

TOWN OF LOXAHATCHEE GROVES

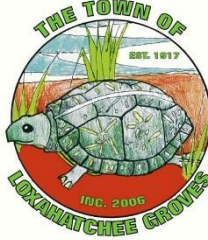
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING - CANCELED (NO QUORUM)

AGENDA

SEPTEMBER 16, 2025 – 6:00 PM



CANCELED ON 09/11/25 - DUE TO NO QUORUM

Jacquelyn Clifton (Seat 4), Chair

Vacant (Seat 1), Board Member

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.](#) 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

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

2. Introduction and Swearing-In of Board Member Arlene White. Appointed by the Town Council on August 5, 2025.
3. Appointment of LPA/Planning and Zoning Board Vice Chairperson
- [4.](#) Determination of Regularly Scheduled Meetings.

5. Consideration of Recommendation of Approval of Resolution 2025-XX in reference to Tree Mitigation Trust Fund

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING ARTICLE 87 “ NATIVE TREE PRESERVATION AND INVASIVE EXOTIC REMOVAL” OF PART III “SUPPLEMENTAL REGULATIONS” OF THE TOWN OF LOXAHATCHEE GROVES UNIFIED LAND DEVELOPMENT CODE (ULDC) BY ENACTING SECTION 87-065 “ TREE MITIGATION TRUST FUND” TO PROVIDE THE PURPOSES FOR WHICH THE TREE MITIGATION TRUST FUND CAN BE ALLOCATED AND EXPENDED; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

COMMITTEE MEMBER COMMENTS

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

CONFIRMATION OF THE NEXT MEETING DATE

ADJOURNMENT

Published and Posted on September 9, 2025, at 4:30PM

By: Gabriella Croasdaile, Board Clerk/Assistant to the Town Clerk

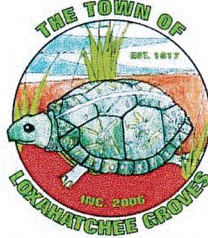
TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F ROAD, LOXAHATCHEE GROVES, FL 33470

LPA/PLANNING & ZONING BOARD WORKSHOP MINUTES

WEDNESDAY, FEBRUARY 12, 2025 – 6:00 P.M. – 8:15 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The Planning and Zoning Board Public Workshop was called to order at 6:00 P.M. by Committee Vice Chairperson Lisa El-Ramey as the Acting Chairperson due to the vacancy of former Committee Chairperson Bill Ford in Seat 1.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by the Planning and Zoning Board, led by Acting Committee Chairperson Lisa El-Ramey.

ROLL CALL

The roll was called, confirming the presence of the following committee members:

- **Seat 1:** Vacant
- **Seat 2:** Brett Raflowitz – Present
- **Seat 3:** Todd McLendon – Present
- **Seat 4:** Jacquelyn Clifton – Present
- **Seat 5:** Lisa El-Ramey, Vice Chair – Present

A quorum was established for the meeting to proceed.

Staff Present:

- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant

- Town Manager, Francine L. Ramaglia, CPA, AICP, ICMA-CM
- Town Attorney, Ben Saver, Esq.
- Town's Planning Consultant, Kaitlyn Forbes

APPROVAL OF THE AGENDA

There was no motion to approve the agenda as this meeting of the Planning and Zoning Board is held as a workshop for the R.V. Paddock Project with no formal action to take or recommend.

REGULAR AGENDA

PRESENTATION – THE PADDOCK RV RESORT, C ROAD

The Board received a presentation from Gabriel Bove and Joe Bove of the Bove Company, outlining a proposed RV resort project located north of Southern Boulevard on C Road. The proposed “Paddock RV Resort” spans approximately 47 acres and is intended to function as a high-end, recreational hospitality facility.

The applicants detailed their intent to submit five formal applications to the Town, including:

1. A comprehensive plan text amendment to create a new land use category,
2. A comprehensive plan map amendment to rezone the site,
3. A Unified Land Development Code (ULDC) text amendment to establish the new zoning district,
4. A ULDC map amendment to designate the site accordingly, and
5. A formal site plan.

The proposed development will include two large clubhouses (approximately 15,000 sq. ft. combined), a fitness center, pickleball courts, a pool, and other recreational amenities. The development will maintain 60% green space and install a perimeter buffer, including an 8.75-acre public greenway trail. Water and sewer will be fully connected to municipal utilities, eliminating the use of wells or septic systems. The site will be gated, with on-site management enforcing rules, including a six-month maximum stay for guests.

