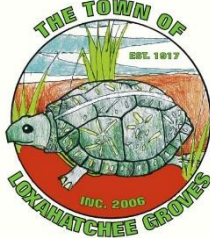


TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
AGENDA
FEBRUARY 09, 2026 – 4:00 PM



Jo Siciliano (Seat 1), Chair
Karen Plante (Seat 3), Vice Chair **Danielle Harrity (Seat 3), Committee Member**
Robert Austin (Seat 4), Committee Member **VACANT (Seat 5), Committee 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.

COMMITTEE AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF THE MINUTES

- [1.](#) 09/08/25 Unified Land Development Code Review Committee Meeting Minutes
01/12/2026 Unified Land Development Code Review Committee Meeting Minutes

PUBLIC COMMENTS

REGULAR AGENDA

- [2.](#) Nuisance Abatement
- [3.](#) Line of Sight

COMMITTEE MEMBER COMMENTS

**Danielle Harrity (Seat 3), Committee Member
Robert Austin (Seat 4), Committee Member
VACANT (Seat 5), Committee Member
Karen Plante (Seat 2), Vice Chair
Jo Siciliano (Seat 1), Chair**

CONFIRMATION OF THE NEXT MEETING DATE

4. Monday March 9, 2026

ADJOURNMENT

Published and Posted on February 3, 2026, at 5:30 PM

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

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
MINUTES
MONDAY SEPTEMBER 08, 2025 – 4:00PM – 5:13PM



CALL TO ORDER

September 08, 2025 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:00 PM by Committee Chairperson Jo Siciliano.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Committee Chairperson Siciliano.

ROLL CALL

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

Present:

- Jo Siciliano – Chairperson (Seat 1)
- Karen Plante – Vice Chairperson (Seat 2)
- Sarah Palmer – Committee Member (Seat 3)
- Robert Austin – Committee Member (Seat 4)
- Danielle Harrity – Committee Member (Seat 5)

Staff Present:

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

Staff Absent:

- Francine Ramaglia – Town Manager

ADDITIONS, DELETIONS, AND/OR MODIFICATION TO THE AGENDA

There were no modifications to the Agenda for this meeting.

APPROVAL OF THE MINUTES

MOTION: COMMITTEE MEMBER AUSTIN / CHAIRPERSON SICILIANO MOVED TO RECEIVE AND FILE THE FOLLOWING PAST MEETING MINUTES WITH A MODIFICATION TO THE ATTENDANCE.

- 07/14/2025- Unified Land Development Code (ULDC) Review Committee Meeting Minutes

PUBLIC COMMENTS

There were no public comments submitted or presented during the meeting.

REGULAR AGENDA

AGENDA ITEM: DISCUSSION REGARDING SIGNAGE

The Committee moved to the primary agenda item which consisted of a more detailed discussion regarding signage for the town than has been previously discussed in other meetings.

A. MASTER SIGN PLAN LANGUAGE

Community Standards Director Caryn Gardner-Young presented a slideshow presentation and memorandum to further explain the details of a master sign plan program, and whether the Committee was interested in implementing such a program, since the program is only in IPUD section of the Town Code. Within the memorandum it is explained how a master sign plan would ensure consistent development aesthetics through commercial centers, existing developments and Multi-tenant developments. It is also outlined how the approval process in a master sign plan may look, as well as the criteria required for the plan and possible variances.

Director Gardner- Young also emphasized how a master sign plan would specifically benefit planners and new commercial development looking to establish. It would be a useful tool for property owners to use a master sign plan to provide them direction on how they can approve signs for their development. It was mentioned that a master sign plan also makes it easier to enforce certain rules upon development.

Committee members discussed the following regarding the implementation of a master sign plan:

- Whether it would be beneficial to implement a new master sign plan as whole rather than an amendment to existing regulation.
- The timeline of final implementation of a master sign plan, and how its long timeline means these changes won't be made immediately.
- Creating uniform regulation for the town may be beneficial to residents and consumers, as it creates a certain recognizable look to the town.
- Whether it should be included that the Town Council can make changes to master sign plan.

The Committee generally agreed that the adoption of a master sign plan would be a useful implementation especially in regards to future development within the town. Creating a uniform look for the town is important to the Committee Members as it makes the town visually aesthetic. While some Committee Members did critique the initial draft of a master sign plan, town staff clarified that these are just the initial phases and more detail and specifics will be in forthcoming future meetings.

B. AMORTIZATION OF NON-CONFORMING SIGNS

Director Gardner-Young presented a memorandum on amortizations that included the existing amortization language as requested by the ULDC committee in order to discuss the amortization process of non-conforming signs. Amortization would require signage not in compliance to be updated or removed.

Committee members discussed:

- How amortization would affect existing signage that is pre-incorporation.
- The way this could affect certain signage that is considered historical or recognizable and is already established within the town.
- How a reactive approach may be a more appropriate action than a proactive approach for the amortizations.

