

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING

AGENDA

FEBRUARY 10, 2026 – 6:00 PM



Jacquelyn Clifton (Seat 4), Chair

Jennifer Stephens (Seat 1), Vice Chair

Cassie Suchy (Seat 2), Board Member

Arlene White (Seat 3), Board Member

Antonio E. Santiago (Seat 5), Board Member

Administration

Town Manager Francine L. Ramaglia

Board Liaison: Caryn Gardner-Young, Community Standards Director

Board Clerk: Gabriella Croasdaile, Assistant to the Town Clerk

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 Calendar: Those matters included under the Consent Calendar 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 Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

BOARD AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

- [1.](#) 01/13/26 - Planning and Zoning Board Meeting Minutes

PUBLIC COMMENTS

REGULAR AGENDA

2. Clear Direction by Mayor Anita Kane on Equestrian Estates
- [3.](#) Comparison of Agricultural Exempt Properties to Non Agricultural Exempt Properties
4. Definition of Equestrian Estates

BOARD MEMBER COMMENTS

Cassie Suchy (Seat 2), Board Member
Arlene White (Seat 3), Board Member
Antonio E. Santiago (Seat 5), Board Member
Jennifer Stephens (Seat 1), Board Member
Jacquelyn Clifton (Seat 4), Chair

CONFIRMATION OF THE NEXT MEETING DATE

5. Tuesday March 10, 2026 at 6:00 PM

ADJOURNMENT

Published and Posted on 2/4/26, at 5:00 PM

By: Gabriella Croasdaile, Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING

MINUTES

JANUARY 13, 2026 – 6:03 PM – 7:19 PM



BOARD AGENDA ITEMS

CALL TO ORDER

The January 13, 2025 Planning and Zoning Board meeting was called to order at 6:03 PM by Assistant to the Town Clerk Gabriella Croasdaile.

PLEDGE OF ALLEGIANCE

The board began the meeting by reciting the Pledge of Allegiance, led by Assistant to the Town Clerk Gabriella Croasdaile.

ROLL CALL

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

Present:

- Jacquelyn Clifton – Chairperson (Seat 4)
- Jennifer Stephens – Board Member (Seat 1)
- Cassie Suchy – Board Member (Seat 2)
- Arlene White – Board Member (Seat 3)
- Antonio E. Santiago – Board Member (Seat 5)

Staff Present:

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

Staff Absent:

- Francine Ramaglia – Town Manager

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

Assistant to the Town Clerk Croasdaile made a modification to agenda item No.2, to include Jennifer Stephens in the Swearing – In.

1. APPROVAL OF THE MINUTES

02/12/25 - Planning and Zoning Board Meeting Minutes

08/29/24 - Planning and Zoning Board Meeting Minutes

05/19/24 - Planning and Zoning Board Meeting Minutes

MOTION: BOARD MEMBER STEPHENS/ BOARD MEMBER WHITE MOVED TO RECEIVE AND FILE THE MINUTES, WITH THE UNDERSTANDING THAT MEETING VIDEOS ARE AVAILABLE FOR REFERENCE IF NEEDED. MOTION APPROVED (5-0).

PUBLIC COMMENTS

There were no public comments at this time.

REGULAR AGENDA

2. Introduction and Swearing-In of Board Member Arlene White. Appointed by the Town Council on August 5, 2025.

This Item was modified to also include Jennifer Stephens in the Swearing – In.

Assistant to the Town Clerk Croasdaile swore in Arlene White and Jennifer Stephens.

3. Appointment of Planning and Zoning Board Vice Chairperson

MOTION: BOARD MEMBER SUCHY/ BOARD MEMBER WHITE MADE A MOTION TO APPOINT JENNIFER STEPHENS AS THE VICE CHAIR. MOTION APPROVED (5-0).

4. Meeting Schedule

The board agreed to keep the meetings to every second Tuesday of the month at 6:00 PM.

5. Discussion and Recommendations Regarding Equestrian Estates

Community Standards Director Gardner -Young introduced the item by presenting a memorandum to the Board. The purpose of the discussion was to encourage and workshop ideas regarding Equestrian Estates as the Town has a large equestrian population.

Board Member Suchy then brought up a question regarding overlays within code and if overlays take precedent over the code. Community Standards Director Gardner – Young clarified that it depends on the language of the overlay. That the Equestrian Estate would not be an overlay but its own zoning district.

Board discussion ensued regarding the different ideas about Equestrian Estates such as limiting the lot size, the number of animals allowed, houses/structures allowed, etc. How language for Equestrian Estates needs to be clear and detailed.

Assistant to the Town Clerk Croasdaile provided a copy of the code (*Exhibit A*), as requested by the Board.

Community Standards Director Gardner – Young requested Board members invite people they know that have experiences with issues regarding the current zoning regulations. The idea is to potentially create a new zoning district to allow uses that are currently in existence that cannot operate the way they would like.

It was agreed that during the following meeting the board will come back and discuss the current zoning districts as well as bring research and new ideas to have a more thorough discussion.

BOARD MEMBER COMMENTS

There were no Board Member comments at this time.

CONFIRMATION OF THE NEXT MEETING DATE

Tuesday February 10, 2026 @ 6:00 PM.

ADJOURNMENT

Board Member Stephens moved to adjourn the meeting. The motion was seconded by Board member Suchy. The meeting adjourned at 7:19 PM.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jaquelyn Clifton,
Planning and Zoning Board Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk

Residential Homes

<u>Development Regulation</u>	<u>Applicable to structures which possess living quarters (Building Permit required)</u>	<u>Applicable to Ag Exempted Property which structures possess living quarters</u>
Minimum Lot Size	5 acres	5 acres
Minium dimensions	Width and depth of at least 200 feet	Width and depth of at least 200 feet
Plot Coverage	15% of plat area	15% of plat area
Floor to area ratio	15%	15%
Pervious Area	70% of plat area	70% of plat area
Setbacks	50' front 25' side and rear 40' side street	50' front 25' side and rear 40' side street
Maximum Lot Coverage	42% of total lot	42% of total lot
Height	35 feet	35 feet

Accessory Structures

<u>Development Regulations</u>	<u>Applicable to structures which possess living quarters whether Ag Exempted or not (Building Permit required)</u>	<u>Applicable to Ag Exempted Property which structures are for bons fide ag and do not possess living quarters (No Building Permit required)</u>
Parcel Size	5 acres or greater	None
Maximum Floor Area	No greater than 1,200 square feet of livable floor space	None
Setbacks	50' front 25' side and rear 40' side street	None
Maximum Lot Coverage	42% of total lot	None
Height	35 feet	None

Equestrian Estates Definition

Town Staff conducted a search for a definition of equestrian estates. Unfortunately, the search resulted in no examples. However, if you were to ask AI to provide a definition it would be:

An equestrian estate is a specialized, often luxurious residential property designed for horse ownership, typically featuring high-end amenities like professional barns, riding arenas, and large pastures, usually spanning 2 to 50+ acres. These properties are zoned for horses, offering, or providing access to, facilities such as stables, wash racks, and riding trails.

Key characteristics of equestrian estates include:

- **Facilities:** Custom-built homes, heated barns, riding arenas, turnouts, and paddocks.
- **Acreage:** Generally, range from 10–40+ acres, separating them from smaller hobby farms.
- **Location:** Often found in specialized communities or rural areas, providing direct trail access or proximity to training centers.

- **Purpose:** *Designed for personal enjoyment, horse breeding, training, or equestrian events.*

Equestrian estates represent a lifestyle-driven investment, focusing on functional,, high-quality infrastructure for horses while providing luxury living for the owners.