The applicants emphasized their intent to develop a well-regulated, upscale resort consistent with the Town's rural aesthetic and environmentally responsible design guidelines. They addressed concerns about intensity, noting that RVs are not permanent residences and that guests will not be eligible to vote using the site as a legal address. Furthermore, the Bove Company committed to preserving and planting more than 2,000 trees and mitigating all impacts on-site.

BOARD QUESTIONS AND DISCUSSION

Committee members of the Planning and Zoning Board asked extensive questions regarding the environmental impact, site design, length of guest stays, enforcement of residency limits, utility connections, traffic impacts, and compatibility with the surrounding community. The Board also raised concerns regarding enforcement of occupancy limits, noise, lighting, and access to community amenities.

The applicant stated that the site will have a gated entry, no on-site mailboxes, and guests will be subject to rules and a formal rental agreement. A professional property management firm will be hired to oversee operations and enforce quiet hours, guest limits, and other policies.

They also clarified that while the resort is a private business, it will offer indirect public benefits such as potential trail access and support of local vendors and services. Jobs will be created during construction and for ongoing maintenance and operations. While most amenities will remain private, community events may occasionally open the space to the public on a limited basis.

GENERAL COMMENTS FROM THE PUBLIC

Kristy Coleman spoke in opposition to the project. She cited concerns about deviation from the Town's rural land use plan, increased density, traffic impacts, and questionable compatibility with the character of Loxahatchee Groves. She noted that she was not in support and disputed the applicant's claim of unanimous neighbor support.

Sue Cacioppo also expressed opposition. She voiced concerns about the Town's incorporation purpose being undermined, financial risks if the project fails, enforceability of the operational rules, and doubts about the long-term public benefit. She suggested that if the project is approved, the Town should require enforceable, contractual guarantees tied to the applicant's commitments.

Karen Plante raised specific concerns about voter residency and the potential for guests to use the resort as their legal address. She referenced Florida statutes and questioned how this use aligns with residential RV limits for local residents. She also cited a past commercial project that was approved but never built, leaving the property vacant.

Sue Cacioppo (second comment) reiterated the need for binding conditions if the project is approved. She recommended that the Town preserve the ability to enforce the applicant's stated intentions, as verbal assurances alone offer no long-term protection.

APPLICANT RESPONSE TO PUBLIC COMMENT

Gabriel and Joe Bove responded by reiterating their commitment to tight operational control and adherence to environmental and design standards. They emphasized the project's financial stability, with \$40 million in funding secured through a combination of private equity and bank financing. They reaffirmed that the RV resort will be a non-residential, seasonal hospitality operation and committed to exploring infrastructure improvements (e.g., water line extensions, traffic signal participation) and community partnerships.

They also emphasized the project's environmental benefits, including reduced impact to the aquifer, on-site tree replacement, and adherence to rural Vista design principles. They noted their willingness to accept conditions of approval and remain transparent with the Town throughout the process.

COMMENTS FROM COMMITTEE MEMBERS:

Committee members continued to raise important questions about site access, benefits to local residents, and long-term viability. Committee member Todd McLendon inquired about traffic patterns, utility extension opportunities, and the potential for municipal benefits, such as a traffic light at C Road. Committee member Jacquelyn Clifton requested clarification on public access, guest regulations, and safeguards for permanent residency. Committee member Brett Raflowitz raised points regarding access, amenities, and potential improvements to community infrastructure.

The applicants responded with additional clarity and agreed to explore conditions such as participating in future utility upgrades and traffic control solutions if development thresholds are met.

REQUEST FOR ADDITIONAL DOCUMENTATION

Board members requested copies of the most current site plan and survey, which were not included in the workshop packet. Staff clarified that the documents are undergoing revisions in response to the ongoing application review process and public input. Planning Consultant Kaitlyn Forbes confirmed that updated documents will be distributed to the Board as soon as they become available.

Town Manager Francine Ramaglia reiterated that this was a workshop, not a formal hearing, and no votes or motions would be taken at this meeting.

CONFIRM NEXT REGULAR MEETING DATE:

The date of the next Planning and Zoning Board meeting was to be confirmed at a later time.