This discussion of amortization considered the way amortization language could be changed to include new signage but also the way it could affect existing signage, including signs that have been established pre-incorporation.

C. COMMERCIAL LOW & COMMERCIAL LOW OFFICE ZONING DISTRICT SIGNAGE

Director Gardner-Young provided Section 90-040- Standards by sign type and zoning district, in order for the committee members to review and discuss Commercial Low (CL) and Commercial Low Office (CLO) Zoning districts. The section provided information on building signage such as awnings, building wall signs, shopping centers, canopy signs, monument or panel signs, real estate signs, window signs, holiday/seasonal signage, and opinion signage.

Committee members discussed possible changes to the section such as:

- Major signs and how there is no guidance on these signs, possible solutions could be to base these signs off the square footage of development; since these signs are meant for specific identification of a space.
- The most important aspects of commercial signs are the location, size, and visibility.
- Awnings and canopies are already prohibited but was noted that awnings and canopies are not hurricane friendly, believed that porch could be better for signage area compared to other signage.
- Verbiage could include maximum size guidance rather than a minimum size guidance.
- Monument signs posed an issue as this would be a bigger sign that may be not aesthetically pleasing, considered not allowing monument signs.
- Restriction on neon signs as well as any distracting signage.

COMMITTEE MEMBER COMMENTS

No comments from the committee members at the end of the meeting.

CONFIRMATION OF THE NEXT MEETING DATE

ADJOURNMENT

MOTION : A MOTION TO ADJOURN THE MEETING WAS MADE BY CHAIRPERSON SICILIANO AND SECONDED BY COMMITTEE MEMBER AUSTIN. THE MEETING ADJOURNED AT 5:13 PM.

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

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jo Siciliano,
Unified Land Development Code Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
MINUTES
MONDAY JANUARY 12, 2026 4:06 PM – 5:08 PM



CALL TO ORDER

The January 12, 2026 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:06 PM by Committee Member Jo Siciliano.

PLEDGE OF ALLEGIANCE

Committee Member Siciliano led the Committee in the Pledge of Allegiance.

ROLL CALL

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

Present:

- Jo Siciliano – Chairperson (Seat 1)
- Karen Plante – Vice Chairperson (Seat 2)
- Danielle Harrity – Committee Member (Seat 3)
- Robert Austin – Committee Member (Seat 4)

There is a vacancy in Seat 5.

Staff Present:

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

Staff Absent:

- Francine Ramaglia – Town Manager

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

Consensus: Chairperson Siciliano mentioned that nuisance abatement has connections to line of sight language and would like to discuss them in tandem. The committee agreed to discuss both subjects.

MOTION: COMMITTEE MEMBER AUSTIN /COMMITTEE MEMBER PLANTE MOVED TO RECEIVE AND FILE THE LINE OF SIGHT DOCUMENT PROVIDED BY STAFF. MOTION PASSES (4-0).

Document is labeled Exhibit A within minutes.

APPROVAL OF THE MINUTES

The committee noted errors within the minutes that they would like to be changed. The committee agreed to consider these minutes for approval at the next meeting once errors have been corrected.

PUBLIC COMMENTS

There were no public comments submitted or presented during the meeting.

REGULAR AGENDA

Nuisance Abatement & Line of Sight

Community Standards Director Caryn Gardner- Young began the discussion by introducing the subject of Nuisance Abatement as the ability of the Town to enter private property to correct certain problems. It is mostly used for life, health, and safety issues. The purpose of the discussion is to workshop ideas for any changes to the nuisance abatement language. Some of the issues that staff and members discussed included:

- current 20 day time notice, which could be lengthy for certain problems; and
- lack of clear language and too much subjectivity within the language; and
- no clear steps for the exact process of nuisance abatement.

Consensus: The committee will look over the current nuisance abatement language and provide any notes to Community Standards Director Gardner-Young to discuss at the following committee meeting.

The committee then discussed the line of sight language that is currently used. The committee discussed implementing clearer diagrams, more diagrams, and to state what the measurements are. The goal is to make it easier for people to comply by having clear and precise language. Committee discussion ensued. The five items that Gardner-Young detailed from the committee were:

1. language regarding above the level of the center of the adjacent intersection; and
2. have section B more clarified that it applies to all the items contained in Section A; and
3. add two additional diagrams, and

4. include language about gates that are not in use, a possible remedy is to apply a fence, and
5. the structure whether required or approved by the governmental agency is permissible.

The implementation of mirrors and whether that could be a remedy was also mentioned.

COMMITTEE MEMBER COMMENTS

No comments from the committee members at the end of the meeting.

