

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
TOWN COUNCIL FIRST BUDGET AND REGULAR MEETING AGENDA
SEPTEMBER 5, 2023

Community Discussion Meeting 6:00-6:30 PM (Non-Agenda Items Workshop)



Laura Danowski, Mayor (Seat 2)

Phillis Maniglia, Councilmember (Seat 1)

Robert Shorr, Vice Mayor (Seat 4)

Marianne Miles, Councilmember (Seat 3)

Margaret Herzog, Councilmember (Seat 5)

Administration

Town Manager, Francine L. Ramaglia
Town Attorney, Elizabeth Lenihan, Esq.
Town Clerk, Lakisha Q. Burch
Public Works Director, Larry A. Peters, P.E.

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 the 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. An 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.

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 6:00 PM on the day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Town Council meetings are live-streamed and close-captioned for the general public via our website, instructions are posted there.

PRESENTATION

1. Presentation from Chris Wallace of Munitytics regarding the FY 24 Budget.

TOWN COUNCIL RECESS TO CONVENE AS DEPENDENT WATER CONTROL DISTRICT

CALL TO ORDER DEPENDENT WATER CONTROL DISTRICT

CALL TO ORDER

READING OF NOTICE

ROLL CALL

COMMENTS FROM THE LANDOWNERS

REGULAR AGENDA

2. Consideration of *Resolution No. 2023-DD04* adopting the Road & Drainage Acreage Assessment.

COMMENTS FROM THE BOARD

ADJOURNMENT

DEPENDENT WATER CONTROL DISTRICT ADJOURN TO RECONVENE AS TOWN COUNCIL

CONSENT AGENDA

3. Approval of Meeting Minutes.
 - a. February 11, 2022 Attorney-Client Session Meeting Minutes
 - b. August 1, 2023 Community Workshop Meeting Minutes
4. Receive and File vendors payments in FY 23 for \$10,000 to \$25,000 and all over \$25,000.
5. Consideration of *Resolution No. 2023-62* approving the lobbyist contract with Ronald L. Book, P.A., and Pittman Law Group.

PUBLIC HEARING (QUASI-JUDICIAL)

6. Consideration of **Resolution No. 2023-12** approving a Historical Legacy Designation for land owned by Tetro Land Development and Construction, LLC., consisting of 3.21 acres more or less, located at the Southwest Corner of “F” Road and Okeechobee Blvd, Loxahatchee Groves. (**Quasi-Judicial**)

FIRST BUDGET AND PUBLIC HEARING

7. Discussion of proposed tentative millage rate and proposed FY 2023/2024 Budget.
 - a. Summary presentation of the FY24 proposed tentative millage rate and budget overview. Town Manager announcement of the percentage by which the adopted tentative millage rate exceeds the roll back rate.
 - b. Consideration of **Resolution No. 2023-56** adopting the tentative millage rate for FY 2023-2024.
 - c. Consideration of **Resolution No. 2023-57** adopting the tentative budget for FY 2023-2024.
 - d. (d. & e.) Budget and policy exhibits attached.
8. Consideration of **Resolution No. 2023-58** adopting the Solid Waste Assessment.
9. Consideration of **Ordinance No. 2023-04** on first reading approving the Capital Improvement Plan (CIP).

DISCUSSION

10. Discussion on the RVs.
11. Update on Canal restoration and roads.

TOWN STAFF COMMENTS

Town Manager
Town Attorney
Public Works Director
Town Clerk

TOWN COUNCILMEMBER COMMENTS

Councilmember Margaret Herzog (Seat 5)
Councilmember Phillis Maniglia (Seat 1)
Councilmember Marianne Miles (Seat 3)
Vice Mayor Robert Shorr (Seat 4)
Mayor Laura Danowski (Seat 2)

ADJOURNMENT

Comment Cards

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



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 1

TO: Town Council of Town of Loxahatchee Groves
FROM: Francine L. Ramaglia, Town Manager
DATE: September 5, 2023
SUBJECT: Presentation from Chris Wallace of Munilytics regarding the FY 24 Budget.

Background:

Chris Wallace of Munilytics will present the FY 24 Budget.

FY 2023-2024 BUDGET PRESENTATION

Town of Loxahatchee Groves
September 2023

Budget Memorializes an Organization's Values

- A budget tells a story of priorities, philosophies and what will get done.
- It is a promise to the residents, businesses and other stakeholders. A raison d' être - A justifiable reason for our existence.
- Show me your budget, and I'll tell you what you value:
 - Protecting Rural Community Characteristics
 - Safe & Resilient Rural Infrastructure
 - Respect for Residents and Property Owners
 - Doing the Next Right Thing

BASIC NEEDS & WANTS OF LOX GROVES RESIDENTS



TOOLS & POLICIES WE NEED TO EXECUTE



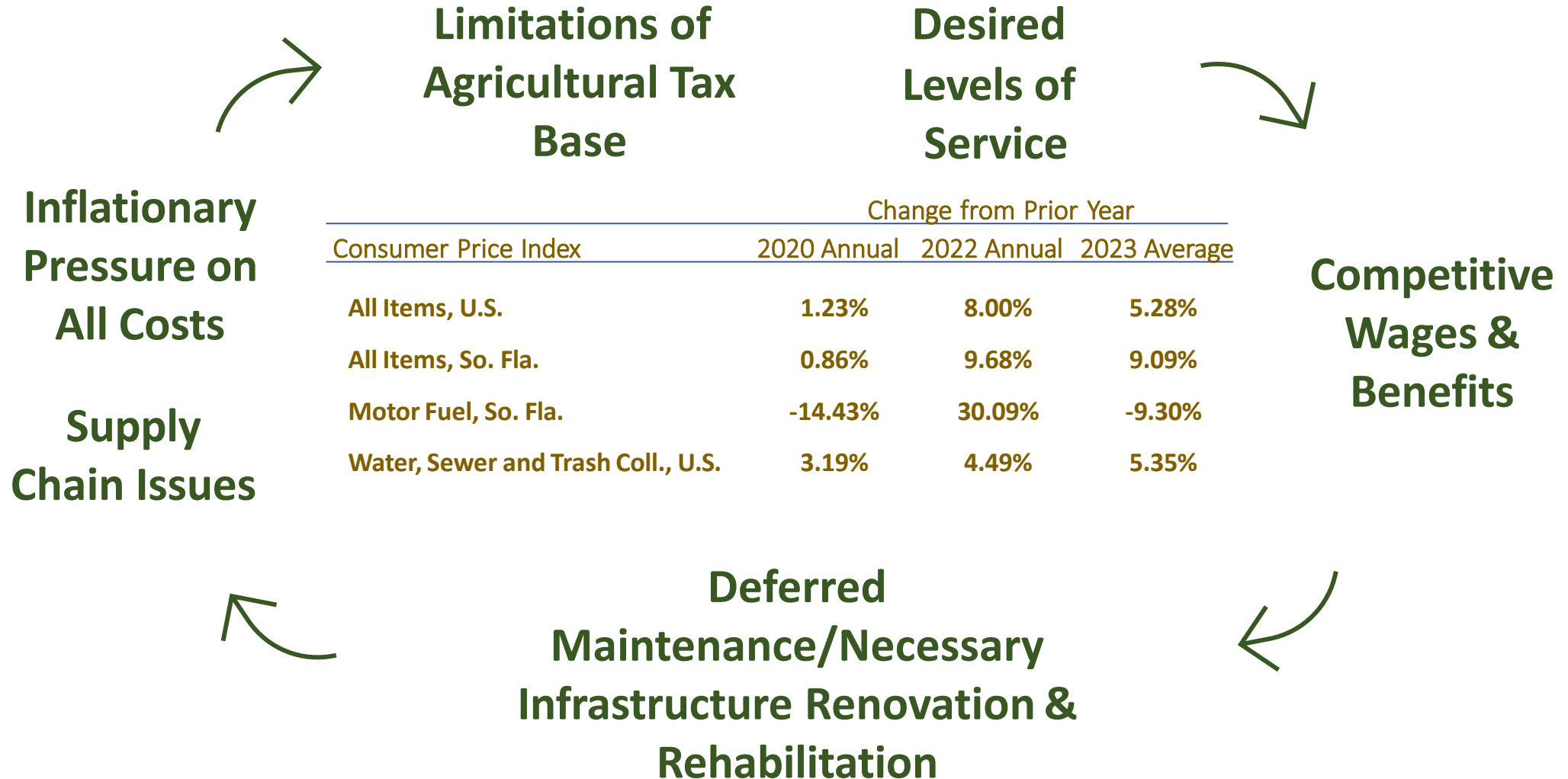
POSSIBLE NEXT STEPS & CONSIDERATIONS

- Update Website
- Responsive to phone calls & other communication
- Active outreach & Community events
- Review & seek new bids
- Let water run natural course vs millions of engineering \$\$ to go another direction
- Review rock and paving costs/consider other materials.
- Execute the most ready and cost-effective sites.
- Paint humps, line of sight, 25 mph limit
- Develop effective, cooperative policy for resident buy-in. **ALL LANDOWNER EFFORT!**
- Townwide effort to obtain easements ahead of planned projects
- Priority list of pipes, crossings and canal bank sections for repair/restore.
- **LONG-TERM THINKING!**
- Remove gates, install ballards, **MUST BE** easy access for DPW, even if having to cross a culvert to do so.
- Incorporate crossings for connectivity and traffic control.
- Determine setbacks, trail frontage, FAR & rural building design
- **HOLD EVERYONE ACCOUNTABLE!**

Key Concepts of Financial Resilience

- Equitable & Inclusive Budgeting – Asking our stakeholders what they need, at what levels, where and when
- New Revenue Generation - building financial resources
- Cost-Savings and In-Kind Opportunities Utilizing Partnerships & Nontraditional Sources of Service Delivery-- non-profit, educational facilities and other partners allow for building resources with lesser impacts to budget
- Dedicated funding sources – allocating financial resources appropriately

BUDGET INFLUENCERS



FY 2023-2024 BUDGET PRIORITIES

- Roads & Drainage
 - Rates: Full Cost or Subsidized
 - General Maintenance & Safety
 - road grading & pavement repairs
 - canal bank mowing & aquatic vegetation
 - Signage, safety and traffic calming measures
 - nuisance abatement (clearing right of ways, swale repair, removing illegal dumping & retrieving tires from canals, etc)
 - Horse trails
- Solid Waste
 - Rates: Full Cost or Subsidized
 - Continue to enforce use of commercial accounts for all non-residential properties and increase commercial collections; requires code enforcement effort

FY 2023-2024 BUDGET PRIORITIES

- Staffing

- Maintain same level of staffing as in prior year plus conversion of code contract to 2 positions
- 5% COLA for all employees effective October 1, 2023

- Capital Maintenance & Investments

- Continue Road Overlay and Road Rock Programs
- Swales, catch basins and culvert replacements
- Control structures/gates/weirs/etc & pump station
- Canal Restoration/Bank Stabilization

- Funding Mechanisms

- How Other Funds Produce Revenue For Capital Improvements
- How reducing Roads & Drainage assessment rates reduces funds available for Capital
- Rural designation (State Infrastructure Program without matching or out of pocket)
- Use of Voter Approved Debt

COUNCIL WORKSHOP DISCUSSION 8/9/23

- Develop consensus on which projects will be undertaken next to update CIP and to allocate available funds
 - Complete the paving and drainage programs begun last year (Finish what we started)
 - Look at road paving and rock plan section of the CIP and identify up to 5 priority roads (meet w/staff to discuss individual roads so alternatives may be developed for discussion)
 - Consider re-allocation of unspent capital funds
 - Consider a different road standard for neighborhood roads.
 - Construct interior drainage systems for lower lying properties in the southern portion of the Town between D and F Roads
- Obtain all easements ahead of any planned projects; consider a broad request for easements throughout the Town.
- Understand the eligible uses of the \$750,000 state appropriation.
- Understand the impact of the \$350,000 Resilient Florida grant.
- Consider developer participation in road & drainage solutions.
- Seek opportunities for cost sharing arrangements (re-visit policy)
- Take measures to increase safety throughout Town.
- Look at impact of reducing Solid Waste Assessment to \$350 per unit.
- Look at impact of reducing Roads & Drainage Assessment to \$150 per unit.