ADJOURNMENT

The Planning and Zoning Meeting was adjourned at 8:15 P.M. with a motion to adjourn made by Committee Member McLendon and seconded by Committee Member Clifton.

ATTEST:



Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jacquelyn Clifton
Planning and Zoning Board Chairperson

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F ROAD, LOXAHATCHEE GROVES, FL 33470

LPA/PLANNING & ZONING BOARD MINUTES

MONDAY, MAY 19, 2024 – 6:00 P.M. – 7:54 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The meeting was called to order by Town Clerk Assistant Sammie Brown at 6:00 P.M., followed by the reciting of the Pledge of Allegiance by the Planning and Zoning Board.

ROLL CALL

Board Members Present:

- Paulo Santana (Seat 1)
- Cassie Suchy (Seat 2)
- Todd McLendon (Seat 3) – Via Zoom virtual meeting platform
- Antonio Evangelista-Santiago (Seat 5)
- Jacquelyn Clifton (Seat 4)

Staff Present:

- Tanya Earley, Esq., Town Attorney
- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- Kaitlyn Forbes, Town Planning Consultant

A quorum was confirmed for the meeting to proceed.

ADDITIONS, DELETIONS, AND MODIFICATIONS OF THE AGENDA

There were no additions, deletions, or modifications to the agenda by board members or staff.

REGULAR AGENDA

OATH OF OFFICE – NEWLY APPOINTED AND REAPPOINTED BOARD MEMBERS

The Oath of Office was administered to all board members. Each board member recited the oath and signed their certificate of appointment, officially affirming their commitment to uphold the responsibilities of the Planning and Zoning Board/Local Planning Agency.

APPOINTMENT OF PLANNING AND ZONING BOARD CHAIRPERSON AND VICE CHAIRPERSON

Town Clerk Assistant Sammie Brown opened the floor for nominations for the Chairperson for the LPA/Planning and Zoning Board.

MOTION: BOARD MEMBER TODD MCLENDON NOMINATED JACQUELYN CLIFTON AS CHAIRPERSON. BOARD MEMBER CASSIE SUCHY SECONDED THE MOTION. VOTE: THE MOTION PASSED UNANIMOUSLY (5-0).

Town Clerk Assistant Sammie Brown opened the floor for nominations for the Vice Chairperson for the LPA/Planning and Zoning Board.

MOTION: BOARD MEMBER TODD MCLENDON NOMINATED PAULO SANTANA AS VICE CHAIRPERSON. BOARD MEMBER PAULO SANTANA SECONDED THE MOTION. VOTE: THE MOTION PASSED UNANIMOUSLY (5-0).

Board Member Jacquelyn Clifton was confirmed as the Planning and Zoning Board Chairperson, and Board Member Paulo Santana was confirmed as the Vice Chairperson of the Planning and Zoning Board.

APPROVAL OF THE MEETING MINUTES

The board discussed the approval of the agenda and a series of historical minutes listed on the agenda (items 4 through 18). There was discussion surrounding the legality of voting on minutes from meetings that current board members had not attended. Legal counsel clarified that the vote was a ministerial act, and all board members were required to vote unless there was a valid recusal.

MOTION: BOARD CHAIRPERSON CLIFTON MADE A MOTION TO APPROVE ALL MEETING MINUTES ON THE AGENDA. BOARD MEMBER TODD MCLENDON SECONDED THE MOTION. VOTE: THE MOTION PASSED UNANIMOUSLY (4-1) WITH BOARD MEMBER SUCHY DISSENTING.

CLARIFICATION ON BOARD MEMBER APPOINTMENTS

There was a brief recess to clarify concerns raised by Board Member Todd McLendon regarding the official appointment of Board Members Cassie Suchy and Paulo Santana. After legal review and input from staff, it was confirmed that both members were properly appointed by Town Council action on April 1, 2025, and May 6, 2025, respectively. The attorney affirmed that both members had full voting privileges.