Danielle Harrity (Seat 3) , Committee Member

Robert Austin (Seat 4), Committee Member

Sarah Planter (Seat 5), Committee Member

Karen Plante (Seat 2), Vice Chair

Jo Siciliano (Seat 1), Chair

CONFIRMATION OF THE NEXT MEETING DATE

Monday February 9, 2026

ADJOURNMENT

MOTION : A motion to adjourn was made by Committee Member Robert Austin. The motion was seconded by Committee Member Danielle Harrity. The meeting adjourned at 5:08 PM.

Published and Posted on INSERT DATE, at INSERT TIME

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

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jo Siciliano,
Unified Land Development Code Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk

JO'S NOTES ON NUISANCES

Item 2.

Section 30-1

(30-1) Purpose and intent

- (1) Regarding #2..Excessive deliberate and unintended growth.....that obstruct public roadways and trails within the town with a vertical height of 14 ft (what does this mean) and/or that impedes drainage. (Is this the place to include "sight distance regulations" ?).
- (2) DEFINITIONS (30-2)
- (3) Fill.....should this include millings and concrete or anything else?
- (4) Grass, weeds or brush.....impairs roadways, trails, impedes drainage (and sight distance triangle ?) also I think "with a vertical clearance of 14 feet" needs to be made clearer as to how that pertains i.e. branches or limbs that are reaching utility lines???
- (5) Imminent public health threat...."or the like?" that may cause injury...or contaminate the environment such as releasing septic tank holdings onto ground or into canals
- (6) Trash, junk, debris should include human waste septic tank discharge
- (7) 30-3 DECLARATION OF NUISANCE AND MENACE(in #2)and the permitting of vegetation to grow over roadways and/or into the sight triangle
- (8) (30-4). (a) should include human waste/septic discharge here as well if we include it earlier in this code
- (9) (30-5) excessive growth.....should include line of sight (sight distance triangle 105-005) I believe if this is included it gives property owners the chance to get all landscaping done at once if they are informed of all possible code violations regarding "excessive growth"
- (10) (30-7) IMMINENT PUBLIC-HEALTH THREAT (a) line of site triangle needs to be here too (b) a courtesy notice will be sent to property owner.... Informing them of where there is a nuisance or menace and provide all necessary information and reasonably amount of time for said nuisance to be remedied by owner (location of, diagram how to, options for remedy, etc.) This might also be a good place to include the excess in number of RV's permitted on a property (making those RVs illegal and a threat to the public and the environment) (c) After fact notice
- (11) 30-8 ENFORCEMENT (b) #1.....IF THE "NOTICE OF VIOLATION" PERTAINS TO AN IMMINENT PUBLIC HEALTH THREAT ABATED BY TOWN..... I have some questions as to how one might receive a notice of violation that the town has already abated...seems like the cart is in front of the horse....what am I missing here???
- (12) ordinance 2020-08 not codified??
- (13) (30-3) Declaration of nuisance and menace. (3). Missing sight triangle regulation and somewhere I suppose we should include the definition of abatement....in that it seems to mean that the TOWN will remedy the nuisance or menace and can do so without pre notification (as of right now) and will then charge owner, agent etc for cost of abatement
- (14) I think there should be a Courtesy notice for for this category and clearer definition as to the what it means if town has determined a imminent health threat violation For example code enforcement sees a roadway or line of site issue on a property, 1st step is what, 2nd step is whati mean how does it get to be immediately abated by town and then code violation delivered after the fact???

RECEIVED
FEB 02 2026

By: _____

imminent threat is a violation of the article and for violations, the town has to notify the owner first, then they can appeal, then it has to be remedied if necessary.

- Suggested process:
 - Town manager decides if a public health threat exists
 - Notice is given to the owner and/or tenant/agent with 15 calendar days to remedy from time of notice
 - Owner/tenant has 15 days to appeal, and it goes to council within (??) days of request
 - If no appeal, property is inspected by town on Day 15
 - Town arranges for clean-up
 - Town bills the owner for all clean up costs

Sec 30-8 c 2

- Add where violation notice is physically posted

Sec 30-9

- In (3), edit to "...violation remedied and removed by the owner/tenant/etc at his or her expense."

Sec 30-10

- Update language based on any agreed up edits to overall process

Sec 50-035, referenced in 30-3

- How would land owners know if their vegetation is growing over town owned equestrian trails? Owners need to be notified first as trails are not really marked

Danielle

Comments

Feb 2, 2026
 Notes on Nuisance Abatement Article
 Prepared by Danielle Harrity, ULDC Committee



By: _____

For discussion/general:

Add overview/intro that explains Code Violation/Enforcement process vs Nuisance Abatement?

Wouldn't most Nuisance issues start as Code violations? Manure mountain on A Rd. as an example to discuss

Suggested Edits:

Edit section 30-1 to read:

1. The purpose of this article is to prohibit and/or eliminate conditions on privately owned properties that are a threat to public health, safety or welfare. These conditions include:
 - a. Accumulation of excessive trash, junk, debris, fill or vegetation
 - b. Overgrowth of vegetation that obstructs public roadways, drainage, paths or trails

(Note: Suggest striking bullet on illegal activities. Shouldn't the town manager report suspected illegal activity to PBSO?)