FAAC RECOMENDATIONS 8/16/23

- **RESERVES FIRST:** Emphasizing the importance of fiscal stability, the committee advocates for maintaining reserves at a level of 25%, in line with the guidelines recommended by the FGFOA. Adequate reserves showcase the Town's financial health and position us as a strong candidate for potential future borrowing if needed. This budget aligns with this prudent approach, enabling our reserves to meet or exceed the 25% target.
- **STEADY REVENUES:** To maintain consistency and predictability, the committee suggests maintaining the current rates set since 2019. Specifically, these include the rates of 3.00 mills, a \$200 per unit water control non-ad valorem special assessment, and a \$400 per unit solid waste collection non-ad valorem special assessment.
- **STRATEGIC CAPITAL IMPROVEMENTS:** The committee underscores the continuation of vital capital improvement initiatives in line with the Council's priorities. These encompass road overlay and rock programs, culvert replacements, control structures like weirs and gates, pump station enhancements, and the restoration of our essential canal systems.

FAAC RECOMENDATIONS 8/16/23

- **BACK TO BASICS MAINTENANCE:** Recognizing the significance of fundamental maintenance, the committee encourages a "Back to Basics" approach. This approach encompasses road grading, pavement repairs, canal bank upkeep, and aquatic vegetation management. It also includes addressing nuisances like clearing right of ways, swale repairs, illegal dumping removal, and retrieving tires from canals. Environmental concerns, such as livestock waste and oil containment, are also addressed.
- **STAFFING AND COLA:** The committee endorses maintaining the same staffing level as the prior year. In light of the sustained inflation of nearly 10% over the last two years, staff proposes a cost-of-living increase of five percent (5%). This approach is rooted in recognizing our dedicated staff's contributions and the need to align compensation with the economic reality.

TRANSFERS FROM VARIOUS FUNDS SUPPORT CAPITAL PROJECTS

Proposed FY2024 Budget Transfers Between Funds

Transfers In

		General Fund	Transportation Fund	Surtax Fund	Road and Drainage Fund	Capital Improvements Fund	Solid Waste Fund	Totals
Transfers Out	General Fund				-	1,099,437	175,000	1,274,437
	Transportation Fund				278,836	127,550		406,386
	Surtax Fund					334,000		334,000
	Road and Drainage Fund	172,500				334,813		507,313
	Capital Improvements Fund							-
	Solid Waste Fund							-
	Totals	172,500	-	-	278,836	1,895,800	175,000	2,522,136



ECONOMIC ENVIRONMENT

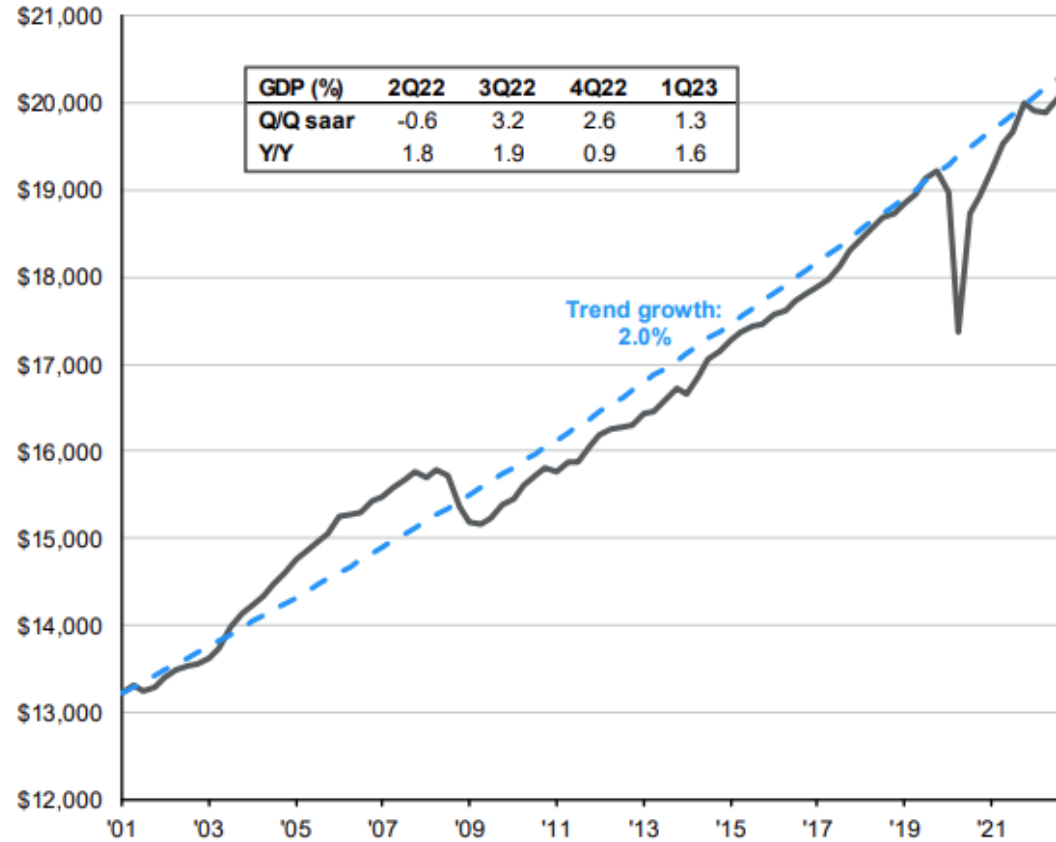
TOWN OF LOXAHATCHEE GROVES



Economic growth and the composition of GDP

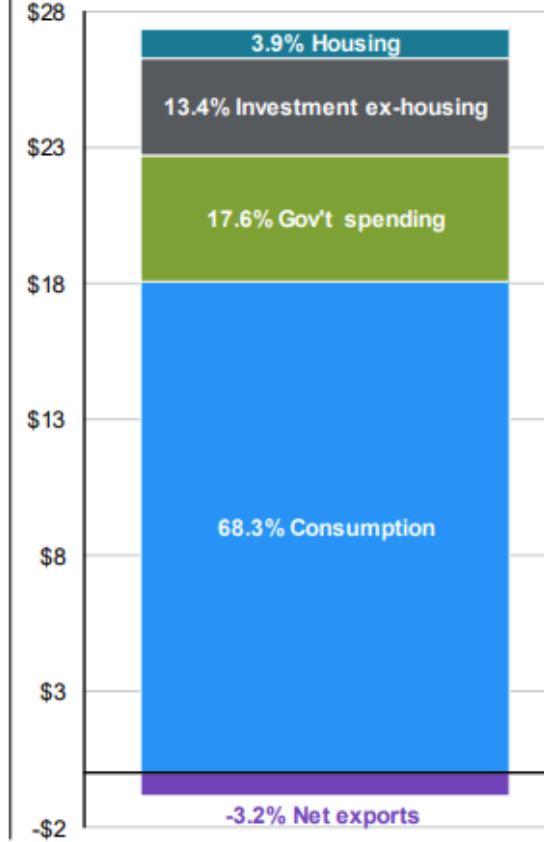
Real GDP

Billions of chained (2012) dollars, seasonally adjusted at annual rates



Components of GDP

1Q23 nominal GDP, USD trillions



Source: BEA, FactSet, J.P. Morgan Asset Management. Values may not sum to 100% due to rounding. Trend growth is measured as the average annual growth rate from business cycle peak 1Q01 to business cycle peak 4Q19. *Guideto the Markets* – U.S. Data are as of June 12, 2023.

Change in production and consumption of liquid fuels

Production, consumption and inventories, millions of barrels per day

Production	2019	2020	2021	2022	2023*	Growth since '19
U.S.	19.5	18.6	19.0	20.2	21.1	8.1%
OPEC	34.6	30.7	31.7	34.2	33.8	-2.4%
Russia	11.5	10.5	10.8	10.9	10.6	-7.5%
Global	100.3	93.9	95.7	99.9	101.3	1.0%
Consumption	2019	2020	2021	2022	2023*	Growth since '19
U.S.	20.5	18.2	19.9	20.3	20.5	-0.3%
China	14.0	14.4	15.3	15.2	15.9	13.6%
Global	100.9	91.6	97.1	99.4	101.0	0.1%
Inventory Change	2019	2020	2021	2022	2023*	Growth since '19
	-0.6	2.3	-1.4	0.4	0.4	

U.S. crude oil inventories and rig count**

Million barrels, number of active rigs



Price of oil

WTI crude, nominal prices, USD/barrel



Source: J.P. Morgan Asset Management; (Top and bottom left) EIA; (Right) FactSet; (Bottom left) Baker Hughes.

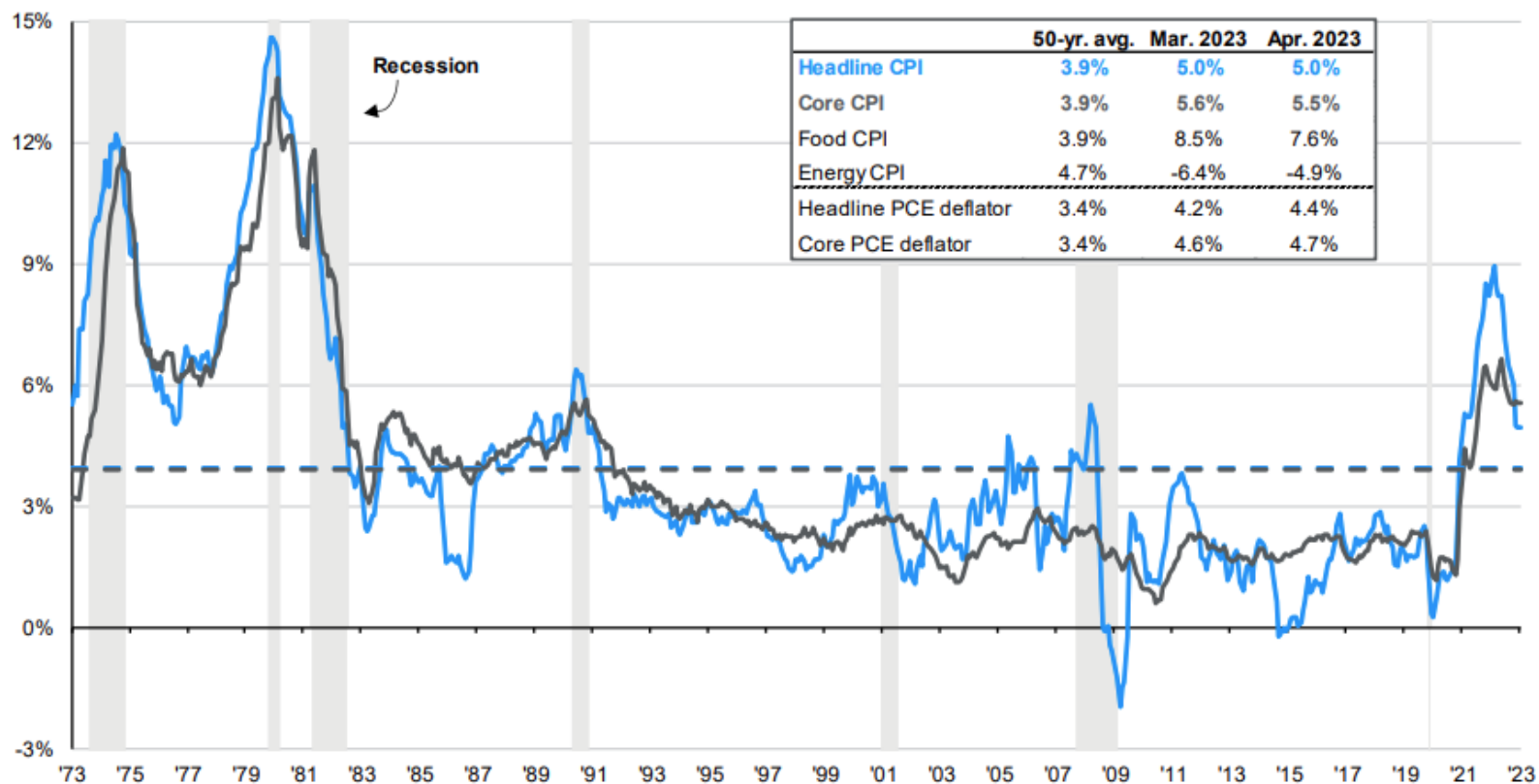
*Forecasts are from the March 2023 EIA Short-Term Energy Outlook and start in 2023. **U.S. crude oil inventories include the Strategic Petroleum Reserve (SPR). Liquid fuels include crude oil, natural gas, biodiesel and fuel ethanol. Active rig count includes both natural gas and oil rigs. WTI crude prices are continuous contract NYM prices in USD.

