (30) days' notice of

cancellation and/or restriction. The “Town its elected officials, officers, employees, and attorneys” shall be named as an additional insured as to Consultant’s liability on policies referenced in this Section other than workers’ compensation coverage. The required Certificates of Insurance shall not only name the types of policies provided, but also shall refer specifically to this Agreement in accordance with which insurance is being furnished and shall state that such insurance is as required by this Agreement. The Consultant shall also make available to the Town a certified copy of the professional liability insurance policy required by this Section for the Town's review. Upon request, the Consultant shall provide copies of all other insurance policies.

h. If the initial insurance policies required by this Agreement expire prior to the completion of the services, renewal Certificates of Insurance of policies shall be furnished thirty (30) days prior to the date of their expiration. For Notice of Cancellation and/or Restriction; the policies must be endorsed to provide the Town with thirty (30) days’ notice of cancellation and/or restriction.

i. The Consultant’s insurance, including that applicable to the Town as an Additional Insured, shall include a waiver of subrogation and apply on a primary and non-contributory basis.

j. Consultant shall insure that subconsultants used for any portion of the services maintain the same insurance as is required of the Consultant herein.

SECTION 8: INDEMNIFICATION. The Consultant agrees to indemnify and hold harmless the Town, its elected officials, officers, employees, and attorneys of, from, and against liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees (at all trial and appellate levels), to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant, its agents, officers, subconsultants, employees, or anyone else employed or utilized by the Consultant in the performance of this Agreement. The Consultant’s liability hereunder shall include all reasonable attorney’s fees and costs incurred by the Town in the enforcement of this indemnification provision. This includes claims made by the employees of the Consultant against the Town and the Consultant hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. This also includes claims involving infringement upon any copyright, patent, trade secret, or other intellectual property, proprietary, or ownership interest or legal rights of any third party. The obligations contained in this provision shall survive termination of this Agreement and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement.

SECTION 9: LIMITATION OF LIABILITY. IN NO EVENT WILL EITHER PARTY BE LIABLE FOR ANY PUNITIVE, SPECIAL, EXEMPLARY, INDIRECT, INCIDENTAL OR CONSEQUENTIAL LOSSES OR DAMAGES WHETHER OR NOT CAUSED BY THE OTHER PARTY’S NEGLIGENCE EVEN IF THE PARTIES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Nothing contained in this Agreement shall be construed as a waiver of any immunity or limitation of liability the Town may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes, as amended from time to time, nor as a consent by the Town to be sued by third parties. The provisions and limitations set forth in Section 768.28 are deemed to apply to this Agreement to claims or actions arising in tort and/or contract.

SECTION 10: COMPLIANCE AND DISQUALIFICATION. Each of the parties agrees to perform its responsibilities under this Agreement in conformance with all laws, regulations and administrative instructions that relate to the parties' performance of this Agreement.

SECTION 11: PERSONNEL. The Consultant has or will secure, at its own expense, all necessary personnel required to perform the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the Town. All the services required hereunder shall be performed by the Consultant or under its supervision, and all personnel engaged in performing the services shall be fully qualified and authorized or permitted under federal, state and local law to perform such services.

SECTION 12: SUBCONSULTANTS. The Town reserves the right to accept the use of a subconsultant or to reject the selection of a particular subconsultant and approve all qualifications of any subconsultant in order to make a determination as to the capability of the subconsultant to perform properly under this Agreement. All subconsultants providing professional services to the Consultant under this Agreement will also be required to provide their own insurance coverage identical to those contained in this Agreement. In the event that a subconsultant does not have insurance or does not meet the insurance limits as stated in this Agreement, the Consultant shall indemnify and hold the Town harmless for any claim in excess of the subconsultant's insurance coverage arising out of the negligent acts, errors or omissions of the subconsultant. The Consultant shall not charge an administrative fee or surcharge on any subconsultant's services; all subconsultant costs shall be a direct pass-through cost to the Town.

SECTION 13: SUCCESSORS AND ASSIGNMENT. The Town and the Consultant each binds itself and its partners, successors, legal representatives, and assigns to the other party to this Agreement and to the partners, successors, legal representatives, and assigns of such other party, in respect to all covenants of this Agreement; and, neither the Town nor the Consultant will assign or transfer their interest in this Agreement without the written consent of the other.

SECTION 14: EQUAL OPPORTUNITY EMPLOYMENT. Consultant agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, disability, marital status, sexual orientation, ancestry, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment advertising; lay-off or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth this non-discrimination clause. This provision applies to all Consultant's subcontractors, and it is the responsibility of Consultant to ensure sub-contractor's compliance.

SECTION 15: INTEREST OF THE CONSULTANT. The Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, in any services to which this Agreement pertains or any other interest which would conflict in any manner or degree with the performance of its services hereunder. The Consultant further covenants that in the performance of this Agreement, no person having such interest shall be employed.

SECTION 16: COMPLIANCE WITH LAWS. The Consultant shall comply with the applicable requirements of State and applicable federal, state, and local laws, rules and regulations including all Codes and Ordinances of the Town as amended from time to time.

SECTION 17: ACCESS AND AUDITS. The Consultant shall maintain adequate records to justify all payments made by the Town under this Agreement for at least three (3) years after completion of this Agreement and longer if required by applicable federal or state law. The Town shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the Consultant's place of business. In no circumstances will Consultant be required to disclose any confidential or proprietary information regarding its products and service costs except as required by law or by order of a court with jurisdiction.

SECTION 18: AUTHORITY TO PRACTICE. The Consultant hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business and provide the services required under this Agreement, and that it will at all times conduct its business and provide the services under this Agreement in a reputable manner and consistent with all applicable laws, including without limitation, Florida's Public Records Act, Chapter 119, Florida Statutes. Proof of such licenses and approvals shall be submitted to the Town upon request.

SECTION 19: SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

SECTION 20: PUBLIC ENTITY CRIMES. As provided in Sections 287.132-133, Florida Statutes, as amended from time to time, by entering into this Agreement, Consultant acknowledges and agrees that a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier or sub-contractor under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list. Consultant will advise the Town immediately if it becomes aware of any violation of this statute.

SECTION 21: SCRUTINIZED COMPANIES. As provided in Section 287.135, Florida Statutes, as amended from time to time, by entering into this Agreement, Consultant certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. The Town and Consultant agree that the Town will have the right to immediately terminate this Agreement if Consultant is found to have submitted a false

certification, or if the Consultant or any of its subcontractors have been placed on the Scrutinized Companies that Boycott Israel List or are engaged in a boycott of Israel.

If this contract is for one million dollars or more, the Consultant certifies that Consultant and its subcontractors are not on the Scrutinized Companies with Activities in Sudan List, that Consultant and its subcontractors are not on the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, and Consultant and its subcontractors have not been engaged in business operations in Cuba or Syria. The Town may immediately terminate this contract if the Consultant is found to have submitted a false certification, or if the Consultant or any of its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Terrorism Sectors List or are or have been engaged with business operations in Cuba or Syria during the term of this contract.

Subject to limited exceptions provided in state law, the Town will not contract for the provision of goods or services with any scrutinized company referred to above. The Consultant is under a continuing obligation for the term of this Agreement to immediately notify the Town of any violation of this provision.

SECTION 22: NOTICE. All notices required in this Agreement shall be sent by hand-delivery, certified mail (return receipt requested), or by nationally recognized overnight courier, and if sent to the TOWN shall be sent to:

Town of Loxahatchee Groves
 Attn: Valerie Oakes, Acting Town Manager
 Caryn Gardner-Young, Community Standards Director
 155 F Road
 Loxahatchee Groves, FL 33470.
 All invoices shall be sent to billing@loxahatcheegrovesfl.gov

and if sent to the Consultant, shall be sent to:

Ramsay Bulkeley
 Bulkeley Consulting LLC
 15387 86th Way N
 Palm Beach Gardens FL 33418

The foregoing names and addresses may be changed if such change is provided in writing to the other party. Notice shall be deemed given upon receipt.

SECTION 23: ENTIRETY OF AGREEMENT. The Town and the Consultant agree that this Agreement sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

SECTION 24: WAIVER. Failure of a party to enforce or exercise any of its right(s) under this Agreement shall not be deemed a waiver of that parties' right to enforce or exercise said right(s) at any time thereafter.

SECTION 25: PREPARATION AND NON-EXCLUSIVE. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation. This is a non-exclusive Agreement, and the Town reserves the right to contract with individuals or firms to provide the same or similar services.

SECTION 26: NO THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries under this Agreement.

SECTION 27: MATERIALITY. All provisions of the Agreement shall be deemed material. In the event Consultant fails to comply with any of the provisions contained in this Agreement or exhibits, amendments and addenda attached hereto, said failure shall be deemed a material breach of this Agreement and Town may at its option provide notice to the Consultant to terminate for cause.

SECTION 28: LEGAL EFFECT. This Agreement shall not become binding and effective until approved by the Town Manager.

SECTION 29: NOTICE OF COMPLAINTS, SUITS AND REGULATORY VIOLATIONS. Each party will promptly notify the other of any complaint, claim, suit or cause of action threatened or commenced against it which arises out of or relates, in any manner, to the performance of this Agreement. Each party agrees to cooperate with the other in any investigation either may conduct, the defense of any claim or suit in which either party is named and shall do nothing to impair or invalidate any applicable insurance coverage.

SECTION 30: SURVIVABILITY. Any provision of this Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of this Agreement shall survive its expiration or earlier termination.

SECTION 31: COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties as of the effective date at such time as all the signatories hereto have signed a counterpart of this Agreement. The parties agree to accept the execution of this Agreement by facsimile, email, or other electronic means.

SECTION 32: PALM BEACH COUNTY IG. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Sections 2-421 – 2-440, as may be amended. The Inspector General's authority includes, but is not limited to, the power to review past, present and proposed Town contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Town and its agents in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a breach of this Agreement and may result in termination of this Agreement or other sanctions or penalties as set forth in the Palm Beach County Code.

SECTION 33: AGREEMENT DOCUMENTS AND CONTROLLING PROVISIONS. This Agreement consists of this Agreement, **Exhibit A** (Scope of Services), and **Exhibit B** (Rate Schedule). The parties agree to be bound by all the terms and conditions set forth in the aforementioned documents. To the extent that there exists a conflict between the terms and conditions of this Agreement and the Exhibits, the terms and conditions of this Agreement shall prevail. Wherever possible, the provisions of such documents shall be construed in such a manner as to avoid conflicts between provisions of the various documents.

SECTION 34: OWNERSHIP OF DELIVERABLES. The deliverables, work product, specifications, calculations, supporting documents, or other work products of the Consultant shall become the property of the Town. The Consultant may keep copies or samples thereof and shall have the right to use the same for its own purposes. The Town accepts sole responsibility for the reuse of any such deliverables in a manner other than as initially intended or for any use of incomplete documents.

SECTION 35: REPRESENTATIONS AND BINDING AUTHORITY. By signing this Agreement, the undersigned on behalf of the Consultant hereby represents to the Town that he or she has the authority and full legal power to execute this Agreement and any and all documents necessary to effectuate and implement the terms of this Agreement on behalf of the Consultant for whom he or she is signing and to bind and obligate such party with respect to all provisions contained in this Agreement.

SECTION 36: APPLICABLE LAW; VENUE; WAIVER OF JURY TRIAL. The Consultant hereby covenants, consents and yields to the jurisdiction of the State Civil Courts of Palm Beach County, Florida. This Agreement shall be governed by the laws of Florida with venue for dispute resolution in Palm Beach County. Except as otherwise, set forth in the indemnification provision in this Agreement, each party shall be responsible for its own attorney's fees and costs in any dispute arising out of or related to this Agreement. **TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO OR ARISING OUT OF THIS AGREEMENT.**

SECTION 37: REMEDIES. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power or remedy hereunder shall preclude any other or further exercise thereof.

SECTION 38: E-VERIFY. Pursuant to Section 448.095(5), Florida Statutes, Consultant shall:

a. Register with and use the E-Verify system to verify the work authorization status of all new employees and require all subconsultants (providing services or receiving funding under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subconsultants' new employees.

- b. Secure an affidavit from all subconsultants (providing services or receiving funding under this Agreement) stating that the subcontractor does not employ, contract with, or subcontract with unauthorized aliens.
- c. Maintain copies of all subconsultant affidavits for the duration of this Agreement.
- d. Comply fully, and ensure all its subcontractors comply fully, with Section 448.095, Florida Statutes.
- e. Be aware that a violation of Section 448.09, Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and
- f. Be aware that if the Town terminates this Agreement under Section 448.095(5)(c), Florida Statutes, Consultant may not be awarded a public contract for at least one (1) year after the date on which this Agreement is terminated and will be liable for any additional costs incurred by the Town because of termination of this Agreement.

SECTION 39: PUBLIC RECORDS. Consultant shall comply with Florida’s Public Records Act, Chapter 119, Florida Statutes, and specifically agrees to:

- a. Keep and maintain public records required by the Town to perform the service.
- b. Upon request from the Town’s custodian of public records or designee, provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Consultant does not transfer the records to the Town.
- d. Upon completion of this Agreement, transfer, at no cost, to the Town all public records in possession of the Consultant or keep and maintain public records required by the Town to perform the service. If the Consultant transfers all public records to the Town upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town’s custodian of public records or designee, in a format that is compatible with the information technology systems of the Town.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT 561-793-2418, VOAKES@LOXAHATCHEEGROVESFL.GOV, OR BY MAIL AT TOWN

OF LOXAHATCHEE GROVES, 155 F ROAD, LOXAHATCHEE GROVES, FL 33470.

SECTION 40: PROHIBITED PREFERENCES. Pursuant to section 287.05701, Florida Statutes, the Town may not request documentation of or consider a contractor’s social, political, or ideological interests during contractor selection. Further, the Town may not give a preference to a contractor based on the contractor’s social, political, or ideological interests.

SECTION 41: HUMAN TRAFFICKING. Consultant, by signing this Agreement below, attests that it does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

SECTION 42: NO LIEN RIGHTS. The Consultant and any subconsultant utilized by the Consultant shall have no lien rights regarding any property owned by the Town or otherwise.

SECTION 43: CONFIDENTIAL AND PROPRIETARY INFORMATION. Each party (“Receiving Party”) will keep confidential and not disclose to any other person or entity or use (except as expressly and unambiguously authorized by this Agreement) information, technology, or software (“Confidential Information”) obtained from the other party (“Disclosing Party”); provided, however, that the Receiving Party will not be prohibited from disclosing or using information (that at the time of disclosure is publicly available or becomes publicly available through no act or omission of the Receiving Party, (ii) that is or has been disclosed to the Receiving Party by a third party who is not under, and to whom the Receiving Party does not owe, an obligation of confidentiality with respect thereto, (iii) that is or has been independently acquired or developed by the Receiving Party without access to the Disclosing Party’s Confidential Information, (iv) that is already in the Receiving Party's possession at the time of disclosure, or (v) that is required to be released by law.

SECTION 44: EXPORT ADMINISTRATION. Each party agrees to comply with all export laws and regulations of the United States (“Export Laws”) to assure that no software deliverable, item, service, technical data, or any direct product thereof arising out of or related to this Agreement is exported directly or indirectly (as a physical export or a deemed export) in violation of Export Laws.

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Town has caused these presents to be executed in its name by its Town Manager

and attested and its official Seal to be hereunto affixed by its Town Clerk, and the Consultant has hereunto set its hand and Seal the day and year first written above.

CONSULTANT: BULKELEY CONSULTING, LLC

Ramsay Bulkeley, Manager

STATE OF _____
COUNTY OF _____

Subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by Ramsay Bulkeley, Manager, Bulkeley Consulting LLC, a Florida Limited Liability Company authorized to do business in the State of Florida, and who is personally known to me or [] who produced _____ as identification, and who did take an oath that the facts stated with regard to section 787.06, Florida Statutes, and otherwise, are true and correct, and that she or he is duly authorized to execute the foregoing instrument and bind Bulkeley Consulting, LLC to the same.

[Notary Seal]

Notary Signature

TOWN OF LOXAHATCHEE GROVES

By: _____
Valerie Oakes, Acting Town Manager

ATTEST:

Acting Town Clerk

Approved as to form and legal sufficiency:

Town Attorney

TOWN OF LOXAHATCHEE GROVES

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.

WHEREAS, the Town of Loxahatchee Groves, Florida (the “Town”), is authorized pursuant to its municipal powers to name and rename streets within its jurisdiction; and

WHEREAS, at the January 6, 2026, Town Council meeting Council approved Resolution 2026-01 renaming “Okeechobee Blvd” to “Middle Road” subject to certain notices and hearings; and

WHEREAS, the Town did not fully implement Resolution 2026-01, provide notices or complete the renaming to that portion of Okeechobee Boulevard to Middle Road within the Town’s municipal borders; and

WHEREAS, the Town Council has decided that renaming Okeechobee Boulevard within the Town’s boundaries will cause unnecessary confusion and it desires to rescind Resolution 2026-01 so that it is of no further effect; and

WHEREAS, the Town Council finds that maintaining the name of Okeechobee Boulevard as Okeechobee Boulevard is in the best interests of the Town and its residents;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida hereby rescinds Resolution 2026-01 and it is of no further force and effect and Okeechobee Boulevard shall remain named Okeechobee Boulevard within the Town’s municipal boundaries.

Section 3. The Town Manager is authorized to take such actions as are necessary to implement this Resolution.

Section 4. The Resolution shall become effective immediately upon its passage and adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS _ DAY OF JUNE 2, 2026.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Kenthia White, Acting Town Clerk

Voted: _____
Mayor Lisa El-Ramey, Seat 2

APPROVED AS TO LEGAL FORM:

Voted: _____
Vice Mayor Manish Sood, Seat 5

Office of the Town Attorney

Voted: _____
Councilmember William "Joe" Stephens, Seat 1

Voted: _____
Councilmember Anita Kane, Seat 3

Voted: _____
Councilmember Paul Coleman II, Seat 4

Additional section for 2026-01 addressing notice to property owners

Section 3. The Town Staff shall provide mailed notice to all property owners, whose property borders Okeechobee Boulevard, within the Town's municipal boundaries of the pending name change to Middle Road. Property owners shall have 30 days from the date of the notice to submit any written objections to the pending name change to the Town. Any written objections shall be submitted to the Town Clerk's office. If any objections are received by the Town Clerk's office within the time prescribe, the Town Clerk shall notify the Town Council of such objections and place the objections and this Resolution on the next available agenda for discussion and potential reconsideration. The objecting property owners shall be notified of the date and time when the renaming resolution will be placed on the Town Council agenda for discussion and potential reconsideration.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2026-01

A RESOLUTION OF THE TOWN OF LOXAHATCHEE GROVES RENAMING “OKEECHOBEE BOULEVARD” TO "MIDDLE ROAD" WITHIN THE TOWN LIMITS OF LOXAHATCHEE GROVES IN PALM BEACH COUNTY, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Loxahatchee Groves, Florida (the “Town”), is authorized pursuant to its municipal powers to name and rename streets within its jurisdiction; and

WHEREAS, the Town desires rename “Okeechobee Boulevard”, located within the Town of Loxahatchee Groves, Palm Beach County, Florida, to "Middle Road" and

WHEREAS, the Town Council finds that renaming Okeechobee Blvd to Middle Road serves a public interest and promotes the historical, cultural, or commemorative value for the Town and its residents; and

WHEREAS, the Town will coordinate with Palm Beach County 911 addressing and mapping authorities, utility providers, and emergency services to ensure a smooth transition and avoid duplication or confusion.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida hereby authorizes renaming the street currently known as Okeechobee Boulevard, within the Town of Loxahatchee Groves, is hereby officially renamed to "Middle Road."

Section 3. The Town Manager is authorized to take such actions as are necessary to implement this Resolution.

Section 4. The Town Staff shall notify property owners, Palm Beach County Property Appraiser, Palm Beach County Fire Rescue, Palm Beach County Sheriff’s Office, utility providers and United State Postal Service.

Section 5. The road name changes will be effective 30 days from the effective date of the Resolution shall become effective immediately upon its passage and adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TODD MCLENDON, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA EL-RAMEY COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAUL COLEMAN, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS __ DAY OF DECEMBER, 2025.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Mayor Anita Kane

Valerie Oakes, Town Clerk

Vice Mayor Marge Herzog

APPROVED AS TO LEGAL FORM:

Councilmember Todd McLendon

Office of the Town Attorney

Councilmember Lisa El-Ramey

Councilmember Paul Coleman

MOTION: COUNCILMEMBER EL-RAMEY/ MCLENDON MOVED TO APPROVE ITEM NO.2 WITH THE CAVEAT THAT PREVIOUS COUNCILMEMBERS ARE CONTACTED REGARDING THE ACCURACY OF THE JUNE 18 AND AUGUST 20, 2024, MEETINGS. MOTION PASSED (5-0).

3. Consideration of Approval on Resolution No.2026-02: A RESOLUTION OF THE TOWN OF LOXAHATCHEE GROVES NAMING THE ROAD WITHIN LOXAHATCHEE GROVES PARK "LOXAHATCHEE GROVES PARK DRIVE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

APPROVED ON CONSENT.

4. Consideration of Approval on Resolution No. 2026-03: 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 WHIDDEN SURVEYING AND MAPPING; AND PROVIDING FOR AN EFFECTIVE DATE.

APPROVED ON CONSENT.

5. Consideration of Approval on Resolution No. 2026-04: Hurr Homes Change Order No. 1 – Catch Basins & Culverts - A Rd & Collecting Canal Rd

APPROVED ON CONSENT.

OLD BUSINESS

6. **Renaming Okeechobee Boulevard to Middle Road within the municipal boundaries of the Town of Loxahatchee Groves by Approving Resolution No. 2026-01.**

Town Council discussed possible notification methods for informing Town residents about the possible road change. Recent road name changes in other municipalities were introduced as they could be examples of how to properly go about the name change.

Public Comment from Mary McNicholas and Marianne Miles.

MOTION: COUNCILMEMBER MCLENDON/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-01 WITH A 90 DAY WINDOW WHEN IT BECOMES EFFECTIVE AND A 30 DAY NOTIFICATION TO LANDOWNERS ON OKEECHOBEE BOULEVARD. MOTION PASSED (3-2) WITH MAYOR KANE AND COUNCILMEMBER EL-RAMEY DISSENTING.

Maylee De Jesus

From: Kenthia White
Sent: Thursday, May 28, 2026 10:14 AM
To: Maylee De Jesus
Subject: FW: Implementation of Resolution 2026-01 Middle Road

Please see email to attached to the middle road name change recission memo

From: Kenthia White
Sent: Thursday, February 12, 2026 10:21 AM
To: Caryn Gardner-Young <cgardneryoung@loxahatcheegrovesfl.gov>; Jeff Kurtz <jkurtz@loxahatcheegrovesfl.gov>
Cc: Francine Ramaglia <FRamaglia@loxahatcheegrovesfl.gov>; Valerie Oakes <voakes@loxahatcheegrovesfl.gov>
Subject: RE: Implementation of Resolution 2026-01 Middle Road

Hi Caryn,

Good idea Caryn!! I thought this implementation was on pause until April based on the conversation yesterday in agenda review. Jeff was going to discuss in the meeting yesterday how to obtain the addresses from the property appraisers office so the residents can be notified per the resolution that was approved by Council on 1/6/2026.

It probably won't hurt to get the information ahead of time so we will be able to proceed after the April meeting.

Thanks 😊

From: Caryn Gardner-Young <cgardneryoung@loxahatcheegrovesfl.gov>
Sent: Wednesday, February 11, 2026 9:51 PM
To: Jeff Kurtz <jkurtz@loxahatcheegrovesfl.gov>
Cc: Francine Ramaglia <FRamaglia@loxahatcheegrovesfl.gov>; Valerie Oakes <voakes@loxahatcheegrovesfl.gov>; Kenthia White <kwhite@loxahatcheegrovesfl.gov>
Subject: RE: Implementation of Resolution 2026-01 Middle Road

Jeff

Hello

Just a thought

Would it be better to send notice to any property which possesses an Okeechobee address based upon the Property Appraiser's Office?

Caryn Gardner-Young, MPA, AICP
Community Standards Director
 Town of Loxahatchee Groves
 155 F Road



LOXAHATCHEE GROVES FLORIDA

Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Jeff Kurtz <jkurtz@loxahatcheegrovesfl.gov>
Sent: Wednesday, February 11, 2026 11:53 AM
To: Kenthia White <kwhite@loxahatcheegrovesfl.gov>; Valerie Oakes <voakes@loxahatcheegrovesfl.gov>
Cc: Francine Ramaglia <FRamaglia@loxahatcheegrovesfl.gov>; Caryn Gardner-Young <cgardneryoung@loxahatcheegrovesfl.gov>
Subject: Implementation of Resolution 2026-01 Middle Road

Attached ,for discussion at our staff meeting today, is proposed language for inclusion in resolution 2026-01, related to the direction given by Town Council at their January 6 meeting for the notice and implementation of the renaming. I will draft a notice to the property owners to the same effect. Mailing of the notice at this time would put potential discussion/reconsideration (if there are any objections) at the April 7th meeting, which will be the first meeting of the new Council. It is also one day after the 90 day effective date of Resolution 2026-01. This assumes their will be no workshop meeting in March after the election and before the new Councilmembers are sworn in.

Jeffrey S. Kurtz, Esq.
Town Attorney
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, Florida 33470
Phone: 561-793-2418
Cell: 561-307-5253

www.loxahatcheegrovesfl.gov



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same time frame. Please follow up with Town offices during regular business hours if you do not receive a timely response, to confirm a meeting time, or for return correspondence confirmation. PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Loxahatchee Groves officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Loxahatchee Groves. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you. [N0-LEGAL-FOOTER]



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, April 7, 2026**

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, Councilmember Todd McLendon, Councilmember – Elect William “Joe” Stephens, Councilmember – Elect Manish Sood, Town Manager Francine Ramaglia, Town Attorney Jeff Kurtz, Community Standards Director Caryn Gardner – Young, Public Works Director Craig Lower, and Assistant Town Manager/Town Clerk Valerie Oakes.

Note: Councilmember Kane departed early during the meeting due to a family matter.

ADDITIONS, DELETIONS, AND MODIFICATIONS

Staff added a presentation by Treasure Coast Regional Planning Council after Item No. 8. Removal of Item No. 12 from the consent agenda and move it to the regular agenda and to pull items No. 16 and No. 19.

MOTION: COUNCILMEMBER COLEMAN/MCLENDON MOVED TO APPROVE THE AGENDA AS MODIFIED. MOTION PASSED (5-0).

PRESENTATIONS**1. Acceptance and Certification of the March 10, 2026, Election Results for the Town of Loxahatchee Groves**

Town Clerk Oakes read the certified election results from the Palm Beach County Supervisor of Elections.

Seat 1 (1-year unexpired term): Steve Hoffman – 64 votes; William “Joe” Stephens – 212 votes; Robert Sullivan – 191 votes. Winner: William “Joe” Stephens

Seat 5 (3- year term): Todd McLendon – 151 votes; Manish Sood – 322 Votes. Winner Manish Sood.

Referendum Question 1: Yes – 282; No – 109.