Sec 30-2:

- Update Compatible Electronic Media definition
- Remove "and a clearance height of 14 feet" from Excessive Growth definition
- Edit Grass, Weeds, Brush definition to read "Grass, weeds or brush means vegetation that is growing in a way that impedes public roadways, drainage or trails"
- Edit "Imminent Public Health Threat to read "...means the condition of the lot, tract or parcel, because of the accumulation of trash, junk, fill, vegetable or debris, may cause injury or disease to humans, contaminate the environment, or harbor vermin or disease."
- In the Non-ad valorem assessment, insert correct article number instead of "X"

Sec 30-3

- In point (2), remove "and such clean-ups would have to be undertaken by the town several times a year, in some cases for the same property." (This seems unnecessary)

Sec 30-7 and 30-8 / Imminent Public Health Threat

- Language currently conflicts and needs to be clarified. It currently states that the town can decide there is an imminent threat and remedy without notice. Then states that an

Footnotes:

--- (1) ---

State Law reference— *Municipal Home Rule Powers Act, F.S. ch. 166; public nuisances, F.S. ch. 823; nuisance abatement generally, F.S. § 60.05 et seq.*

ARTICLE I. - IN GENERAL

Sec. 30-1. - Purpose and intent.

The purpose and intent of this article is to prohibit the following:

- (1) Accumulation of trash, junk, or debris, living and nonliving plant material, and stagnant water.
- (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth that obstruct public roadways and trails within the town, with a vertical height of 14 feet, and impeding drainage.
- (3) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity.
- (4) Property threatening or endangering the public health, safety or welfare of town residents.

(Ord. No. 2017-21, § 12, 4-3-2018)

Sec. 30-2. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Actual cost means the actual cost to the town, and if by contract the amount plus interest, if any, as invoiced by an independent, private contractor for terminating and abating a violation of this article on a lot, tract, or parcel, plus the cost of serving notice of the violation, obtaining title information on the property, and all other identifiable costs incurred by the town in the clean-up of the lot, tract, or parcel.

Compatible electronic medium or media means machine-readable electronic repositories of data and information, including, but not limited to, magnetic disk, magnetic tape, and magnetic diskette technologies, which provide without modification that the data and information therein are in harmony with and can be used in concert with the data and information on the ad valorem tax roll keyed to the property identification number used by the county property appraiser.

Compost bin means a container designed for the purpose of allowing nonliving plant material to decompose for use as fertilizer. For purposes of this article, any such compost bin shall be constructed of wire, wood lattice or other material which allows air to filter through the structure. A compost bin shall not exceed an area of 64 square feet or a height of five feet.

Excessive growth means grass, weeds, rubbish, brush, branches, or undergrowth that grows over public roadways in violation of section 50-035 of the town ULDC and a clearance height of 14 feet.

Fill means material such as dirt that is imported and deposited on property by artificial means.

Grass, weeds, or brush means grass, weeds or brush that, when allowed to grow in a wild and unkempt manner, impairs roadways, trails, with vertical clearance of 14 feet or impeding drainage.

Imminent public-health threat means the condition of a lot, tract, or parcel of land that, because of the accumulation of trash, junk, or debris, such as broken glass, rusted metal, automotive and appliance parts, some of which may contain chemicals, such as Freon, oils, fluids, or the like, may cause injury or disease to humans or contaminate the environment, or the condition of a lot, tract or parcel that, because of the excessive growth of grass, weeds, or brush, can harbor criminal activity, vermin, or disease.

Levy means the imposition of a non-ad valorem assessment against property found to be in violation of this article.

Non-ad valorem assessment means a special assessment that is not based upon millage and that can become a lien against a homestead as permitted in section 4 of article X of the state constitution.

Non-ad valorem assessment roll means the roll prepared by the town and certified to the county property appraiser tax collector, as appropriate under state law, for collection.

Nonliving plant material means nonliving vegetation such as leaves, grass cuttings, shrubbery cuttings, tree trimmings and other material incidental to attending the care of lawns, shrubs, vines and trees.

Property means a lot or tract or parcel of land and the adjacent unpaved and ungraded portion of the right-of-way, whether such lot or tract or parcel is improved or unimproved.

Trash, junk, or debris means waste material, including, but not limited to, putrescible and non-putrescible waste, combustible and non-combustible waste, and generally all waste materials such as paper, cardboard, tin cans, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces of motor vehicles or other machinery, rubber tires, and rusted metal articles of any kind.

(Ord. No. 2017-21, § 3, 4-3-2018)

Sec. 30-3. - Declaration of nuisance and menace.