Guide to the Markets – U.S. Data are as of June 12, 2023.

Inflation

CPI and core CPI

% change vs. prior year, seasonally adjusted



Source: BLS, FactSet, J.P. Morgan Asset Management.
 CPI used is CPI-U and values shown are % change vs. one year ago. Core CPI is defined as CPI excluding food and energy prices. The Personal Consumption Expenditure (PCE) deflator employs an evolving chain-weighted basket of consumer expenditures instead of the fixed-weight basket used in CPI calculations.
 Guide to the Markets – U.S. Data are as of June 12, 2023.

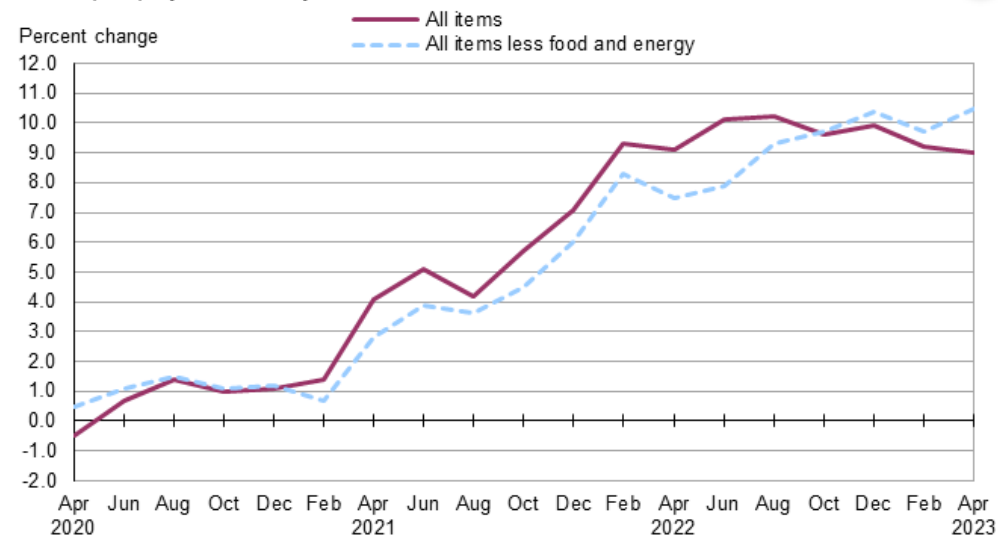
Consumer Price Index, Miami-Fort Lauderdale-West Palm Beach — April 2023

Area prices up 9.0 percent over the past 12 months

The Consumer Price Index for All Urban Consumers (CPI-U) for Miami-Fort Lauderdale-West Palm Beach rose 1.4 percent from February to April, the U.S. Bureau of Labor Statistics reported today. Regional Commissioner Victoria G. Lee noted that the index for all items less food and energy increased 1.1 percent over the bi-monthly period. The energy index rose 7.1 percent from February to April, while the food index edged up 0.3 percent. (Data in this report are not seasonally adjusted. Accordingly, bi-monthly changes may reflect the impact of seasonal influences.)

The all items CPI-U advanced 9.0 percent for the 12 months ending in April. The index for all items less food and energy rose 10.5 percent over the last 12 months. The food index continued to increase, up 7.9 percent over the past year. In contrast, the energy index declined 1.4 percent over the last 12 months. (See [chart 1](#) and [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, Miami-Fort Lauderdale-West Palm Beach, FL, April 2020–April 2023



Source: U.S. Bureau of Labor Statistics.

News Release Information

23-992-ATL
Wednesday, May 10, 2023

Contacts

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www.bls.gov/regions/southeast

Media contact:

(404) 893-4220

Related Links

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BUDGET OVERVIEW

TOWN OF LOXAHATCHEE GROVES



BUDGET OVERVIEW

- Total proposed **2024 budget of \$9.9 million (\$7.3 million** excluding capital spending and inter-fund transfers), An increase from a total **2023 budget of \$8.5 million (\$6.3 million** excluding capital spending and inter-fund transfers)
- Budget Calendar

DATE	DESCRIPTION
June 6 th	Adopted Preliminary Ad Valorem & Non-Ad Valorem Assessment Rates
July 22 nd	Tax Rolls and Preliminary Rates sent to County
August 9, 15 th & 23 rd	Council Budget Workshops
September 5 th	1 st Budget Public Hearing & Adoption of Final Non-Ad Valorem Assessment Rates
September 8 th	Final Non-Ad Valorem Assessments due to County
September 15 th	Certification of Non-Ad Valorem Assessment Tax Roll to County
September 19 th	2 nd Budget Public Hearing & Adoption of Final Ad Valorem Millage Rate
September 22 nd	Final Millage Rates due to Property Appraiser, Tax Collector, Department of Revenue

BUDGET OVERVIEW & RECOMMENDED RATES

- Accounted for in 6 Funds:

- General
- Transportation (Gas Taxes)
- Local Option Sales Tax (LOST)
- Roads & Drainage (District)
- Solid Waste
- Capital Improvements

- TRIM RATES** (All same as in FY 2023)

- Ad Valorem *3 mills per \$1,000 Value*
- Non-Ad Valorem: Roads & Drainage *\$200 per unit*
- Non-Ad Valorem: Solid Waste *\$400 per unit*

Fund	2024 Proposed	2023 Adopted	2022 Actual	2021 Audited	2020 Audited
General Fund	\$ 4,215,123	\$ 3,324,665	\$ 3,068,275	\$ 2,495,822	\$ 2,301,242
Transportation Fund	\$ 406,386	\$ 403,900	\$ 527,654	\$ 707,500	\$ 400,000
Surtax Fund	\$ 334,000	\$ 266,200	\$ -	\$ 1,134,195	\$ -
Road and Drainage Fund	\$ 2,438,706	\$ 2,269,229	\$ 1,612,793	\$ 1,327,822	\$ 2,229,671
Solid Waste Fund	\$ 756,224	\$ 712,325	\$ 673,203	\$ 699,312	\$ 703,481
Total Operating Budget	\$ 8,150,439	\$ 6,976,319	\$ 5,881,925	\$ 6,364,651	\$ 5,634,394
Capital Projects Fund	\$ 2,645,800	\$ 2,178,100	\$ 1,646,817	\$ 2,040,647	\$ 166,279
Total Budget	\$ 10,796,239	\$ 9,154,419	\$ 7,528,742	\$ 8,405,298	\$ 5,800,673

The Transportation Fund and Surtax Fund represent transfers to the Capital Projects Fund. Transfers from the General Fund and the Road and Drainage Fund are likewise included in the Capital Projects Fund. The total amount of transfers between all funds total \$2,522,136

AD VALOREM MILLAGE

The County issued the certified taxable value for FY 2024 with an approximate **16 % increase** in **existing** property value over last year’s value for the Town. Loxahatchee Groves certified total taxable value is nearly **\$527 million** and generates rates and revenues as follows:

Millage Rate	Revenues	Change From Prior Year	Description
3.0000	\$1,259,770		Prior Year Adopted Rate
3.0000	\$1,502,208	\$242,438 ↑	Current Year Proposed Rate. Requires 5 votes.
2.5359	\$1,269,817	\$10,047 ↑	Rollback Rate: The tax proceeds with the prior year Majority Rate divided by the current year's taxable value. Used to calculate the current year Majority Rate
2.6079	\$1,305,870	\$46,100 ↑	Majority Rate: Prior year Majority Maximum Rate plus the annua estimated income growth factor of 2.84%. Requires 3 votes.
2.8687	\$1,436,462	\$176,692 ↑	2/3 Vote Maxium Rate: 110% of the Majority maximum rate. Requires 4 votes.

- A Rollback Rate of 2.5359 mills, providing the same ad valorem revenues as the prior year plus new construction
- A Majority Maximum Rate of 2.6079 mills, allowing for a rate equal to the prior year Majority Maximum rate plus the state income growth percentage (2.84%) adopted by a simple majority vote
- A 2/3 Vote Maximum Rate of 2.8687 mills, equal to 110% of the Majority Maximum Rate
- Each 1/10 of a mill equals approximately **\$50,074** in additional tax revenue

AD VALOREM TAXES & NON AD VALOREM ASSESSMENTS

The County issued the certified taxable value for calendar year 2023 of **\$527,090,691** with an approximate **18.3%** increase in property value.

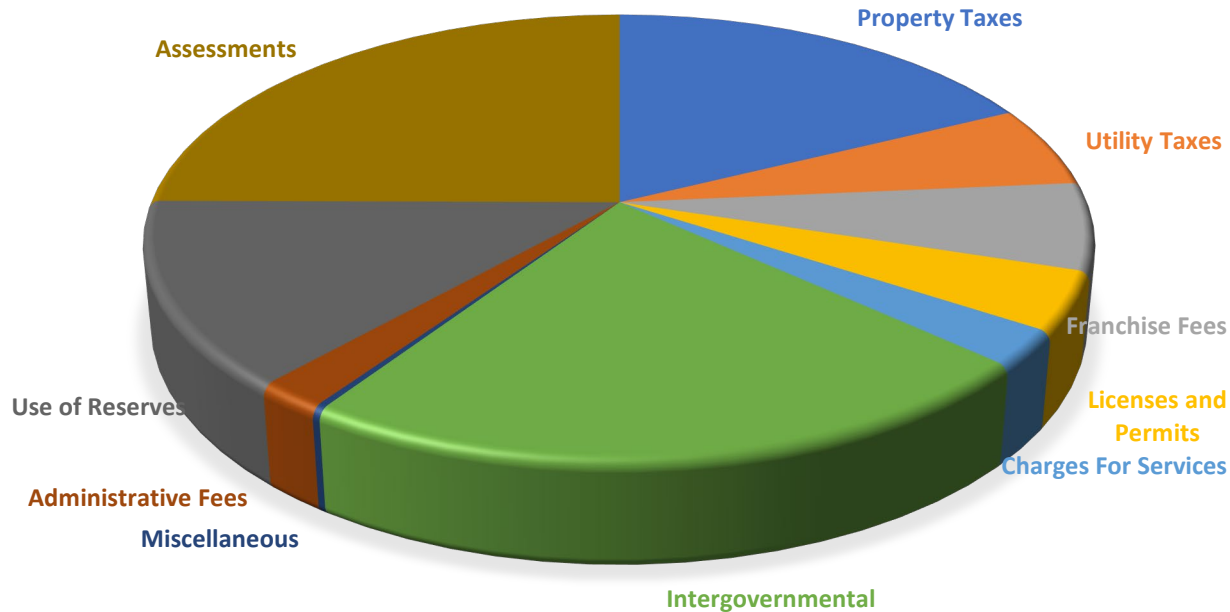
Since 2019 or for past 5 fiscal years, the ad valorem tax rate has **remained constant** at 3 mills as has the roads & drainage non ad valorem assessment at \$200 per unit. The solid waste non ad valorem assessment is the **same as 2023** at \$400 per unit which is \$50 per unit lower than it has been since 2019.