Referendum Question 2: Yes – 199; No – 263.

MOTION: COUNCILMEMBER EL-RAMEY/ COUNCILMEMBER COLEMAN MOVED TO ACCEPT THE ELECTION RESULTS. MOTION PASSED (5-0).

2. Acknowledgement of Service and Recognition of the Outgoing Town Councilmembers Marge Herzog and Todd McLendon

Mayor Kane presented plaques to outgoing Vice Mayor Marge Herzog and Councilmember Todd McLendon and thanked them for their service.

3. Administration of Oath of Office – Seat No. 1 and Seating of Councilmember-Elect Joe Stephens

Oath of office was administered to Councilmember-Elect William “Joe” Stephens. Councilmember Stephens gave brief remarks and took his seat on the dais.

4. Administration of Oath of Office – Seat No. 5 and Seating of Councilmember-Elect Manish Sood

Oath of Office was administered to Councilmember-Elect Manish Sood. Councilmember Sood gave brief remarks and took his seat.

5. Consideration of Approval on Resolution No. 2026-16: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, ELECTING A MAYOR FOR THE ENSUING YEAR 2026-2027 AND PROVIDING AN EFFECTIVE DATE.

Town Clerk Oakes read the resolution into the record.

Councilmember El-Ramey suggested a different approach to mayor nominations. After discussion with the Town Attorney and Council the Council decided to continue with previous traditions to nominate a mayor.

Mayor Kane nominated Councilmember Coleman and Councilmember Sood nominated Councilmember El-Ramey. Both nominees accepted the nominations.

Public comment received from Todd McLendon showing his opposition for implementing a new nomination process. That if the Council wishes to implement a new process it should be discussed after the fact and not during nominations. He also showed his support for Paul Coleman as Mayor.

MOTION: MAYOR KANE/ COUNCILMEMBER COLEMAN MOVED TO NOMINATE PAUL COLEMAN AS MAYOR. MOTION FAILED (2-3). WITH COUNCILMEMBERS EL-RAMEY, STEPHENS, AND SOOD DISSENTING.

MOTION: COUNCILMEMBER SOOD/ COUNCILMEMBER EL-RAMEY MOVED TO NOMINATE LISA EL-RAMEY AS THE MAYOR. MOTION PASSED (4-1). WITH MAYOR KANE DISSENTING.

Councilmember El-Ramey was seated as Mayor.

- 6. Consideration of Approval on Resolution No.2026-17: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, ELECTING A VICE MAYOR FOR THE ENSUING YEAR 2026-2027 AND PROVIDING AN EFFECTIVE DATE.**

Town Clerk Oakes read the resolution into the record. Mayor El-Ramey opened the floor for nominations for Vice Mayor.

Councilmember Stephens nominated Manish Sood. Councilmember Coleman self-nominated with a second from Councilmember Kane. Both nominations were accepted.

MOTION: COUNCILMEMBER STEPHENS/ COUNCILMEMBER SOOD MOVED TO NOMINATE MANISH SOOD AS VICE MAYOR. MOTION PASSED (3-2). WITH COUNCILMEMBER KANE AND COUNCILMEMBER COLEMAN DISSENTING.

- 7. Consideration of Approval on Resolution No. 2026-19: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA NOMINATING A TOWN COUNCILMEMBER FOR AND SUPPORTING HIS/HER APPOINTMENT AS THE PALM BEACH COUNTY LEAGUE OF CITIES VOTING DELEGATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Clerk Oakes read the resolution into the record.

Vice Mayor Sood nominated Mayor El-Ramey as the Palm Beach Voting Delegate. Councilmember Coleman nominated Councilmember Kane who declined the nomination. It was noted that the conference takes place August 13–15 and that the delegate is traditionally the Mayor or Vice Mayor.

MOTION: VICE MAYOR SOOD/ MAYOR EL-RAMEY MOVED TO DESIGNATE MAYOR EL-RAMEY AS THE PALM BEACH COUNTY LEAGUE OF CITIES VOTING DELEGATE. MOTION PASSED (5-0).

[MEETING RECESSED BRIEFLY FOR REFRESHMENTS TO CELEBRATE THE NEWLY SEATED COUNCILMEMBERS.]

TOWN COUNCIL MEETING RECONVENED

As the newly seated Council Mayor El-Ramey opened the agenda back up for additions, deletions, and modifications.

Following the seating of new council members, the newly formed council reconvened with Mayor El-Ramey addressing the agenda. Vice Mayor Sood proposed several additions, including discussions on the PBSO contract, repealing Resolution 2025-08, the Florida Commerce grant scope, cancelling lobbyist contracts, the town manager performance report, and restoring public comments to the beginning of meetings. Councilmember Stephens suggested discussing the town's website policy, the MythBusters page, and the agenda process. Mayor El-Ramey suggested adding Item 7a on town manager matters, filing the legislative update (Item 8), retaining Item 8a and 9, and shifting Item 10 to staff comments. Councilmember Coleman and former Mayor Kane voiced concerns about the volume and timing of these additions, citing resident fairness and potential management contract implications. Public opinion was divided, though Town Attorney Kurtz confirmed the council's legal authority to make additions, acknowledging potential criticism due to the lack of prior notice.

Public comment received from Todd McLendon showing his opposition to adding agenda items to the agenda.

As well as a public comment received from Christine Betts asking who the Town Manager was.

A public comment was received from Laura Danowski showing her support to adding the agenda items to the meeting. As well as explaining her experience as a past councilmember and how discontent comes with the position.

A public comment was received from Lissette Vasquez showing her support for adding the agenda items as she believed some of these items are overdue and should be discussed.

MOTION: MAYOR EL-RAMEY/ VICE MAYOR SOOD MOVED TO ADD ITEM NO. 7A REGARDING TOWN MANAGER OPERATIONAL AND

PERFORMANCE MATTERS. MOTION PASSED (3-2). WITH COUNCILMEMBER KANE AND COUNCILMEMBER COLEMAN DISSENTING.

Public comment received from Todd McLendon showing his opposition to removing presentations as he believes presentations are placed on the agenda to educate the public and prevent misinformation.

Public comment received from Cassie Suchy where she states that adding and removing items from the agenda is not something new. That while presentations may be used for education they often take up most of the meeting time and the length prevents people from staying for public comments.

Public comment received from Cindi Screnci where she states her support to adding items as the items are of importance and she sees them as more important than the presentations.

MOTION: MAYOR EL-RAMEY/ VICE MAYOR SOOD MOVED TO RECEIVE AND FILE ITEM NO. 8 AND MOVE FORWARD WITH ITEM NO. 8A, WHICH WILL INCLUDE VICE MAYOR SOODS ADDITION OF THE FLORIDA COMMERCE GRANT, MOVE ITEM NO. 10 TO STAFF COMMENTS. MOTION PASSED (4-1) WITH COUNCILMEMBER STEPHENS DISSENTING.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER KANE MOVED TO ADD DISCUSSION ITEM NO. 28 – PBSO CONTRACT, ITEM NO. 29 – WEBSITE POLICY, AND ITEM NO. 30 – SLUGGET LOBBYIST CONTRACT. MOTION PASSED (4-1) WITH COUNCILMEMBER KANE DISSENTING.

7A. Town Manager Operational and Performance Matters

Item No.7A was discussed after item No. 9.

Mayor El-Ramey presented a written motion to place Town Manager Francine L. Ramaglia on paid administrative leave effective immediately (see *Exhibit A*), pending a formal investigation into ongoing operational and performance matters. The motion included extensive conditions governing the town manager's conduct during the leave period, designation of Valerie Oakes as Acting Town Manager, recusal of Town Attorney Kurtz from any further involvement in the matter, and direction to return to the next council meeting with three qualified options for independent special counsel to conduct a fact-finding investigation.

Town Attorney Kurtz advised the council that termination of the town manager with cause requires a 4-1 vote under her contract, that termination without cause triggers a 20-week severance, and that the contract requires a 30-day notice period. He cautioned that initiating an investigation process given the pending retirement announcement may not be the most fiscally prudent course of action.

Town Manager Ramaglia addressed the council directly, noting she had formally provided her retirement letter that evening upon the contract's natural expiration on September 30, 2026. She expressed willingness to cooperate fully with an accelerated and orderly transition, and requested the opportunity to negotiate a graceful departure consistent with her contract terms without the need for an investigation or additional expense to the town.

Councilmember Coleman urged caution, citing the contract's penalty provisions and the fiscal risks of acting precipitously. Councilmember Kane raised concerns about transparency to residents who had not been notified this item would be added to the agenda.

Following discussion, Mayor El-Ramey amended her motion to remove the special counsel investigation component and instead direct that the parties negotiate an accelerated leave arrangement, with a negotiator to be appointed. Vice Mayor Sood seconded the amended motion, conditioning his support on the town manager relinquishing her duties immediately.

Public comment received from Todd McLendon showing his opposition to the motion. Stating that council members should learn the inner workings of the Town and get to know Francine before making personnel changes.

Public comment received from Cindy Screnci showing her support for the motion. That people have wanted change and actions like this one lead to the positive change she is seeking.

Public comment received from Christine Betts where she details her frustration with the Town's money management practices and use of taxpayer dollars.

MOTION: MAYOR EL-RAMEY / VICE MAYOR SOOD MOVED TO APPROVE THE MODIFIED MOTION. MOTION PASSED (3-2). WITH COUNCILMEMBER KANE AND COUNCILMEMBER COLEMAN DISSENTING.

Subsequently, a motion was made to direct the Acting Town Manager to bring back three independent special counsel options for the negotiation of the town manager's accelerated departure at the next council meeting.

Public comment received from Nina Corning showing her support for proper counsel and that going forward she hopes Council will reel back some of the current management responsibilities to the Council level.

MOTION: MAYOR EL-RAMEY / VICE MAYOR SOOD MOVED TO INSTRUCT THE ACTING TOWN MANAGER TO BRING BACK THREE INDEPENDENT SPECIAL COUNSEL OPTIONS FOR PROPOSED NEGOTIATION FOR ACCELERATED LEAVE FOR THE CURRENT TOWN MANAGER. MOTION PASSED (4-1). WITH COUNCILMEMBER KANE DISSENTING.

[MEETING RECESSED BRIEFLY TO CHANGE STAFF DAIS.]

8. Presentation on Legislative Update: State Session Status and Town Priorities

Item No. 8 was received and filed. *Please see Exhibit B.*

8A. Presentation by the Treasure Coast Regional Planning Council

Jessica Seymour of the Treasure Coast Regional Planning Council (TCRPC) presented a status update on the Southern Boulevard Corridor study being conducted pursuant to a \$75,000 Florida Commerce technical assistance planning grant. Ms. Seymour outlined the five primary deliverables: traffic and infrastructure analysis, public safety and drainage assessment, pedestrian and equestrian safety analysis, fiscal and zoning strategy evaluation, and a final report. She emphasized that any final recommendations would require council adoption before taking effect. A community survey was noted to close on May 1st, and a QR code was displayed. TCRPC requested scheduling of an additional council workshop to present findings prior to a final submission in June.

Vice Mayor Sood questioned the scope of the study area, the origin of the study's geographic boundaries, and raised concerns about whether the grant's activities were consistent with the town's adopted Comprehensive Plan. Town Manager Ramaglia clarified that the study scope was consistent with the original grant application approved by the prior council, and that the geographic boundaries were drawn from historical planning documents, including prior comprehensive plans.

Councilmember Coleman argued that the study was intended to consolidate existing data, solidify buffers, and better protect the town from encroachment, rather than to enable new commercial development. He expressed support for the study's continuation.

Public comment received from Matt Reinhold showed his support for agricultural businesses and landscapers. He emphasized the need for supporting local businesses and having community support for these businesses.

Public comment received from Nina Corning where she discussed her criticism of the Council for not including a map amendment rather than a text amendment to the comprehensive plan. She expressed her concern for ensuring that the study begins and ends with factual information.

Public comment from Lawrence where he discusses the differences in maps for the Southern Boulevard corridor. As well as his concerns for the study.

9. Presentation and Update on Okeechobee Blvd. Properties Evaluation by Ramsey Bulkeley, Town Consultant

Public comment received from Matt Reinhold showing his support for landscapers and nurseries. Stating that the two have a marriage-like relationship and nurseries need landscapers and vice versa. He urged Council to find a balance between landscapers and people opposed to commercial within the Town.

Public comment received from Mike Sands regarding ordinances passed in 2017 pertaining to landscape services.

Town consultant Ramsey Bulkeley provided an update on code enforcement for the Okeechobee Boulevard corridor. Violations mainly involve large commercial operations developing from former nurseries or agricultural uses, as well as illegal commercial storage and semi-trailer parking. The code of ordinances prohibits landscape maintenance service companies, though nurseries with ancillary services have been previously interpreted as allowable. Discussion touched on whether a code amendment process should be pursued. Industry representatives suggested a workshop to create a regulatory framework for business compliance while preserving the town's rural character. A workshop was not scheduled at the meeting but there will be further conversations on the matter.

10. Presentation on Public Works and Capital Projects Update by Acting Public Works Director Craig Lower

CONSENT AGENDA

Note: Councilmember Kane departed early during the meeting due to a family matter.

Items 16 and 19 were removed from the agenda at the beginning of the meeting. Councilmember El-Ramey moved Items 17 and 20 to the Regular Agenda. The remaining Consent Agenda included Items 11, 13, 14, 15, and 18.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO APPROVE THE CONSENT AGENDA AND MOVE ITEMS NO. 17 AND NO. 20 TO THE REGULAR AGENDA. MOTION PASSED (4-0).

11. Approval of the Minutes

APPROVED ON CONSENT.

12. Consideration of Approval on Resolution No. 2026-18 : A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SCHEDULE FOR THE REGULAR AND WORKSHOP TOWN COUNCIL MEETING DATES FOR APRIL 2026 TO MAY 2027; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Kenthia White read the resolution into the record.

This item, previously moved from the Consent Agenda, pertained to the schedule of Regular and Workshop Town Council meeting dates from April 2026 through May 2027.

Vice Mayor Sood proposed combining workshop sessions with regular meeting nights to improve efficiency and attendance. Councilmember Coleman and Councilmember Stephens expressed preference for maintaining the existing separate workshop format, noting that it provided more time for substantive discussion and had been well-received by the public. Mayor El-Ramey noted a desire to use upcoming April and May workshop dates as second regular meetings given the volume of pending business, reserving that right without eliminating the workshop format.

The council agreed that the April 21 and May 19 workshop dates would be available to be convened as special or regular meetings as needed.

Public comment received from Todd McLendon showing his support for the workshop meetings. That previous meeting format of having a 30-minute workshop before regular meetings wasn't ideal as the comment time was rushed. That the two-hour workshops have allowed residents to speak to Council and create a neighborly atmosphere.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO EXTEND THE MEETING. MOTION PASSED (4-0).

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER STEPHENS MOVED TO APPROVE RESOLUTION NO.2026-18 WITH THE UNDERSTANDING APRIL AND MAY WORKSHOP DATES MAY BE USED AS REGULAR MEETINGS AS NECESSARY. MOTION PASSED (4-0).

13. **Consideration of Approval of Resolution No. 2026-20:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING KATIE LAKEMAN TO THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

14. **Consideration of Approval on Resolution No. 2026-21:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, TO AMEND FIRST AND SECOND PENALTIES FOR CITATIONS IN THE SCHEDULE OF VIOLATIONS AND ASSOCIATED PENALTIES FOR CIVIL CITATIONS for RESOLUTION 2025-42 DUE TO A SCRIVENER'S ERROR; 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.

APPROVED ON CONSENT.

15. **Consideration of Approval on Resolution No. 2026-22:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AUTHORIZING AN AGREEMENT WITH B. DOUGLAS MACGIBBON, P.A. FOR SPECIAL MAGISTRATE SERVICES AND PROVIDING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

16. **Consideration of Approval on Resolution No. 2026-23:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING REMOVAL OF SPECIMEN TREES; PROVIDING AN EFFECTIVE DATE.

Item No. 16 was pulled from the agenda.

17. **Consideration of Approval on Resolution No. 2026-24:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A PIGGYBACK AGREEMENT UNDER THE TOWN OF MELBOURNE BEACH CONTRACT WITH C.A.P. GOVERNMENT, INC. FOR BUILDING INSPECTION SERVICES; AUTHORIZING EXECUTION OF THE AGREEMENT, 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.

Community Standards Director Caryn Gardner-Young explained that the purpose of this agreement was to augment inspection capacity. She noted that limited inspection capacity had resulted in residents waiting up to a week for inspections.

Mayor El-Ramey voiced her concern over C.A.P Government, INC. as they were previously hired by the Town and didn't deliver expected performance. Gardner-Young noted she had the same concerns, but the unfortunate issue is that there are limited firms that can do inspections. She will monitor the firm's work and if performance isn't up to par will assess then how to further proceed.

Public comment received from Jo Siciliano read into the record by Kenthia White where she states her opposition for C.A.P Government as they were previously let go from the Town for billing inaccuracies and whereabouts.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO APPROVE RESOLUTION NO. 2026-24. MOTION PASSED (4-0).

18. **Consideration of Approval on Resolution No. 2026-25:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES TO MAKE ITS OPPOSITION KNOWN TO THE PALM BEACH COUNTY COMMISSION FOR "PROJECT TANGO" OR ANY HYPERSCALE AI DATA CENTER TO LOCATE IN PALM BEACH COUNTY WITHIN 5 MILES OF ANY SCHOOL OR RESIDENTIAL AREA. THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES BELIEVES THAT PROPER STUDIES

MUST BE CONDUCTED AS TO THE DETRIMENT, COST AND AMOUNT OF POWER, WATER, NOISE AND OTHER NUISANCES LIKELY TO BE EXPERIENCED; AND PROVIDING FOR AN EFFECTIVE DATE.

APPROVED ON CONSENT.

19. **Consideration of Approval on Resolution No. 2026-26:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, TO AMEND THE FEE SCHEDULE FOR RESOLUTION 2025-75 TO WAIVE THE SPECIAL EVENT FEES FOR NON-PROFIT ORGANIZATIONS; 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.
20. **Budget Amendment Request – 20th Anniversary Celebration and Veterans Day Event (November 2026)**

This item was tabled and moved to the April 21, 2026, special meeting to allow Councilmember Kane, who had departed the meeting, to be present and discuss the matter in detail.

[RECESS TOWN COUNCIL MEETING & CALL TO ORDER DEPEDENT WATER CONTROL DISTRICT]

DISTRICT’S REGULAR AGENDA

21. **Consideration of Approval on Resolution No. 2026-DD01:** A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ELECTING THE DISTRICT PRESIDENT AND PROVIDING THAT THE PRESIDENT SHALL SERVE AS CHAIR AT MEETINGS OF THE BOARD OF SUPERVISORS: ELECTING THE DISTRICT SECRETARY AND PROVIDING BOND AMOUNT; PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

Kenthia White read the resolution into the record.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO NAME MAYOR EL-RAMEY AS THE DISTRICT PRESIDENT AND THE TOWN CLERK AS THE DISTRICT SECRETARY WITH NO BOND REQUIRED. MOTIONPASSED (4-0).

22. Consideration of Approval on Resolution No. 2026-DD02: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL

DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES,FLORIDA, APPOINTING THE DISTRICT TREASURER AND PROVIDING BOND AMOUNT AND COMPENSATION; DESIGNATION THE TOWN MANAGER AS FISCAL AGENT FOR THE DISTRICT AND PROVIDING FOR COMPENSATION; PROVIDING FOR AN EFFECTIVE DATE.

Kenthia White read the resolution into the record.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO APPOINT VICE MAYOR SOOD AS THE DISTRICT TREASURER AND THE FISCAL AGENT THE ACTING TOWN MANAGER WITH NO BOND REQUIRED. MOTION PASSED (4-0).

- 23. Consideration of Approval on Resolution No. 2026-DD03: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, DESIGNATING CRAIG LOWER, AS THE ENGINEER FOR THE DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Kenthia White read the resolution into the record.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO DESIGNATE CRAIG LOWER AS THE DISTRICT ENGINEER WITH NO BOND REQUIRED. MOTION PASSED (4-0).

- 24. Consideration of Approval on Resolution No. 2026-DD04: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ESTABLISHING A SCHEDULE OF ITS REGULAR MEETINGS FOR FISCAL YEAR 2026-2027 AND PROVIDING AN EFFECTIVE DATE.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD TO ESTABLISH THE MEETING SCHEDULE FOR FISCAL YEAR 2026-2027. MOTION PASSED (4-0).

[TOWN COUNCIL MEETING RECONVENED AT ITEM NO. 12]

25. Discussion on Recreational Vehicle Program

Community Standards Director Caryn Gardner-Young presented a revised draft of the town's Recreational Vehicle (RV) program regulations, incorporating direction from a prior council workshop. She noted the revised language addressed disability accommodations, and that the proposed ordinance would require Planning and Zoning Board review, followed by two council

readings, with a target timeline of a PZB hearing in May, first reading in June, and second reading in July.

Vice Mayor Sood requested background data including estimates of how many RVs currently operate in the town, how many have been permitted, the nature of common complaints, and the public's primary concerns prior to taking action. Director Gardner-Young agreed to provide a briefing memo with available data.

Public comments were received from Todd McLendon, who suggested the council consider the potential scale of RV activity under any new program (estimating 2,500–3,500 units could be authorized), and recommended a simpler code-based approach

Public comment received from Mrs. Coleman urged that smaller parcel owners be permitted to maintain at least one occupied RV, arguing that the current code inequitably restricts smaller properties while larger parcels with ag exemptions can maintain RVs more easily.

26. Discussion on Code Enforcement Lien Foreclosures

Town Attorney Kurtz presented an update on the status of pending code enforcement lien foreclosure cases. He advised that statutory requirements necessitate special magistrate authorization before foreclosures can proceed, and that such authorization had been obtained for a number of cases. He recommended retaining outside counsel, specifically the firm of Weiss Serota. As his office does not have the bandwidth to litigate foreclosure cases. He proposed that the Acting Town Manager and Town Attorney be authorized to enter into a retainer agreement, with individual foreclosure decisions brought back to the council on a case-by-case basis. He noted a budget amendment would likely be required if foreclosures proceed beyond the current \$22,000 allocation for outside counsel.

Councilmember Stephens raised the possibility of retaining the prior town attorney's firm, citing institutional knowledge of the cases. Town Attorney Kurtz responded that the previous firm did not have litigation capacity for foreclosure cases. Vice Mayor Sood expressed a preference for retaining counsel with direct knowledge of the town and its cases.

The council reached consensus to authorize the Acting Town Manager and Town Attorney to proceed with the retainer agreement with the Weiss Serota firm.

27. Discussion on Consideration of Offer from Sheltering Palms Foundation Request for Release of a Conservation Easement on their Property

Town Attorney Kurtz summarized the history of this matter. The property in question is a vacant 20-acre parcel owned by Sheltering Palms Foundation, Inc. The town holds a conservation easement over approximately two acres of the property, which had been cleared in violation of the easement. The town's arborist estimated replanting costs at approximately \$158,000. The property

owner had previously offered \$150,000 and then \$200,000 for release of the easement; the latest offer on the table was \$250,000. Town Attorney Kurtz noted that any proceeds could be directed to the town's mitigation fund for acquisition of properties that could be publicly accessed and managed as conservation land.

Councilmember Coleman explained the mitigation fund concept, noting that proceeds could be used to acquire undevelopable cypress or wetland properties that could become public green space, rather than simply replanting in a location the public cannot access.

Vice Mayor Sood questioned the purpose of the original easement and expressed a preference for retaining it. Given Councilmember Kane's absence and the desire to have all five members present for this decision, the council agreed to table the matter to the April 21, 2026, special meeting.

Public comment received from Nina Corning where she questioned the owners of the conservation easements intentions to keep the Town rural. Another concern was raised over the preservation of conservation easements by the State of Florida, and she acknowledged the work of the State of Virginia as she agrees with their practices on conservation.

Public comment from Cassie Suchy showing her support to protect conservation easements and refraining from giving it to the highest bidder.

28. Discussion on PBSO Contract

Vice Mayor Sood called for the town to reengage with PBSO, emphasizing the importance of reconciliation to improve service levels, visibility, and cost fairness. Town Attorney Kurtz shared that past contract renewals had been halted by the former council, with PBSO stopping services on December 17.

PBSO accused the Town of charter violations in communications to the Governor. Attempts to reengage had stalled without resolution. Councilmember Coleman expressed concern over double billing, prioritizing fiscal responsibility. Mayor El-Ramey favored renewing ties with PBSO, citing previous informal talks with a PBSO captain and her opposition to the original contract termination. The council agreed to reopen discussions with PBSO, appointing Mayor El-Ramey to lead efforts, ensuring council backing and any agreement required council approval.

MOTION: COUNCILMEMBER STEPHENS/ VICE MAYOR SOOD MOVED TO EXTEND THE MEETING BY 30 MINUTES. MOTION PASSED (4-0).

29. Website Policy

Mayor El-Ramey and Councilmember Stephens led a brief discussion on the town's website, focusing primarily on the "mythbuster" page. The council agreed this page should be taken down immediately and directed the Acting Town Manager to remove it. Council also directed that a website policy be developed and returned for council review to ensure the website is limited to official town business and avoids use for political purposes.

30. Sluggett and Associates Lobbyist Contract

Vice Mayor Sood expressed his position that the town's \$90,000-per-year contract with lobbyist Mary McNicholas was unnecessary at the town's size and that the funds would be better directed toward roads, drainage, and public safety. However, it was noted that Sluggett and Associates had entered submitted their termination.

Public comment received from Todd McLendon showing his support for the local lobbyist referring to pending legislation on Okeechobee Boulevards expansion.

Public comment received from Nina Corning raises her concern over conflict of interests from any lobbyists hired by the Town.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

There were no comments received from the public on non-agenda items during this meeting.

TOWN STAFF COMMENTS

Acting Town Manager Valerie Oakes thanked the council for their confidence and stated she was committed to serving the council and residents during the transition period.

Town Attorney Jeffrey S. Kurtz, Esq. advised that he would be contacting council members to schedule a shade session regarding active litigation on a matter related to B Road, and requested the new council members meet with him individually to be briefed on the case. He suggested scheduling the shade session approximately one hour before a regular meeting.

Acting Town Clerk Kenthia White had no report.

Community Standards Director Caryn Gardner Young congratulated the new council members and announced an open house for the Community Standards Department on April 21, 2026, from 8:30 AM to 10:30 AM, open to the public.

Public Works Superintendent Craig Lower handed out his presentation which was received and filed into the record.

MOTION: COUNCILMEMBER COLEMAN/ VICE MAYOR SOOD MOVED TO RECEIVE AND FILE THE PRESENTATION FROM PUBLICWORKS SUPERINTENDENT LOWER. MOTION PASSED (4-0).

He also updated the Council on the ongoing Hurr homes construction work, noting two crews would soon be operating simultaneously on swale and catch basin work.

TOWN COUNCIL COMMENTS

Councilmember Joe Stephens thanked Acting Public Works Director Lower for a tour of town

infrastructure projects, recommending all council members take advantage of a similar tour.