The accumulation of trash, junk, or debris, living and nonliving plant material upon property, the excessive growth of grass, weeds, brush, branches, and other overgrowth, the keeping of fill in an unsafe and unsanitary manner, and the permitting vegetation to grow over public roadways are declared to be nuisances and menaces to the public health, safety, and welfare of the citizens of the town for the following reasons:

- (1) The aesthetic appearance of property preserves the value of other properties within the town.
- (2) The accumulation of trash, junk, or debris, living and nonliving plant material, the excessive growth of grass, weeds, brush, branches, and other overgrowth, the keeping of fill in an unsafe and unsanitary manner, and the permitting vegetation to grow over public roadways in violation of section 50-035 of the town ULDC, is dangerous, unhygienic, unhealthy, visually unpleasant to the reasonable person of average sensibilities, and a visual nuisance because it depreciates, or potentially can depreciate, the value of neighboring property, or could cause hazards to the use of public roadways, that, unless addressed properly in this Code, town taxpayers could be and would be required to pay the cost of remedying, and such clean-ups would have to be undertaken by the town several times a year, in some cases for the same properties.

(Ord. No. 2017-21, § 4, 4-3-2018)

Sec. 30-4. - Accumulation of trash, junk, or debris, living and nonliving plant material.

- (a) Every owner and, if applicable, every agent, custodian, lessee, or occupant of property shall reasonably regulate and effectively control accumulations of trash, junk, or debris, living and nonliving plant material:
 - (1) On the property; and
 - (2) On that portion of the adjoining public right-of-way between the property and the paved or graded street.
- (b) The following uses are permissible:
 - (1) Storage of trash, junk, debris, and living and nonliving plant material in garbage cans that comply with applicable ordinances relating to solid waste collection.
 - (2) The storage of nonliving plant material in compost bins.

(Ord. No. 2017-21, § 5, 4-3-2018)

Sec. 30-5. - Excessive growth of grass, weeds, brush, and other overgrowth.

Every owner and, if applicable, every agent, custodian, lessee, or occupant of property shall reasonably regulate and effectively control the excessive growth of grass, weeds, brush, and other overgrowth on that portion of the adjoining public right-of-way between the property and the paved or graded street. Excessive growth of grass, weeds, brush, and other overgrowth as defined herein, and that violate section 50-035 of the town ULDC, as may be amended from time to time, is prohibited.

(Ord. No. 2017-21, § 6, 4-3-2018)

Sec. 30-6. - Keeping of fill on property.

Every owner and, if applicable, every agent, custodian, lessee, or occupant of property shall reasonably regulate and effectively control the property so as to prevent the keeping of fill on it to prevent the creation of:

- (1) A habitat for rodents, vermin, reptiles, or other wild animals;
- (2) Breeding ground for mosquitoes;
- (3) A place conducive to illegal activity;
- (4) A place that threatens or endangers the public health, safety or welfare of town residents;
- (5) A place that is reasonably believed to cause currently, or potentially to cause in the future, ailments or disease; or
- (6) A condition on the property that adversely affects and impairs the economic value or enjoyment of surrounding or nearby property.

(Ord. No. 2017-21, § 7, 4-3-2018)

Sec. 30-7. - Imminent public-health threat.

- (a) The accumulation of trash, junk, debris, living and nonliving plant material, the excessive growth of grass, weeds, brush, or other overgrowth, the keeping of fill on property that presents an imminent public health threat, or the permitting vegetation to grow over public roadways, may be remedied by the town immediately without notice to the owner or, if applicable, the agent, custodian, lessee, or occupant. The town manager shall determine whether, under the provisions of this article, an imminent public health threat exists.
- (b) After-the-fact notice will be provided by the town to the owner and, if applicable, the agent, custodian, lessee, or occupant within a reasonable time after the abatement. After-the-fact notice shall be sent as set forth in section 30-8(d), and the owner and, if applicable, the agent, custodian, lessee, or occupant shall have 15 days from the date notice is received to:
 - (1) Reimburse the town; or
 - (2)

Appeal the town manager's determination to the town council that an imminent public-health threat existed on the property.

(Ord. No. 2017-21, § 8, 4-3-2018)

Sec. 30-8. - Enforcement.