ITEM 19: PADDOCK RV RESORT DEVELOPMENT APPLICATION (ITEMS 20-24)

The five interrelated development applications (Items 20–24) were introduced as part of Item 19, concerning the proposed Paddock RV Resort on approximately 47 acres located east of C Road and north of Southern Boulevard. Town Planning Consultant Kaitlyn Forbes explained that the items included:

- A comprehensive plan text amendment to establish the new “Rural Recreation” land use category (Ordinance 2025-03)
- A future land use map amendment (Ordinance 2025-04)
- A Unified Land Development Code (ULDC) text amendment to establish a “Rural RV Resort” zoning category (Ordinance 2025-05)
- A rezoning of the subject site from Agricultural Residential to Rural RV Resort (Ordinance 2025-06)
- A site plan approval for the RV resort including 272 RV sites, support structures, and recreational facilities (Resolution 2025-33)

For efficiency, the applicant requested that the board hear a consolidated presentation, followed by individual motions and votes. There were no objections from the board.

APPLICANT PRESENTATION

The applicant presented a comprehensive overview of the proposed development, including a description of the site, its alignment with the Town’s rural character and vision plan, and numerous community benefits. The presentation highlighted the development:

- Maintains over 60% green space
- Includes a public eco-trail with access and parking
- Commitment to environmental preservation and on-site wetland mitigation
- Exceeds landscaping and buffering requirements using native trees
- Utilizes one-story clubhouse designs in compliance with Rural Vista guidelines
- Will generate economic benefit through an upfront \$500,000 impact fee and over \$100,000 in recurring revenue
- Restricts use to under 6-month stays and prohibit individual lot sales or permanent residency
- Will be developed and managed with no cost burden to the Town

The applicant team consisted of planners, engineers, landscape architects, and environmental consultants. Throughout the planning process, they discussed traffic, lighting, water, and sewer utilities, environmental mitigation, and community engagement efforts.

MOTIONS AND BOARD ACTIONS

MOTION: VICE CHAIRPERSON SANTANA MADE A MOTION TO RECOMMEND THE APPROVAL OF ORDINANCE NO. 2025-03. THAT MOTION FAILS FOR LACK OF A SECOND ON APPROVAL.

MOTION 1: BOARD MEMBER CASSIE SUCHY MOVED TO RECOMMEND DENIAL OF ORDINANCE NO. 2025-03 – COMPREHENSIVE PLAN TEXT AMENDMENT TO

CREATE THE “RURAL RECREATION” LAND USE CATEGORY. BOARD MEMBER SANTIAGO SECONDED THE MOTION. VOTE: MOTION PASSED (4-1) WITH VICE CHAIRPERSON SANTANA DISSENTING.

MOTION 2: BOARD MEMBER SANTIAGO MOVED TO RECOMMEND DENIAL OF ORDINANCE NO. 2025-04 – FUTURE LAND USE MAP AMENDMENT FOR APPROXIMATELY 47 ACRES TO “RURAL RECREATION.” BOARD MEMBER SUCHY SECONDED THE MOTION. VOTE: MOTION PASSED (4-1) WITH VICE CHAIRPERSON SANTANA DISSENTING.

MOTION 3: BOARD MEMBER CASSIE SUCHY MOVED TO RECOMMEND DENIAL OF ORDINANCE NO. 2025-05 – ULDC TEXT AMENDMENT TO ESTABLISH THE “RURAL RV RESORT” ZONING CATEGORY. BOARD MEMBER SANTIAGO SECONDED THE MOTION. VOTE: MOTION PASSED (4-1) WITH VICE CHAIRPERSON SANTANA DISSENTING.

QUASI JUDICIAL CAPACITY AS THE LOCAL PLANNING AGENCY – MOTION 4: BOARD MEMBER CASSIE SUCHY MOVED TO RECOMMEND DENIAL OF ORDINANCE NO. 2025-06 – REZONING OF THE SUBJECT SITE TO “RURAL RV RESORT.” BOARD MEMBER SANTIAGO SECONDED THE MOTION. VOTE: MOTION PASSED (4-1) WITH VICE CHAIRPERSON SANTANA DISSENTING.

The Local Planning Agency/Planning and Zoning Board adopted the previous questions and concerns mentioned by residents as part of their recommendation to the Town Council for denial.

MOTION 5: BOARD MEMBER SUCHY MOVED TO RECOMMEND DENIAL OF RESOLUTION NO. 2025-33 – SITE PLAN FOR THE PADDOCK RV RESORT. BOARD MEMBER SANTIAGO SECONDED THE MOTION. VOTE: MOTION PASSED (4-1) WITH VICE CHAIRPERSON SANTANA DISSENTING.