Comparison of Taxes and Assessments for Different Properties FY2023 and FY2024

<u>Taxable Value</u>		<u>Town Levies Last Year</u>				<u>Town Levies This Year</u>				<u>Difference</u> 2024 v. 2023
<u>Last Year</u>	<u>This Year</u>	<u>Property Tax</u>	<u>WCD</u>	<u>Solid Waste</u>	<u>Total</u>	<u>Property Tax</u>	<u>WCD</u>	<u>Solid Waste</u>	<u>Total</u>	
100,000	103,000	288.00	192.00	384.00	864.00	296.64	192.00	384.00	872.64	\$ 8.64
250,000	257,500	720.00	192.00	384.00	1,296.00	741.60	192.00	384.00	1,317.60	\$ 21.60
500,000	515,000	1,440.00	192.00	384.00	2,016.00	1,483.20	192.00	384.00	2,059.20	\$ 43.20
1,000,000	1,030,000	2,880.00	192.00	384.00	3,456.00	2,966.40	192.00	384.00	3,542.40	\$ 86.40

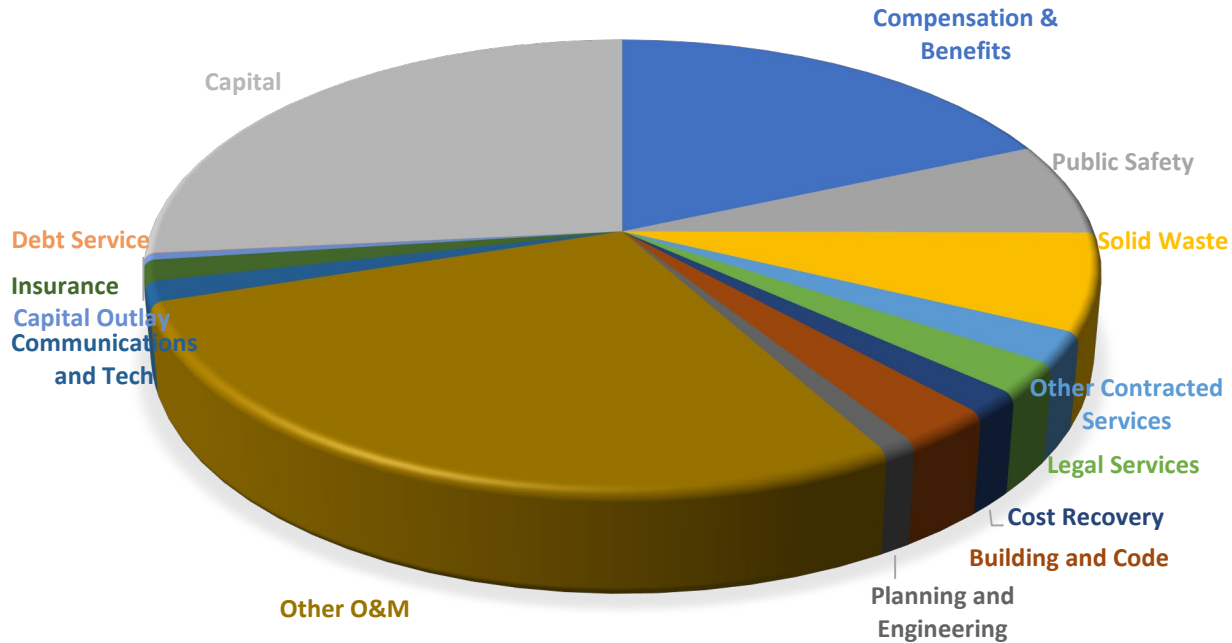
Property Taxes and Assessments paid assume property owners take advantage of the 4% discount if paid in November and not March. Most owners take advantage of discounts, and the Town never receives the full levy.

WHERE THE MONEY COMES FROM: ALL FUNDS



	FY2024	FY2023
Property Taxes	\$ 1,502,208.00	\$ 1,264,990.00
Utility Taxes	\$ 496,000.00	\$ 465,000.00
Franchise Fees	\$ 536,800.00	\$ 489,500.00
Licenses and Permits	\$ 360,000.00	\$ 295,000.00
Charges For Services	\$ 219,000.00	\$ 193,000.00
Intergovernmental	\$ 1,912,886.00	\$ 2,849,100.00
Miscellaneous	\$ 21,500.00	\$ 655,785.00
Administrative Fees	\$ 172,500.00	\$ 172,500.00
Use of Reserves	\$ 942,228.00	\$ -
Assessments	\$ 2,110,981.00	\$ 2,079,860.00
Totals	\$ 8,274,103.00	\$ 8,464,735.00

WHERE THE MONEY GOES: ALL FUNDS

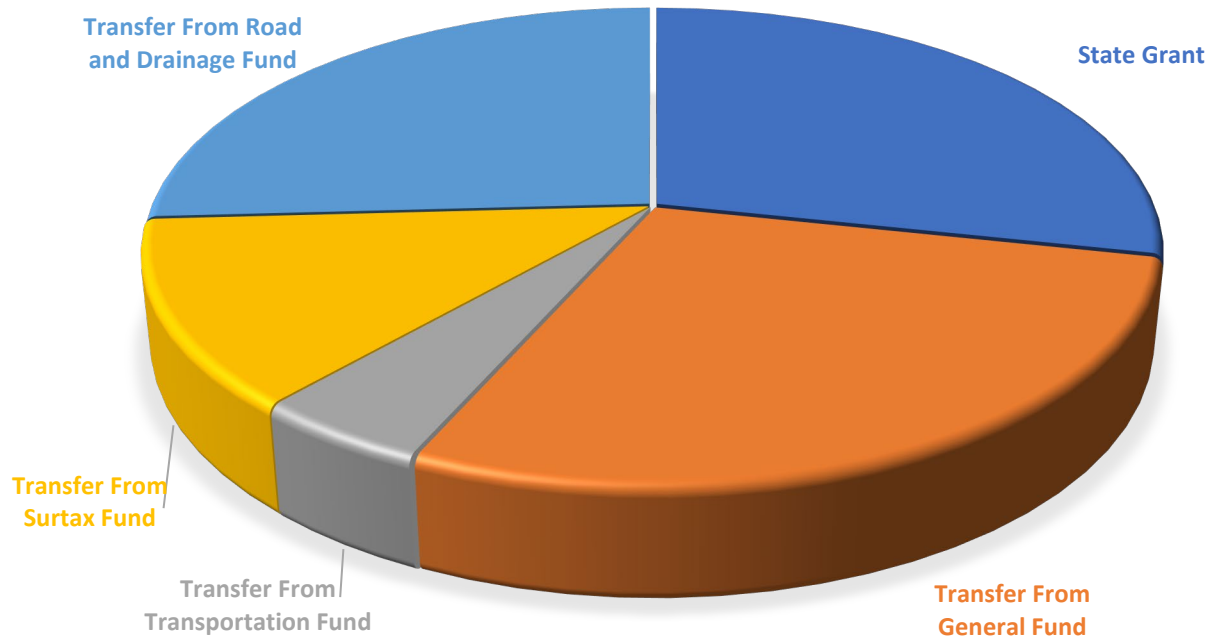


	FY2024	FY2023
Compensation & Benefits	\$ 1,776,290	\$ 1,507,400
Operating:		
Public Safety	\$ 661,000	\$ 641,000
Solid Waste	\$ 698,848	\$ 712,325
Other Contracted Services	\$ 222,602	\$ 221,200
Legal Services	\$ 275,000	\$ 250,000
Cost Recovery	\$ 160,000	\$ 151,000
Building and Code Operating	\$ 189,000	\$ 340,100
Planning and Engineering	\$ 101,000	\$ 135,000
Other O&M	\$ 1,314,187	\$ 3,292,850
Communications and Tech	\$ 143,500	\$ 151,900
Insurance	\$ 150,000	\$ 210,000
Capital Outlay	\$ 47,000	\$ -
Debt Service	\$ 5,000	\$ 6,750
Total Operating Expenditures	\$ 5,743,427	\$ 7,619,525
Capital Improvement Projects	\$ 2,645,800	\$ 2,178,100
Total Expenditures	\$ 8,389,227	\$ 8,484,319

CAPITAL IMPROVEMENTS PLAN (5 Year CIP)

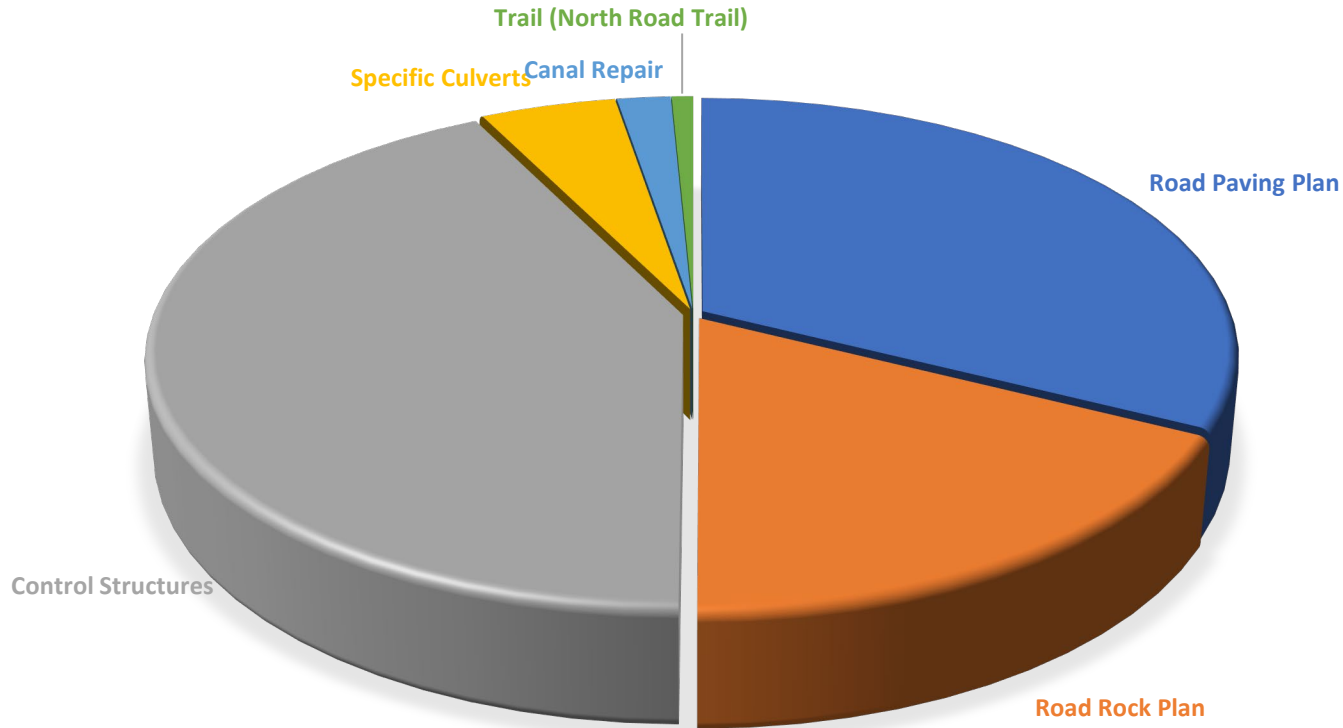
- Adopted by Ordinance in tandem with 2024 Budget (must be updated annually)
- Funding since 2021 has been via “windfall” to the Town or through other governmental agencies (County Surtax program, ARPA, Grants, and Accumulated Gas Tax funds)
- Current year proposed funding includes State Appropriations (stormwater drainage, flood management and control structures), Resilient Florida grant (vulnerability assessment), and transfers from General and Special Revenue Funds
- Unfunded capital plan due to deferred maintenance rather than new construction.
- Future Funding Mechanisms
 - Fund balances for all funds at 25% target with only future Gas Taxes and Surtax available beyond FY2024 (surtax program ends in 2 years)
 - Roads & Drainage assessment rates (or other assessment programs) can be considered
 - Use of Voter Approved Debt