Councilmember Paul Coleman II welcomed the new council members, encouraged collegiality, and raised a question about whether the timeline under SB 180 had been adjusted due to the recent severe weather freeze event. Town Attorney Kurtz agreed to research and respond.

Councilmember Anita Kane was not present at this time.

Vice Mayor Manish Sood thanked residents for staying late and summarized the key actions taken at the meeting, including accountability measures, improving public safety, fiscal responsibility, and restoring public participation. He directed the Acting Town Manager to present key performance metrics for all departments at the next meeting, establish a public reporting framework, and prepare a repeal of Resolution 2025-08 for the next council meeting.

Mayor Lisa EL-Ramey thanked the public for their patience and announced her intention to add public comments on non-agenda items back to the beginning of meetings. She expressed a desire to empower council members to submit agenda items and to streamline meeting length. She thanked all for their confidence in her new role as Mayor.

ADJOURNMENT

Meeting was adjourned at 11:35 P.M.

ATTEST:

Town Clerk

Mayor Lisa El-Ramey, Seat 2

Vice Mayor Manish Sood, Seat 5

Councilmember William “Joe” Stephens, Seat 1

Councilmember Anita Kane, Seat 3

Councilmember Paul Coleman II, Seat 4

1. Effective immediately, the Town Manager, Francine L. Ramaglia, is placed on paid administrative leave pending the report and review of a formal investigation into ongoing operational and performance matters.

While on administrative leave, the Town Manager:

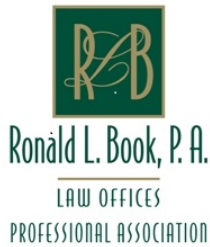
- Shall be relieved of all duties and responsibilities of the Town Manager position and shall have no authority to act on behalf of the Town in any official capacity;
- Shall not enter Town facilities or Town-owned property;
- Shall not contact, communicate in any form (including email, text, verbal, written, or through any third party), or attempt to direct or influence any Town employees, contractors, vendors, charter officers, or elected officials regarding Town business, except through the designated contact person identified below;
- Shall not access or use any Town-owned equipment, email accounts, systems, documents, or property without the prior written approval of the Acting Town Manager;
- Shall return all Town property (keys, electronic devices, passwords, documents, etc.) in her possession or control to the Acting Town Manager within twenty-four (24) hours of adoption of this motion;
- Shall preserve any Town-related information or communications (including those on personal devices) and, upon formal request by the independent investigator or special counsel, produce such materials as relevant to the investigation; and
- Shall direct all communications regarding her employment or any Town business exclusively to the designated contact person identified below.

Any violation of these terms shall constitute additional grounds for termination with cause under Section XIII.B of the Employment Agreement and applicable provisions of the Town Charter.

Valerie Oakes is designated as the sole contact person for the Town Manager during the period of administrative leave. All inquiries or communications from the Town Manager must be directed exclusively to Valerie Oakes.

2. The current Town Attorney is formally recused from any and all participation in, or advice concerning, this personnel matter (including but not limited to any discussion, drafting, executive session, or vote related to the Town Manager's employment status). He shall have no further involvement in this matter.
3. Valerie Oakes is appointed as Acting Town Manager effective immediately upon adoption of this motion, pursuant to Sections 4(2)(d) and 4(3)(c) of the Town Charter. She shall exercise all powers and duties of the Town Manager position during this interim period and shall receive such additional compensation as the Council may later determine by separate motion.
4. Gabriella Croasdaile is appointed as Acting Town Clerk effective immediately upon adoption of this motion.

5. All Town employees, including charter officers, department heads, and supervisory staff, are directed to comply with the following during the period of the Town Manager's administrative leave:
 - a. Continue to perform their regular duties and responsibilities under the direction and supervision of the Acting Town Manager, Valerie Oakes.
 - b. Direct all questions, concerns, requests for direction, or operational matters exclusively to the Acting Town Manager or through the normal chain of command as re-established by the Acting Town Manager. No employee shall seek or accept direction from the Town Manager, Francine L. Ramaglia, on any Town-related matter.
 - c. Refrain from discussing the Town Manager's administrative leave status, the pending investigation, or any related personnel matters with the Town Manager except as specifically authorized by the Acting Town Manager.
 - d. Refrain from any communication with the Town Manager regarding operations, personnel, contracts, or other official matters. Any such communication initiated by the Town Manager must be immediately reported to the Acting Town Manager.
 - e. Maintain the confidentiality of all Town records, discussions, and information related to this matter in accordance with Florida public records law, the Town's policies, and any instructions from the Acting Town Manager.
6. The Acting Town Manager is directed to return to the next Town Council meeting (or a special meeting called within two weeks) with a minimum of three (3) qualified options for independent special counsel/investigator(s). Each option shall include: the name and qualifications of the firm or individual; confirmation of no prior relationship with the Town Manager, current Town Attorney, or any current Council member; the proposed scope of work (to include a fact-finding investigation into ongoing operational and performance matters); a cost estimate and timeline for a written report.



On behalf of Ronald L. Book, P.A. and the Pittman Law Group, it has been our pleasure to represent the Town of Loxahatchee Groves in Tallahassee and to inform you of various issues important to local governments. Enclosed is the final 2026 Session report summarizing the property tax issue, the state budget status, and legislative measures that passed and did not pass.

Please let us know if you have any questions regarding issues included in this report or on other issues of concern.

Included in this report:

- **Budget Status Update**
- **Property Tax Reform – Constitutional Amendments**
- **Bills That Passed:**
 - HB 145 Claims Against the Government (Sovereign Immunity)
 - HB 1329 Local Government Finances (Financial Reporting requirements)
 - SB 1614 Local Government Funding (Florida Building Code)
 - SB 1134 Official Actions of Local Governments (Prohibition of DEI Initiatives)
 - HB 1085 Local Government Cyber Security
 - SB 484 Data Centers
 - HB 1217 Prohibited Governmental Policies Regulating Greenhouse Gas Emissions
 - SB 290 Department of Agriculture and Consumer Services – Approved by the Governor
 - HB 1245 Biosolids Management
 - SB 386 Farm Equipment - Approved by the Governor
- **Live Local And Land Use Legislation That Passed:**
 - HB 1389 Affordable Housing
 - HB 399 Land Use and Development Regulations – Approved by the Governor
 - HB 803 Building Permits and Inspections
 - SB 1434 Infill Redevelopment
- **Bills That Did Not Pass:**
 - SB 840 (SB 180 “Fix”) Land Use Regulations for Local Governments Affected by Natural Disasters
 - HB 103 Local Business Taxes
 - HB 299/SB 354 Blue Ribbon Projects

Budget Status Update: Lawmakers were unable to complete the budget by the end of Session, March 13.

The 2026 Regular Session of the Florida Legislature adjourned sine die on March 13 without adoption of the Fiscal Year 2026–27 General Appropriations Act or passage of the proposed constitutional amendments relating to property taxes. At adjournment, all legislation considered during the session became final, whether enacted or failed, concluding the regular legislative business for the year.

Several key issues are anticipated to carry forward into one or more special sessions, most notably completion of the state budget, the associated implementing and conforming bills, and the comprehensive taxation bill which typically includes sales tax holidays and other broad tax policy provisions. Additionally, it is expected the legislature will come together for an additional special session for potential constitutional amendments addressing property tax reforms.

At this time, the presiding officers have not issued a call for a special session focused on the budget. The House and Senate remain divided over allocation levels across major spending categories, preventing progress in negotiations. Until a consensus on allocations is reached, formal budget conferencing cannot begin. The impasse could extend into early summer, as the state constitution only requires enactment of the budget by July 1, the start of the new fiscal year.

Both chambers adopted their respective budget proposals during the regular session but have not agreed on the overall spending allocations needed to initiate the conference process. These allocations determine funding levels for core areas such as education, health care, transportation, and environmental programs. The Senate’s proposed budget currently exceeds the House plan by about \$1.4 billion, reflecting both numerical and policy-based differences that remain unresolved.

A special session will be convened once agreement is reached on allocations between the two chambers. As of this report, no date has been announced.

The Town of Loxahatchee Groves funding requests are below. The Stormwater system rehabilitation phase III project is funded in the House budget and therefore is eligible to be considered for funding once a budget conference begins. **The Control Structure Resiliency Improvements project is not addressed in either House or Senate budget which means it cannot be addressed for funding during the budget conference.

Town of Loxahatchee Groves Project	House proposed funding	Senate proposed funding	Status
Loxahatchee Groves Control Structure Resiliency Improvements (LFIR #2065, HSE #1771) Requested: \$750,000 Match: 50% Sponsors: Senator Harrell, Representative Weinberger	\$0	\$0	Cannot be addressed for funding in the budget conference**
Loxahatchee Groves Stormwater System Rehabilitation Phase III (LFIR #2066, HSE #1772) Requested: \$750,000 Match: 50% Sponsors: Senator Harrell, Representative Weinberger	\$375,000 Line 1774	\$0	Will be addressed for funding in the budget conference

Additional budget issues of interest:

The Florida Recreation Development Assistance Program (FRDAP), is a grant program within the Department of Environmental Protection, that provides financial assistance for acquisition or development of land for public outdoor recreation (parks).

The FRDAP grant program is not funded in either the Senate or House budget, which is a general indicator that this grant program will not be funded again this fiscal cycle, but will be determined once the budget conference process is completed.

Resilient Florida Grants & Planning Grants: The Resilient Florida Grant Program, through DEP, provides funding to counties, municipalities, and special districts for projects tackling flooding and sea-level rise. It includes Planning Grants for vulnerability assessments and Implementation Grants for construction.

Resilient Florida grants’ current funding levels in both the House and Senate budgets, pre-conference.

Senate Budget: Resilient Florida: \$100 million Resilient Florida Planning Grants: \$20 million	House Budget: Resilient Florida: \$100 million Resilient Florida Planning Grants: \$10 million
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Property Tax Reform – Constitutional Amendments: No final action has been taken. As reported earlier in the Session, the House put forth multiple constitutional amendment ideas for debate and discussion, and one did pass the full House only. Both the Senate and the Governor have long indicated that they’re developing proposals but have not released specific constitutional amendments. Members of the Senate filed bills to address property taxes; however, none were constitutional amendments, and none were heard. Both the House and Senate have acknowledged that a constitutional amendment will appear on the ballot this fall, however, even with the passage of HJR 203 in the House, no single version has emerged as the preferred option. This issue will carry over into a yet-to-be-called special session in late spring or early summer.

BILLS THAT PASSED:

➤ **HB 145 Claims Against the Government (Sovereign Immunity) Passed**

HB 145 represents a compromise reached late in the legislative session between the Florida Association of Counties, the Florida League of Cities, the House and Senate sponsors.

Final Version:

- Raises the maximum liability from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident.
- Shortens the time to present claims from 3 years to 18 months, with adjustments.
- Revises the statute of limitations for tort actions against the government, including special provisions for sexual battery claims involving minors.
- Effective Date: October 1, 2026

➤ **HB 1329 Local Government Finances (Financial Reporting requirements) Passed**

HB 1329, a compromise between CFO Ingoglia, the Florida Association of Counties, and the League of Cities, revises financial reporting to ease compliance burdens while maintaining transparency. It simplifies website posting requirements to five days before hearings, and PDF format allowed, and removes employee travel posting mandates. The bill also reforms impact fee calculations, limits extraordinary fee increases, and applies these standards to all cities and counties statewide.

This bill was amended to make changes to the financial reporting requirements in earlier versions of this bill that would have been costly to local governments. This compromise is intended to address local government concerns while maintaining a level of transparency in the local government budget process.

➤ **SB 1614 Local Government Funding (Florida Building Code) Passed**

The bill limits how local governments can use building code enforcement funds by removing their authority to use excess funds to construct buildings for code enforcement agencies. Local governments may still collect reasonable fees to cover direct costs of enforcing the Florida Building Code, such as plan reviews, inspections, and permitting. The change means any revenue from these fees may only support enforcement activities themselves, not broader capital projects or facilities construction.

➤ **SB 1134 Official Actions of Local Governments (Prohibition of DEI Initiatives)** **Passed**

The bill prohibits counties and municipalities from funding, promoting, or taking official action related to diversity, equity, and inclusion (DEI) and bars spending on DEI offices or staff. It imposes penalties for officials who violate the ban, allows residents to bring actions against non-compliant local governments, and requires contractors and grantees to certify they will not use local funds for DEI activities. These provisions take effect for DEI contracts on January 1, 2027, with specified exceptions for compliance with federal law and federally recognized observances and monuments.

➤ **HB 1085 Local Government Cyber Security** **Passed**

Creates the Local Government Cybersecurity Protection Program to help local governments fund tools and services to prevent and respond to cyber incidents. It prioritizes fiscally constrained counties, requires data-sharing agreements for better coordination, and allows all local governments to purchase cybersecurity services through state contracts. The Florida Digital Service must report annually to the Governor and Legislature and may seek federal or other funding to support the program.

➤ **SB 484 Data Centers** **Passed**

The bill addresses issues related to the development of large-scale data centers in this state - sets minimum tariff and service standards for large-load electric customers to ensure they cover full service costs and bars utilities from serving certain foreign entities. It requires public utilities to file tariffs with the Public Service Commission by a set date and restricts economic development agencies from extending confidentiality for data center projects beyond 12 months. The bill also creates a new permitting framework for large-scale data centers and mandates an independent study on their construction and operation.

➤ **HB 1217 Prohibited Governmental Policies Regulating Greenhouse Gas Emissions** **Passed**

The bill bans state and local governments from adopting or enforcing net-zero greenhouse gas policies or using public funds to support them. It requires annual affidavits confirming compliance, prohibits participation in programs mandating statewide emission limits or carbon pricing, and excludes such policies from local planning and taxing authority. Exceptions apply to regulated public utilities, the Public Service Commission, and existing general-law pollution control measures.

➤ **SB 290 Department of Agriculture and Consumer Services** **Passed**

Approved by the Governor; **Chapter No. [2026-3](#)**

This is a comprehensive Ag bill that the Governor has signed, full language of the bill via link above. These are the sections that are particularly relevant:

- Only permits land application of Class AA biosolids by July 1, 2028, (phases out Class B) requires local governments that do not to transport biosolids for land application outside of their boundaries to comply with this requirement by July 1, 2031. It consolidates Florida's permitted biosolids framework around Class AA, treating it as the single allowable class for land-application facilities going forward. **Also see SB 1245 regarding biosolids management
- Equipment Use Prohibition: Prohibits a municipality from enacting or enforcing any local ordinance, policy, or rule restricting gasoline-powered farm or landscape equipment, preserving use of such tools for local agriculture and maintenance.
- Development Restrictions: In low-density areas like a municipality, bans administrative approval of development applications on ecologically significant parcels without developer attestation; aligns with the area's rural, agricultural character to limit high-density growth.

- Land Surplus Protections: Requires review of any municipality-surplused lands for bona fide agricultural suitability via Acquisition and Restoration Council, blocking transfer of development rights if suitable—protects the area's farmland from redevelopment.
- Rural Event Venues: Preempts local requirements for agricultural property owners in a municipality to obtain rural event venue permits, easing agritourism operations.

➤ **HB 1245 Biosolids Management** **Passed**

- The bill closes a regulatory gap in the management of bulk Class AA biosolids by extending oversight similar to that applied to Class B materials. While Class B biosolids are already regulated to prevent nutrient loading in sensitive areas such as the St. Johns River Basin, Class AA biosolids have been exempt from these site-specific controls. The legislation ensures consistent standards for both classes to protect water quality and prevent nutrient runoff from agricultural and equine agricultural lands.
- The measure requires that bulk Class AA biosolids be applied at or below agronomic rates and under conditions that limit nutrient leaching and runoff. It also strengthens monitoring and enforcement within the Basin Management Action Plan area, aligning biosolid use with sustainable agricultural practices. According to Representative Shoaf, the goal is to reduce nutrient pollution in the St. Johns River and its watershed while maintaining the agricultural benefits of biosolid use.
- Also see SB 290 section on Class B biosolids.

➤ **SB 386 Farm Equipment** **Passed**

Approved by Governor; **Chapter No. [2026-5](#)**

The bill establishes a procedure for consumers and manufacturers to resolve defects in farm equipment not covered by express written warranties. It defines “farm equipment” as any power-driven or self-propelled machinery used on farms or to transport farm products. Consumers may report defects to the manufacturer or its authorized service agent during the warranty period or within one year of the equipment’s original delivery. If the defect cannot be repaired after reasonable attempts, the manufacturer must replace the equipment with a comparable model or refund the full purchase price, including taxes and fees.

LIVE LOCAL AND LAND USE LEGISLATION THAT PASSED:

➤ **HB 1389 Affordable Housing** **Passed**

The bill requires counties and municipalities to permit affordable multifamily and mixed-use housing in commercial, industrial, and certain publicly or religiously owned properties, provided at least 40% of units stay affordable for 30 years. It preempts local regulations by forbidding new zoning, height, or setback restrictions on qualifying projects, while revising tax exemptions and expanding antidiscrimination rules to include government entities. Certain sensitive areas, such as the Everglades Protection Area and conservation easements, are explicitly exempted from these mandates.

➤ **HB 399 Land Use and Development Regulations** **Passed**

Approved by Governor; **Chapter No. [2026-7](#)**

This legislation (statewide) limits local government discretion over permitting and land use by requiring that development fees reflect actual costs, establishing uniform criteria for compatibility reviews, and prohibiting denials based on subjective terms like “community character.” It creates a streamlined approval process for large destination resorts, specifically enabling the Fontainebleau water slide park in Miami Beach, by mandating automatic administrative approvals for qualifying projects through July 1, 2031. It also restricts local regulation of composting

facilities and removes prior study requirements on urban development boundaries, signaling tighter state control over local land-use regulation.

Removed: Language in this bill was removed that would have required an OPPAGA study to “review the necessity” of the urban development boundary and other similar boundaries across the state. Amendment Did Not Pass: A floor amendment was proposed by Rep Eskamani to include the “SB 180 fix”, but it was ruled out of order.

➤ **HB 803 Building Permits and Inspections** **Passed**

This legislation standardizes Florida’s building permitting and inspection systems by creating statewide uniform applications, expanding private inspection options, and capping fees to actual review costs. It limits local governments’ authority by prohibiting discrimination against offsite-constructed homes, restricting added permit requirements, and requiring equal treatment across zoning districts. The goal is to streamline approvals and reduce barriers to housing and recovery projects while curbing local discretion in permit issuance and inspection oversight.

➤ **SB 1434 Infill Redevelopment** **Passed**

This legislation creates the Infill Redevelopment Act, requiring large counties to allow residential development and streamlined approvals on environmentally impacted urban parcels. It limits local governments by mandating administrative approval, prohibiting density reductions or new restrictions, and preempting additional local procedures. The intent is to promote housing redevelopment on underused or contaminated lands while constraining local discretion over zoning and approval conditions.

The impact of SB 1434 on Loxahatchee Groves would depend on the town’s land exemption criteria. This bill does not apply to land zoned or classified for agricultural use or property owned by the town for public park purposes. Qualifying parcels must be at least 5 acres, environmentally impacted (brownfields or contaminated sites), and inside an urban growth boundary, however, it appears that sections of the town fall under the exemptions for agricultural zoning/classification or locations outside such boundaries.

BILLS THAT DID NOT PASS:

Several bills affecting local governments advanced through committee hearings but ultimately did not pass. These measures are worth noting, as the issues they address may be reintroduced during the 2027 Legislative Session.

➤ **SB 840 (SB 180 “Fix”) Land Use Regulations for Local Governments Affected by Natural Disasters**

DID NOT PASS.

Known as the SB 180 “fix”, SB 840 would have revised language onerous to local governments that passed as SB 180 (Session 2025). While the Senate passed SB 840, the House never took up the companion bill, HB 1465.

In the last days of the legislative session, Representative Eskamani from the Orlando area, filed an amendment to HB 399 to include language to address the solutions to SB 180, but it was ruled out of order.

2025: SB 180 restricted local governments within 100 miles of a hurricane impact area from imposing new development moratoriums or stricter rebuilding rules after a storm. It also banned cumulative flood-protection ordinances, required uniform post-storm permitting standards, and froze permit fees for 180 days after an emergency.

➤ **HB 103 Local Business Taxes**

DID NOT PASS.

This bill would have repealed the ability of cities and counties to collect local business tax. There were few exemptions included: Panama City and Panama City Beach, as they are collected on the gross sales of all retail and wholesale, and Miami-Dade County who levies an additional local business tax dedicated to funding the Beacon Council, the official public-private economic development partnership for Miami-Dade County.

➤ **HB 299/SB 354 Blue Ribbon Projects**

DID NOT PASS.

This bill would have established a state-overseen framework for "blue ribbon projects" that would override local comprehensive planning and zoning authority, allowing projects to be sited in any future land use or zoning category without requiring plan amendments or rezoning.

State legislation would have preempted local authority over key land-use decisions, transferring control of development scale, density, and location to the state. Local governments would be limited to brief compliance reviews under strict deadlines, with the risk of state appeals and attorney fee penalties for noncompliance. This shift could impose unpredictable local infrastructure and service costs without guaranteed revenues, while primarily benefiting select landowners pursuing large-scale projects across the state.

It is likely a version of this legislation will be refiled next Session.



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, April 21, 2026**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor El-Ramey called the meeting to order at 6:00 PM

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 (via Zoom), 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

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

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comment from Virginia Standish who suggested that PBSO and fire rescue personnel be scheduled to present their reports earlier in meetings to respect their time. She also requested that the town post a clearly color-coded map of gas tax roads and maintenance easements on its website for public clarity and asked the Council to revisit the ULDC's tree mitigation policies.

Public comment from Robert Austin who raised concerns regarding noise and air pollution from air traffic coming from Palm Beach International Airport (PBI). He encouraged the Town and residents to reach out to PBI to voice their concerns.

Public comment from Frank Schiola where he commented on the quality of refreshments at a recent town open house, and echoed Mr. Austin's concerns about jet exhaust settling on rooftops and vehicles in the area.

Public comment from Jo Siciliano expressed concern about transparency, noting that the prior council had added nine items and voted on them at a previous meeting without giving the public sufficient time to review. She urged the Council to be mindful of Town Residents and allow them to have adequate time for public review before voting on new items.

CONSENT AGENDA

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER STEPHENS MOVED TO APPROVE THE CONSENT AGENDA MOVING ITEM NO. 5 TO BE ITEM NO. 6A IN THE REGULAR AGENDA. MOTION PASSED (5-0).

1. **Consideration of Approval on Resolution No. 2026- 27:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING JENNIFER STEPHENS TO THE FINANCE AUDIT AND ADVISORY COMMITTEE; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

2. **Consideration of Approval on Resolution No. 2026 - 28:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING LAURA DANOWSKI TO THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

3. **Consideration of Approval on Resolution No. 2026 - 29:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING LISA MURRAY TO THE FINANCE AUDIT AND ADVISORY COMMITTEE; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

4. **Consideration of Approval on Resolution No. 2026 - 30:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING LISSETTE VASQUEZ TO THE BOARD OF LOXAHATCHEE GROVES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

- 5. **Consideration of Approval of Resolution 2026 - 31:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING ROBERT SHORR TO THE BOARD OF LOXAHATCHEE GROVES PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Item No. 5 was moved to be the regular agenda as Item No. 6A.

- 6. **Consideration of Approval on Resolution No. 2026 - 32:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING SAMUEL HARRITY TO THE FINANCE AUDIT AND ADVISORY COMMITTEE; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

PRESENTATIONS

There were no presentations at this meeting.

REGULAR AGENDA

- 6A. **Consideration of Approval of Resolution 2026 - 31:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING ROBERT SHORR TO THE BOARD OF LOXAHATCHEE GROVES PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER KANE MOVED TO TABLE THE ITEM. (MOTION RESCINDED BY COUNCILMEMBER COLEMAN AFTER DISCUSSION).

Public comment received from Robert Shorr where he addressed the Council, explaining that the ethics complaint had been dismissed and that a letter of instruction was issued, which he characterized as a warning about public perception rather than a finding of wrongdoing. He stated that his role during the road paving incident was simply to clarify which roads were on the gas tax map for the contractor during a COVID-era staffing shortage. He also noted that he continues to serve on the Palm Beach County Value Adjustment Board, which he argued demonstrates the county's continued confidence in his integrity.

Public comment from Todd McLendon questioned his appointment to the board as he is also on the Value Adjustment Board as this could be dual office holding. He explained that what Mr. Shorr had done to provoke the ethics complaint was that he directed contractors which roads to pave in an unauthorized manner. He stated that this behavior is not what he would like to see coming from a sitting member of a board or committee.

Public comment received from Phillis Maniglia where she said she had talked to Ranger Construction and they reported that Robert Shorr was directing them. She stated her opposition to appointing Mr. Shorr to the board as she believes his views are not aligned with the Town's.

Public comment received from Marianne Miles where she recounts her own experience with the Ethics Committee and advises not to label anyone processed by the Ethics committee as a wrongdoer.

Public comment received from Cassie Suchy where she clarifies that dual office holding concerns. Stating that since Town boards and committees are strictly advisory, they are not technically "offices" in the traditional sense.

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER KANE ACCEPTED TO RESCIND COUNCILMEMBER COLEMANS INITIAL MOTION.

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER STEPHENS MOVED TO APPROVE RESOLUTION NO. 2026-31. MOTION PASSED (4-1). WITH COUNCILMEMBER KANE DISSENTING.

7. Selection of Negotiator for the Town Manager's Contract

MOTION: COUNCILMEMBER COLEMAN/ COUNCILMEMBER KANE MOVED TO TABLE THE ITEM. MOTION FAILED (2-3). WITH COUNCILMEMBER STEPHENS, VICE MAYOR SOOD, AND MAYOR EL-RAMEY DISSENTING.

Acting Town Manager Oakes outlined the task of selecting special counsel firms for negotiating the Town Manager's early exit, noting Town Attorney Kurtz's recusal. The candidates were from Stokes Law, Allen Norton and Blue, and Gray Robinson.

MOTION: COUNCILMEMBER SOOD/ COUNCILMEMBER STEPHENS MOVED TO MOVE FORWARD WITH ITEM NO. 7 BY HAVING A BRIEF PUBLIC DISCUSSION WITH THE LAWYERS AND MOVING TO INDIVIDUAL INTERVIEWS WITH THE COUNCIL FOR SENSITIVE MATTERS. MOTION PASSED (4-1). WITH COUNCILMEMBER COLEMAN DISSENTING.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER KANE MOVED TO ACCEPT THE TOWN MANAGERS LETTER OF RETIREMENT. MOTION FAILED (2-3). WITH COUNCILMEMBER STEPHENS, VICE MAYOR SOOD, AND MAYOR EL-RAMEY DISSENTING.

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER STEPHENS MOVED TO RECEIVE AND FILE THE TOWN MANAGERS LETTER OF RETIREMENT. MOTION PASSED (5-0). (Exhibit A)

Council discussion ensued with questions to all three attorneys present.

Public comment received Todd McLendon where he expressed his disapproval to hiring a Law firm and would rather payout the Town manager as not doing so would be an unnecessary use of money and time.