- (a) *Violations.* Failure or refusal by the owner and/or, if applicable, the agent, custodian, lessee or occupant of property to comply with the requirements of this article is a violation of this article. The existence of an imminent public health threat on a property is a violation of this article.
- (b) *Notice of violation.*
 - (1) Whenever the town manager or his designee determines there is a violation of this article, the town manager shall serve, or cause to be served, a notice of violation on the owner and, if applicable, the agent, custodian, lessee, or occupant of the property. The notice of violation shall direct the owner and, if applicable, the agent, custodian, lessee, or occupant to terminate and abate the violation within 20 calendar days of the date the notice is received. If the "notice of violation" pertains to an imminent public health threat abated by the town, the notice shall direct the owner and, if applicable, the agent, custodian, lessee, or occupant to pay to the town the cost of such abatement.
 - (2) If the notice of violation is sent or delivered to the owner and the owner's agent, custodian, lessee, or occupant, they shall be jointly and severally responsible to remedy the violation.
- (c) *Notice is received.*
 - (1) The notice of violation shall be sent by United States certified mail with a return receipt requested. Notice is received on the date the owner or, if applicable, the agent, custodian, lessee, or occupant of the property initials or otherwise indicates receipt of the notice on the return receipt.
 - (2) In the event that certified mail delivery cannot be accomplished, and after reasonable search by the town for such owner or, if applicable, the agent, custodian, lessee, or occupant of the property, or if the notice is not accepted or is returned to the town, a physical posting of the notice of violation on the property shall be deemed the date the notice of violation is received.
- (d) *Form of notice.* The notice shall be in substantially the following form:

NOTICE OF VIOLATION

Name of owner:

Address of owner:

Name of agent, custodian, lessee, or occupant (if applicable):

Address of agent, custodian, lessee, or occupant (if applicable):

Our records indicate that you are the owner, agent, custodian, lessee or occupant of the following property in the Town of Loxahatchee Groves, Florida: [description of property]

An inspection of this property discloses, and I have found and determined, that a public nuisance exists on this property. This public nuisance violates [description of section violated] of the Code of Ordinances of the Town of Loxahatchee Groves, Florida, in that: [description of the violation in this article]

YOU ARE HEREBY NOTIFIED THAT IF, WITHIN TWENTY DAYS (20) FROM THE DATE OF THIS NOTICE,

- a. THE VIOLATION DESCRIBED ABOVE IS NOT REMEDIED AND ABATED,
OR
- b. THIS VIOLATION NOTICE HAS NOT BEEN TIMELY APPEALED, AS SET FORTH IN SECTION 30-9 OF THE TOWN'S CODE OF ORDINANCES, THE TOWN WILL CAUSE THE VIOLATION TO BE REMEDIED, AND THE COSTS INCURRED BY THE TOWN IN CONNECTION WITH THE CLEANUP WILL BE ASSESSED AGAINST THE PROPERTY. TO APPEAL THIS NOTICE OF VIOLATION, YOU MUST FILE YOUR NOTICE OF APPEAL NO LATER THAN 15 DAYS AFTER RECEIPT OF THIS NOTICE WITH THE TOWN CLERK.

TOWN OF LOXAHATCHEE GROVES

By: _____

Title: _____

If the notice is an after-the-fact notice of an imminent public-health threat, the capitalized portions shall be deleted and, in their place, the information required in section 30-11 regarding levy of assessment on the property for the costs of abatement incurred by the Town shall be substituted.

(Ord. No. 2017-21, § 9, 4-3-2018)

Sec. 30-9. - Appeals.

Within 15 days after notice is received, the owner or, if applicable, the agent, custodian, lessee, or occupant of the property may appeal to the town council that a notice of violation is not warranted for the property or that the property did not pose an imminent public-health threat that required immediate clean-up.

Content of appeal. The owner or, if applicable, the agent, custodian, lessee, or occupant of the property must appeal the notice of violation by written notice to the town clerk. The written notice must be accompanied by a reasonable filing fee, as determined by the town clerk, and shall be either hand delivered to the town manager, or mailed to the town clerk and postmarked, within the 15-day period after notice is received.

- (2) *Hearing of appeal.* Upon timely receipt, the town manager will schedule the appeal for a public hearing before the town council. At the public hearing, the appellant shall be afforded due process and may present such evidence as is probative of the appellant's case. The town manager or other town staff shall present such evidence as is probative of the alleged violation. Members of the public shall be afforded the opportunity to present germane testimony and evidence. Thereafter, the hearing shall be closed and the town council shall rule on the appeal.
- (3) *Unsuccessful appeal.* If the appeal is unsuccessful, the property must be cleaned up and the violation remedied and removed within 15 days from the date of the town council's decision.

(Ord. No. 2017-21, § 10, 4-3-2018)

Sec. 30-10. - Special assessment imposed.

- (a) In the event an appeal is not made within 15 days after notice is received and the violation is not remedied, or a timely appeal is made, but is unsuccessful and the violation is not remedied, the town may undertake such action as is necessary or useful to remedy the violation. The costs incurred by the town to remedy the violation, including the actual cost of clean-up, all administrative expenses, and all other identifiable costs incurred by the town, shall be assessed against the property. All assessments shall be paid in full no later than the close of town business on the 20th business day after the property owner has received notice of the assessment.
- (b) Thereafter, the unpaid amount of the assessment will accrue interest at the rate of ten percent per annum or at the maximum rate allowed by law, whichever is less.

(Ord. No. 2017-21, § 11, 4-3-2018)

Sec. 30-11. - Notice of assessment.