GENERAL COMMENTS FROM THE PUBLIC

One public comment was received and read into the record by Ms. Christy Coleman. No additional comments were received by the submission deadline.

COMMENTS FROM BOARD MEMBERS:

There were no additional comments from the board members.

CONFIRM NEXT REGULAR MEETING DATE:

No specific date was confirmed during the meeting. Staff advised the board that the next meeting would be scheduled once traffic review comments were received and new actions were ready for presentation.

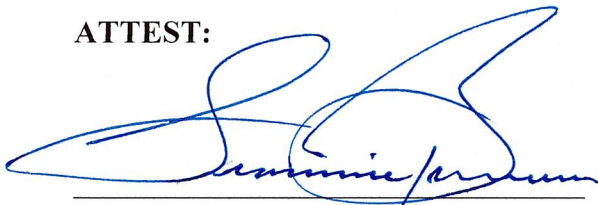
ADJOURNMENT

*Town of Loxahatchee Groves
Planning and Zoning Board*

*May 19, 2025
Page No. 5*

The Planning and Zoning Meeting was adjourned at 7:20 P.M. with a Motion to adjourn by Board Member Cassie Suchy. Board Member Paulo Santana seconded that motion.

ATTEST:

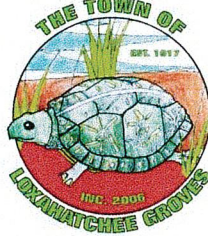


Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jacquelyn Clifton
Planning and Zoning Board Chairperson

TOWN OF LOXAHATCHEE GROVES
 TOWN HALL COUNCIL CHAMBERS
 155 F ROAD, LOXAHATCHEE GROVES, FL 33470
LPA/PLANNING & ZONING BOARD MINUTES
THURSDAY, AUGUST 29, 2024 – 6:02 P.M. – 7:54 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

The meeting was called to order by Chairperson William Ford at **6:02 PM**, followed by the reciting of the Pledge of Allegiance by the Planning and Zoning Board.

ROLL CALL

Committee Members Present:

- William Ford, Chair (Seat 1)
- Lisa El-Ramey, Vice Chair (Seat 5)
- Todd McLendon, Member (Seat 3)
- Brett Raflowitz, Member (Seat 2)
- Jacquelyn Clifton, Member (Seat 4)

Staff Present:

- Francine Ramaglia, Town Manager (arrived shortly after the start of the meeting)
- Tanya Earley, Town Attorney
- Sammie Brown, Town Clerk Assistant
- Jim Fleischmann, Town Planning Consultant
- Kaitlyn Forbes, Town Planning Consultant
- Teresa Buu, Town Traffic Consultant (virtual)
- Pong Leung, Traffic Consultant (virtual)
- Richard Gallant, Public Works Director (arrived later)

A quorum was confirmed for the meeting to proceed.

ADDITIONS, DELETIONS, AND MODIFICATIONS OF THE AGENDA

There were no additions, deletions, or modifications to the agenda by committee members or staff.

There were no additions, deletions, or modifications to the agenda proposed by staff or committee members.

Chairperson Ford raised a procedural issue, requesting that agenda packets be emailed to board members at least one week in advance of meetings. This request stemmed from recent lapses in timely distribution. Staff confirmed they would reestablish the prior distribution protocol for future meetings.

REGULAR AGENDA

Item 1: Groves at Town Center – Revised Documents per July 2024 PZB Meeting

Planning Consultant Kaitlyn Forbes opened the item with a detailed presentation summarizing changes made to the Groves at Town Center development application since the previous meeting in July. These changes were in response to feedback from the board and the public.

- **Text Amendment Revision:** Clarified that commercial development north of Citrus Grove Boulevard (Parcel 3) would be explicitly prohibited to preserve the intent of the Town's Comprehensive Plan.
- **Traffic Circulation Plan:** The applicant tested a temporary closure of westbound traffic on Avocado Boulevard (between B Road and Kiwi Court) to assess how it impacted congestion. Data showed some improvement, though enforcement was inconsistent due to the use of temporary barricades.
- **Wayfinding Signage:** The applicant proposed placing four directional signs to better route vehicles toward Tangerine Boulevard and away from congested intersections.
- **Park Plan Update:** Revisions to the park included new overlook benches west of the wetland and considerations to remove fencing for a more open feel during events partially.
- **Hotel Building Design:** The architectural plans were revised, lowering the building height from over 60 feet to 52 feet at the peak (roof parapet) and 40 feet to the roof deck. Towers were removed, and aesthetic improvements were made to align with the Town's Rural Vista Guidelines.