Public comment received from Marianne Miles expressing her disapproval to having Council publicly discuss their questions with Law firms. That this same practice would not have been done with other contracts, and should rather be discussed privately with Council where they can later discuss their findings with the public to avoid an excess of time in meetings.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO SELECT STOKES LAW. MOTION FAILED (2-3). WITH COUNCILMEMBER STEPHENS, VICE MAYOR SOOD, AND MAYOR EL-RAMEY DISSENTING.

Consensus: The Council ultimately agreed to continue the selection of special counsel to a special meeting on April 28, 2026, at 6:00 PM, to allow each Council member to consult individually with the three candidates beforehand. Acting Town Manager Oakes was directed to coordinate scheduling.

8. **Consideration of Approval on Resolution No.2026-33:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING AN EMPLOYMENT AGREEMENT FOR ACTING TOWN MANAGER VALERIE OAKES AND PROVIDING AN EFFECTIVE DATE

Councilmember Kane raised questions about the proposed compensation increase, noting that Acting Town Manager Oakes's current salary was \$137,812 and that the resolution would add approximately \$20,000. She also raised a concern about a nepotism-related provision in the resolution. Town Attorney Kurtz clarified that the waiver referenced the town's human resources manual, and to his knowledge not a state statute.

Vice Mayor Sood commented on the compensation by noting that the prior Town Manager's total compensation package—including salary, retirement contributions, and health insurance—exceeded \$213,000 annually, whereas Acting Town Manager Oakes was taking on expanded responsibilities at a substantially lower cost, with the arrangement terminable upon hiring a permanent town manager. However Councilmember Kane noted that the salary given for the Acting Town Manager does not include any extras to the compensation package and that both the previous Town Manager and Acting Town Manager are being paid similarly.

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER KANE MOVED TO APPROVE RESOLUTION NO. 2026-33. MOTION PASSED (5-0).

9. **Direction on Palm Beach County Sheriff's Contract and Consideration of Approval on Resolution No.2026-34** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, CONCERNING THE LAW ENFORCEMENT

SERVICE AGREEMENT BETWEEN THE TOWN AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY; RESCINDING RESOLUTION NO. 2026-15; DIRECTING THE RESUMPTION FO PAYMENTS UNDER THE AGREEMENT; AUTHORIZING THE ACTING TOWN MANAGER TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; 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.

Town Attorney Kurtz summarized the status of the law enforcement service agreement with the Palm Beach County Sheriff's Office (PBSO). He reported that following a meeting on April 13 with PBSO Colonel Coleman and their legal counsel, the framework for resuming service included: (1) rescinding Resolution 2026-15 (which had terminated the contract); (2) paying approximately \$29,000 for services rendered in the first 17 days of December; (3) PBSO waiving payment for the remainder of the lapse period; and (4) resuming service under the existing contract terms through October 1, 2027. The school zone camera enforcement program would continue to be evaluated with no additional overtime charges anticipated at this time.

Town Attorney Kurtz read the resolution into the record.

Mayor El-Ramey noted that PBSO data pertaining to traffic crashes in 2026 compared to 2025, with notable declines in traffic stops and residential/business checks. This prompted a discussion among councilmembers. Vice Mayor Sood and Mayor El-Ramey pushed for resuming the PBSO contract, citing public safety, legal, and reputational concerns, and highlighted a significant drop in law enforcement activities. Conversely, Councilmembers Coleman and Kane opposed immediate re-engagement, citing fiscal concerns such as potential budget constraints and ineffective past negotiation attempts. Personal accounts of long PBSO response times were also noted. Councilmember Stephens asked Council to take a look at the contract once more to be able to adequately discuss it with PBSO.

Public comment received Robert Shorr stating his support for the resolution as demographics of the Town have changed and he believes active law enforcement would be beneficial to the Town.

Public comment received from Frank Schiola where he asked that a document from a previous law firm that represented the Town. In the document it state that there are two officers present in the Town at all times.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER STEPHENS MOVED TO RECEIVE AND FILE THE DOCUMENT FROM FRANK SCHIOLA. MOTION PASSED (5-0).

Public comment from Tracy Raflowitz stating that the Town has a lot of confusion regarding enhanced services. That the difference between the enhanced services compared to unincorporated service is not clear.

Public comment received from Todd McLendon criticized PBSO for not providing data as to where officers were at certain times as well as response times. He recommended the Finance Audit and Advisory committee to take a look at the contract.

Public comment received from Marianne Miles stated that the PBSO contract was in breach because it was terminated before the 3-year term of the contract.

Town Attorney Kurtz explained that while the town was technically in breach for non-payment in December, PBSO stopped providing services, which could mitigate breach damages; he confirmed that the formal termination notice was valid.

MOTION: VICE MAYOR SOOD/COUNCILMEMBER STEPHENS MOVED TO APPROVE RESOLUTION NO. 2026-34. MOTION FAILED (2-3). WITH COUNCILMEMBER KANE, COUNCILMEMBER COLEMAN, AND MAYOR EL-RAMEY DISSENTING.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO DIRECT THE FINANCE AUDIT AND ADIVOSRY COMMITTEE (FACC) TO CREATE AN ANALYSIS OF PBSO DATA FOR COUNCILS REVIEW. AS WELL AS HAVE TOWN ATTORNEY KURTZ MEET WITH PBSO ATTORNEY BRIAN SHUTT TO CREATE A MUTUALLY AGRRABLE QUESTION TO SEND TO THE ATTORNEY GENERAL FOR REVIEW WITH RESPECT TO STATE LAW. MOTION PASSED (4-1). WITH VICE MAYOR SOOD DISSENTING.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO PAY ANY OUTSTANDING DECEMBER BALANCE TO PBSO FROM THE CONTINGENCY FUND SET ASIDE FOR PBSO. MOTION PASSED (5-0).

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER STPEHENS MOVED TO APPOINT HIMSELF AS AN ENVOY TO PBSO TO CONTINUE DISCUSSION OF TOWN CONCERNS REGARDING THE PBSO CONTRACT. MOTION FAILED (2-3) WITH COUNCILMEMBER KANE, COUNCILMEMBER COLEMAN, AND MAYOR EL-RAMEY DISSENTING.

10. Budget Amendment Request – 20th Anniversary Celebration and Veterans Day Event (November 2026)

Councilmember Kane, who has been leading the town's 20th Anniversary and 250th U.S. Anniversary celebration planning committee (also comprising Acting Town Manager Oakes, Public Works Director Lower, and administrative staff), presented the committee's evolving plans. The original concept had included two separate events—a kickoff on June 27 and a culminating celebration on November 8—along with a parade and agritourism showcase with a passbook/scavenger hunt component. The original budget request was \$20,000.

After discussion, the Council reached consensus to scale back to a single event on or around November 8, 2026, to coincide with Veterans Day and the town's founding anniversary. The parade concept was set aside in recognition of high staff overtime costs and limited public participation along the parade route in prior years, though it was acknowledged that veterans and residents were free to organize an informal procession independently. A golf cart/vehicle decoration contest was discussed as a lower-burden alternative.

Councilmember Stephens proposed that the event incorporate a "Pioneer Heritage Recognition" for longtime resident families, an idea developed in consultation with longtime resident Bob Sullivan, which received enthusiastic support from the committee. Food trucks were discussed as a cost-offset mechanism for the kickoff component.

Vice Mayor Sood expressed concern about the use of taxpayer funds for community events given existing infrastructure priorities, suggesting a maximum town contribution of \$5,000–\$7,000 with private sector sponsorships covering the remainder. Mayor El-Ramey cautioned that elected officials and staff are ethically constrained from soliciting private donations. The Council ultimately reached a consensus of four members (with Vice Mayor Sood not concurring) to authorize a planning budget not to exceed \$10,000, with the expectation that the committee would seek to come in under that figure and explore opportunities for vendor participation and resident volunteer involvement.

MOTION: COUNCILMEMBR KANE/ COUNCILMEMBER STEPHENS MOVED TO EXTEND THE MEETING. MOTION PASSED (5-0).

Public comment received from Robert Shorr critiquing the amount of money spent on the event. He is glad to hear that the budget will be reduced but was happy with last years event that was under \$7,000. Regarding the parade, he will continue to have it regardless of the Towns' involvement.

Public comment received from Frank Schiola criticized the Town for only having Town employees involved in the committee for the event. He urged Council to allow residents to be involved in the planning of the committee.

DISCUSSION

11. Discussion of Sheltering Palms Foundation's Request for Release of a Conservation Easement on their Property

Town Attorney Kurtz presented that Sheltering Palms offered \$250,000 for releasing a 2-acre denuded conservation easement on their property. Councilmember Kane emphasized the need for a policy for all conservation easements in the town, acknowledging that half are significantly degraded. She was open to accepting funds for genuine conservation purposes in town, noting other options like buying mitigation credits elsewhere, as allowed by the South Florida Water Management District. Vice Mayor Sood opposed allowing conservation easements to be "bought out" and advocated for relocating the easement on the property, with accompanying fees and conditions. Mayor El-Ramey, alongside Councilmembers Stephens and Coleman, supported vegetation restoration as policy. Kurtz confirmed the town's legal right to inspect easements and emphasized the property owner's maintenance obligation, highlighting the need for an enforcement process.

Ultimately, no vote was taken; however, the Council directed staff to inform Sheltering Palms that restoration, rather than a buyout, is the expected course, and begin forming an inspection and maintenance policy for all town conservation easements.

Public comments received from Robert Shorr where he suggested solidifying a canal easement or stretching out the property.

Public comment received from Cassie Suchy showing her support for maintaining the conservation easement as it is important to the Town.

12. Discussion on Implementation of Agenda Review Workshop Meetings

Acting Town Manager Oakes proposed implementing a publicly noticed, virtual agenda review workshop prior to each regular council meeting to improve transparency, ensure consistent information sharing among all council members simultaneously, and reduce last-minute agenda modifications.

The council agreed to meeting Wednesday evenings at 6:00 PM on Zoom with Staff to conduct these agenda review meetings.

A formal resolution reflecting the updated council rules of procedure would be brought back at a future meeting.

Councilmember Kane left the meeting early as all business items had been conducted.

TOWN STAFF COMMENTS

Acting Town Manager Valerie reported that staff is developing publicly available "snapshots" for online posting, beginning with a summary of open code enforcement cases and other monthly updates. She also formally announced that Kenthia White has been appointed as Acting Town Clerk, and asked that the public direct public comment emails to Ms. White. Regarding the financial audit, she confirmed that staff is working diligently with the town's finance contractor, Projected Point, to finalize outstanding documentation, with a goal of completing the audit by mid-May. The budgeting process will commence immediately thereafter.

Mayor El-Ramey noted that a previously cited explanation attributing the audit delay to the federal government shutdown had been found to be inaccurate, and distributed a copy of the relevant correspondence for the record.

Town Attorney Jeffrey S. Kurtz, advised that the previously scheduled May 5 shade session regarding the 440-B and 556-B lawsuits had to be rescheduled due to a conflict with insurance defense counsel. The rescheduled date is tentatively June 2, 2026, at 5:00 PM, contingent on confirmation with all council members.

Acting Town Clerk Kenthia White expressed appreciation for the Council's support as she assumes the dual responsibilities of her role alongside her continued work with Town Attorney Kurtz.

Community Standards Director Caryn Gardner Young noted that with the new council composition and direction, it would be timely to revisit the task lists assigned to each advisory committee to ensure they are aligned with the Council's current priorities. She indicated a memo would be circulated to Council members for feedback, covering items such as the ULDC's current focus on line-of-sight regulations and nuisance abatement, and the Planning Board's work on the equestrian estates zoning district.

Public Works Superintendent Craig Lower reported that Hurr Homes has begun pipe installation at Collecting Canal, with the road expected to be closed for approximately two to three weeks once the large pipe installation phase begins. Staff has also begun a dedicated pothole-patching effort on North Road, starting at the A Road intersection and working toward E Road, with approximately six tons of asphalt deployed as of the meeting. Lower confirmed that the paving contract for road resurfacing projects is currently under legal review and change orders will be brought to Council for approval once finalized.

TOWN COUNCIL COMMENTS

Councilmember Joe Stephens Councilmember Stephens expressed gratitude to staff for their efforts and urged Town Attorney Kurtz to prioritize bringing several pending legacy legal matters back before the Council in the near future.

Councilmember Paul Coleman II Councilmember Coleman raised the issue of commercial truck traffic using Tangerine Road as a cut-through from a commercial development, contrary to the applicable site plan which required egress via Loxahatchee Road to Southern Boulevard. He

requested that staff and the town engineer develop a plan—including the possibility of closing Tangerine Road at that point—and that affected residents on Tangerine and Ecitrus be notified before any final action is taken. Town Attorney Kurtz confirmed the town has legal authority to close a town road, and Director Lower noted that right-turn-only signage had already been implemented at the site at the Council's prior direction, though compliance was inconsistent.

Councilmember Anita Kane Councilmember Kane was excused prior to the Councilmember Comments portion of the meeting.

Vice Mayor Manish Sood Vice Mayor Sood outlined what he considered the key accomplishments of the meeting, including leadership reset, pothole repair efforts, and fiscal accountability measures underway. He reiterated his commitment to resolving the PBSO situation and pledged to advocate for increased residential patrol presence and traffic enforcement once a contract is restored. He encouraged commercial property owners with outstanding code compliance issues to engage with the town proactively, and previewed his intent to raise the issue of roundabouts on Okeechobee Boulevard as a near-term priority.

Mayor Lisa EL-Ramey Mayor El-Ramey offered a series of forward-looking items for Council and staff consideration, including: directing committees to develop a working definition of "rural" as a foundation for an updated, action-oriented strategic plan; seeking Council authorization for the Mayor to serve in an intergovernmental liaison capacity with county and state agencies following the departure of the town's lobbyist; reviewing and potentially simplifying the Council's policy manual; focusing public works on a defined set of core maintenance activities with larger projects directed to contractors; developing a slaughter ordinance to address ongoing concerns in the town; revisiting the state wildlife lighting standards for potential ULDC adoption; reintroducing the fireworks ordinance; obtaining a cost recovery status report; receiving a sign enforcement update from Director Gardner-Young; revisiting the sunset of historical legacy provisions; rescinding Resolution 2026-01 regarding the renaming of Okeechobee Boulevard; and revisiting Ordinance 2012-08 to remove Planned Unit Developments (PUDs) from permitted land uses, while also considering a directive that business tax receipts only be issued for businesses operating in conformance with applicable land use and zoning designations.

Mayor El-Ramey requested that lengthy Council comments of this nature be submitted to the Acting Town Manager at least two weeks prior to the meeting so they may be incorporated into agenda packets and distributed in advance.

ADJOURNMENT

Meeting was adjourned at 11:27 P.M by Vice Mayor Sood and seconded by Councilmember Coleman. Motion Passed (4-0).

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Town Clerk

Mayor Lisa El-Ramey, Seat 2

Vice Manish Sood, Seat 5

Councilmember William “Joe” Stephens, Seat 1

Councilmember Anita Kane, Seat 3

Councilmember Paul Coleman II, Seat 4

Francine Lillian Ramaglia, CPA, AICP, ICMA-CM

EXHIBIT A

April 7, 2026

Honorable Mayor and Councilmembers
Town of Loxahatchee Groves, Florida

Dear Mayor and Councilmembers:

I love this job. I love this staff. I love this community. I love what we do and what we have built together.

Please accept this letter as my formal notice of retirement from my position as Town Manager for the Town of Loxahatchee Groves, effective September 30, 2026, upon the conclusion of my current contract.

After much reflection, I make this decision with peace, gratitude, and a hopeful heart. Each position I have held in public service has been a dream job for me, and I feel truly blessed to have spent my career doing work that mattered. I have run my leg of the race faithfully, given it my very best, and am ready to hand the baton to the next runner. I leave with that sense of peace, grateful for the honor of serving the western communities where I grew up and where I still live, and thankful for the legacy of service I have been privileged to help build throughout Palm Beach County.

Public service has always been more than a profession to me. It has been a calling, a joy, and a way to invest in people, organizations, and communities in meaningful and lasting ways. The greatest gift of this career has always been the people — the relationships, the shared purpose, and the opportunity to work together through challenge, change, growth, and progress. Some of my most meaningful memories are of the times we came together to make a difference when perseverance, compassion, and faith were most needed.

One of my greatest joys has been building teams, and succession planning was always job one. We have often said this is a mission-driven organization, and we have tried to be honest with people about what that means — real responsibility, an extremely heavy lift, and the growth that comes with that kind of challenge. We hired talent, energy, character, and promise, and it has been deeply rewarding to watch people grow into experience and leadership. Some came with years of experience and a desire to mentor and help grow the next generation. We are also fortunate to have several team members who have served in high-level roles at the County and in other cities, including former city managers Valerie Oakes and Caryn Gardner Young. Whether in the office or in the field, many members of our leadership team have earned and hold professional designations, and those who are earlier in their careers all have training plans in place to support

professional development and long-term career growth. Others were given opportunities here that may not have come as easily elsewhere, and because of their learning and growth in this organization, they moved on to greater roles beyond the Town. To me, that is part of what makes this Town so special, and the fact that some former employees chose to return says something meaningful about the culture, commitment, and sense of purpose that have been built here.

I believe the team the Town has today is truly best in class. There is strong leadership throughout the organization, and I have every confidence that we can make this a seamless transition together. Our leadership team is well known and respected throughout the county and beyond. I welcome the chance to use the budget process to lean into the existing leadership of Valerie Oakes, Craig Lower, and Caryn Gardner Young, and I am hopeful Ramsay Bulkley will continue leading the Town through its mission, while Mary McNicolas continues creating the outreach, partnerships, and critical connections the Town needs. It is also important to note that the Town's attorney, Jeff Kurtz, has tremendous knowledge of the Town from so many angles over so many years. His perspective, experience, and commitment have helped shape the strong foundation this organization stands on today, and it is my honor to leave the Town in such capable hands.

Strategic planning has also been an important part of my professional life, as a practitioner, consultant, instructor, and trainer, and I consider it a real honor to leave the Town with a refreshed vision rooted in the original 2008 plan shaped by the founders and the community. That vision has remained remarkably true over time, and I am hopeful the next chapter will build on that strong foundation. In that spirit, I believe the Town's third decade can truly be its best yet.

As I help bring this chapter to a close, I remain fully committed to a smooth and thoughtful transition. If it would be helpful, I would be very willing to assist with the next-step process, whether that involves looking internally, externally, or both, and I would be glad to support the Town as I have done for other communities. I would also be happy to reach out on the Town's behalf to the FCCMA senior advisors, a resource recently used at no cost by the neighboring Town of Westlake, should that be helpful. I also hope to recognize each member of the staff publicly and to thank every one of them personally, so they always know that, in my eyes, they are the best of the best.

If I may leave one final thought, it is this: public service is at its best when civility leads, facts guide decisions, and emotion does not overtake good judgment. The Town will be best served by staying focused on what matters most — completing the budget, finishing the strategic plan, and bringing its one-year, five-year, and ten-year goals to life. I remain hopeful that the Town's third decade will indeed be its best, not by chance, but through disciplined planning, respectful leadership, and a shared commitment to moving this community forward.

While I am concluding this chapter of public service, I do not see this next season as stepping away from purpose. I see it as a new opportunity to keep pouring into communities, organizations and people in whatever ways I can.

I have already begun discussing succession with Councilmember Coleman and appreciate the opportunity to share transition ideas and hear his perspective. Building on our conversations, we plan to bring forward a more formal succession and transition plan for Council consideration at the May and June meetings so that we can move together--thoughtfully and openly--into the Town's next chapter.

Thank you for the trust you have placed in me and for the opportunity to serve this community. I will always be grateful for the relationships, the shared work, and the sense of purpose this journey has given me. I leave with deep appreciation, great hope, and every confidence in the future.

Respectfully,

A handwritten signature in blue ink that reads "Francine". The signature is fluid and cursive, with a large initial 'F' and a long, sweeping underline.

Francine Ramaglia, CPA, AICP, ICMA-CM
Town Manager

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 2026-01

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.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to adopt land development regulations within the Town; and

WHEREAS, the Town Council adopted Ordinance No, 2024-07 on September 18, 2024, repealing Section 20-050 “Recreational Vehicles” and establishing Article 92 “Recreational Vehicles” of the Unified Land Development Code, which has yet to be codified; and

WHEREAS, the Town desires to amend and clarify its regulations relating to Recreational Vehicles ("RVs") within its adopted Unified Land Development Code ("ULDC"); and

WHEREAS, the notice and hearing requirements for adoption of ordinances contained in the Florida Statutes and the Town's Code of Ordinances have been satisfied; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves has conducted a public hearing for the proposed amendments; and

WHEREAS, the Town Council of Town of Loxahatchee Groves finds that the adoption of this ordinance amending the ULDC to revise its regulations regarding Recreational Vehicles is consistent with the Town's Comprehensive Plan, and in the best health and welfare interests of the Town, its property owners and residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and

Ordinance No. 2026-01

correct and are incorporated herein by this reference.

Section 2. The Town of Loxahatchee Groves hereby repeals Article 92 “Recreational Vehicles” within Part III “Supplemental Regulations” of its Unified Land Development Code as established by Ordinance No. 2024-07.

Section 3. The Town of Loxahatchee Groves hereby amends Part III “Supplemental Regulations of its Unified Land Development Code by enacting a new Article 92 "Recreational Vehicles" to read as set forth in the attached and incorporated Exhibit A.

Section 4. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 5. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6. Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Unified Land Development Code of the Town of Loxahatchee Groves, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 7. Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 2ND DAY OF JUNE, 2026.

Councilmember offered the foregoing ordinance. Councilmember

seconded the motion, and upon being put to a vote, the vote was as follows:

VOTE

LISA EL-RAMEY, MAYOR

—

Ordinance No. 2026-01

MANISH SOOD, VICE MAYOR _____

ANITA KANE, COUNCIL MEMBER _____

PAUL T. COLEMAN II, COUNCIL MEMBER _____

WILLIAM "JOE" STEPHENS, COUNCIL MEMBER _____

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS __ DAY OF _____, 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
LISA EL-RAMEY, MAYOR	_____
MANISH SOOD, VICE MAYOR	_____
ANITA KANE, COUNCIL MEMBER	_____
PAUL T. COLEMAN II, COUNCIL MEMBER	_____
WILLIAM "JOE" STEPHENS, COUNCIL MEMBER	-----

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Mayor Lisa El-Ramey

Town Clerk

Vice Mayor, Manish Sood

APPROVED AS TO LEGAL FORM:

Councilmember Anita Kane

Town Attorney

Councilmember Paul T. Coleman II

Ordinance No. 2026-01

Councilmember William “Joe” Stephens

EXHIBIT A

ARTICLE 92 - RECREATIONAL VEHICLES

Section 92-005 - Purpose and Intent; Effective Date.

The purpose of this article is to establish standards relating to recreational vehicles (RVs) consistent with State of Florida and federal law. The town recognizes the potential safety hazards and other negative impacts associated with the unregulated use of RVs. These standards are designed to allow the use and siting of RVs as set forth herein, while protecting the health, safety, and general welfare of the Town of Loxahatchee Groves. To the extent any provision of in this article conflicts with Florida law, federal law, or any other provision of the town code, the more restrictive provision shall prevail. As used in this article, "bona fide agricultural use classification" shall mean such classification assigned by the Office of the 'Palm Beach County Property Appraiser.

Section 92-010 – RV General Requirements

- (A) **RV Location.** No RV shall be located within any required yard or setback as established by the AR zoning district. nor any easement or right-of-way.
- (B) **Conditions to Allow RV.** In order for a recreational vehicle to be sited on any property within the town’s municipal limits, the property MUST possess and maintain a principal residential dwelling unit and be homesteaded. Recreational vehicles are not permitted on vacant land.
- (C) **Time Recreational Vehicle Allowed on the Property:** The maximum time that an occupied recreational vehicle can be sited on property located within the town’s municipal limits is six (6) months from the date that the recreational vehicle is placed on the property.
- (D) **Number of Occupied and Rented Recreational Vehicles Allowed on the Property:**

<u>Property Acres</u>	<u>Number of RVs permitted</u>
<u>Less than 2 acres</u>	<u>1 RV</u>
<u>2 acres or more</u>	<u>2 RVs</u>

- (E) **Property possessing Bona Fide Agricultural Use:** If a property possesses a bona fide agricultural use, one (1) additional recreational vehicle is permitted under the following conditions:
 1. The recreational vehicle is being used as a caretaker or groom’s quarter which is permitted year round.

2. 80% of more of the property is designated as bona fide agricultural use
 3. Must obtain a town permit including required inspections and permits.
- (F) Disability Accommodation. Persons with disabilities as provided by the Federal Fair Housing Amendment Act (42 U.S.C. 3601, et. Seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et. Seq.), may apply for an accommodation to extend the maximum period for occupancy for an RV to year around. A person seeking such an accommodation shall submit an application on a form provided by the town. An application for disability accommodation that has been denied may be appealed pursuant to the procedures outlined in section 170-025(E).
- (G) **Parking of Recreational Vehicle.** The recreational vehicle shall be parking in the location as specified in a lease agreement. The leased space shall only be used for parking and storage of the vehicles described on your lease.
- (H) **Storage of materials** - No recreational vehicle may be used for the storage of goods, materials, or equipment other than those items considered to be part of the recreational vehicle essential for its immediate use.
- (I) **Condition of vehicle** - The vehicle or equipment must be kept clean, presentable and in usable condition. A current vehicle registration license plate must be attached at all times. Said vehicle shall not display commercial lettering nor have any equipment, materials, or devices associated with a commercial or industrial use visible. The existence of such lettering, equipment, materials or devices shall automatically deem the vehicle as a "commercial vehicle," subject to the provisions of above.
- (J) **Ownership of vehicle** - The vehicle parked must be owned or leased by the property's owner or tenant.
- (K) **Repairs on vehicle** - No major repairs or overhaul work can be performed on the premises
- (L) **Access to Property** - A property owner, tenant or person in possession or control of the property shall provide access to the property, upon request, for the town inspector to conduct an inspection. Section 92-015 - Permit, Inspection, and Maintenance Requirements

Section 92-015 – Permit, Inspection, and Utilities Requirements

- (A) **Permit Requirement:** A town building permit is only required for an operational recreational vehicle if the recreational vehicle is occupied. If the recreational vehicle is being stored on the property, no approvals from the town are required but the recreational vehicle must meet the requirements of this section.
- (B) **Permit.** The permit application shall be in a form approved by the town and contain the following:
- a. Property Owner information

- b. Property information including the Property Use Classification by PBC Property Appraiser
- c. How many acres
- d. # of trailers being occupied
- e. Dates the recreational vehicle will be onsite
- f. Model, make and color of recreational vehicle
- g. Recreational vehicle license tag number
- h. Documentation that electric has been permitted by town
- i. Documentation that waste water has been permitted by the health department
- j. Affidavit stating information provided is true and correct
- k. Payment of a filing fee, if applicable and approved by the town council which shall not exceed \$50.00

(C) **Inspection.** Every permit requires at least one town inspection of the recreational vehicle which must be passed in order to issue the permit. Failure to provide access for an on-site inspection, upon reasonable notice, is a violation of this section.