WHERE THE MONEY COMES FROM: CAPITAL IMPROVEMENTS FUND



	FY2024	FY2023
Intergovernmental Revenues	\$ 750,000	\$ -
Transfer From General Fund	\$ 1,099,437	\$ 247,000
Transfer From Transportation Fund	\$ 127,550	\$ 126,900
Transfer From Surtax Fund	\$ 334,000	\$ 266,200
Transfer From Road and Drainage		
Fund	\$ 334,813	\$ -
ARPA Funds	\$ -	\$ 1,538,000
Total	\$ 2,645,800	\$ 2,178,100

WHERE THE MONEY GOES: CAPITAL IMPROVEMENTS FUND



	FY2024	FY2023
Professional Services	\$ -	\$ 42,100
Road Paving Plan	\$ 856,750	\$ 728,000
Road Rock Plan	\$ 468,050	\$ 90,000
Control Structures	\$ 1,125,000	\$ 35,000
Specific Culverts	\$ 126,000	\$ 603,000
Canal Repair	\$ 50,000	\$ 680,000
Trail (North Road Trail)	\$ 20,000	\$ -
Total	\$ 2,645,800	\$ 2,178,100



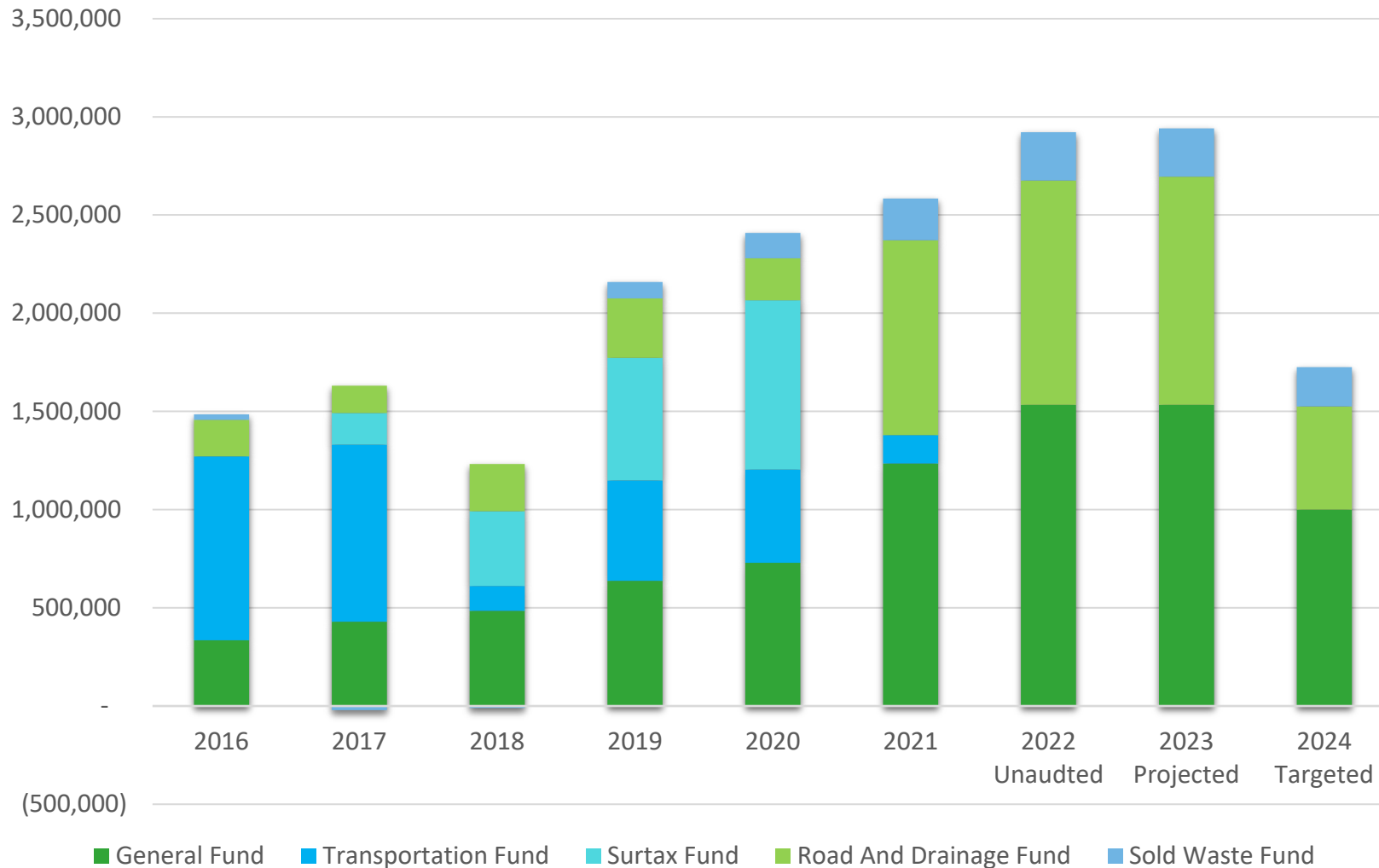
RESERVES & FUND BALANCE

TOWN OF LOXAHATCHEE GROVES

STATUS OF RESERVES IN OPERATING FUNDS

Fiscal Year	General	Transportation	SurTax	Road &	Sold Waste
	Fund	Fund	Fund	Drainage	Fund
2016	\$ 335,706	\$ 935,067	\$ -	\$ 186,356	\$ 28,097
2017	\$ 428,975	\$ 902,564	\$ 160,446	\$ 138,703	\$ (20,435)
2018	\$ 485,224	\$ 126,093	\$ 380,356	\$ 241,257	\$ (8,655)
2019	\$ 638,242	\$ 510,559	\$ 624,508	\$ 302,029	\$ 83,372
2020	\$ 729,646	\$ 474,401	\$ 861,528	\$ 213,827	\$ 129,307
2021	\$ 1,235,611	\$ 144,654	\$ -	\$ 991,362	\$ 211,883
2022 Unaudted	\$ 1,533,511	\$ -	\$ -	\$ 1,141,662	\$ 245,883
2023 Projected	\$ 1,533,511	\$ -	\$ -	\$ 1,161,682	\$ 245,883
2024 Targeted	\$ 1,000,000	\$ -	\$ -	\$ 525,000	\$ 200,000
Budgeted Percent of Expenditures	26%	0%	0%	25%	26%
Policy Range	25% to 30%	None	None	25%	25%
	✓	✓	✓	✓	✓

AVAILABLE RESERVES OR FUND BALANCE FY 2016-2024





STAFFING MODEL

TOWN OF LOXAHATCHEE GROVES



STAFFING MODEL

	TOTAL COMPENSATION	PAYROLL TAXES	RETIREMENT	BENEFITS	TOTAL COMPENSATION & BENEFITS	2023
GENERAL GOVERNMENT						
Town Manager	\$ 133,500	\$ 10,213	\$ 50,715	\$ 2,270	\$ 196,698	\$ 187,461
Town Clerk	\$ 84,994	\$ 6,502	\$ 14,260	\$ 12,079	\$ 117,835	\$ 106,514
Project Coordinator	\$ 83,200	\$ 6,365	\$ 13,958	\$ 13,699	\$ 117,222	\$ 72,420
Management Analyst	\$ 49,920	\$ 3,819	\$ 8,375	\$ 8,481	\$ 70,595	\$ 70,976
Sr. Admin/Grant Coordinator	\$ 62,400	\$ 4,774	\$ 10,469	\$ 7,748	\$ 85,391	\$ 75,970
Sr. Admin/Customer Service	\$ 52,000	\$ 3,978	\$ 8,724	\$ 10,713	\$ 75,415	\$ 65,471
Temporary & Part-time	\$ 52,000	\$ 3,978	\$ -	\$ 181	\$ 56,159	
TOTAL	\$ 518,014	\$ 39,628	\$ 106,501	\$ 55,171	\$ 719,314	\$ 578,812
CODE COMPLIANCE						
Code Officer	\$ 49,920	\$ 3,819	\$ 8,375	\$ 11,455	\$ 73,569	\$ -
Code Specialist	\$ 41,860	\$ 3,202	\$ 7,023	\$ 7,676	\$ 59,761	\$ -
TOTAL	\$ 91,780	\$ 7,021	\$ 15,398	\$ 19,131	\$ 133,330	\$ 156,000
PUBLIC WORKS						
Director of Public Works	\$ 104,988	\$ 8,032	\$ 39,884	\$ 366	\$ 153,270	\$ 150,625
Asst Director of Public Works	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 83,101
Project Engineer/Engineer in Training (EIT)	\$ 72,800	\$ 5,569	\$ 27,656	\$ 5,247	\$ 111,272	\$ 88,633
Public Works Coordinator	\$ 54,080	\$ 4,137	\$ 9,073	\$ 9,498	\$ 76,788	\$ 64,248
Public Service Worker III	\$ 56,160	\$ 4,296	\$ 9,422	\$ 17,675	\$ 87,553	\$ 75,690
Public Service Worker III	\$ 54,080	\$ 4,137	\$ 9,073	\$ 9,315	\$ 76,605	\$ 69,991
Public Service Worker III (Grader)	\$ 52,000	\$ 3,978	\$ 8,724	\$ 9,152	\$ 73,854	\$ 64,996
Public Service Worker II	\$ 52,000	\$ 3,978	\$ 8,724	\$ 9,152	\$ 73,854	\$ 60,006
Public Service Worker II	\$ 45,760	\$ 3,501	\$ 7,677	\$ 8,591	\$ 65,528	\$ 59,932
Public Service Worker I	\$ 41,600	\$ 3,182	\$ 6,979	\$ 8,264	\$ 60,025	\$ 55,224
General Service Worker	\$ 41,600	\$ 3,182	\$ 6,979	\$ 8,551	\$ 60,312	\$ -
TOTAL	\$ 575,068	\$ 43,993	\$ 134,191	\$ 85,809	\$ 839,061	\$ 772,446
COLA AT 5%	\$ 59,243	\$ 4,532	\$ 12,805	\$ 8,006	\$ 84,585	\$ 75,363
TOTAL ALL FUNDS	\$ 1,244,105	\$ 95,174	\$ 268,895	\$ 168,117	\$ 1,776,290	\$ 1,582,621