- (a) Upon completion of the actions undertaken by the town to remedy the violation on the property, the town shall notify in writing the owner and, if applicable, the agent, custodian, lessee, or occupant that a special assessment has been imposed on the property. The notice shall be delivered to them in the same manner set forth for delivery of the notice of violation in section 30-8.
- (b) The notice of assessment shall set forth the following:
 - (1)

A description of the violation, a description of the actions taken by the town to remedy the violation, and the fact that the property has been assessed for the costs incurred by the town to remedy the violation.

- (2) The aggregate amount of such costs and an itemized list of such costs.
- (3) The intent of the town to record the assessment as a lien against the property if not paid timely, within the period of 20 business days as set forth in section 30-10.
- (4) The intent of the town to place the assessment on the tax roll as a non-ad valorem assessment if not paid by the following June 1.
- (5) The potential for the property to be subject to the sale of a tax certificate, bearing interest by law at a rate as high as 18 percent per annum, if the non-ad valorem assessment is not paid as part of the tax bill on the property.
- (6) The potential for the property to be sold and conveyed by tax deed if the tax certificate is not redeemed by payment of the non-ad valorem assessment in full, plus interest, as required by state law.

(Ord. No. 2017-21, § 12, 4-3-2018)

Section 50-035. - Roadside and trail vegetative nuisance prohibited.

- (A) All property owners within the Town are prohibited from allowing vegetation on their property from impacting any public road or Town Council designated equestrian trail within the Town.
- (B) All property owners within the Town shall be responsible for maintaining vegetation on their property in such a manner that the vegetation does not:
 - (1) Grow over the graded or paved portion of any public roadway within the Town; or,
 - (2) Grow over any Town Council designated equestrian trail within the Town.

(Ord. No. 2017-16, § 2, 10-3-2017)



TOWN OF LOXAHATCHEE GROVES

ULDC MEETING

AGENDA ITEM MEMORANDUM

Item 2.

TO: Unified Land Development Committee

FROM: Caryn Gardner-Young, Community Standards Director

THRU: Francine L. Ramaglia, Town Manager

DATE: February 9, 2026

SUBJECT: Nuisance Abatement and Line of Sight

The Town of Loxahatchee Groves (Town) Town Council is looking for its appointed Town Committees to workshop various possible zoning text amendments. At a Town Council meeting, there was discussion of possible zoning text amendments that each Town Committee should consider per a list provided.

The Town Manager has advised the Town Council that the recent passage of Florida Senate Bill 180 (2025) has imposed significant new limitations on all local governments in hurricane-impacted counties. SB 180 freezes the adoption of or even *proposing* "more restrictive or burdensome" land development regulations as defined by SB 180 in hurricane-impacted areas until at least October 2027. As a result, given the evolving legislative landscape, the Town's lobbying team has recommended that the Town hold off on any significant changes other than administrative or clearly less restrictive changes until the outcomes of the upcoming session are signed into law.

Although the ULDC Committee has been working on Sign Code text changes, Town Staff is still waiting for the Ordinance from the Town Attorney to conclude this review. While waiting, another topic for the ULDC Committee to consider which may not be impacted by SB 180 is Nuisance Abatement regulations

At its January meeting, the ULDC Committee discussed the existing nuisance abatement regulations as well as the line-of-sight regulations. At that meeting, the following were discussed:

1. Line of Sight
 - a. Provide additional diagrams showing all line-of-sight dimensions
 - b. Clarify that section B applies to all line-of-sight situations
 - c. Add that line-of-sight regulations do not apply to government required structures
 - d. Clarity that a property owner can replace a gate with a fence and there is no need to meet the line-of-sight regulations
 - e. Clarity how we measure the height of structures in the sign triangle
 - f. Clarify the clear zone between 30" and 8'

2. Nuisance Abatement

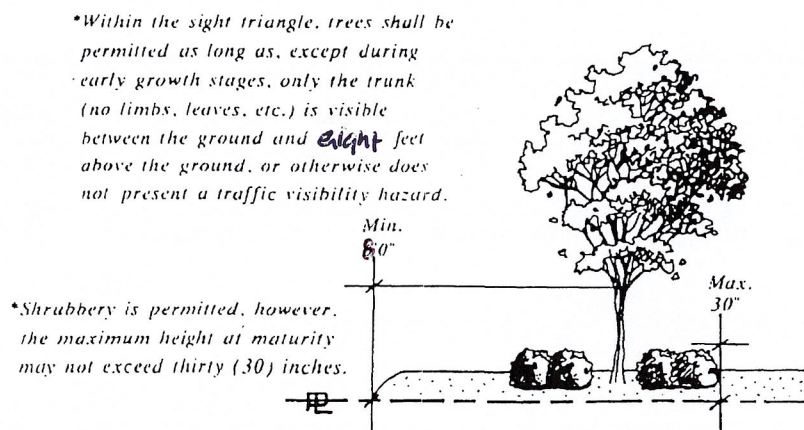
- a. ULDC Committee Members will provide me with comments to the existing Nuisance Abatement language prior to the meeting so I can include in agenda for the February meeting