Applicant representative Matthew Senior expanded on these points with slides and diagrams, emphasizing that the traffic impact from the proposed hotel remains within vested limits under the original PUD approval. He also cited Publix's temporary closure in Western Wellington as a contributor to increased traffic at the site.

Senior also explained that repeat visitors to the Town Center would gradually adapt to better traffic routes and that the reopening of other points of access, such as to C Road, would further alleviate congestion over time.

The hotel developer, Rahel Svi, later presented architectural renderings of the updated hotel design. He described adjustments made to comply with both brand requirements and local design codes. According to Svi, the hotel brand (Home2 Suites by Hilton) had allowed for full exterior customization to meet the Town's aesthetic standards, including pitched metal roofing and clapboard siding. He compared the revised design to less compatible designs used in similar branded hotels elsewhere and explained the importance of building height for mechanical concealment and appearance.

During discussion, several committee members raised concerns about the scale and visual impact of the hotel. While they acknowledged the developer's responsiveness to previous feedback, concerns remained about:

- Whether the design truly reflected the Town's vision of rural charm and low-intensity development.
- The long-term implications of waiving height restrictions.
- Potential future conflicts created by lighting, signage, and public safety response needs.

Public Comment (Specific to Item 1):

Ms. Cassie Suchy spoke in opposition to the proposed hotel revisions. She argued that the current plans represented a shift from a previously promised "boutique" hotel to a generic chain-style development. Ms. Suchy expressed concern over increased crime, lighting pollution, height waivers, and deviations from the Town's rules. She called on the board to hold developers accountable to the standards written in the Town code.

Committee and Staff Discussion:

Committee members debated the appropriate interpretation of the height code, questioning the permissibility of 52-foot structures in an area where 35 feet was intended to be a maximum. Planning Consultant Forbes clarified that the waiver request for 40 feet to the roof deck and 52 feet to the parapet was submitted as allowable under ULDC Section 15-010, which permits some flexibility in building heights if supported by architectural features.

Staff noted that wayfinding signage proposed by the applicant would require a standard sign permit but posed no issue for approval. The Town would retain authority to remove signs in the future if desired.

Traffic consultants from Transystems, including Teresa Buu and Pong Leung, confirmed they had reviewed the temporary traffic changes and shared the findings with staff. However, some committee members expressed dissatisfaction with not having access to final conclusions in writing during the meeting.

Committee consensus acknowledged that some traffic challenges may stem more from the adjacent Publix site than the proposed hotel itself, though members stressed the need for a coordinated solution.

GENERAL COMMENTS FROM THE PUBLIC

There were no public comments for Monday, August 29, 2024, Planning and Zoning Board Meeting.

MOTION 1: DENIAL OF COMPREHENSIVE PLAN TEXT AMENDMENT

MOTION: *Committee Member Todd McLendon moved to deny the Comprehensive Plan Text Amendment submitted by Solar Sportsystems, Inc., which proposed to (1) permit up to 95 lodging units within the subject property (MLU), (2) eliminate the allocation for a 128-bed congregate living facility, (3) establish an allowance for a public park, (4) establish intensity and density measurement standards for the hotel use, and (5) exempt the subject site from Policy 1.2.1 of the Comprehensive Plan which restricts commercial uses to south of East Citrus Drive. Committee Member Lisa El-Ramey properly seconded this motion to deny the Comprehensive Plan Text Amendment as presented. This motion passed unanimously (5-0).*

MOTION 2: DENIAL OF MASTER PLAN / PUD AMENDMENT

MOTION: *Committee Member Todd McLendon moved to deny the Master Plan / PUD Amendment submitted by Solar Sportsystems, Inc., which sought to establish Pod TC for hotel purposes, establish Pod G for public park purposes, and amend existing conditions of approval. Committee Member Lisa El-Ramey properly seconded this motion to deny the Master Plan / PUD Amendment as presented. This motion passed unanimously (5-0).*