(D) **Utility Connections.** An occupied RV shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by, or approved by, the health department and applicable building and zoning codes where required; portable/pumpable septic tanks as well as the waste removal therefrom are permitted under this section. A determination of appropriateness shall be made at the time of inspection regarding the size and capacity of on-site wells and septic tanks to meet demands generated by permitted RVs.

1. Electrical hook up must be separate for each RV. Each electrical hook up must be permitted through and inspected by the town's building department. No electrical extension cords shall be utilized. Use of extension cords will render the permit invalid.
2. Water hook ups may be a single source with separate hook up at each RV parking spot. Backflow protection devices shall be installed prior to use.
3. Septic hook up must be permitted and inspected by the Florida Department of Health. A copy of the approved permit is required as part of this application. Portable/ pump-able septic tanks as well as the waste removal therefrom are permitted under this section subject to the requirements set forth hereinabove.

(E) **Solid Waste Disposal.** The permit holder shall be required to ensure solid waste generated

by an occupied RV is disposed of in a manner that keeps the property free and clear of trash and debris. Trash generated by occupied RVs shall be collected by the town's franchise waste hauler as residential or commercial collection.

Section 92-020 – RV Regulation Enforcement

(A) Enforcement. It shall be unlawful to use or possess an RV in violation of this article. Each additional RV used or possessed in violation of this article shall constitute a separate violation. Each day a violation exists shall constitute a separate violation.

1. Violations of this article are subject to the enforcement procedures and penalties in chapter 162, Florida Statutes, and chapter 14 of the town code. In addition, violations may be subject to any other means of enforcement allowed by law.
2. In addition to any other penalty authorized by this section, the town may deny issuance or renewal of a permit after a finding of violation of this article.
3. The application fee for after-the-fact permits shall be four (4) times the amount of the application fee set forth in section 92-010(B).

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REPEALING SEC. 20-050 "RECREATIONAL VEHICLES" OF ARTICLE 20 – "RESIDENTIAL ZONING DISTRICTS"; AND ESTABLISHING ARTICLE 92 "RECREATIONAL VEHICLES" WITHIN PART III "SUPPLEMENTAL REGULATIONS" WITHIN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to adopt land development regulations within the Town; and

WHEREAS, the Town desires to amend and clarify its regulations relating to Recreational Vehicles ("RVs") within its adopted Unified Land Development Code ("ULDC"); and

WHEREAS, the notice and hearing requirements for adoption of ordinances contained in the Florida Statutes and the Town's Code of Ordinances have been satisfied; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves has conducted a public hearing for the proposed amendments; and

WHEREAS, the Town Council of Town of Loxahatchee Groves finds that the adoption of this ordinance amending the ULDC to revise its regulations regarding Recreational Vehicles is consistent with the Town's Comprehensive Plan, and in the best health and welfare interests of the Town, its property owners and residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Town of Loxahatchee Groves hereby repeals Section 20-050 "Recreational Vehicles" within Part II, Zoning Districts; and establishes Article 92 "Recreational Vehicles" within Part III Supplemental Regulations; its Unified Land Development Code to read as shown in the attached and incorporated Exhibit A.

Section 3. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Unified Land Development

Code of the Town of Loxahatchee Groves, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 6. Effective Date. This Ordinance shall become effective October 1, 2024.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 6 DAY OF AUGUST, 2024.

Councilmember Shorr offered the foregoing ordinance. Councilmember Danowski seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
ANITA KANE, MAYOR	<u>Aye</u>
MARGARET HERZOG, VICE MAYOR	<u>Aye</u>
PHILLIS MANIGLIA, COUNCILMEMBER	<u>Absent</u>
LAURA DANOWSKI, COUNCILMEMBER	<u>Aye</u>
ROBERT SHORR, COUNCILMEMBER	<u>Aye</u>

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON SECOND READING, THIS 18th DAY OF SEPTEMBER, 2024.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Valerie Oakes
Town Clerk

Anita Kane Voted: Aye
Mayor Anita Kane, Seat 3

Margaret Herzog Voted: Aye
Vice Mayor Margaret Herzog, Seat 5

Phillis Maniglia Voted: Aye
Councilmember Phillis Maniglia, Seat 1

APPROVED AS TO LEGAL FORM:

[Signature]
Office of the Town Attorney

Laura Danowski Voted: Aye
Councilmember Laura Danowski, Seat 2

Robert Shorr Voted: Nay
Councilmember Robert Shorr, Seat 4

Exhibit A to Ordinance 2024-07

Section 20-050. Recreational vehicles.

~~(A) For properties which have a permitted residential structure within the agricultural residential zoning district, recreational vehicles shall be allowed on a temporary basis for living and sleeping purposes, provided there are no adjudicated Town Code violations pending against the property and/or unresolved penalties associated therewith subject to the following conditions:~~

~~(1) A registration permit, (the fee for the registration permit shall be set by a resolution of the Town Council) which shall only be valid for a less than 180 days and shall be required for each recreational vehicle parking space on an annual basis and shall be placed on the recreational vehicle occupying parking space where it can be seen from the exterior of the recreational vehicle;~~

~~(2) No recreational vehicle shall be allowed on a parcel less than one acre. One recreational vehicle shall be allowed on a parcel consisting of one acre and less than two acres; a maximum of two recreational vehicles shall be allowed on a parcel consisting of two acres and less than ten acres; and, no more than four recreational vehicles shall be allowed on a parcel consisting of ten acres or more;~~

~~(3) The person or persons residing in the recreational vehicle must demonstrate a permanent residence in another location;~~

~~(4) The placement of the recreational vehicle must be setback from all property lines by at least 25 feet;~~

~~(5) The recreational vehicle shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by, or approved by, the health department and applicable building and zoning codes, where required; portable/ pump-able septic tanks as well as the waste removal therefrom are permitted under this section subject to the requirements set forth hereinabove.~~

~~(6) Upon expiration of the registration permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property and any application for a new registration permit for that property may only occur after a minimum time period of six months has expired, unless the parking space was initially used for a period of less than six months, then a permit may be issued for the time period remaining on the initial six-month time period;~~

~~(7) The parcel owner, where the recreational vehicle(s) site is located, shall be required to allow Town staff, or its agents, to inspect the recreational vehicle(s) in such a manner and time as determined by the Town Manager, upon at least 24 hours' notice.~~

~~(8) Recreational vehicles shall only be used for their designed and intended purpose as evidenced by the manufacturer's certification.~~

~~(9) A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant of the property.~~

~~(10) Unoccupied recreational vehicles shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.~~

~~(11) No recreational vehicle shall be kept in an abandoned, inoperable, junked, disabled, wrecked, discarded or otherwise unused condition.~~

~~(B) This section shall not apply to caretaker's quarters, groom's quarters and construction trailers.~~

~~(C) Any violation of this section may subject the property owner and/or recreational vehicle user to code enforcement action or any other legal action as determined by the Town.~~

~~(D) Requests for such a registration permit shall be submitted in writing to the Town Manager together with such fees, if any, as the Town requires and is set forth in the Town Code.~~

ARTICLE 92 – RECREATIONAL VEHICLES

Section 92-005 – Purpose and Intent; Effective Date.

The purpose of this article is to establish standards relating to recreational vehicles (RVs) consistent with State of Florida and federal law. The town recognizes the potential safety hazards and other negative impacts associated with the unregulated use of RVs. These standards are designed to allow the use and siting of RVs as set forth herein, while protecting the health, safety, and general welfare of the Town of Loxahatchee Groves. To the extent any provision of in this article conflicts with Florida law, federal law, or any other provision of the town code, the more restrictive provision shall prevail. As used in this article, “bona fide agricultural use classification” shall mean such classification assigned by the Office of the Palm Beach County Property Appraiser. The provisions of this article shall become effective on October 1, 2024.

Section 92-010 – Permit, Inspection, and Maintenance Requirements

- (A) **RV Site Permit and Affidavit Required.** All sites intended to be utilized by an occupied RV shall require an annual RV site permit. All sites storing one or more unoccupied RVs are required to submit an affidavit to the town. The affidavit shall confirm that each RV stored at the site meets the requirements of this article and is not occupied.
- (B) **Application.** Applications for RV site permits shall include a location sketch showing the RV site with setbacks from all property lines and the location of available utility connections. Applicants are required to pay a site inspection fee, and a permit application fee as follows:
1. Site inspection fee:
 - a. For sites that have not been assigned a bona fide agricultural use classification: \$500 per site, payable prior to initial inspection and thereafter every five years.
 - b. For sites that have been assigned a bona fide agricultural use classification: \$100 per site, payable prior to initial inspection and thereafter every five years.
 2. Permit application fee: \$100 per permit application, payable initially and upon each subsequent renewal.
- (C) **Permit Period.** RV site permits issued pursuant to this article shall be valid for 179 days from the date of issuance of the permit. Only one RV site permit may be issued per property within a 365-day period. A permit holder may not add an RV or exchange one RV for another at an approved site without first notifying the town.
- (D) **Inspections Required.** After an application for RV site permit has been reviewed, and prior to permit issuance, the town shall inspect the proposed site. The site inspection shall address at a minimum proposed location, site design, availability of required utilities, and the plan for management of solid waste. All utility connections are subject to permitting by any pertinent agency and section 92-020(B). An RV site must be inspected at least once every five (5) years, consistent with the inspection fee schedule in section 92-010(B)(1).

- (E) **Expiration.** Upon expiration of the site permit, RVs shall remain unoccupied until another permit is issued. Within ten (10) days of permit expiration, the permit holder shall submit an affidavit to the town confirming that all RVs on the property are unoccupied.
- (F) **Maintenance.** All RVs shall be maintained in road-worthy condition at all times.
- (G) **Enforcement.** It shall be unlawful to use or possess an RV in violation of this article. Each additional RV used or possessed in violation of this article shall constitute a separate violation. Each day a violation exists shall constitute a separate violation.
 1. Violations of this article are subject to the enforcement procedures and penalties in chapter 162, Florida Statutes, and chapter 14 of the town code. In addition, violations may be subject to any other means of enforcement allowed by law.
 2. In addition to any other penalty authorized by this section, the town may deny issuance or renewal of a permit after a finding of violation of this article.
 3. The application fee for after-the-fact permits shall be four (4) times the amount of the application fee set forth in section 92-010(B).

Section 92-015 – Allowances

(A) General. RVs may be permitted on conforming and legal non-conforming plots with an Agricultural Residential (AR) zoning designation in accordance with *Table 1: RV Allowances*.

<u>Table 1: RV Allowances</u>	
<u>Properties required to provide a ROW dedication or an easement for the purposes of right-of-way or utilities along the street line may include these areas for purposes of minimum parcel size.</u>	
<u>Property Size</u>	<u>Maximum RV allowance</u>
<u>Fewer than 2.0 acres:</u>	<u>One (1) RV subject to the conditions below:</u> <u>Property upon which RV is to be placed shall include a principal dwelling unit or shall have a bona fide agricultural use classification.</u> <u>The RV shall be owned or leased by the property owner or tenant of the property.</u> <u>The RV shall not be rented or otherwise occupied.</u>
<u>2.0 acres or more, and fewer than 5.0 acres (without bona fide agricultural use classification):</u>	<u>One (1) RV subject to the conditions below:</u> <u>The RV shall be owned or leased by the property owner or tenant of the property.</u>

	<p><u>Property upon which RV is to be placed shall include a principal dwelling unit.</u></p> <p><u>The RV shall not be rented or otherwise occupied.</u></p>
<p><u>2.0 acres or more, and fewer than 5.0 acres (with bona fide agricultural use classification):</u></p>	<p><u>Two (2) RVs subject to the conditions below:</u></p> <p><u>RVs may only be occupied and/or rented when the property upon which the RV is located is homesteaded.</u></p> <p><u>RVs, including grooms' quarters, may only be occupied for the 179-day duration of a valid RV site permit, except when used as caretaker quarters, as defined in section 10-015, definitions.</u></p> <p><u>When utilized for caretaker purposes, an RV may be occupied year-round subject to FEMA regulations when located in a Special Flood Hazard Area, and any applicable local and state building regulations.</u></p>
<p><u>5.0 acres or more, and fewer than 10.0 acres (without bona fide agricultural use classification):</u></p>	<p><u>Two (2) RVs subject to the conditions below:</u></p> <p><u>RVs may only be occupied and/or rented when the property upon which the RV is located is homesteaded.</u></p> <p><u>RVs, including grooms' quarters, may only be occupied for the 179-day duration of a valid RV site permit.</u></p>
<p><u>5.0 acres or more, and fewer than 10.0 acres (with bona fide agricultural use classification):</u></p>	<p><u>Three (3) RVs subject to the conditions below:</u></p> <p><u>RVs, including grooms' quarters, may only be occupied for the 179-day duration of a valid RV site permit, except when used as caretaker quarters, as defined in section 10-015, definitions.</u></p> <p><u>When utilized for caretaker purposes, an RV may be occupied year-round subject to FEMA regulations when located in a Special Flood Hazard Area, and any applicable local and state building regulations.</u></p>
<p><u>10.0 acres or more</u></p>	<p><u>Four (4) RVs subject to the conditions below:</u></p>

	<p><u>RVs may only be occupied and/or rented when the property upon which the RV is located is homesteaded or utilized for bona fide agricultural purposes.</u></p> <p><u>RVs, including grooms' quarters, may only be occupied for the 179-day duration of a valid RV site permit, except when used as caretaker quarters, as defined in section 10-015, definitions.</u></p> <p><u>When utilized for caretaker purposes, an RV may be occupied year-round subject to FEMA regulations when located in a Special Flood Hazard Area, and any applicable local and state building regulations.</u></p>
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(B) Disability Accommodation.

1. Persons with disabilities, as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.), may apply for an accommodation to extend the maximum period for occupancy at an approved RV site from 179 days to year-round. A person seeking such an accommodation shall submit an application on a form provided by the town. An application for disability accommodation that has been denied may be appealed pursuant to the procedure in section 170-025(E).

2. Sites with RVs occupied year-round pursuant to this subsection (B) must meet the following requirements:

- (a) The site upon which the RV is located shall include a principal dwelling unit;
- (b) No minimum parcel size is required. However, the property upon which the RV is located must be a conforming or legal non-conforming plot;
- (c) In no instance shall the total number of RVs on a property exceed the maximum number of RVs for the property size as set forth in Table 1: RV Allowances; and
- (d) An RV that is occupied year-round must meet applicable FEMA regulations when located in a Special Flood Hazard Area, and any applicable local and state building regulations.

3. Other than as specifically stated in this subsection (B), the other requirements of this article must be met.

(C) Vehicle Use. RVs shall only be used for their designed and intended purpose as evidenced by the manufacturer's certification. RVs shall not be used for storage or any other non-residential uses for which it was not designed and manufactured as evidenced by the manufacturer's certification.

(D) Occupancy Limits. RV occupancy shall not exceed the maximum number of occupants prescribed by the manufacturer.

Section 92-020 - RV Site and Utility Requirements

- (A) **Location.** No RV shall be located within any required yard or setback as established by the AR zoning district, nor any easement or right-of-way.
- (B) **Utility Connections.** An occupied RV shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by, or approved by, the health department and applicable building and zoning codes, where required; portable/ pump-able septic tanks as well as the waste removal therefrom are permitted under this section. A determination of appropriateness shall be made at the time of inspection regarding the size and capacity of on-site wells and septic tanks to meet demands generated by permitted RVs.
1. Electrical hook up must be separate for each RV. Each electrical hook up must be permitted through and inspected by the town's building department. No electrical extension cords shall be utilized. Use of extension cords will render the permit invalid.
 2. Water hook ups may be a single source with separate hook up at each RV parking spot. Backflow protection devices shall be installed prior to use.
 3. Septic hook up must be permitted and inspected by the Florida Department of Health. A copy of the approved permit is required as part of this application. Portable/ pump-able septic tanks as well as the waste removal therefrom are permitted under this section subject to the requirements set forth hereinabove.
- (C) **Solid Waste Disposal.** The permit holder shall be required to ensure solid waste generated by an occupied RV is disposed of in a manner that keeps the property free and clear of trash and debris. Trash generated by occupied RVs shall be collected by the town's franchise waste hauler as residential or commercial collection. If, after inspection of the property, town staff determines that solid waste cannot safely be contained within two standard trash containers, the property owner shall install a dumpster at the site.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 2026-02

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.

WHEREAS, Article 155-005 of the Unified Land Development Code (ULDC) establish requirements for mandatory site plan approval of residential development within the Town limits of Loxahatchee Groves; and,

WHEREAS, the Town Council of the Town of Loxahatchee Groves wishes to modify the mandatory site plans approval requirements for all residential developments over 20 acres of land; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves wishes to require site plan approval for residential development on property consisting of more than 20 acres of land regardless of the number or size of the plots within the development.

WHEREAS, the Town Council finds the adoption of this Ordinance serves a public purpose and is in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: The Town Council for the Town of Loxahatchee Groves hereby modifies Section 155.005 “Mandatory site plan approval amending Article 155 “Site Plans Part III “Development Review Procedures and Requirements” of the ULDC to read as follows:

Section 155-005. – Mandatory site plan approval.

Ordinance No. 2026-02

Approval of a site plan or site plan modification is required to any and all development of land in the Town except as follows:

- (A) Development of 20 acres or less up to into no more than four single-family residences on adjacent plots provided that no subdivision sign or community entry feature is proposed.
- (B) Administratively approved modifications to approved site plans, limited to the following, provided no variance is required for the modification or that the modification does not violate any condition of site plan approval, and further provided that the modification does not change any verbal commitment or representation from the applicant, agent or owner made at the public hearing or in the application, or other understanding upon which approval may have been based:
 - (1) Relocation or substitution of landscaping materials.
 - (2) Minor architectural modifications including the addition of awnings and canopies.
 - (3) Construction of bus stop shelters.
 - (4) Erection of signs.
 - (5) Diminution in size of a structure.
 - (6) Demolition of a structure.
 - (7) Waterbody maintenance activities.
 - (8) Subdivision of land.
 - (9) Road maintenance activities. A permit is required under Section 05-040.
 - (10) Clearing or excavation of land. A permit is required under Section 05-040.

Section 3: Conflicts. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4: Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 5: Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Loxahatchee Groves, Florida, and that the Sections of this ordinance may be re-numbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase to

Ordinance No. 2026-02

accomplish such intention.

Section 6: Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 2ND DAY OF JUNE, 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM "JOE" STEPHENS, COUNCIL MEMBER	___

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS __ DAY OF _____, 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM "JOE" STEPHENS, COUNCIL MEMBER	-----

Ordinance No. 2026-02

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Mayor Lisa El-Ramey

Town Clerk

Vice Mayor, Manish Sood

APPROVED AS TO LEGAL FORM:

Councilmember Anita Kane

Town Attorney

Councilmember Paul T. Coleman II

Councilmember William "Joe" Stephens

PART V - DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS
Article 155 SITE PLANS

Article 155 SITE PLANS

Section 155-005. Mandatory site plan approval.

Approval of a site plan or site plan modification is required prior to any development of land in the Town, except as follows:

- (A) Development of up to four single-family residences on adjacent plots provided that no subdivision sign or community entry feature is proposed.
- (B) Administratively approved modifications to approved site plans, limited to the following, provided no variance is required for the modification or that the modification does not violate any condition of site plan approval, and further provided that the modification does not change any verbal commitment or representation from the applicant, agent or owner made at the public hearing or in the application, or other understanding upon which approval may have been based:
 - (1) Relocation or substitution of landscaping materials.
 - (2) Minor architectural modifications including the addition of awnings and canopies.
 - (3) Construction of bus stop shelters.
 - (4) Erection of signs.
 - (5) Diminution in size of a structure.
 - (6) Demolition of a structure.
 - (7) Waterbody maintenance activities.
 - (8) Subdivision of land.
 - (9) Road maintenance activities. A permit is required under Section 05-040.
 - (10) Clearing or excavation of land. A permit is required under Section 05-040.

Section 155-010. Submission requirements.

In addition to the application submission requirements of Article 110, "General Application Requirements," an application for site plan approval or modification shall include the items and information listed below. The overall size of the site plan shall be 24 inches by 36 inches, drawn at a scale not less than one inch equals 50 feet, unless a smaller scale is permitted by the Town Manager. The Manager may waive a submittal requirement if, in the Manager's opinion, it is not necessary for proper evaluation of a proposed site plan due to the limited scope of the proposal or the existence of previously submitted information that satisfies a submittal requirement.

- (A) A recent survey prepared by a Florida registered surveyor and mapper, certified as to meeting the requirements of the applicable section of the Florida Administrative Code, providing a legal description, including the section, township and range, and reflecting existing natural features, such as topography—with elevations provided on a minimum 100 foot grid, including elevations of adjacent land within 25 feet of the proposed site plan, existing vegetation including scientific name, caliper and size of crown, existing paving, existing structures within the subject site and on adjacent properties within 100 feet of the subject site including dimensions to property lines and use of the structures,

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- rights-of-way and easements within and abutting the development site including the dedication instruments, and water bodies including top of bank and edge of water.
- (B) The following computations:
 - (1) Acreage.
 - (2) Number of dwelling units and density (for residential uses only).
 - (3) Individual and total square footage of building area, and square footage and percentage of ground covered by roofed buildings or structures and designation of use for each.
 - (4) Required number of parking spaces, loading and stacking spaces, including calculations.
 - (5) Number of existing, proposed and total existing and proposed parking, loading and stacking spaces provided.
 - (6) Pervious, impervious and paved surface, in square footage and percentage.
 - (C) Site boundaries clearly identified, and ties-to-section corners.
 - (D) Existing and proposed land uses and existing uses of adjacent land.
 - (E) Location and height of all structures and total floor area categorized by use, with dimensions to lot lines, and designations of use.
 - (F) Building separation measurements.
 - (G) Vehicular circulation system for cars, bicycles and other required vehicle types, with indication of connection to public rights-of-way.
 - (H) All adjacent public and private rights-of-way and easements, with indication of ultimate right-of-way line, centerline, width, pavement width, existing median cuts and intersections, street light poles and other utility facilities and easements.
 - (I) Pedestrian circulation system.
 - (J) Provider of water and wastewater facilities.
 - (K) Existing and proposed fire hydrant locations.
 - (L) Indication of existing native vegetation that will be preserved, as required herein.
 - (M) Site plan location sketch, including section, township, and range.
 - (N) Geometry of all paved areas including centerlines, dimensions, radii and elevations.
 - (O) Location of trash and garbage disposal system and provisions for accessibility to garbage trucks.
 - (P) Location, dimensions, clearances and access of all required and proposed parking and loading areas.
 - (Q) Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type.
 - (R) Location of all drainage features, and retention/detention areas, if any.
 - (S) Schematic water, sewer, paving and drainage plan including the location of all mains and lift stations (note: Final engineering plans must be submitted and approved prior to the issuance of a building permit). Preliminary surface water management calculations must be provided unless waived by the Town Engineer.
 - (T) Location of septic tank and drain field, if applicable.

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- (U) A landscape plan demonstrating compliance with Article 85, "Landscaping."
 - (V) A parking facility lighting plan and a street lighting plan, if applicable.
 - (W) Floor plans and elevation drawings of all nonresidential buildings and structures.
 - (X) Street names and addresses, or a range of addresses, for any proposed building within the site plan, in conformity with Town standards.
 - (Y) An application for site plan approval which abuts a roadway that is functionally classified as a State Road and which proposes direct vehicle access to the State Road, shall also be accompanied by a valid Pre-Application approval letter from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System and Standards," as amended.
 - (Z) Additional documentation for non-residential site plans. An applicant for site plan approval for a non-residential use shall provide written documentation with the application demonstrating the specific measures that will be taken to prevent or minimize impacts upon adjacent residential plots within 250 feet of a boundary of the site plan. These impacts include the effects of excessive noise, objectionable odors, visible emissions, particulate matter (including dust, smoke, soot, and aerosols), solid wastes, hazardous wastes, fire and explosion. Specific measures include but are not limited to the provision of setbacks, buffers, landscaping, fencing, walls, and/or other measures as required by the ULDC.

Section 155-015. Procedure.

- (A) The various Town disciplines, applicable water control district, fire marshal, and other coordinating agencies shall review the site plan in accordance with procedures and timeframes adopted by the Town.
- (B) Notice. Notice shall be given to the general public in accordance with Florida law and in accordance with the Town's notice requirements.
- (C) Application fee. There shall be an application fee for all reviews of site plans and site plan modifications. The amount of the application fee shall be set by the Town Manager as that amount required to reimburse the Town for all expenses associated with the petition plus the costs incurred by the Town. The application fee shall be paid at the time the petition is filed and is a condition of the Town Council holding the required public hearing.
- (D) The Town Council shall conduct a quasi-judicial public hearing and act on the site plan application as provided by law.

Section 155-020. Substantive requirements.

- (A) Conformance to the approved and/or recorded plat, if applicable.
- (B) Consistency with the Town of Loxahatchee Groves' Comprehensive Plan.
- (C) Conformity to the Town of Loxahatchee Groves ULDC.
- (D) Conformity to the water control district's requirements and regulations.

Section 155-025. Site plan modification.

If an applicant's development plans change after receiving site plan approval, the applicant shall file an application for revised site plan approval with the Town Manager for Town Council consideration, unless Section 155-005(B) exempts the proposed modification from this process. Site plan modification submission requirements

are identical to those for site plan approvals. The Town Manager may waive certain submission requirements if deemed unnecessary for review of the modification, based upon the principles established within this article.

Section 155-030. Effect of approval.

An approved site plan shall be effective until the development is completed, but shall be null and void if a building permit for a principal structure is not issued within one year from the date of site plan approval. The Town Council may grant one extension not to exceed six months duration upon demonstration of hardship and intent to proceed.

(6) If on-site mitigation is not possible on a nonagricultural/nonresidential site, off-site mitigation within the Town shall be required consistent with the requirements of [Section 87-035\(C\)\(7\)](#).

(7) If any specimen trees cannot be preserved, relocated, or mitigated on a nonagricultural/nonresidential site and off-site mitigation within the Town is not possible, then a fee-in-lieu equivalent to three times the retail value of each tree, plus installation costs shall be required for each specimen tree not preserved, relocated, or mitigated on the property or mitigated off-site. This fee shall be paid to the Town and used for the installation of specimen species trees on publicly-owned land within the Town, or sites on the list of approved native tree recipients maintained by the Town.

An analysis of the need to remove the two (2) specimen Slash Pine trees was accomplished by the Town's consultant, Jim Flsichmann, which memorandum is attached. The memorandum outlines the trees to be removed, and conditions the approval based upon approval of the Site Plan. The applicant will provide a presentation and support for its request at the Town Council meeting.

Recommendation/Motion:

Discussion of Proposed Resolution No. 2026-42- to allow the removal of two (2) Specimen Slash Pine trees at the Panda Express parcel located in Groves Town Center Pod B.

Attachments:

1. Resolution
2. Jim Fleischeman Specimen Tree Report

TOWN OF LOXAHATCHEE GROVES

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.