COMPENSATION & BENEFITS

	2024 PROPOSED	2023 ADOPTED	2022 ACTUAL	2021 ACTUAL
TOWN COUNCIL				
REGULAR SALARIES	\$ 45,000	\$ 45,000	\$ 43,393	\$ 47,357
FICA AND MEDICARE TAXES	\$ 3,443	\$ 5,000	\$ 3,489	\$ 4,169
TOTAL	\$ 48,443	\$ 50,000	\$ 46,882	\$ 51,526
TOWN HALL				
REGULAR SALARIES	\$ 543,914	\$ 450,000	\$ 495,081	\$ 483,948
OVERTIME	\$ 20,000	\$ 20,000	\$ 5,382	\$ 22,747
FICA AND MEDICARE TAXES	\$ 40,957	\$ 35,000	\$ 36,773	\$ 36,494
RETIREMENT	\$ 111,827	\$ 75,000	\$ 73,036	\$ 91,679
HEALTH AND LIFE INSURANCE	\$ 39,650	\$ 47,000	\$ 28,045	\$ 38,569
WORKERS' COMPENSATION	\$ 1,895	\$ 5,000	\$ 14,463	\$ -
PAYROLL SERVICE	\$ 8,000	\$ 4,000	\$ 4,474	\$ 5,181
TOTAL	\$ 766,243	\$ 636,000	\$ 657,254	\$ 678,618
CODE COMPLIANCE				
REGULAR SALARIES	\$ 96,369	\$ -	\$ -	\$ -
FICA AND MEDICARE TAXES	\$ 7,228	\$ -	\$ -	\$ -
RETIREMENT	\$ 16,168	\$ -	\$ -	\$ -
HEALTH AND LIFE INSURANCE	\$ 15,061	\$ -	\$ -	\$ -
WORKERS' COMPENSATION	\$ 4,274	\$ -	\$ -	\$ -
TOTAL	\$ 139,100	\$ -	\$ -	\$ -
TOTAL GENERAL FUND	\$ 953,786	\$ 686,000	\$ 704,136	\$ 730,144
PUBLIC WORKS				
REGULAR SALARIES	\$ 603,821	\$ 600,900	\$ 402,816	\$ 341,484
OVERTIME	\$ 21,000	\$ 20,000	\$ 31,223	\$ 10,217
SPECIAL PAY	\$ 6,000	\$ 5,000	\$ 6,515	\$ 5,536
FICA AND MEDICARE TAXES	\$ 45,287	\$ 45,000	\$ 31,358	\$ 26,179
RETIREMENT	\$ 140,902	\$ 89,500	\$ 73,531	\$ 53,872
HEALTH AND LIFE INSURANCE	\$ 49,600	\$ 58,000	\$ 46,886	\$ 35,079
WORKERS' COMPENSATION	\$ 29,182	\$ 7,000	\$ 14,463	\$ -
DRUG TESTING	\$ 2,000	\$ 2,200	\$ 3,164	\$ 968
TOTAL ROAD AND DRAINAGE FUND	\$ 897,792	\$ 827,600	\$ 609,956	\$ 473,335
TOTAL ALL FUNDS	\$ 1,851,578	\$ 1,513,600	\$ 1,314,092	\$ 1,203,479

Includes Town Council, Overtime, Special Pays and Related Operating expenses



REVENUE & EXPENDITURE ANALYSIS

TOWN OF LOXAHATCHEE GROVES

CONTRACTED SERVICES

	2024	2023		2022	2021	2020
	PROPOSED BUDGET	PROJECTED ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL
SOLID WASTE	\$ 698,848	\$ 721,726	\$ 712,325	\$ 673,203	\$ 699,312	\$ 703,440
PUBLIC SAFETY (PBSO)	\$ 661,000	\$ 641,000	\$ 641,000	\$ 622,200	\$ 622,200	\$ 622,200
LEGAL SERVICES (INCL MAGISTRATES)	\$ 275,000	\$ 293,696	\$ 230,000	\$ 306,673	\$ 178,804	\$ 173,993
COST RECOVERY SERVICES	\$ 160,000	\$ 161,117	\$ 151,000	\$ 150,795	\$ 310,110	\$ 148,615
CODE COMPLIANCE	\$ 0	\$ 89,805	\$ 156,000	\$ 137,629	\$ 20,899	\$ 0
BUILDING SERVICES	\$ 180,000	\$ 143,589	\$ 166,500	\$ 236,853	\$ 22,149	\$ 97,501
INTERNAL AUDIT & ACCOUNTING	\$ 100,000	\$ 87,923	\$ 60,000	\$ 31,381	\$ 40,930	\$ 41,337
COMP PLAN UPDATE	\$ 30,000	\$ 25,164	\$ 50,000	\$ 6,000	\$ -	\$ -
PLANNING & ZONING SERVICES	\$ 45,000	\$ 22,122	\$ 45,000	\$ 23,500	\$ 50,619	\$ 84,796
LOBBYING	\$ 70,000	\$ 25,000	\$ 25,000	\$ 32,419	\$ 60,050	\$ 70,732
MANAGEMENT SERVICES		\$ -	\$ -	\$ -	\$ -	\$ 0
TOTAL	<u>\$ 2,219,848</u>	<u>\$ 2,211,142</u>	<u>\$ 2,236,825</u>	<u>\$ 2,220,653</u>	<u>\$ 2,005,073</u>	<u>\$ 1,942,614</u>

OTHER OPERATING EXPENDITURES

	2024	2023		2022	2021	2020
	PROPOSED BUDGET	PROJECTED ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL
OPERATIONS & MAINTENANCE						
ROADWAYS	\$ 305,000	\$ 146,702	\$ 358,300	\$ 83,236	\$ 69,346	\$ 518,052
CANALS	\$ 201,000	\$ 180,831	\$ 151,100	\$ 431,709	\$ 78,119	\$ 252,047
EQUIPMENT MAINTENANCE & RENTALS	\$ 303,000	\$ 250,927	\$ 250,000	\$ 135,121	\$ 54,486	\$ 69,415
BUILDING MAINTENANCE & UTILITIES	\$ 52,000	\$ 36,925	\$ 43,000	\$ 42,388	\$ 31,024	\$ 31,901
	<u>\$ 838,300</u>	<u>\$ 823,637</u>	<u>\$ 695,000</u>	<u>\$ 421,286</u>	<u>\$ 421,286</u>	<u>\$ 649,291</u>
INSURANCE	<u>\$ 150,000</u>	<u>\$ 193,142</u>	<u>\$ 210,000</u>	<u>\$ 131,121</u>	<u>\$ 141,862</u>	<u>\$ 131,314</u>
COMMUNICATIONS & TECHNOLOGY						
COMMUNICATIONS SERVICES	\$ 63,500	\$ 45,843	\$ 66,500	\$ 85,957	\$ 74,552	\$ 31,719
COMPUTER HARDWARE & SOFTWARE	\$ 0	\$ 47,219	\$ 25,000	\$ 20,144	\$ 17,656	\$ 20,354
COMPUTER SERVICES	\$ 60,000	\$ 34,519	\$ 55,000	\$ 71,016	\$ 36,357	\$ 61,515
	<u>\$ 123,500</u>	<u>\$ 127,581</u>	<u>\$ 146,500</u>	<u>\$ 177,117</u>	<u>\$ 128,565</u>	<u>\$ 113,588</u>
OTHER EXPENDITURES						
MEMBERSHIPS & TRAINING	\$ 33,000	\$ 18,988	\$ 34,500	\$ 30,760	\$ 18,344	\$ 30,639
ELECTIONS EXPENSE, LEGAL						
ADVERTISEMENTS & RECORDING FEES	\$ 50,000	\$ 11,467	\$ 9,250	\$ 40,203	\$ 22,196	\$ 15,497
OFFICE SUPPLIES, POSTAGE & PRINTING	\$ 27,000	\$ 28,674	\$ 28,050	\$ 28,771	\$ 27,995	\$ 24,074
BANK CHARGES & DEBT SERVICE	\$ 15,000	\$ 5,000	\$ 6,750	\$ 3,000	\$ 246,320	\$ 642,889
SPECIAL EVENTS, CERT & OTHER	\$ 27,400	\$ 18,823	\$ 27,400	\$ 19,528	\$ 11,659	\$ 3,414
	<u>\$ 195,000</u>	<u>\$ 134,796</u>	<u>\$ 162,750</u>	<u>\$ 96,722</u>	<u>\$ 96,722</u>	<u>\$ 775,986</u>
	<u>\$ 1,395,200</u>	<u>\$ 1,202,818</u>	<u>\$ 1,177,750</u>	<u>\$ 789,572</u>	<u>\$ 789,572</u>	<u>\$ 1,671,553</u>

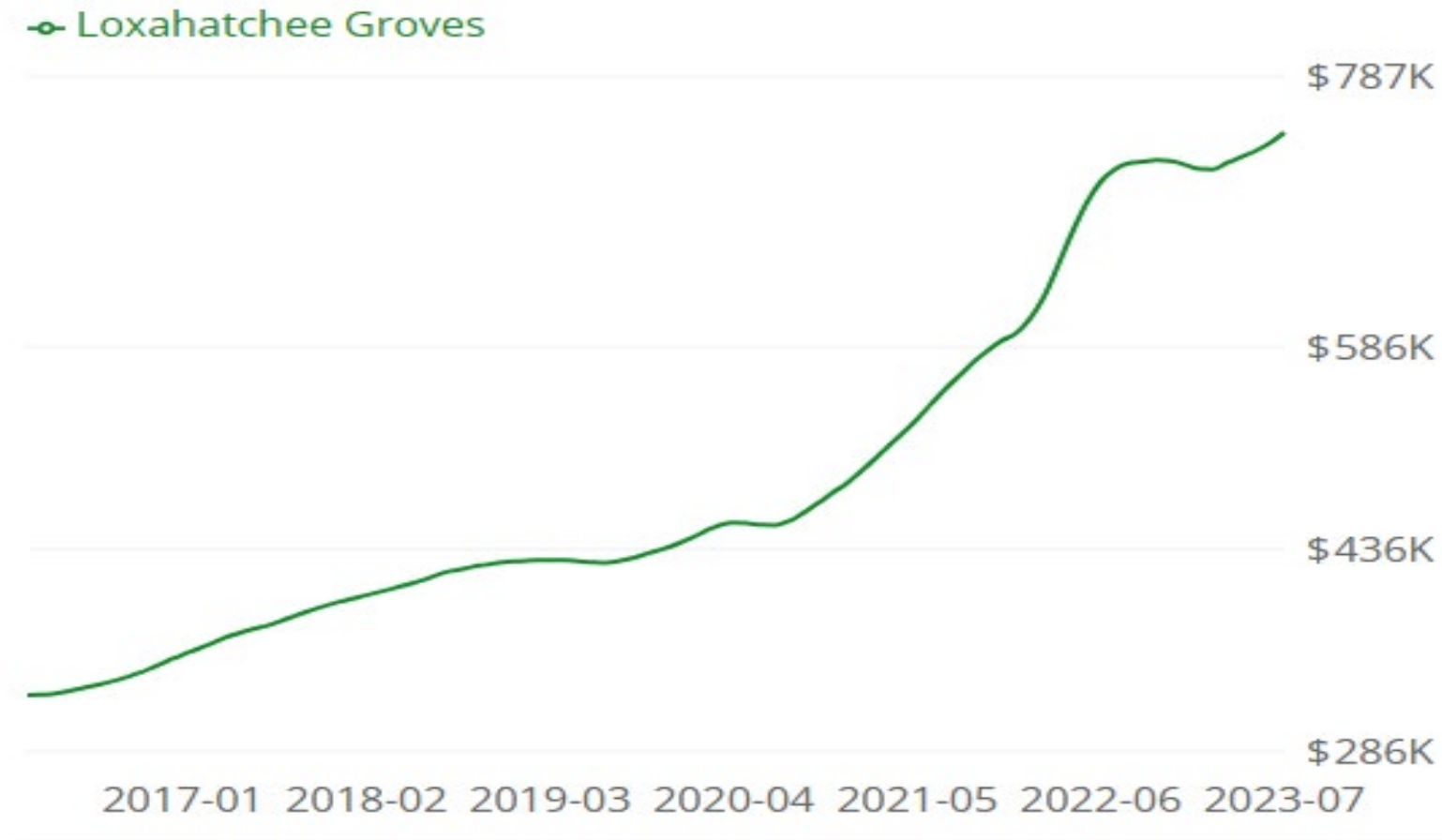
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TRIM RATES & HISTORY