MOTION 3: DENIAL OF SITE PLAN FOR HOTEL ON POD TC

MOTION: *Committee Member Todd McLendon moved to deny the Site Plan Approval submitted by Solar Sportsystems, Inc. and Groves Hospitality LLC to establish a four-story, 95-room hotel on Pod TC. Committee Member Lisa El-Ramey properly seconded this motion to deny the Site Plan for the hotel as presented. This motion passed unanimously (5-0).*

MOTION 4: DENIAL OF SITE PLAN FOR PUBLIC PARK ON POD G

MOTION: *Committee Member Todd McLendon moved to deny the Site Plan Approval submitted by Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC to establish a public park on Pod G, to be utilized by the Town. Committee Member Lisa El-Ramey properly seconded this motion to deny the Site Plan for the public park as presented. This motion passed unanimously (5-0).*

COMMENTS FROM COMMITTEE MEMBERS:

Committee members reiterated the importance of:

- Adhering to community character guidelines.
- Carefully evaluating waivers, especially regarding building height and scale.
- Holding developers to standards equal to or exceeding those in neighboring municipalities.

There was also appreciation expressed toward the applicant for attempting to address concerns and revise the hotel design.

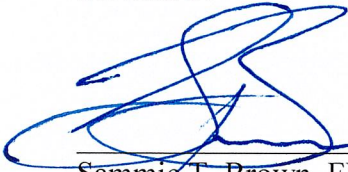
CONFIRM NEXT REGULAR MEETING DATE:

No specific date was confirmed during the meeting. Staff advised the committee that the next meeting would be scheduled once traffic review comments were received, and new actions were ready for presentation.

ADJOURNMENT

The Planning and Zoning Meeting was adjourned at 7:54 P.M. with a Motion to adjourn by Committee Member Lisa El-Ramey. Committee Member Todd McLendon seconded that motion.

ATTEST:



Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jacquelyn Clifton
Planning and Zoning Board Chairperson



155 F Road Loxahatchee Groves, FL 33470

TO: Planning and Zoning Board Members
FROM: Caryn Gardner-Young, Community Standards Director
THRU: Francine Ramaglia, Town Manager
DATE: September 16, 2025
SUBJECT: Meeting Dates

Below are the dates of the Planning and Zoning Board meetings through March 2026.

Please review your schedule and let me know if you have a conflict with any of the dates so the Board can determine if a meeting needs to be rescheduled.

Tuesday, September 16, 2025

Tuesday, October 21, 2025

Tuesday, November 18, 2025

Tuesday, December 16, 2025

Tuesday, January 20, 2026

Tuesday, February 17, 2026

Tuesday, March 17, 2026



155 F Road Loxahatchee Groves, FL 33470

TO: Planning and Zoning Board

FROM: Caryn Gardner-Young, Community Standards Director

THRU: Francine Ramaglia, Town Manager

DATE: September 16, 2025

SUBJECT: Tree Mitigation Trust Fund

Background:

Trees are an important part of our landscape. They provide privacy and shade, reduce glare, trap air-borne pollutants and generally make our environment a much more pleasant and healthful place in which to live. Shade trees cool our houses in the summer. In fact, on a hot summer day, a large healthy tree may transpire several hundred gallons of water, providing the combined cooling effect of several room-size air conditioners. These benefits can mean real cost savings for homeowners and businesses.

Article 85 in the Unified Land Development Code (ULDC) was adopted when the Town of Loxahatchee Groves (Town) was incorporated. Through Ordinance No. 2019-03, the Town repealed and adopted replacement landscaping regulations on July 9, 2019. When the ULDC was amended, it included mitigation procedures, based upon certain standards, for when trees are removed, however, there was no mention of a tree mitigation trust fund.

Although the intent of tree mitigation is for trees to be replaced onsite, there are circumstances when this is impossible. As a result, the Town would like to implement a Tree Mitigation Trust Fund which will authorize the collection of fees in lieu of mitigation for removal of certain trees within the Town. The intent is to maintain a flow of monies for the operation and implementation of projects related to the planting and promotion of trees in the Town.

The Funds will be permitted to be used for the following uses:

- (1) Purchase and planting of native species trees; and palms.
- (2) Landscaping within public rights-of-way.
- (3) Offsetting costs of consultants involved in the identification of native and non-native species trees, review of permits and plans provided for under this article.
- (4) Obtaining and planting tree mitigation sites.
- (5) Obtaining conservation easements.