WHEREAS, the Town Council of the Town of Loxahatchee Groves desires to protect the tree canopy throughout the Town; and

WHEREAS, Solar Sportsystems, Inc. (Owner) owns property within the Town located adjacent Southern Boulevard (Property) in Pod B of the Groves Town Center Plat; and

WHEREAS, the Owner desires to remove two (2) native specimen trees (two Slash Pines) from the Property in accordance with the associated Vegetation Removal Permit (VRP) Approval Application for the Panda Express site plan; and

WHEREAS, the removal of the two (2) native specimen trees from the Property is in accordance with the proposed Vegetation Removal Plan and Landscape Plan and; and

WHEREAS, pursuant to Section 87-035 of the Town’s Unified Land Development Code, cutting, relocation and mitigation of specimen trees must be approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The Town Council hereby approves removal of two (2) native specimen trees on the Property identified for removal in the proposed Panda Express site plan VRP Approval Application.

Section 3. The approval is subject to the final approval of the Panda Express site plan for the Property

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective upon its adoption and approval of the Site Plan and VRP.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
LISA EL-RAMEY MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MANISH SOOD, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANITA KANE, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAUL COLEMEN II COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOE STEPHENS, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ___ DAY OF _____, 2026.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Mayor Lisa El-Ramey

Valerie Oakes, Town Clerk

Vice Mayor Manish Sood

APPROVED AS TO LEGAL FORM:

Councilmember Anita Kane

Office of the Town Attorney

Councilmember Paul Coleman II

Councilmember Joe Stephens



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420

TO: Caren Gardner-Young, MPA, AICP
Community Standards Director

FROM: Jim Fleischmann
Town Planning Consultant

RE: Groves Town Center Pod B, Panda Express Component Specimen Tree Report

DATE: February 4, 2026; Rev.: April 29, 2026

CPH LLC, Agent for the Owner of the property located in Pod B of Groves Town Center (Ref: Exhibit 1 - Aerial Photograph), has a pending Vegetation Removal Permit (VRP) to remove native trees in order to accommodate development of a proposed Panda Express retail facility (Ref: Exhibit 2 - Proposed Landscape Plan).

The Agent has worked with Planning staff to incorporate existing native trees within the Proposed Site Plan and mitigate for the removal of native trees and palms. The locations of existing cabbage palms to be retained (i.e. Numbers 1001, 1002, 1003, 1005, 1007, and 1008)) are illustrated on Exhibit 3 – Vegetation Removal Plan.

The VRP application includes the proposed removal of two native Specimen trees necessary to accommodate the proposed Panda Express Site Plan.

Per ULDC Section 87-035(C) (2) (i), Specimen trees are not subject to cutting, relocation, or mitigation without Town Council approval. To determine if Council approval is necessary, the Vegetation Removal Plan was prepared by CPH LLC. Each tree and palm to be removed is located on the Vegetation Removal Plan


Native Specimen tree species to be removed include two Slash Pines. The following table, extracted from the Vegetation Removal Plan, identifies and summarizes the Specimen trees to be removed.

Vegetation Removal Plan Reference No.	Species	Diameter (DBH)
1006	Slash Pine	15 inches
1009	Slash Pine	14 inches

Twenty-six Cabbage Palms comprise the balance of proposed natives removal (NOTE: Cabbage Palms are not included in the Town’s list of Specimen Trees). Removal of the two Specimen trees requires Town Council approval by Town Council Resolution. However, any removal of native trees and palms on the site is contingent upon approval of the Site Plan by the Town Council and the VRP.

The Replacement Mitigation Plan, to be included in the VRP, will include all native palm and tree removals, including removal coats and a replacement mitigation plan.

Respectfully submitted,



Jim Fleischmann
Town Planning Consultant

Exhibits:

1. Aerial Photograph
2. Proposed Panda Express Landscape Plan
3. Vegetation Removal Plan

Panda Express Site



Date: 4/29/2026
Time: 12:57 PM
Scale: 1:2,257

0 0.02 0.04 0.07
Miles

EXHIBIT 2 - Proposed Panda Express Landscape Plan



PANDA EXPRESS, INC.
1583 Walnut Grove Ave.
Rosemead, CA 91768
Telephone: 626.793.8888
Facsimile: 626.732.8888

All plants, shrubs, and trees are to be installed & maintained as the property of Panda Express, Inc. The contractor shall be responsible for the proper care, watering, and maintenance of all plants, shrubs, and trees for a period of 12 months after the date of installation. The contractor shall be responsible for the proper care, watering, and maintenance of all plants, shrubs, and trees for a period of 12 months after the date of installation.

REVISIONS

ISSUE DATE

13012025 DRC SUBMITTAL SET
13012025 DRC RE-SUBMITTAL SET
13012025 DRC RE-SUBMITTAL SET
13012025 DRC RE-SUBMITTAL SET

DRAWN BY: M. EROUJIT

PANDA PROJECT # 5827-03493
PANDA STORE # 5866
CONTRACT # P315



11000 W. 15th Street, Suite 100
Tucson, AZ 85744
Phone: 520.733.8888
Fax: 520.733.8888
www.cph.com

This plan was prepared by the
landscape architect, Bryan R. Dantia, R.
The contractor shall be responsible for
the proper care, watering, and maintenance
of all plants, shrubs, and trees for a
period of 12 months after the date of
installation.

Dantia R.
Bryan R.



DATE: 04/11/2025

PANDA EXPRESS
SOUTHERN BLVD & AVOCADO AVE
LOWMYATCHEE GROVES, FL 33470

LANDSCAPE PLAN

L1.0

DATE

Item 8.

SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	DROUGHT TOLERANT	NATIVE	QTY
BS	BURSERA SUMARUBA	BURSERA SUMARUBA	6" CAL., 20-25' HT.	YES	YES	5
CE	CONOCARPUS ERECTUS	CONOCARPUS ERECTUS	6" CAL., 20-25' HT.	YES	YES	4
OV	QUERUS VIRGINIANA	QUERUS VIRGINIANA	6" CAL., 20-25' HT.	YES	YES	2
RSP	RELOCATED SABAL PALM	SABAL PALMETTO	6" CAL., 20-25' HT.	YES	YES	6
SR	CONOCARPUS ERECTUS 'SERICEUS'	CONOCARPUS ERECTUS 'SERICEUS'	6" CAL., 20-25' HT.	YES	YES	7
TD	TAXODIUM DISTICHUM	TAXODIUM DISTICHUM	6" CAL., 20-25' HT.	YES	YES	3
IX	MAUI RED IKORA	IKORA MAUI RED	3 GAL., 30" MIN. HT., 16" SPRD., 30" O.C.	NO	NO	45
HG	HORIZONTAL COCO PALM	CHRYSOBALANUS ICAGO VAR. HORIZONTAL	3 GAL., 30" MIN. HT., 14" SPRD., 30" O.C.	YES	YES	56
SC	RED TROPICAL SAGE	SALVA COCCINEA	3 GAL., 24" MIN. HT., 14" SPRD., 24" O.C.	YES	YES	68
PM	MANI PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MIAKI'	7 GAL., 48" MIN. HT., 24" SPRD., 36" O.C.	YES	NO	20
FR	RED TIP COCCOPLUM	CHRYSOBALANUS ICAGO RED TIP	3 GAL., 36" MIN. HT., 30" SPRD., 36" O.C.	YES	YES	85
CG	FAKATACHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 24" MIN. HT., 24" SPRD., 36" O.C.	YES	YES	23
CA	QUEEN EMERALD	CRINUM AUGUSTUM	15 GAL., 36" MIN. HT., 36" SPRD.	NO	NO	2
IKT	YELLOW TAIWAN DWARF IKORA	IKORA TAIWANESE 'PETITE YELLOW'	3 GAL., 12" MIN. HT., 12" SPRD., 24" O.C.	YES	NO	6
DF	DWARF FIBRUSH	HAMELIA PATENSE 'COMPACTA'	3 GAL., 30" MIN. HT., 12" SPRD., 24" O.C.	YES	YES	40
EB	EMERALD BLANKET	CARISSA MACROCARPA	3 GAL., 7" MIN. HT., 10" SPRD., 30" O.C.	YES	NO	26
SOD	ST. AUGUSTINE GRASS	STENOPTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY	NO	NO	26
	STONE RIVER ROCK		MATCH EXISTING SPECIES ON SITE			

NOTE:
1. PLANT RECEPTION AREAS FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIBER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SOODED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL OPEN SPACE AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. NO LANDSCAPE MATERIALS TO BE LOCATED IN UTILITY EASEMENTS.

SEC. 85.055 (D) COMPATIBLE USE PERIMETERS
REQUIRED: 1 TREE / 20' - 25' LF
340.33 LF - 50' LF (INGRESS / EGRESS) - 50' NORTH & SOUTH
240.33 LF - 15' TREES

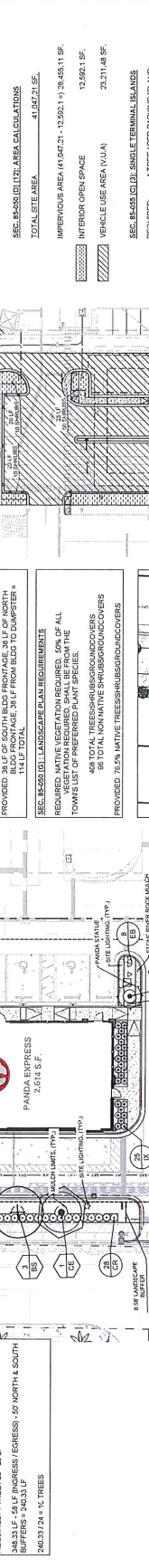
SEC. 85.055 (D) LANDSCAPE PLAN REQUIREMENTS
REQUIRED: NATIVE VEGETATION REQUIRED, 50% OF ALL
608 TOTAL NON-NATIVE SHRUBS/GROUNDCOVERS
96 TOTAL NON-NATIVE TREES/SHRUBS/GROUNDCOVERS
PROVIDED: 78.5% NATIVE TREES/SHRUBS/GROUNDCOVERS

SEC. 85.055 (D) PLANTING ALONG BUILDING FRONTAGE
REQUIRED: MINIMUM OF 40% OF LF FRONTAGE OF
STRUCTURE BEING PLANTED
214.2 LF - 4" & 8" (85.8 85) LF
PROVIDED: 38 LF OF SOUTH BLDG FRONTAGE - 38 LF OF NORTH
BLDG FRONTAGE - 38 LF FROM BLDG TO DUMPSTER *
114 LF TOTAL

SEC. 85.055 (D) ADDITIONAL VUL LANDSCAPE STRIP REQUIREMENTS
REQUIRED: 1 TREE / 300-5 LF
MATURE SHRUBS / 240-33 LF (MATURE) / 729 SF
PROVIDED: 1 LANDSCAPE STRIP DUE TO OAHU

SEC. 85.055 (D) SOUTHERN BLVD/STATE ROAD 80
REQUIRED: 1 TREE / 20' - 25' LF
340.33 LF - 50' LF (INGRESS / EGRESS) - 50' NORTH & SOUTH
240.33 LF - 15' TREES

SEC. 85.055 (D) MONUMENT SIGN LANDSCAPING
SCALE: 1/8" = 1'-0"



24-HOUR CONTACT:
PANDA FM
JOSE CELESTINO
(813) 272-4811

SouthernBlvd.com

DATE

Item 8.



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420

TO: Caren Gardner-Young, MPA, AICP
Community Standards Director

FROM: Jim Fleischmann
Town Planning Consultant

RE: Groves Town Center Pod B, Panda Express Component Specimen Tree Report

DATE: February 4, 2026; Rev.: April 29, 2026

CPH LLC, Agent for the Owner of the property located in Pod B of Groves Town Center (Ref: Exhibit 1 - Aerial Photograph), has a pending Vegetation Removal Permit (VRP) to remove native trees in order to accommodate development of a proposed Panda Express retail facility (Ref: Exhibit 2 - Proposed Landscape Plan).

The Agent has worked with Planning staff to incorporate existing native trees within the Proposed Site Plan and mitigate for the removal of native trees and palms. The locations of existing cabbage palms to be retained (i.e. Numbers 1001, 1002, 1003, 1005, 1007, and 1008)) are illustrated on Exhibit 3 – Vegetation Removal Plan.

The VRP application includes the proposed removal of two native Specimen trees necessary to accommodate the proposed Panda Express Site Plan.

Per ULDC Section 87-035(C) (2) (i), Specimen trees are not subject to cutting, relocation, or mitigation without Town Council approval. To determine if Council approval is necessary, the Vegetation Removal Plan was prepared by CPH LLC. Each tree and palm to be removed is located on the Vegetation Removal Plan

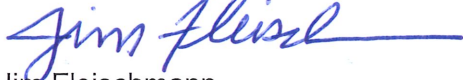
Native Specimen tree species to be removed include two Slash Pines. The following table, extracted from the Vegetation Removal Plan, identifies and summarizes the Specimen trees to be removed.

Vegetation Removal Plan Reference No.	Species	Diameter (DBH)
1006	Slash Pine	15 inches
1009	Slash Pine	14 inches

Twenty-six Cabbage Palms comprise the balance of proposed natives removal (NOTE: Cabbage Palms are not included in the Town's list of Specimen Trees). Removal of the two Specimen trees requires Town Council approval by Town Council Resolution. However, any removal of native trees and palms on the site is contingent upon approval of the Site Plan by the Town Council and the VRP.

The Replacement Mitigation Plan, to be included in the VRP, will include all native palm and tree removals, including removal coats and a replacement mitigation plan.

Respectfully submitted,



Jim Fleischmann
Town Planning Consultant

Exhibits:

1. Aerial Photograph
2. Proposed Panda Express Landscape Plan
3. Vegetation Removal Plan

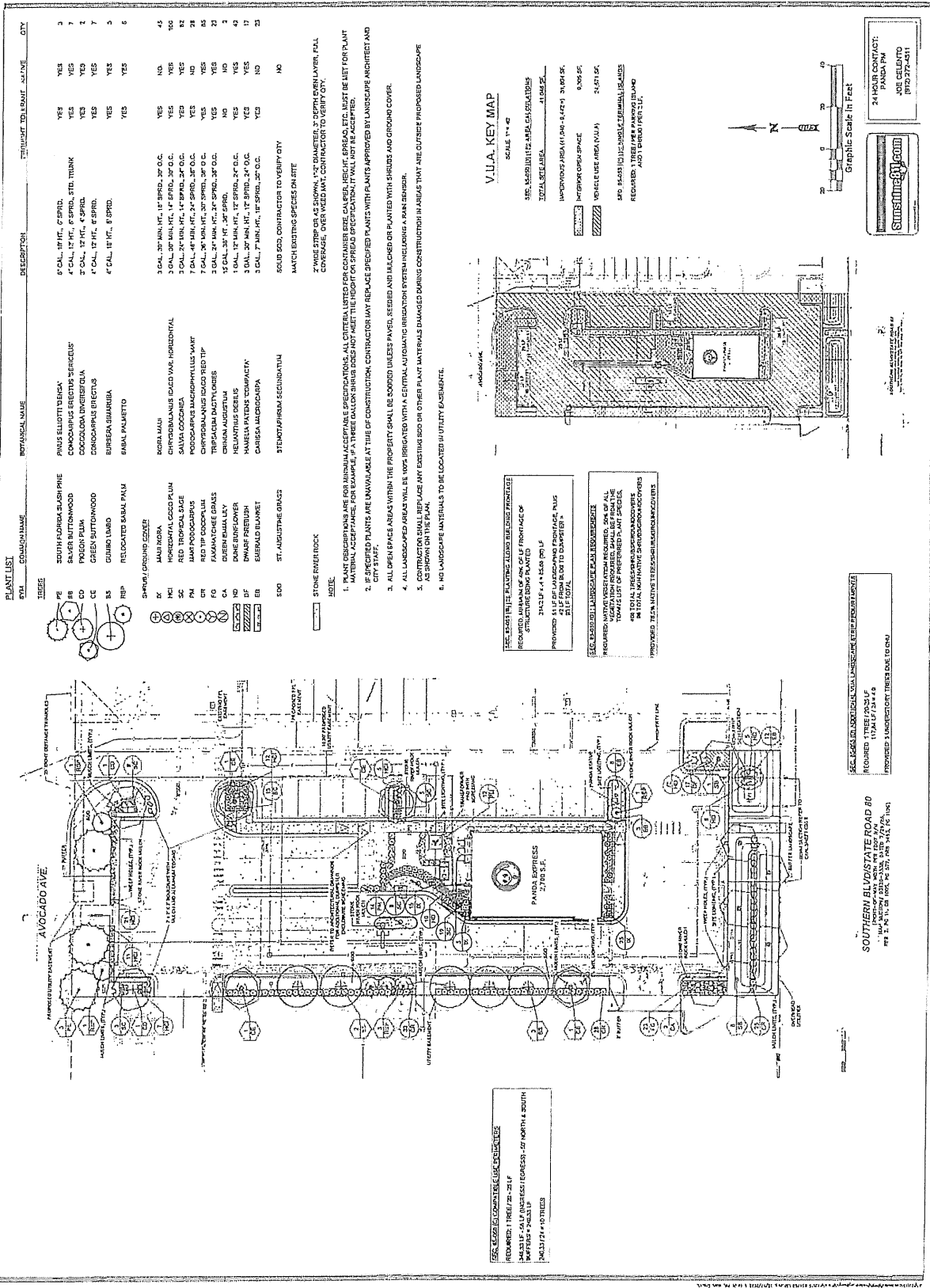
EXHIBIT 1 – Aerial Photograph
Panda Express Site



Date: 4/29/2026
Time: 12:57 PM
Scale: 1:2,257



EXHIBIT 2 – Proposed Panda Express Landscape Plan



PLANT LIST	SYMBOL	COMMON NAME	DESCRIPTION	QUANTITY	DATE
PE	(Symbol)	SOUTH FLORIDA SLASH PINE	8" CAL., 18" HT., 6" SPRD.	3	1/1/20
BB	(Symbol)	SILVER BUTTWOOD	4" CAL., 12" HT., 6" SPRD., STD. TRUNK	1	1/1/20
CD	(Symbol)	PROUD PALM	3" CAL., 12" HT., 4" SPRD.	7	1/1/20
CE	(Symbol)	GREEN BUTTWOOD	4" CAL., 12" HT., 6" SPRD.	5	1/1/20
CS	(Symbol)	GUINOA LIMBO	4" CAL., 18" HT., 8" SPRD.	6	1/1/20
CP	(Symbol)	RELOCATED BABAL PALM			
SP	(Symbol)	SPRING ORCHID			
ST	(Symbol)	ST. AUGUSTINE GRASS			
SI	(Symbol)	STONE PINE/ROCK			

SYMBOL	COMMON NAME	DESCRIPTION	QUANTITY	DATE
PE	SOUTH FLORIDA SLASH PINE	8" CAL., 18" HT., 6" SPRD.	3	1/1/20
BB	SILVER BUTTWOOD	4" CAL., 12" HT., 6" SPRD., STD. TRUNK	1	1/1/20
CD	PROUD PALM	3" CAL., 12" HT., 4" SPRD.	7	1/1/20
CE	GREEN BUTTWOOD	4" CAL., 12" HT., 6" SPRD.	5	1/1/20
CS	GUINOA LIMBO	4" CAL., 18" HT., 8" SPRD.	6	1/1/20
CP	RELOCATED BABAL PALM			
SP	SPRING ORCHID			
ST	ST. AUGUSTINE GRASS			
SI	STONE PINE/ROCK			

PLANT LIST

SYMBOL COMMON NAME DESCRIPTION QUANTITY DATE

PE SOUTH FLORIDA SLASH PINE 8" CAL., 18" HT., 6" SPRD. 3 1/1/20

BB SILVER BUTTWOOD 4" CAL., 12" HT., 6" SPRD., STD. TRUNK 1 1/1/20

CD PROUD PALM 3" CAL., 12" HT., 4" SPRD. 7 1/1/20

CE GREEN BUTTWOOD 4" CAL., 12" HT., 6" SPRD. 5 1/1/20

CS GUINOA LIMBO 4" CAL., 18" HT., 8" SPRD. 6 1/1/20

CP RELOCATED BABAL PALM

SP SPRING ORCHID

ST ST. AUGUSTINE GRASS

SI STONE PINE/ROCK

REVISIONS

NO. DATE DESCRIPTION

1. 1/1/20

2. 1/1/20

3. 1/1/20

4. 1/1/20

5. 1/1/20

6. 1/1/20

7. 1/1/20

8. 1/1/20

9. 1/1/20

10. 1/1/20

ISSUE DATE

1/1/20

ISSUED BY

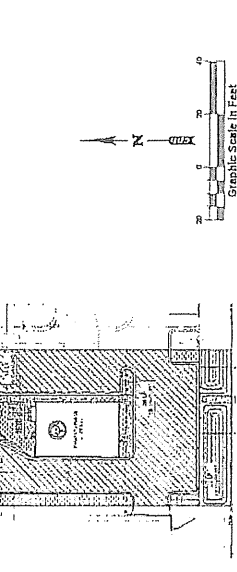
JOE CELESTINO

PROJECT NO.

2433171-10 TREES

SCALE

1" = 4'



24 HOUR CONTACT:
PANDA PM
JOE CELESTINO
919-277-4511



PANDA EXPRESS, INC.
1825 W. 10th Ave.
Tucson, AZ 85710

PROJECT NO.
2433171-10 TREES

ISSUE DATE
1/1/20

ISSUED BY
JOE CELESTINO

SCALE
1" = 4'

PROJECT NO.
2433171-10 TREES



24 HOUR CONTACT:
PANDA PM
JOE CELESTINO
919-277-4511



PANDA EXPRESS
1825 W. 10th Ave.
Tucson, AZ 85710

LANDSCAPE PLAN

L1.0

DATE
1/1/20

(6) If on-site mitigation is not possible on a nonagricultural/nonresidential site, off-site mitigation within the Town shall be required consistent with the requirements of [Section 87-035\(C\)\(7\)](#).

(7) If any specimen trees cannot be preserved, relocated, or mitigated on a nonagricultural/nonresidential site and off-site mitigation within the Town is not possible, then a fee-in-lieu equivalent to three times the retail value of each tree, plus installation costs shall be required for each specimen tree not preserved, relocated, or mitigated on the property or mitigated off-site. This fee shall be paid to the Town and used for the installation of specimen species trees on publicly-owned land within the Town, or sites on the list of approved native tree recipients maintained by the Town.

An analysis of the need to remove the four specimen Cypress trees was accomplished by the Town's consultant, Jim Flsichmann, which memorandum is attached. The memorandum outlines the trees to be removed, states that the trees are not located in a wetlands area and the Florida Department of Environmental Protection concluded they do not have jurisdiction.

Recommendation/Motion:

Discussion of Proposed Resolution 2026-43 to allow the removal of four (4) Specimen Cypress trees at 1571 Williams Drive.

Attachments:

1. Resolution
2. Jim Fleischeman Specimen Tree Report

TOWN OF LOXAHATCHEE GROVES

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.

WHEREAS, the Town Council of the Town of Loxahatchee Groves desires to protect the tree canopy throughout the Town; and

WHEREAS, Oscar Robles (Owner) owns property within the Town located at 15171 Williams Drive Road (Property); and

WHEREAS, the Owner desire so remove four (4) native specimen trees (Cypress) from the Property in accordance with the associated Vegetation Removal Permit (VRP) Approval Application; and

WHEREAS, the removal of the four (4) native specimen trees from the Property is in accordance with the approved Floodplain Development Application (FDA); and

WHEREAS, pursuant to Section 87-035 of the Town's Unified Land Development Code, cutting, relocation and mitigation of specimen trees must be approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The Town Council hereby approves removal of four (4) native specimen trees on the Property identified for removal in the associated VRP Approval Application dated September 27, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective upon its adoption.

THE REMAINDER OF THIS PAGE IS LEFT BLANK

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOE STEPHENS, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MANISH SOOD, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA EL-RAMEY MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAUL COLEMAN, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ___ DAY OF JUNE, 2026.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Mayor Lisa El-Ramey

Town Clerk

Vice Mayor Manish Sood

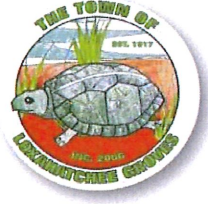
APPROVED AS TO LEGAL FORM:

Councilmember Joe Stephens

Office of the Town Attorney

Councilmember Anita Kane

Councilmember Paul Coleman



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420

TO: Francine Ramaglia, Town Manager
Town of Loxahatchee Groves

FROM: Jim Fleischmann
Town Planning Consultant

RE: 15171 Williams Drive Specimen Tree Report

DATE: October 31, 2024; Revised: May 6, 2025

Oscar Robles, Owner of the property located at 15171 Williams Drive (Ref: Exhibit 2), has received approval of a Floodplain Development Application (FDA) to provide an onsite stormwater management system to accommodate a proposed single-family residential development. He has also received a Vegetation Waiver Permit for his proposed single-family residential development, and filed a Vegetation Removal Permit (VRP) application for approval to remove specified native trees on the property to construct the retention pond required by the FDA.

Mr. Robles has worked diligently with Public Works and Planning staff to plan the required stormwater management facilities and apply for the appropriate vegetation removal permits.

The VRP application includes the proposed removal of native Specimen trees within the required stormwater management pond. The location of the stormwater management pond is illustrated on Exhibit 1.

Per ULDC Section 87-035(C)(2)(i), Specimen trees are not subject to cutting, relocation, or mitigation without Town Council approval. To determine if Council approval is necessary, a native tree survey within the area of the property where the stormwater management pond is to be located was prepared by Town staff and its Arborist consultant, Ecotone Services. Per the VRP application, native trees to be removed are all located within the stormwater management pond illustrated on Exhibit 1. Each tree to be removed was individually tagged.

Native Specimen tree species to be removed include 4 Cypress with a minimum DBH of 13 inches. The following data, extracted from the survey, summarizes the trees proposed to be removed.

- A. Native Specimen Trees Minimum Size (DBH) Criteria
Cypress = 13 to 17 inches
- B. Location of Native Specimen Trees (Ref: Exhibit 1): Total of 4.

C. Detail of Native Specimen Trees to be Removed:

Tag Reference	Species	Diameter (DBH)
213	Cypress	14 inches
215	Cypress	13 inches
216	Cypress	17inches
217	Cypress	17 inches

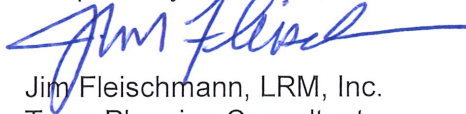
Removal of all native trees, including the above list of Tag Reference Specimen trees, within the area illustrated on Exhibit 1 requires prior approval of a VRP including a mitigation plan.

The Specimen Tree Report and approval Resolution 2024-86 were initially presented for consideration by the Town Council at its meeting on November 12, 2024. At the meeting the Council questioned whether the tree removal is proposed to occur within a designated wetland and directed staff to research the matter and return with an answer at a future meeting.

LRM, Inc. directed its Arborist Sub-Contractor (Ecotone Services) to research the wetland issue. Following its research, Ecotone Services prepared a report on January 2, 2025. The Ecotone Services report (Ref: Exhibit 3) summarizes FDEP site investigations in November of 2021 and May of 2022 related to potential dredge/fill activities within wetlands or other surface waters onsite.