TOWN OF LOXAHATCHEE GROVES

AVERAGE HOME VALUES 2017 - 2023

Average Home Value in Loxahatchee Groves was **\$746,018** in July 2023—a **3.8% annual increase** over 2022 and an over **200% increase since 2017**



Source: [Loxahatchee Groves Loxahatchee FL Home Prices & Home Values | Zillow](#)

REVENUE SCENARIOS

MILLAGE RATE	AD VALOREM REVENUES	ROAD & DRAINAGE ASSESSMENT	NON-AD VALOREM REVENUES	TOTAL REVENUES
3.00	\$1,502,208	\$200	\$1,482,300	\$2,984,508
3.10	\$1,552,282	\$193	\$1,432,226	\$2,984,508
3.20	\$1,602,356	\$186	\$1,382,152	\$2,984,508
3.30	\$1,652,430	\$180	\$1,332,078	\$2,984,508
3.40	\$1,702,504	\$173	\$1,282,004	\$2,984,508
3.50	\$1,752,578	\$166	\$1,231,930	\$2,984,508
3.60	\$1,802,652	\$159	\$1,181,856	\$2,984,508
3.70	\$1,852,726	\$153	\$1,131,782	\$2,984,508
3.80	\$1,902,800	\$146	\$1,081,708	\$2,984,508
3.90	\$1,952,874	\$139	\$1,031,634	\$2,984,508
4.00	\$2,002,948	\$132	\$981,560	\$2,984,508

- Each 1/10 of a mill equals approximately \$50,074
- Each \$1 of assessment rate equals approximately \$7,411.50

NON-AG SINGLE FAMILY 5-ACRE HOMESTEAD

(per 1st \$100,000 plus each \$100,000 increment)

YEAR	VALUE	EXEMPTION	TAXABLE	MILLS	PROPERTY TAXES	ROADS & DRAINAGE	SOLID WASTE	TOTAL	CHANGE
2007	\$100,000	(\$25,000)	\$75,000	1.5000	\$112.50	689.75 ²	\$372.73 ¹	\$1,174.98	
2008	\$100,000	(\$25,000)	\$75,000	1.5000	\$112.50	689.75 ²	\$372.73	\$1,174.98	0.0%
2009	\$100,000	(\$50,000)	\$50,000	1.4000	\$70.00	689.75 ²	\$372.73	\$1,132.48	-3.6%
2010	\$100,000	(\$50,000)	\$50,000	1.4000	\$70.00	689.75 ²	\$372.73	\$1,132.48	0.0%
2011	\$100,000	(\$50,000)	\$50,000	1.2000	\$60.00	689.75 ²	\$372.73	\$1,122.48	-0.9%
2012	\$100,000	(\$50,000)	\$50,000	1.2000	\$60.00	757.25 ²	\$274.89	\$1,092.14	-2.7%
2013	\$100,000	(\$50,000)	\$50,000	1.2000	\$60.00	675.00 ²	\$344.37	\$1,079.37	-1.2%
2014	\$100,000	(\$50,000)	\$50,000	1.2000	\$60.00	750.00 ²	\$344.10	\$1,154.10	6.9%
2015	\$100,000	(\$50,000)	\$50,000	1.4718	\$73.59	750.00 ²	\$256.27	\$1,079.86	-6.4%
2016	\$100,000	(\$50,000)	\$50,000	1.4718	\$73.59	750.00 ²	\$256.27	\$1,079.86	0.0%
2017	\$100,000	(\$50,000)	\$50,000	2.1500	\$107.50	750.00 ²	\$256.27	\$1,113.77	3.1%
2018	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	750.00 ²	\$450.00	\$1,350.00	21.2%
2019	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$450.00	\$1,600.00	18.5%
2020	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$450.00	\$1,600.00	0.0%
2021	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$450.00	\$1,600.00	0.0%
2022	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$450.00	\$1,600.00	0.0%
2023	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$400.00	\$1,550.00	-3.1%
2024	\$100,000	(\$50,000)	\$50,000	3.0000	\$150.00	\$1,000.00	\$400.00	\$1,550.00	0.0%

Footnotes

1. Solid Waste Provided By Palm Beach County. Rate Assumed.

2. The Town took over the Roads And Drainage District in the summer of 2018 and was not responsible for the levy prior to that time.

NON-AG SINGLE FAMILY 5-ACRE HOMESTEAD

YEAR	VALUE	EXEMPTION	TAXABLE	MILLS	TAXES	SOLID WASTE	TOTAL	CHANGE
2007	\$155,007	(\$25,000)	\$130,007	1.5000	\$195	\$372.73	\$567.74	
2008	\$159,657	(\$25,000)	\$134,657	1.5000	\$202	\$372.73	\$574.72	1.23%
2009	\$159,817	(\$50,000)	\$109,817	1.4000	\$154	\$372.73	\$526.47	-8.39%
2010	\$164,132	(\$50,000)	\$114,132	1.4000	\$160	\$372.73	\$532.51	1.15%
2011	\$166,594	(\$50,000)	\$116,594	1.2000	\$140	\$372.73	\$512.64	-3.73%
2012	\$171,592	(\$50,000)	\$121,592	1.2000	\$146	\$274.89	\$420.80	-17.92%
2013	\$174,509	(\$50,000)	\$124,509	1.2000	\$149	\$344.37	\$493.78	17.34%
2014	\$177,543	(\$50,000)	\$127,543	1.2000	\$153	\$344.10	\$497.15	0.68%
2015	\$189,949	(\$50,000)	\$139,949	1.4718	\$206	\$256.27	\$462.25	-7.02%
2016	\$192,561	(\$50,000)	\$142,561	1.4718	\$210	\$256.27	\$466.09	0.83%
2017	\$195,085	(\$50,000)	\$145,085	2.1500	\$312	\$256.27	\$568.20	21.91%
2018	\$197,953	(\$50,000)	\$147,953	3.0000	\$444	\$426.00	\$869.86	53.09%
2019	\$203,892	(\$50,000)	\$253,892	3.0000	\$762	\$450.00	\$1,211.67	39.30%
2020	\$210,008	(\$50,000)	\$260,008	3.0000	\$780	\$450.00	\$1,230.03	1.51%
2021	\$216,309	(\$50,000)	\$266,309	3.0000	\$799	\$450.00	\$1,248.93	1.54%
2022	\$222,798	(\$50,000)	\$272,798	3.0000	\$818	\$450.00	\$1,268.39	1.56%
2023	\$229,482	(\$50,000)	\$279,482	3.0000	\$838	\$450.00	\$1,288.45	1.58%
2024	\$236,366	(\$50,000)	\$286,366	3.0000	\$859	\$450.00	\$1,309.10	1.60%

AD VALOREM MILLAGE HISTORY

Fiscal Year	Millage Rate	Taxable Value	Property Taxes	Status
2008	1.5000	\$350,280,520	\$508,845	Final
2009	1.5000	\$307,389,570	\$441,450	Final
2010	1.4000	\$227,388,292	\$307,800	Final
2011	1.2000	\$230,967,011	\$261,597	Final
2012	1.2000	\$228,488,971	\$214,645	Final
2013	1.2000	\$231,842,639	\$210,006	Final
2014	1.2000	\$197,839,802	\$208,173	Final
2015	1.2000	\$204,403,183	\$229,355	Final
2016	1.4718	\$262,829,976	\$315,454	Final
2017	1.4718	\$293,080,782	\$361,816	Final
2018	2.1500	\$294,360,311	\$612,842	Final
2019	3.0000	\$313,290,118	\$911,906	Final
2020	3.0000	\$337,625,640	\$964,991	Final
2021	3.0000	\$362,034,457	\$1,042,008	Final
2022	3.0000	\$388,826,388	\$1,119,902	Final
2023	3.0000	\$442,024,556	\$1,264,990	Budgeted
2024	3.0000	\$527,090,690	\$1,502,208	Budgeted

NON-AD VALOREM ASSESSMENT: ROADS & DRAINAGE

FISCAL YEAR	ADOPTED RATE	NET REVENUES	STATUS
2008	\$137.95	\$1,075,785	
2009	\$137.95	\$1,077,924	
2010	\$137.95	\$1,085,770	
2011	\$137.95	\$1,085,770	
2012	\$151.45	\$1,179,341	
2013	\$135.00	\$1,051,245	
2014	\$150.00	\$1,168,050	
2015	\$150.00	\$1,168,050	
2016	\$150.00	\$1,168,050	
2017	\$150.00	\$1,027,670	
2018	\$150.00	\$1,134,850	
2019	\$200.00	\$1,500,942	
2020	\$200.00	\$1,507,801	
2021	\$200.00	\$1,496,476	
2022	\$200.00	\$1,502,414	
2023	\$200.00	\$1,482,300	BUDGETED
2024	\$200.00	\$1,497,757	BUDGETED

Florida Statutes Ch. 298.305 provides for the assessment of lands to pay for the completion of works and improvements as set forth in an adopted water control plan, as well as allowing for a maintenance assessment “as may be necessary to operate and maintain the district works and activities and to defray the current expenses of the district.” The proposed FY 2024 Road & Drainage Non-Ad Valorem assessment for maintenance and capital improvements pursuant to the water control plan would remain at \$200 per unit

NON-AD VALOREM ASSESSMENT: SOLID WASTE

Fiscal Year	Rate per Unit	Net Revenue	Status
2008	\$ 372.73	\$400,000	Actual
2009	\$ 372.73	\$440,900	Actual
2010	\$ 372.73	\$440,900	Actual
2011	\$ 274.89	\$469,761	Actual
2012	\$ 344.37	\$429,196	Actual
2013	\$ 344.10	\$479,497	Actual
2014	\$ 256.27	\$419,256	Actual
2015	\$ 256.27	\$440,786	Actual
2016	\$ 256.27	\$435,614	Actual
2017	\$ 256.27	\$465,481	Actual
2018	\$ 450.00	\$363,184	Actual
2019	\$ 450.00	\$641,270	Actual
2020	\$ 450.00	\$643,418	Actual
2021	\$ 450.00	\$652,310	Actual
2022	\$ 450.00	\$657,207	Actual
2023	\$ 400.00	\$574,560	BUDGET
2024	\$ 400.00	\$580,224	BUDGET

The preliminary solid waste assessment is proposed at same rate as in prior years - \$400 gross, \$384 net of discounts