- (6) Funding additional landscaping for development.
- (7) Obtaining and planting property for use as an arboretum or park.
- (8) Public education activities and events related to native tree and palm preservation and conservation.
- (9) Grant application expenses.
- (10) Staff training.
- (11) Mitigating effects of tree blight
- (12) Purchase and planning of landscaping along canal to address polluting and to stabilize the canal
- (13) Tree giveaways
- (14) Signage along Town trails

At least once a year, the Town Manager must present to the Town Council a report on the funds held and any proposed uses.

A copy of the proposed Ordinance will be forthcoming from the Town Attorney's office

Recommendations:

Discussion and approval of Ordinance on first reading.

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING ARTICLE 87 “NATIVE TREE PRESERVATION AND INVASIVE EXOTIC REMOVAL” OF PART III “SUPPLEMENTAL REGULATIONS” OF THE TOWN OF LOXAHATCHEE GROVES UNIFIED LAND DEVELOPMENT CODE (ULDC) BY ENACTING SECTION 87-065 “TREE MITIGATION TRUST FUND” TO PROVIDE THE PURPOSES FOR WHICH THE TREE MITIGATION TRUST FUND CAN BE ALLOCATED AND EXPENDED; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Article 87 of the Unified Land Development Code (ULDC) had established a Tree Mitigation Trust Fund authorizing the collection of cash donations to mitigate the removal of native trees from development sites in lieu or in combination with tree replacement requirements; and,

WHEREAS, the Town Council of the Town of Loxahatchee Groves wishes to establish and clarify the appropriate uses for the allocation and expenditure of monies within the Tree Mitigation Trust Fund; and

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 enacts Section 87-065 “Tree Mitigation Trust Fund” amending Article 87 “Native Tree Preservation and Invasive Exotic Removal” Part III “Supplemental Regulations” of the ULDC to read as follows:

Section 87-065. – Tree Mitigation Trust Fund.

The provisions of this Article 87 “Native Tree Preservation and Invasive Exotic Removal” established and provided for the collection of monies into the Loxahatchee Groves Tree Mitigation Trust Fund.

- (A) Payments received for mitigation of tree and palm removal activities shall be paid into the Loxahatchee Groves Tree Mitigation Trust Fund.
- (B) Funds in the Loxahatchee Groves Tree Mitigation Trust Fund may be used to pay for the following activities within the Town:
 - 1. Purchase and planting of native species trees; and palms.
 - 2. Landscaping within public rights-of-way.
 - 3. Offsetting costs of consultants involved in the identification of native and non-native species trees, review of permits and plans provided for under this article.
 - 4. Obtaining and planting tree mitigation sites.
 - 5. Obtaining conservation easements.
 - 6. Funding additional landscaping for development.
 - 7. Obtaining and planting property for use as an arboretum or park.
 - 8. Public education activities and events related to native tree and palm preservation and conservation.
 - 9. Grant application expenses.
 - 10. Staff training.
 - 11. Mitigating effects of tree blight
 - 12. Purchase and planning of landscaping along canal to address polluting and to stabilize the canal
 - 13. Tree giveaways
 - 14. Signage along Town trails
- (C) At least once each fiscal year, the Town Manager shall present to the Town Council a report on funds held in the Loxahatchee Groves Tree Mitigation Trust Fund, including any accrued interest, and any proposed use thereof. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the trust fund until the next fiscal period.

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 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 ____DAY OF _____, 2025.

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

VOTE

ANITA KANE, MAYOR

MARGARET HERZOG, VICE MAYOR

TODD MCLENDON, COUNCIL MEMBER

LISA EL-RAMEY, COUNCIL MEMBER

PAUL T. COLEMAN II, COUNCIL MEMBER

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2025.

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

VOTE

ANITA KANE, MAYOR

MARGARET HERZOG, VICE MAYOR

TODD MCLENDON, COUNCIL MEMBER

LISA EL-RAMEY, COUNCIL MEMBER

PAUL T. COLEMAN II, COUNCIL MEMBER

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Mayor Anita Kane

Valerie Oaks, Town Clerk

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Councilmember Todd McLendon

Town Attorney

Councilmember Lisa El-Ramey

Councilmember Paul Coleman