Attachments:

1. Nuisance Abatement Code Regulations
2. Revised Line of Sight language.
3. Committee Comments received

PROPOSED LANGUAGE TO ADDRESS COMMITTEE'S CONCERNS

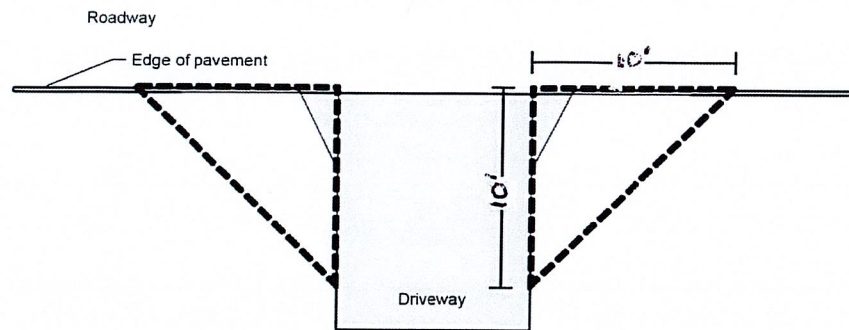
- (A) Within the triangular areas described in subsection (C) of this section, it shall not be permissible to install, set out or maintain, or to allow the installation, setting out or maintenance of, either temporarily or permanently, any vehicular parking space, sign, wall, hedge, shrubbery, tree, earth mound, natural growth or other obstruction of any kind which obstructs cross-visibility at a level between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection except as provided in subsection (B) of this section. Trees located within clear sight triangles shall be installed with a minimum of eight feet of clear trunk. Shrubbbery is permitted, however, the maximum height at maturity may not exceed 30 inches. Any wall or fence within the sight triangle must be constructed in such a manner as to provide adequate cross-visibility over or through the structure between thirty (30) inches and eight (8) feet in height above the driving surface.



- (B) The following will be permitted within the triangular areas described below:
- (1) Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection. Trees must be so located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than one and one-half (1 ½) feet from the edge of any roadway pavement unless in conflict with the state department of transportation clearance criteria which shall prevail, and three (3) feet from the edge of any alley or driveway pavement.
 - (2) Fire hydrants, public utility poles, government approved or required structures, street markers and traffic control devices. Posts for illuminating fixtures, traffic control, fences and **street** name **signs** are permitted, so long as the **sign** or equipment is not within the prescribed clear space and the fence does not visually impede the clear sight of the intersection.

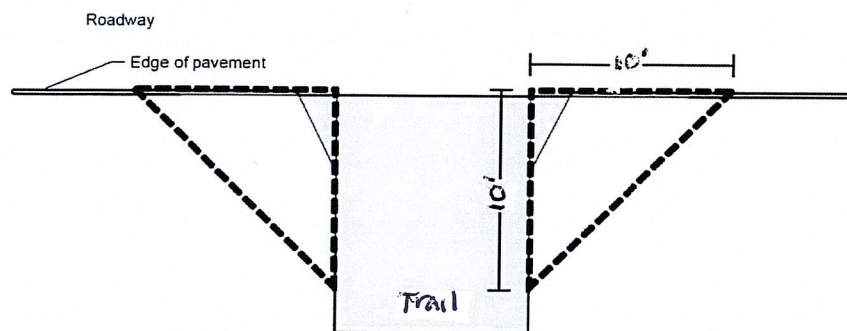
(C) The triangular areas referred to are:

- (1) *Cross-visibility requirements at the intersection of driveways and street lines.* Where a driveway intersects a street, the triangular area of property on both sides of a driveway formed by the intersection of each side of the driveway and the ultimate street line, with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides. If a gate is replaced with a fence for an accessway then sight triangle regulations do not apply. The town engineer may waive this requirement where it is not necessary to ensure adequate cross-visibility, such as for driveways that cross canals.



NOTE: Dimensions shown taken from edge of pavement.

- (2) *Cross-visibility requirements at the intersection of trails and street lines.* Where a crosswalk intersects a vehicular access aisle, driveway or an ultimate right-of-way or street line, the triangular area of property on both sides of a crosswalk or walkway formed by the intersection of each side of the walkway and the ultimate street line or aisle with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two sides.



NOTE: Dimensions shown taken from edge of pavement.

- (3) *Cross-visibility requirements at the intersection of two streets.* Where two (2) streets intersect, the triangular area of property on all sides of the intersection, formed by the intersection of two (2) or more private or public roads with two (2) sides of the triangle area being twenty-five (25) feet in length along the abutting street lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two sides.