It was determined by FDEP that, although dredge/fill activities had previously occurred within "wetlands/other surface waters" onsite, the activities were not within state assumed Waters of the United States (WOTUS). Based upon this finding, the FDEP concluded that: (1) it had no jurisdiction in the matter; (2) no further action was required; and (3) the complaint investigation was considered closed.

Respectfully submitted,



Jim Fleischmann, LRM, Inc.
Town Planning Consultant

Exhibits:

1. Location of Proposed Specimen Trees Removal
2. Current aerial photograph and PAPA property data
3. Ecotone Services Report dated January 2, 2025.

EXHIBIT 2 – PAPA AERIAL AND PROPERTY DATA

Property Detail

Location Address : 15171 WILLIAMS DR
 Municipality : LOXAHATCHEE GROVES
 Parcel Control Number : 41-41-43-17-01-248-0030
 Subdivision : LOXAHATCHEE GROVES IN
 Official Records Book/Page : 34039 / 1363
 Sale Date : DEC-2022
 Legal Description : LOXAHATCHEE GROVES E 322.50 FT OF W 645 FT OF S 337.50 FT OF TR 48 BLK B

Owner Information

Owner(s)	Mailing Address
ROBLES OSCAR P	436 ISLAND SHORES DR WEST PALM BEACH FL 33413 2107

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2022	\$10	34039 / 01363	QUIT CLAIM	ROBLES OSCAR P
FEB-2019	\$10	30451 / 00898	QUIT CLAIM	ROBLES CONCRETE INC
JUL-2016	\$150,000	28504 / 00198	WARRANTY DEED	ROBLES OSCAR PEREZ &
MAY-1981	\$16,000	03519 / 00341	WARRANTY DEED	LOWE ROYL &
JAN-1972	\$8,500	02171 / 01373		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
 *Total Square Feet : 0
 Acres : 2.50
 Property Use Code : 0000—VACANT
 Zoning : AR—AGRICULTURAL RESIDENTIAL (41-LOXAHATCHEE GROVES)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$275,000	\$250,000	\$198,375	\$156,750	\$156,750
Total Market Value	\$275,000	\$250,000	\$198,375	\$156,750	\$156,750

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$275,000	\$250,000	\$172,425	\$156,750	\$156,750
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$275,000	\$250,000	\$172,425	\$156,750	\$156,750

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$5,576	\$4,855	\$3,590	\$3,193	\$3,220
NON AD VALOREM	\$950	\$900	\$900	\$950	\$839
TOTAL TAX	\$6,526	\$5,755	\$4,490	\$4,143	\$4,058

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcap.gov

15171 Williams Drive

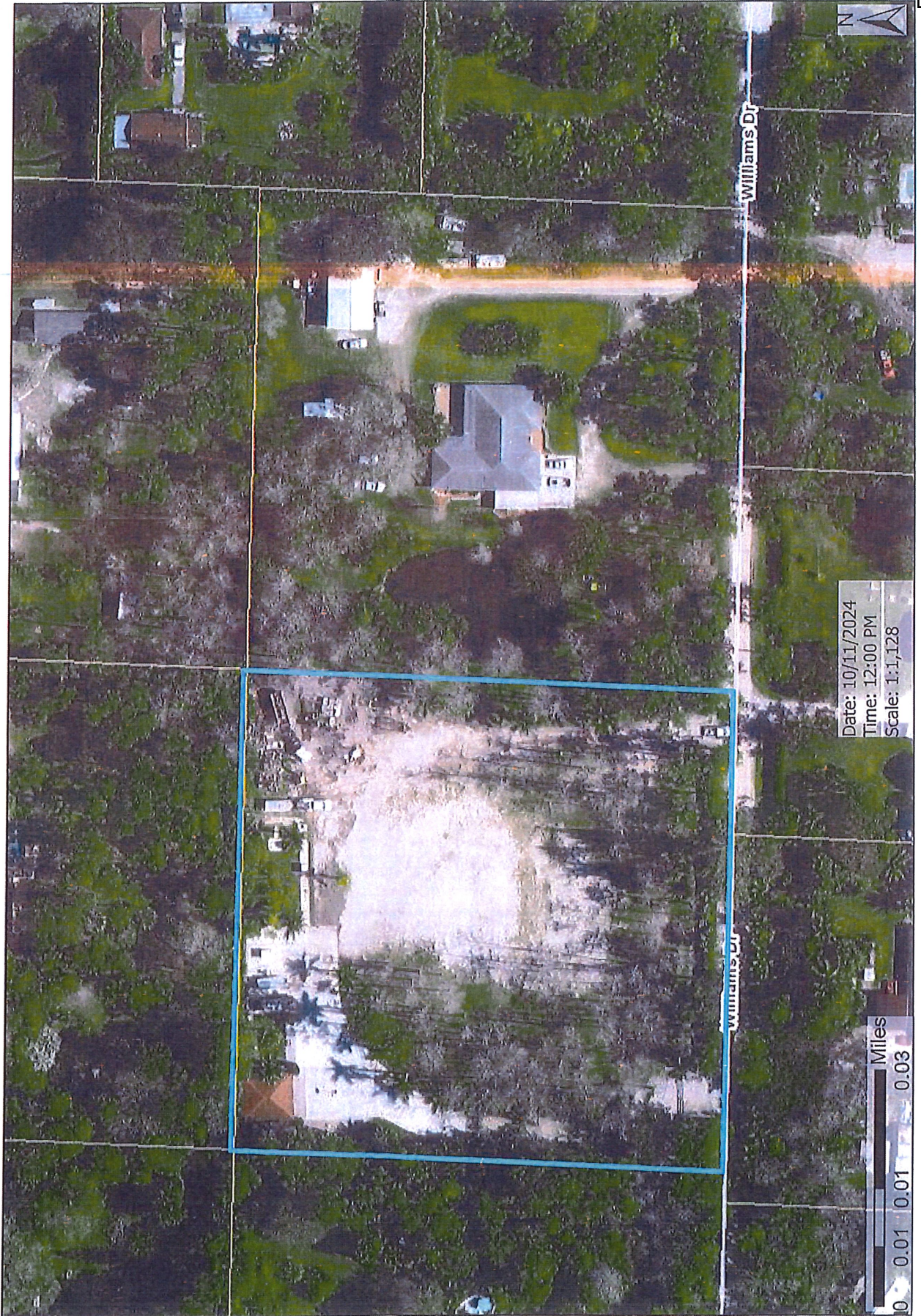


EXHIBIT 3– ECOTONE SERVICES REPORT



15171 Willaims Drive, Loxahatchee Groves
Wetland Summary
January 2, 2025

Several site visits were made on the project site during 2024, with the most recent being December 3, 2024 that included Jerry Renick (Ecotone Services) and Town of Loxahatchee Groves planning consultant (Jim Flesichmann). The intent of this site visit was to determine if there appeared to be any historical wetlands on the project site and to what degree if any may have been impacted (filled) without property agency authorization (Florida Department of Environmental Protection, U. S. Army Corps of Engineers).

According to the Soil Survey of Palm Beach County Area (USDA, Natural Resource Conservation Service), the underlying soils are comprised of hydric (wetland like) soils (See Exhibit A, Soil Survey). These soil types include Floridana fine sand, frequently ponded and Riviera fine sand. Much of the project site has been cleared of natural vegetation, and the dominant remaining tree canopy cover is comprised of mature pond cypress trees. A rather dense stand of these cypress trees exist on the southern section of the project site, and is the location of a proposed stormwater pond. It appears that a significant amount of offsite fill material was been onsite including around many of these existing cypress trees. According to the review of historical aerial imagery (Google Earth ®), much of the previously existing tree canopy (pond cypress, slash pine) was removed between 2017 and 2022 (estimate). One of the adjoining properties located at the northeast corner of the project site also has some remnant mature pond cypress trees (southwest corner of adjacent property) and the existing soil conditions appear to be more natural and contain hydric characteristics.

Written correspondence provided by the property owner demonstrates that the FDEP performed a site visit as part of a complaint investigation (See Exhibit B, FDEP Memo to File) on November 12, 2021 and May 5, 2022. As a result of these site visits and review of an existing South Florida Water Management District (SFWMD) permit (50-01682-S), FDEP concluded the following:

- FDEP did not have State 404 jurisdiction over this project site as delegated by U. S. Army Corps of Engineers;
- SFWMD permit 50-01682-S authorized any wetland impacts according to state jurisdiction;
- As a result of these findings, no further action is required for this project site.

Ecotone Services biologist reached out to current FDEP staff via email, and this final agency action (No Further Action) was confirmed for this project site (See attached Exhibit D).

Please let me know if you have any questions.

Sincerely,
ECOTONE SERVICES, INC.

Jerry Renick, MS, CEP
ISA Certified Arborist FL-0427A

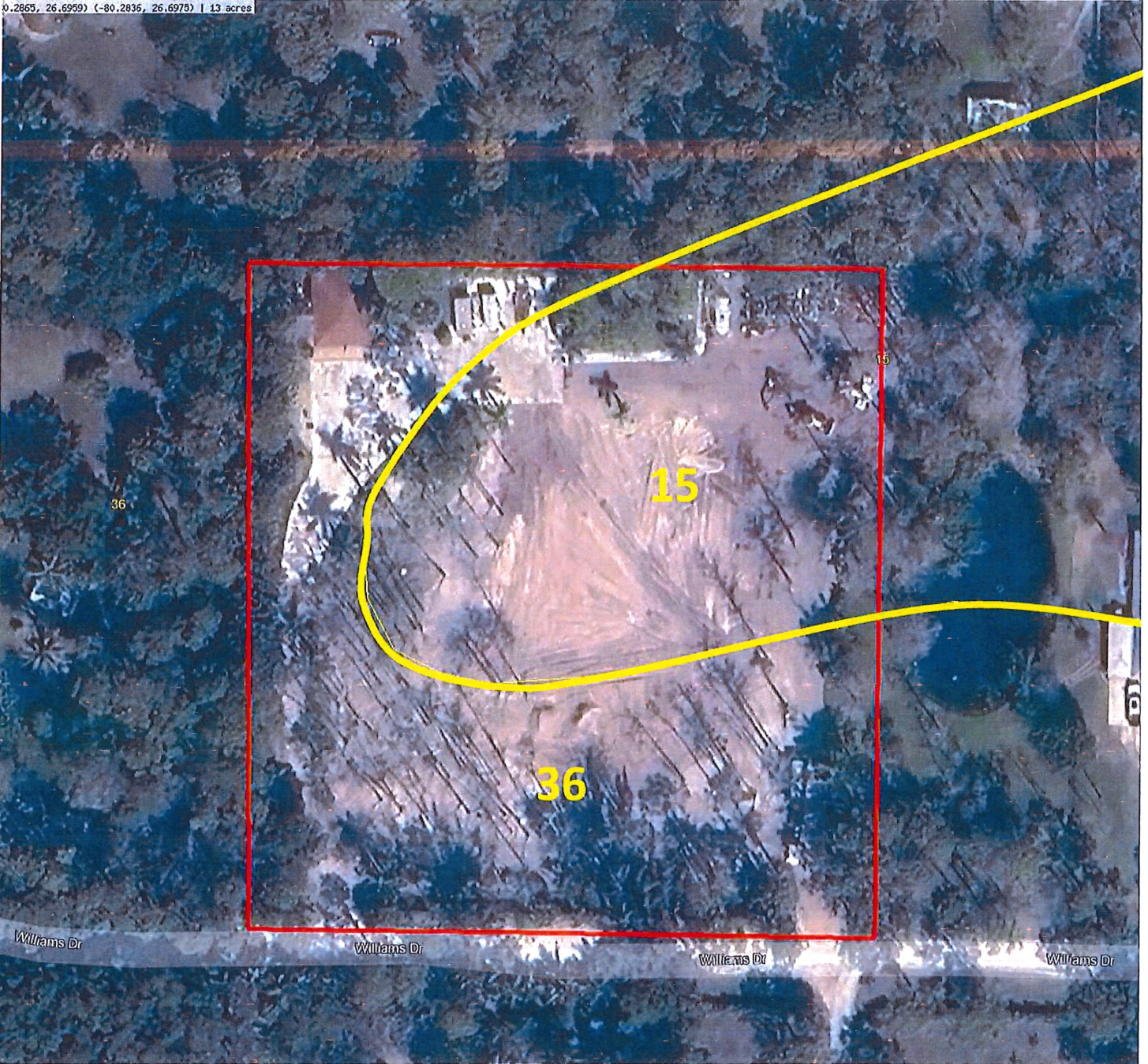


Ecotone Services, Inc. P.O. Box 556, FL 32948

www.ecotoneservices.com • (772) 453-3339 • ecotoneservices@gmail.com



0.2865, 26.6959) (-80.2836, 26.6978) | 13 acres



15 – Floridana fine sand, frequently ponded
 36 – Riviera fine sand



Ecotone Services
 P.O. Box 556
 Fellsmere, FL 32948
 (772) 453-3339

Exhibit B

Soils Map

15171 Williams Drive
 Loxahatchee Groves, Palm Beach County, Florida

Drawn by: JWR
 Checked by:
 Date: 1/2/2025

Project No:

Date: 1/2/2025

Scale: Not To Scale

Memorandum Florida Department of Environmental Protection

Southeast DISTRICT

TO: File

THROUGH: Sirena Davila

FROM: Caleb Siggins

DATE: 9/16/2022

SUBJECT: Summary of complaint investigation at 15171 Williams Dr, Loxahatchee Groves, FL 33470 Parcel ID: 41-41-43-17-01-248-0030

The above referenced property was inspected on November 12th, 2021 and May 5, 2022. The inspection was in response to a referral made from the ERP/State 404 permitting group for potential State 404 and ERP violations. The inspection determined that although dredge/fill activities had occurred in wetlands/other surface waters onsite, activities are not within state assumed Waters of the United States (WOTUS), as demonstrated in the enclosed inspection report, 62-340, F.A.C. Point Description Sheet(s) and non-WOTUS documentation which was completed for the subject property. ERP wetland impacts are authorized under the Loxahatchee Groves WCD ERP permit (SFWMD permit no.: 50-01682-S).

The Department's State 404 Program complaint investigation is considered closed and no further action is required.

Caleb Siggins

9/16/2022

Caleb Siggins, Environmental Specialist I
Inspector Signature

Date

9/19/2022

Sirena Davila, Assistant Director
Manager Signature

Date

Enclosure: 62-340, F.A.C. Point Description Sheet, Inspection Report and Non-WOTUS documentation

SITE PHOTOGRAPHS – Exhibit C



South view across property that demonstrates apparent fill around naturally existing trees



Apparent shell rock fill material t placed in center of lot and around existing trees



Ecotone Services, Inc. P.O. Box 556 Fellsmere, FL 32948
www.ecotoneservices.com • (772) 453-3339 • ecotoneservices@gmail.com



Cypress trees in the southwest corner of adjacent property



More natural looking soil profile near adjacent property cypress trees



Ecotone Services, Inc. P.O. Box 556 Fellsmere, FL 32948
www.ecotoneservices.com • (772) 453-3339 • ecotoneservices@gmail.com



Jerry Renick <ecotoneservices@gmail.com>

15171 Williams Drive, Loxahatchee Groves
3 messages

Mon, Dec 23, 2024 at 10:52 AM

Jerry Renick <ecotoneservices@gmail.com>
To: "Tracey, John" <John.Tracey@floridadep.gov>, "Rocco, Antonella" <Antonella.Rocco@floridadep.gov>, Caleb Siggins@floridadep.gov
Cc: Jim Fielschmann <lrmljim@bellsouth.net>

Happy holidays to all of you.
Sorry about the inclusive email, but these days I am not sure who still is with FDEP today.
I am trying to get clarification on the State permit history for this property located at 15171 Williams Drive in Loxahatchee Groves.

Caleb, you did a site visit and drafted this memo regarding this property a couple of years ago. I understand the conclusion regarding the State 404 delegation at that time. However, the ERP referenced in this memo does not appear to be associated with this individual lot but more so with regards to the water control structures in the C-51 canal and this water control district. The attached permit referenced in the memo is pre-ERP, and FDEP would have regulatory authority over a 5 acre, single-family (AR zoned) property, not SFWMD.

All that being said, the Town of Loxahatchee Groves town council has requested that I help clarify if there are any potential wetland preservation or compliance related issues for this property. Clearly historical filling has occurred on the property, pond cypress trees are very evident onsite now and in aerial photo images from years past that are no longer present and the natural soils are hydric (Floridana fine sand, frequently ponded).

I would greatly appreciate any further clarification on this matter and look forward to hearing from you by phone or email is fine.

Memorandum
Florida Department of
Environmental Protection

Southeast DISTRICT

TO: Fde
THROUGH: Susan Divila
FROM: Caleb Siggins
DATE: 9/16/2022

SUBJECT: Summary of ecological investigation at 15171 Williams Dr, Loxahatchee Groves, FL 33470 Parcel ID: 41-41-41-17-01-243-0030

The above referenced property was inspected on November 12th, 2021 and May 4, 2022. The inspection was in response to a referral made from the ERP State 404 permitting group for potential State 404 and ERP violations. The inspection determined that although dredge fill activities had occurred as evidenced by water control structures, activities are not within state assumed Waters of the United States (WOTUS) as demonstrated in the enclosed inspection report, 02-340, F.A.C. Point Description Sheet (s) and also WOTUS documentation which was completed for the subject property. ERP wetland impacts are authorized under the Loxahatchee Groves WCD ERP permit (SPW3ID permit no.: 59-21652-5).

The Department's State 404 Program ecological investigation is considered closed and no further action is required.

Caleb Siggins 9/16/2022
Caleb Siggins, Environmental Specialist I Date
Inspector Signature

Susan Divila 9/19/2022
Susan Divila, Assistant Director Date
Manager Signature

Enclosure: 02-340, F.A.C. Point Description Sheet, Inspection Report and Non-WOTUS documentation

Thank you,

Jerry Renick, MS, CEP
Principal Environmental Scientist

ABCEP Certified Environmental Professional #9050433
ISA Certified Arborist FL-0427A
Commercial Pesticide Applicator CM15121



Address: P.O. Box 556, Fallsmead, FL 32948
Phone: (772) 453-3339
Email: jrenick@ecotoneservices.com
Website: www.ecotoneservices.com

01048-B_PermitFileHistory_751393.pdf
951K

Thu, Dec 26, 2024 at 12:03 PM

Tracey, John <John.Tracey@floridadep.gov>
To: Jerry Renick <ecotoneservices@gmail.com>, "Rocco, Antonella" <Antonella.Rocco@floridadep.gov>
Cc: Jim Fielschmann <lrmljim@bellsouth.net>

Good Afternoon,

Caleb no longer works with the Department.

Looking at the memo sent, no further actions are being taken by the Department on this property.
Any applicable local rules and regulation from the Town of Loxahatchee Groves would still need to be followed, however.

Please let me know if you have any questions.

Thank you,



John Tracey
 Environmental Manager
 Florida Department of Environmental Protection
 Southeast District – West Palm Beach
 3301 Gun Club Road, MSC 7210-1
 West Palm Beach, FL 33406
John.Tracey@FloridaDEP.gov
 Office: 561.681.6717



From: Jerry Renick <ecotoneservices@gmail.com>
 Sent: Monday, December 23, 2024 10:52 AM
 To: Tracey, John <John.Tracey@FloridaDEP.gov>; Rocco, Antonella <Antonella.Rocco@FloridaDEP.gov>; Caleb.Siggins@floridadep.gov
 Cc: Jim Fleischmann <lrnjim@bellsouth.net>
 Subject: 15171 Williams Drive, Loxahatchee Groves

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Happy holidays to all of you.

Sorry about the inclusive email, but these days I am not sure who still is with FDEP today.

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I would greatly appreciate any further clarification on this matter and look forward to hearing from you by phone or email is fine.

Florida Department of
Environmental Protection

Southeast DISTRICT

TO: File

THROUGH: Sierra Davis

FROM: Caleb Siggins

DATE: 9/16/2022

SUBJECT: Summary of complaint investigation at 15171 Williams Dr. Loxahatchee Groves, FL 33470 Parcel ID: 41-41-43-17-01-248-0020

The above referenced property was inspected on November 13th, 2021 and May 5, 2022. The inspection was in response to a referral made from the ERP State 404 permitting group for potential State 404 and ERP violations. The inspection determined that although dredge fill activities had occurred in wetlands, other water control activities are not within state assumed Waters of the United States (WOTUS), as demonstrated in the enclosed inspection report, 62-340, F.A.C. Point Description Sheet(s) and Non-WOTUS documentation which was completed for the subject property. ERP wetland impacts are authorized under the Loxahatchee Groves WCD ERP permit (SFWMD permit no.: 50-31632-5).

The Department's State 404 Program compliance investigation is considered closed and no further action is required.

Caleb Siggins 9/16/2022
 Caleb Siggins, Environmental Specialist I Date
 Inspector Signature

Sierra Davis 9/19/2022
 Sierra Davis, Assistant Director Date
 Manager Signature

Enclosure: 62-340, F.A.C. Point Description Sheet, Inspection Report and Non-WOTUS documentation

Thank you,

Jerry Renick, MS, CEP
 Principal Environmental Scientist

ABCEP Certified Environmental Professional #9050433
 ISA Certified Arborist FL-0427A

Commercial Pesticide Applicator CM15121

Address: P.O. Box 556, Fellsmere, FL 32948
Phone: (772) 453-3339
Email: jrenick@ecotoneservices.com
Website: www.ecotoneservices.com

 Dep Customer Survey

Jerry Renick <ecotoneservices@gmail.com>
To: "Tracey, John" <John.Tracey@floridadep.gov>
Cc: "Rocco, Antonella" <Antonella.Rocco@floridadep.gov>, Jim Fleischmann <lrnjim@bellsouth.net>

Thu, Dec 26, 2024 at 12:24 PM

Thank you, John

Thank you,

Jerry Renick, MS, CEP
Principal Environmental Scientist

ABCEP Certified Environmental Professional #9050433
ISA Certified Arborist FL-0427A
Commercial Pesticide Applicator CM15121



P.O. Box 556, Fellsmere, FL 32948
(772) 453-3339
jrenick@ecotoneservices.com
www.ecotoneservices.com

Licensed Real Estate Agent
SL3623153
www.currproperties.net

[Quoted text hidden]



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MEETING
AGENDA ITEM MEMORANDUM**

Item 10.

TO: Town Council of Town of Loxahatchee Groves

FROM: Jeffrey S. Kurtz, Town Attorney

DATE: June 2, 2026

SUBJECT: Consideration of Resolution No. 2026-44 accepting an easement for Drainage a purpose from the property owner of 13005 Perkins Drive

Legal Sufficiency: Reviewed

Not Reviewed

Approved

Not Approved

Background:

In accordance with Section 05-085 of the Town’s ULDC easements in favor of the Town must be approved and accepted by resolution of the Town Council.

The Town has received an easement for drainage purposes from the property owners of 13005 Perkins Road. The easement is attached as an Exhibit “A” to Resolution 2026-44. The link below contains an aerial view of the property in proximity to Folsom Road. The easement will allow for improvements and maintenance to the area drainage of historical ditches.

<https://gis.pbcgov.org/papagis/papa.html#>

Recommendation:

The Town Council adopt Resolution No. 2026-44 accepting the easement over the property identified therein.

**TOWN OF LOXAHATCHEE GROVES
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.

WHEREAS, the Town Council of the Town of Loxahatchee Groves desires to obtain Easements for Drainage purposes; and

WHEREAS, Edward B. FitzSimmonds and Bettina FitzSimmons, husband and wife has executed a Drainage Easement Agreement, concerning property they own located at 13005 Perkins Drive, in Loxahatchee Groves, Florida, in favor of the Town; and

WHEREAS, pursuant to Section 05-085 of the Town's Unified Land Development Code and Town Council adopted procedures, Easements must be accepted by the Town Council prior to recording; and

WHEREAS, the Town Council has determined that accepting the Drainage Easement identified herein serves a valid public purpose.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The Town Council accepts the Easement identified herein and directs Town staff to have said Easement recorded in the public records.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective upon adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 2ND DAY OF JUNE, 2026.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Acting Town Clerk

Voted:
Mayor Lisa El-Ramey, Seat 2

APPROVED AS TO LEGAL FORM:

Voted:
Vice Mayor Manish Sood, Seat 5

Office of the Town Attorney

Voted:
Councilmember William “Joe Stephens, Seat 1

Voted:
Councilmember Anita Kane, Seat 3

Voted:
Councilmember Paul Coleman II, Seat 4

Prepared by and return to:
Jeffrey F. Kurtz, Esquire
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

DRAINAGE EASEMENT AGREEMENT

THIS GRANT OF A DRAINAGE EASEMENT ("Easement") is made and entered into this 13th day of May, 2026, by and between **Edward B. FitzSimmonds and Bettina L. FitzSimmonds**, husband and wife, with an address of 12890 Raymond Drive, Loxahatchee, Florida 33470, hereinafter referred to as the "GRANTOR", and the **TOWN OF LOXAHATCHEE GROVES**, a municipal corporation, in Palm Beach County, Florida, hereinafter referred to as the "GRANTEE," with a mailing address of 155 F Road, Loxahatchee Groves, FL 33470.

WITNESSETH:

THAT, the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the GRANTEE, its agents, successors and assigns, perpetual drainage/utility easement over, under and across that certain real property owned by the GRANTOR which is described in **Exhibit "A"** attached hereto ("Easement Property") and incorporated herein.

The GRANTOR represents and warrants to the GRANTEE that GRANTOR is in exclusive possession of the Easement Property and owns fee simple title to the Easement Property and that it has good and lawful right to grant this Easement. The GRANTOR hereby grants this Easement subject only to comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.

This Easement shall permit the GRANTEE, its employees, agents, consultants and licensees and each of the aforementioned party's successors and assigns, to enter upon and use the Easement Property at any time and from time to time to inspect, maintain, service, remove, relocate, repair, replace and improve the drainage improvements therein. The GRANTOR, or its successors or assigns, shall not construct any structure or other improvement upon the Easement Property or engage in any use of the surface of the Easement Property which is inconsistent or interferes with the rights of the GRANTEE under this Easement.

The GRANTEE shall have the right, but not the obligation, to clear the Easement Property and keep it cleared of all trees, undergrowth or other obstructions and the right to trim, cut or remove all trees located within or outside the Easement Property which might interfere with the GRANTEE's use of the Easement Property as permitted hereby. The GRANTEE shall

use the Easement Property in accordance with all applicable laws, rules and regulations of governmental authorities having jurisdiction over the Easement Property or use thereof as herein provided.

This Easement shall continue unless or until GRANTEE terminates its rights herein provided by written notice to the GRANTOR, its successors or assigns. Neither the failure to use the Easement Property nor the abandonment of the Easement Property shall constitute or be construed as a termination of this Easement. This Easement grant to the GRANTEE, its successors and assigns the exclusive right to use the Easement Property above, on and below its surface.

This Easement shall run with the land and shall be binding upon the GRANTOR, all parties entitled to use or possession of the Easement Property by or through the GRANTOR, including lessees, and the successors and assigns of each of the aforementioned parties unless or until this easement is terminated as here in above provided. This Easement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement on the day and year first above written.

WITNESSES:

By: Bridget Ahearn

Witness name: Bridget Ahearn

Witness address: 13000 Bryan Rd
Loxahatchee, FL 33470

By: Bridget Ahearn

Witness name: Bridget Ahearn

Witness address: 13000 Bryan Rd
Loxahatchee, FL 33470

GRANTOR
[Signature]

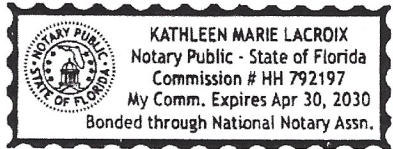
Edward B. FitzSimmonds

[Signature]

Bettina L. FitzSimmonds

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this 13 day of May, 2026, by Edward B. FitzSimmonds and Bettina L. FitzSimmonds who are [X] personally known to me or [] produced as identification.



[Signature]
(Signature of Notary Public-State of Florida)

Kathleen M. Lacroix
(Print, type, or stamp commissioned name of

Notary public)

GRANTEE ACCEPTANCE:

TOWN OF LOXAHATCHEE GROVES

ATTEST:

By: _____
Lisa El-Ramey, Mayor

Town Clerk

Approved as to form
and legal sufficiency

By: _____

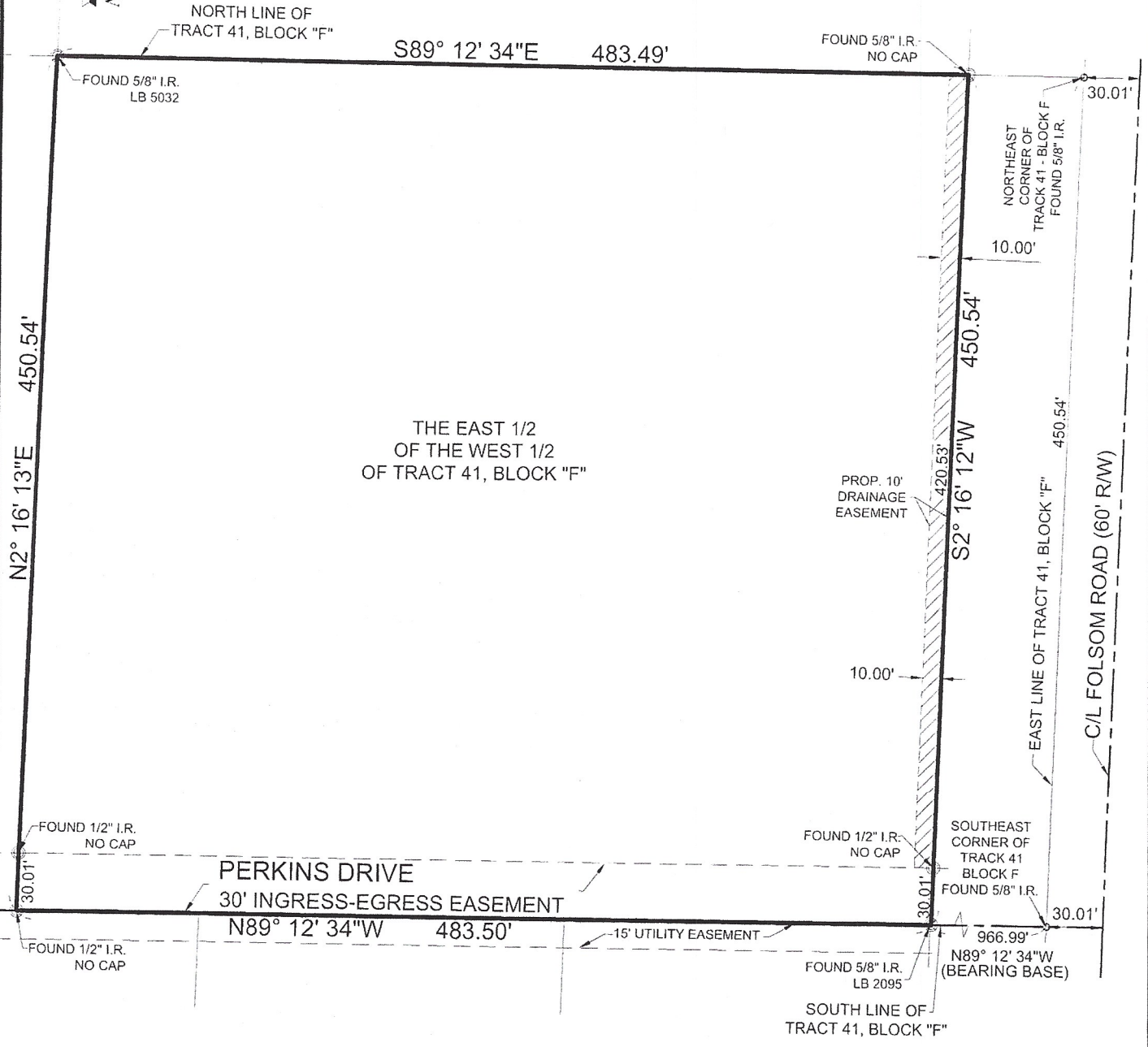
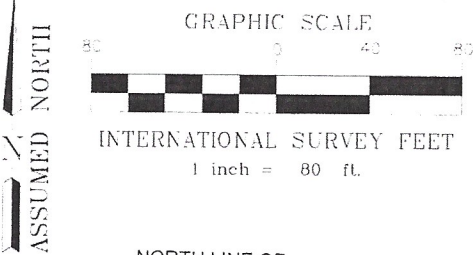
Date: _____

Exhibit "A"

Description of Easement

THE EAST 10' OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF TRACT 41, BLOCK F, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE EAST HALF (E 1/2) OF TRACT 41, BLOCK F, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS GRANTED IN DEED FROM HELMUTH KROOG AND ROSEMARIE KROOG, HIS WIFE, TO PATRICK T. BIDDIX, RECORDED IN JUNE 8, 1978 IN OFFICIAL RECORD BOOK 2873, PAGE 1124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET AS GRANTED IN DEED FROM PATRICK T. BIDDIX, JOINED BY HIS WIFE, GAIL BIDDIX, TO JERRY W. PERKINS AND FRANCES PERKINS, HIS WIFE, RECORDED JUNE 13, 1978 IN OFFICIAL RECORD BOOK 2876, PAGE 533, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A portion of Property Control Number: 41-41-43-17-01-641-0040



PROPOSED DRAINAGE EASEMENT SKETCH - THIS IS NOT A SURVEY

TRIANGLE
 Land Surveying, Inc.
 Surveying to Specification - LB # 2992
 4750 ROYAL PALM BEACH BOULEVARD
 W. PALM BEACH, FL 33411
 561-798-3966 - triangle2992@gmail.com

E.B. FITZSIMMONDS
 BETTINA L. FITZSIMMONDS
 13005 PERKINS DRIVE
 LOXAHATCHEE, FL 33470

JOB ORDER NO.: 26562



CHRISTOPHER R GAILEY
 Digitally signed by CHRISTOPHER R GAILEY
 Date: 2026.04.30 14:58:20 -04'00'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THIRD PARTY VERIFIED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Traffic counts and an overview of the impact of closure on traffic circulation will be presented to the Council for their consideration. The Town does not have an explicit process for the permanent closure of a road, but staff does not recommend moving forward without notice to the residents in the area and a public hearing on the matter. Attached are comments from Gary Clough P.E., regarding the traffic and potential closure.

Town Staff has evaluated potential options for restricting access to this roadway connection and is seeking Council guidance on the preferred method of closure. The following options are available for consideration:

Option 1 – Gate and Guardrail

- Installation of a gate and guardrail system at the roadway intersection.
- This option would provide a controlled closure while still allowing Town Staff and emergency responders access to the roadway when necessary.
- This alternative would provide operational flexibility for emergency situations and maintenance activities.
- The installation and long-term maintenance costs would be higher than a dirt berm alternative.

Option 2 – Dirt Berm

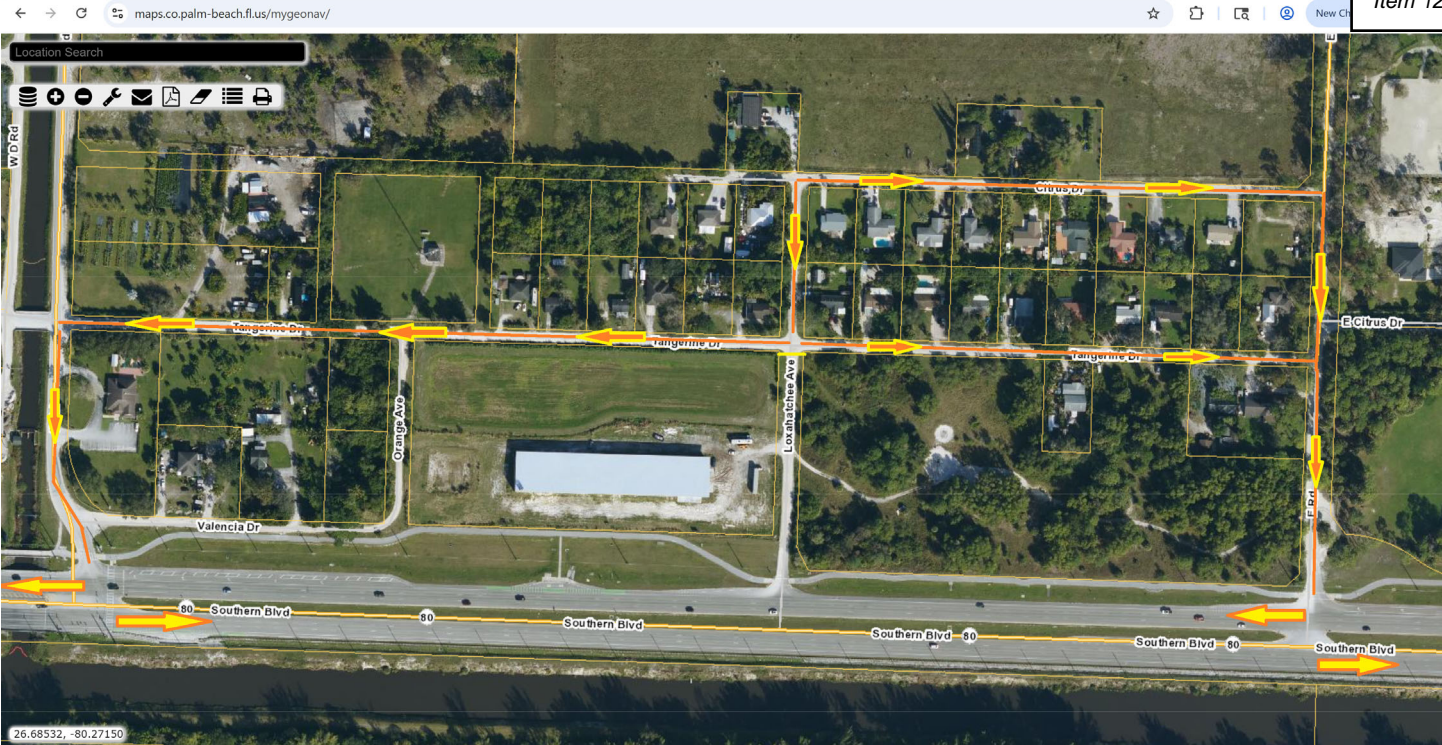
- Construction of a dirt berm to physically block access to the roadway.
- This option would be more cost-effective and require minimal maintenance.
- However, this alternative would not allow Town access through the roadway during emergency situations without removal of the berm.
- Emergency access limitations may impact response capabilities if access is needed in the future.

Recommendation: Council direction on whether they want to formally consider the closure of Loxahatchee Ave at its intersection of Tangerine Drive and if so direction on the notice and public hearing process associated with such consideration.

Comments from Gary Clough P.E., Engineering Review and Public Works Project Management Specialist:

1. Of the two options presented, I would recommend the gate to allow for emergencies and staff access as might be needed from time to time. It would also be easier to remove it if future Councils decided to re-open the road.
2. As far as the road closure itself, I had Public Works conduct traffic counts in the morning rush hour (6:30 to 9:00) and the evening rush hour (3:00 to 6:00). The results showed that there were approximately 30 cars per hour using Loxahatchee Road with 48 of those going to Outdoor Lawn from Southern Blvd. and 12 going to Outdoor Lawn from the north. The afternoon 3-hour period had 83 cars using Loxahatchee Road with 42 coming from Southern Blvd. and 15 coming from the north. There were 9 cars turning left from Outdoor Lawn during the 3-hour period and no trucks turning left.

My conclusion based on the traffic counts completed is that the traffic is minimal using Loxahatchee Road during the periods that were observed with very little traffic turning north onto Loxahatchee Road from Outdoor Lawn. Closing the road north of the Outdoor Lawn access does not appear to create any significant problems if Council chose to take that action and the minimal amount of traffic observed could be absorbed by the roads to the east and west of Loxahatchee Road but would have a minimal increase in the traffic on those roads and also a portion of Tangerine Drive depending on the destination of the traffic going into and out of the residential neighborhood.. It does appear that the impact of traffic northbound from Outdoor Lawn is fairly minimal. Please let me know if you need any additional information or analysis.





NO -
UNAUTHORIZED
VEHICLES
WILL BE PROSECUTED
UNDER FLORIDA STATUTES
775.082, F.S., Sec. 775.083, F.S. Rule 40E-1, Part V, F.A.C.
FLORIDA WATER MANAGEMENT DISTRICT
1-800-432-2045



has explored interactive digital mapping options that would allow updates and modifications to be made in real time while remaining easily accessible to residents and visitors. Additional discussion regarding implementation, funding, long-term use, and future expansion of the platform can be coordinated through the event committee.

- Robert Shorr has confirmed that he will coordinate the parade prior to the Town’s event.

Food & Beverage

Potential food and refreshment offerings may include:

- Hamburgers and hot dogs
- Food trucks
- Popcorn
- Snow cones

Family Activities & Entertainment

Potential entertainment and community activities may include:

- Bounce houses
- Scavenger hunt activities
- Water Bucket Relay
- Pie Eating Contest
- Bake-off / Bake sale
- Patriotic Sack Races
- Water Balloon Toss
- Wheelbarrow Races
- Cornhole Tournament

Vendor Participation

Staff is exploring vendor participation opportunities, including outreach to local businesses. Initial discussions include:

- Staff will be visiting a local farm regarding their “market-style” events
- Vendor booths and sponsor displays
- Tiered sponsorship opportunities

PROPOSED TIMELINE / PUBLIC OUTREACH & MARKETING

Deadline	Item
June 2, 2026	Town Council discussion and direction
June 30, 2026	Volunteer and committee sign-up deadline
July 1, 2026	Distribution of Save-the-Date announcement
July 2026	Include event notice within Business Tax Receipt (BTR) correspondence
November 8, 2026	20th Anniversary Celebration Event

Staff recommends utilizing multiple communication methods to promote the event and maximize community participation, including:

- Mailed Save-the-Date postcards
- Town message boards
- Town e-newsletter
- Announcements during Town Council meetings
- Town website and social media platforms
- Inclusion within Business Tax Receipt (BTR) correspondence

Recommendation:

Staff recommends that the Town Council:

1. Discuss the proposed 20th Anniversary Celebration event concepts and activities;
2. Provide direction regarding desired event components, and community involvement;
3. Provide direction regarding the formation of volunteer committees and community participation efforts; and
4. Authorize staff to continue coordination and planning efforts for the November 8, 2026 celebration event.

SAVE *the* DATE

NOVEMBER 8TH

11:00 AM - 2:00 PM

at the
LOXAHATCHEE GROVES PARK

20TH
ANNIVERSARY
OF THE TOWN OF
LOXAHATCHEE GROVES
2005 ~ 2025

Honoring Our Past.
Celebrating Our Community.

USA
250TH
ANNIVERSARY
1776 ~ 2026



C. 1920s - Your Everglade Store



C. 1940s - Loxahatchee Groves Sign



C. 1940s - Southern Blvd.



C. 1930s - Loxahatchee School



Attachments:

Quote QR004208 – Capitol Carpet & Tile and Window Fashions

Quote 1364970 – Floor Coverings International

Quote 2010 – Six-S Flooring

Quote – Coastal Carpet

CAPITOL CARPET & TILE AND WINDOW FASHIONS
165 SOUTH STATE RD 7
WELLINGTON, FL 33414
Telephone: 561-792-3444

QR004208

QUOTE

Sold To	Ship To
TOWN OF LOXAHATCHEE GROVES 155 F ROAD LOXAHATCHEE, FL 33470	TOWN OF LOXAHATCHEE GROVES 155 F ROAD LOXAHATCHEE, FL 33470

Quote Date	Mobile	PO Number	Quote Number
04/22/26	561-723-5323		QR004208

Inventory	Style/Item	Color/Description	Quantity Units	Price Extension
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SHAW CONTRACT TERASU COLLECTION 24" BY 24" CARPET TILES
 INSTALLED GLUE DOWN IN MUNICIPLE CHAMBERS, CONFERENCE ROOM,
 HALL, CORRIDORS AND 6 OFFICES
 WORK TO BE PERFROMED AFTER HOURS AND WEEKENDS
 TAKE UP AND HAUL AWAY EXISTING GLUE DOWN CARET
 MOVE FURNITURE
 PREP FLOORS ONE COAT OF FEATHER FINSIH TO PREVENT LIPPAGE

STYLE	5T194 KUSA TILE	26,550.00
STYLE	5T193 HANA TILE	27,250.00
STYKE	5T192 BOTAN TILE	27,900.00

— 05/05/26 — 10:59AM —

Sales Representative(s):
ALLEN BLANE

Subtotal:	0.00
Sales Tax:	0.00
Misc. Tax:	0.00

QUOTE TOTAL: \$0.00

COASTAL CARPET
P. O. Box 31463
Palm Beach Gardens, FL 33420
(561) 863-7157
coastalcarpetinc@yahoo.com

Invoice

Commercial
Residential
Marine

Carpet
Porcelain Tile
Laminate

April 22, 2026

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, Fl. 33470

Move furniture. Rip up old carpet. Prep floor. Install commercial carpet tiles 24x24;
Style: Terasu Color : Dragonfly 336 yds. Using pressure sensitive glue.
Customer will move all misc. items and disconnect electronic, if needed.

Total	\$27,744.00
Deposit	\$13,872.00
Balance	\$13,872.00

ACCEPTANCE: I hereby accept the proposal outlined above and authorize work to commence on the date specified.

Invoice is good for 30 days. Subject to price increase for materials.

Customer Signature

Date



Six-S Flooring
 500 NW University Blvd. #108
 Port St. Lucie, FL 34986
<https://www.sixsflooring.com/>
info@sixsflooring.com
Phone: (772) 207-7151
Fax: (561) 828-5799

Quote N Item 14.
2010
Groves9638

Type: Material and Labor
Date: 04/30/2026
Expires on: 05/30/2026

Customer Information
Company Name: Town of Loxahatchee Groves
Customer Name: Craig Lower
Address: 155 F Road, Loxahatchee Groves, FL 33470
Email: clower@loxahatcheegrovesfl.gov
Cell Phone: (561) 807-7763

Service Site Details
Address Title: Town of Loxahatchee Groves
Address: 155 F Road, Loxahatchee Groves, FL 33470
Contact Name: Craig Lower
Email: clower@loxahatcheegrovesfl.gov
Cell Phone: (561) 807-7763

Item	Description/Area	Amount
Carpet Service		
Carpet tiles	Shaw Contract. Hana Tile Terasu #36315 Dragonfly	\$17,886.59
Glues	Shaw N5000	\$435.00
Labor	Installation includes furniture handling, removal and disposal of the existing carpet.	\$9,450.00
Freight Fee	Manufacturers delivery charge to our warehouse	\$525.00
There is a broadloom version of the carpet that would reduce the cost by about \$2,900.00 material and labor		
		Total
		\$28,296.59
		Sales Tax
		\$1,190.90
		Grand Total
		\$29,487.49

Printing Date: 4/30/2026
 Customer: Craig Lower
 Proposal: BOTAN CARPET TILE 24 X 24 - DRAGON FLY (PN#1364970)
 Project: 2026-04-10
 Address: 155 F Rd Loxahatchee Groves, FL - 33470
 Cell Phone: 5618076671
 Personal E-mail: publicworkscordinator@loxahatcheegrovesfl.gov



FLOOR COVERINGS
international

Floor Coverings International of Wellington
 2781 Vista Parkway, Suite K-6
 West Palm Beach, Florida 33411
 Office Phone: 561-990-9894
 Website: wellington.floorcoveringsinternational.com

Who is Floor Coverings International?

Thank you for giving us the opportunity to inspire you with your new flooring project. At Floor Coverings International our mission is to provide an exceptional service experience. From your flooring design consultation to installation we will not only inspire your dreams, but we will bring them to life in your home. Our commitment to you is that we will do everything within our power to deliver the best in home flooring experience in North America. Our proprietary collection of first quality flooring selections including Carpet, Hardwood, Tile, Laminate, Vinyl, Area Rugs and Eco-Friendly options are brought to you from major manufacturers, ensuring they will perform to the highest industry standards. From product selection to installation, we are committed to your 100% satisfaction.

Project Information

INSTALLATION OF NEW CARPET THROUGHOUT TOWN HALL OFFICE BLDG

Proposal Information

REMOVE EXISTING GLUE DOWN CARPET AND HAUL AWAY
 INSTALL NEW SHAW - BOTAN CARPET TILE 24 X24 - COLOR DRAGON FLY
 MOVE FURNITURE AND RESET AFTER INSTALLATION IS DONE PER AREA

Conference/ Town Meeting , Town Attorney, Springsteen office, Community Standards Director, Hallway Town Attorney office, Terri Bayard , Small Hallway Meeting RM, Office Support Area , Hall Outside Town Clerk Office, Valerie's Office, Town Clerk office , Conference RM

Description / SKU	Quantity
SHAW CONTRACT BOTAN TILE 5T192 - COLOR DRAGON FLY 24 X 24 CARPET TILE -NYLON	317.41 SQYD
Pressure Sensitive Carpet Adhesive	3.0 EA
Standard Carpet Installation	288.56 SQYD
Removal and Haul Away of Carpet Glue Down	288.56 SQYD
Heavy Furniture Move	2597.0 SQFT
Soft Surface Freight	317.41 SQYD
	\$29,074.42

Warranty and Insurance Information

Warranty: We carry a one-year warranty on workmanship and each manufacturer's warranty is provided to you on the products.
 Insurance: We carry a \$1,000,000 Liability Policy. Certificates to be provided upon request.
 Please Note: Except for any unforeseen sub floor, plumbing, electrical, and /or structural issues, the price below is the price you will pay. In the event of unforeseen circumstances, we will stop work and discuss the options with you prior to progressing. In this situation, there may be additional costs to complete the job properly.
 Floor Prep: Additional leveling materials will be billed at a rate of \$100/bag which includes materials and labor.
 Licenses and Insurance: Palm Beach County U-21669, \$1,000,000 Liability Policy. Certificate will be provided upon request.

Grand Totals

Total	Deposit	Balance
\$29,074.42	\$14,537.21	\$14,537.21

Signature

Authorized Signature

Date

Customer's Signature

Date

SATISFACTION GUARANTEE

Item 14.

Floor Coverings International (FCI) sets standards of acceptability on floor covering products and subcontracted installation services which industry standards. Floor covering products carry specific manufacturer warranties; some of these warranties include wear warranties, stain resistance warranties, and flame retardant properties. Ask your FCI representative for the warranties applicable to the product you purchased. Installation warranties are provided by the installation company contracted to install your flooring. FCI uses reasonable efforts to contract with reputable installation companies who guarantee their work, but is not liable for the conduct of the installation firm.

DISPUTES

Should litigation occur, all parties agree, the non-prevailing party shall incur the reasonable attorney fees and cost of litigation of the prevailing party. Any contractor, subcontractor, or materialman who provides home improvement goods or services pursuant to your home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien.

TERMS AND CONDITIONS

Each FCI franchise is independently owned and operated under the FCI trademark. Subject to the terms and conditions herein stated, Seller agrees to sell and deliver to Buyer, and Buyer agrees to accept, the merchandise herein described. Until the total purchase (and installation) price is paid in full, title to and ownership of the property purchased under this contract shall be and remain in the FCI representative and shall only vest in the Buyer after such payment in full.

1. Buyer agrees that deposits made on special orders or cut orders cannot be refunded. **BUYER FURTHER AGREES THAT BUYER MAY CANCEL A CONTRACT FOR PURCHASE OF GOODS BEFORE INSTALLATION ONLY, AND THAT SELLER WILL RETURN ALL MONIES DEPOSITED, LESS 25% FOR RESTOCKING, MEASURING AND FREIGHT CHARGES.**
2. Buyer agrees to reimburse Seller for all reasonable expenses incurred in the collection of any unpaid contract balance, including reasonable attorney's fees.
3. Buyer agrees that Seller will not be responsible for delays or failures in delivery or installation caused by strikes or other causes beyond Seller's control; that Seller is not responsible for consequential damages, and that Seller is not responsible for shortages of material when sale was based on measurements or plans submitted by Buyer.
4. Buyer agrees to allow Seller to inspect and endeavor to correct any condition complained of, and that refusal to allow either constitutes a waiver of Buyer's rights to assert a claim or file suit against Seller.
5. Buyer and Seller agree that this contract is the complete agreement between the parties, and that everything which the Buyer expects the Seller to perform is written hereon; Buyer and Seller further agree that this contract can be modified in writing only.
6. Buyer hereby agrees that the terms of payment shall be Cash on Delivery, unless other arrangements are made and noted hereon; Buyer further agrees that late payments shall be subject to 1 1/2% per month (18% per annum) delinquency charge on any unpaid contract balance, calculated from date of delivery.
7. All merchandise subject to commercially acceptable dye lot variations as defined by industry standards. Labor does not include cutting off any doors that do not clear carpet. We are not responsible for breakage in removal and replacing of shoe mouldings. All rug sizes are approximate.

BUYER'S RIGHT TO CANCEL

FCI wants you to join the ranks of our satisfied customers. If for any reason, you are unhappy with your order, you have the right to cancel and we are furnishing you with this Buyer's Right to Cancel:

Customer may cancel this transaction without any penalty or obligation within three (3) business days following the above date. If Customer so cancels, any property traded in, any payments made by Customer under this Sales Agreement, and any negotiable instrument executed by Customer will be returned within ten (10) business days following the receipt by FCI of the cancellation notice, and any security interest arising out of the transaction will be cancelled.

If Customer cancels, it must make available to FCI at Customer's residence, in substantially as good condition as when received, any goods delivered to Customer under this Sales Agreement; or Customer may, as its option, comply with FCI's instructions regarding the return shipment of the goods at FCI's expense and risk.

If Customer so makes the goods available and FCI does not pick them up within twenty (20) days of the date of the notice of cancellation, Customer may retain or dispose of the goods without any further obligation. If Customer fails to make the goods available, or if Customer agrees to return the goods to FCI and fails to do so, then Customer remains liable for performance of all obligations under this Sales Agreement.

To cancel this transaction, mail or deliver a signed and dated copy of this Notice of Cancellation or any written notice, or send a telegram to Floor Coverings International, _____ not later than midnight of _____ (date).

I hereby cancel this transaction.

DATE

CUSTOMER'S SIGNATURE