FY 2023-2024 BUDGET
SUMMARY & DETAILED BUDGET
BY DEPARTMENT & FUND
WORKSHEET

TOWN OF LOXAHATCHEE GROVES

PRELIMINARY PROPOSED FY 2023-2024 BY FUND

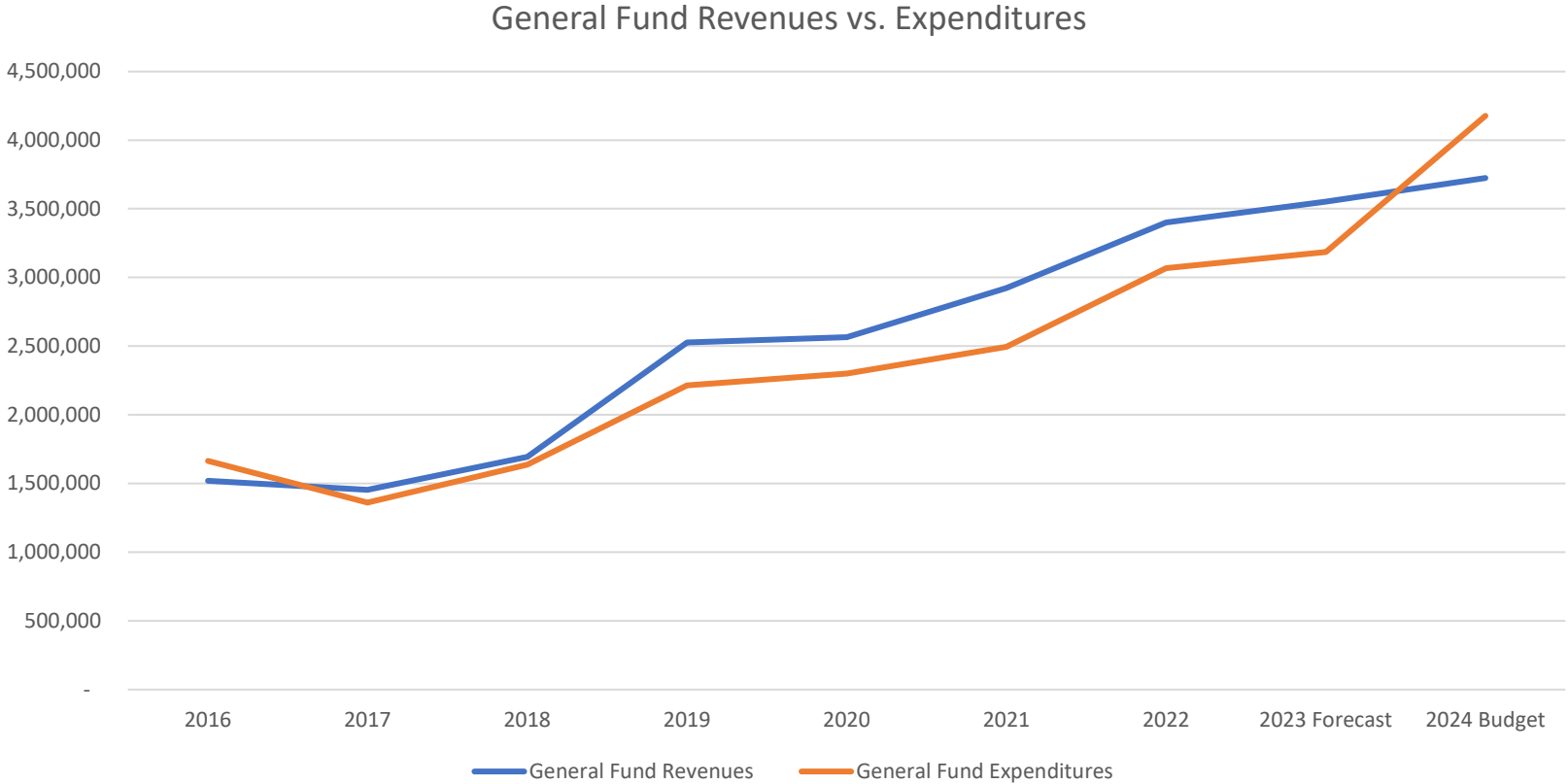
FY2024 PRELIMINARY PROPOSED BUDGET SUMMARY ALL FUNDS							FY2023 Adopted	Proposed Vs. Adopted		
	Local Option			Capital			Total	Total	\$ Var	% Var
	General Fund	Transporation Fund	Sales Tax Fund	Roads and Drainage Fund	Solid Waste Fund	Improvement Project Fund				
Estimated Revenues										
Taxes										
Ad Valorem Taxes	\$ 1,502,208						\$ 1,502,208	\$ 1,264,990	\$ 237,218	19%
Assessments	-			1,530,757	580,224		2,110,981	2,079,860	31,121	1%
Other Taxes	496,000						496,000	465,000	31,000	7%
Licenses and Permits	360,000						360,000	295,000	65,000	22%
Franchise Fees	536,800						536,800	489,500	47,300	10%
Charges For Services	219,000						219,000	193,000	26,000	13%
Intergovernmental	422,000	406,386	334,000		500	750,000	1,912,886	1,051,100	861,786	82%
Fines and Forfeitures	10,000						10,000	22,000	(12,000)	-55%
Miscellaneous										
Investment Income	5,000				500		5,500	3,000	2,500	83%
Other Miscellaneous	1,000			5,000			6,000	40,575	(34,575)	-85%
Total Revenues	3,552,008	406,386	334,000	1,535,757	581,224	750,000	7,159,375	5,904,025	1,255,350	21%
Other Financing Sources										
ARPA	-	-	-	-	-	-	-	1,798,000	(1,798,000)	-100%
Transfers In	172,500			278,836	175,000	1,895,800	2,522,136	1,488,965	1,033,171	69%
Uses of Reserves	490,615			624,113			1,114,728	-	1,114,728	NA
Total Estimated Revenues	\$ 4,215,123	\$ 406,386	\$ 334,000	\$ 2,438,706	\$ 756,224	\$ 2,645,800	\$ 10,796,239	\$ 9,190,990	\$ 2,860,599	17%
Expenditures, Uses										
Compensation and Benefits	\$ 880,499			\$ 895,791			\$ 1,776,290	\$ 1,507,400	\$ 268,890	18%
Operating Expenses	2,013,187			1,203,102	698,848		3,915,137	3,927,275	(12,138)	0%
Debt Service	-			5,000			5,000	6,750	(1,750)	-26%
Capital	47,000			-		2,645,800	2,692,800	2,178,100	514,700	24%
Total Expenditures	2,940,686	-	-	2,103,893	698,848	2,645,800	8,389,227	7,619,525	769,702	10%
Other Financing Uses										
Transfers Out	1,274,437	406,386	334,000	334,813	-	-	2,349,636	1,534,894	814,742	53%
Transfers to Reserves	-	-	-	-	57,376	-	57,376	36,571	20,805	57%
Total Expenditures and Uses	\$ 4,215,123	\$ 406,386	\$ 334,000	\$ 2,438,706	\$ 756,224	\$ 2,645,800	\$ 10,796,239	\$ 9,190,990	\$ 1,605,249	17%



GENERAL FUND

TOWN OF LOXAHATCHEE GROVES

GENERAL FUND REVENUES VS. EXPENDITURES 2016-2024



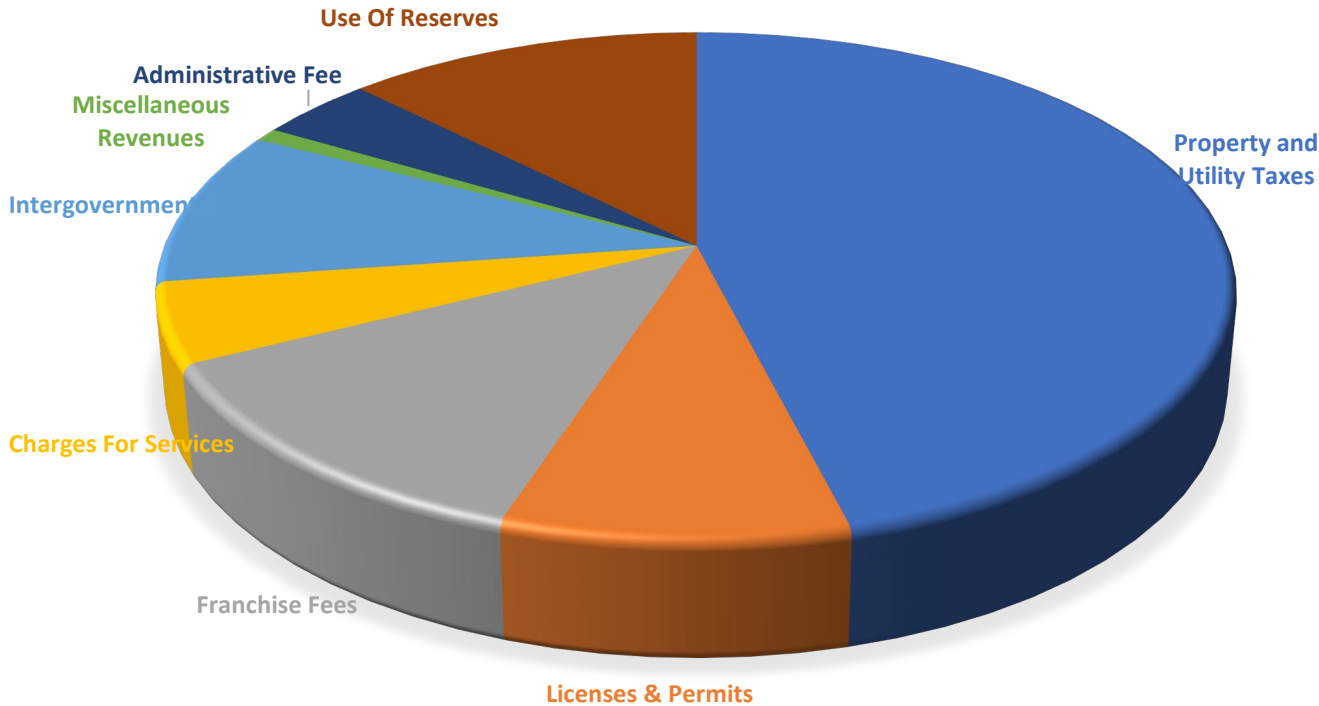
	2016	2017	2018	2019	2020	2021	2022	2023 Forecast	2024 Budget
General Fund Revenues	1,518,657	1,454,421	1,693,510	2,526,049	2,564,535	2,924,015	3,399,807	3,552,008	3,724,508
General Fund Expenditures	1,663,745	1,361,152	1,637,261	2,215,141	2,301,242	2,495,822	3,068,275	3,184,902	4,175,950
Difference	(145,088)	93,269	56,249	310,908	263,293	428,193	331,532	367,106	(451,442)

GENERAL FUND: SUMMARY

Sources of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Ad Valorem Taxes	\$ 1,502,208	\$ 1,264,990	\$ 237,218	18.8%
Utility Taxes	496,000	\$ 465,000	\$ 31,000	6.7%
Licenses and Permits	360,000	\$ 295,000	\$ 65,000	22.0%
Franchise Fees	536,800	\$ 489,500	\$ 47,300	9.7%
Charges for Services	219,000	\$ 193,000	\$ 26,000	13.5%
Intergovernmental	422,000	\$ 379,100	\$ 42,900	11.3%
Fines and Forfeitures	10,000	\$ 22,000	\$ (12,000)	-54.5%
Miscealleous	6,000	\$ 18,575	\$ (12,575)	-67.7%
Transfers In	172,500	\$ 172,500	\$ -	0.0%
Use of Reserves	490,615	\$ -	\$ 490,615	NA
Total Sources	\$ 4,215,123	\$ 3,299,665	\$ 915,458	27.7%

Uses of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Compensation and Benefits	\$ 880,499	\$ 729,000	\$ 151,499	20.8%
Operating Expenses	2,060,187	\$ 1,947,000	\$ 113,187	5.8%
Transfers Out	1,274,437	\$ 646,365	\$ 628,072	97.2%
Total Uses	\$ 4,215,123	\$ 3,322,365	\$ 892,758	26.9%

WHERE THE MONEY COMES FROM: GENERAL FUND



	2024	2023
Property and Utility Taxes	1,998,208	1,729,990
Licenses & Permits	360,000	295,000
Franchise Fees	536,800	489,500
Charges For Services	219,000	193,000
Intergovernmental	422,000	379,100
Miscellaneous Revenues	16,000	40,575
Administrative Fee	172,500	172,500
Use Of Reserves	490,615	-
Total	4,215,123	3,299,665

GENERAL FUND: AD VALOREM REVENUE

The County issued the certified taxable value for FY 2024 with an approximate 19.2% increase in property value over last year's value. Included in the 14.74% increase, about .8% is attributable to New Growth. Ad Valorem Tax Revenue is about 36% of the General Fund's total revenue.

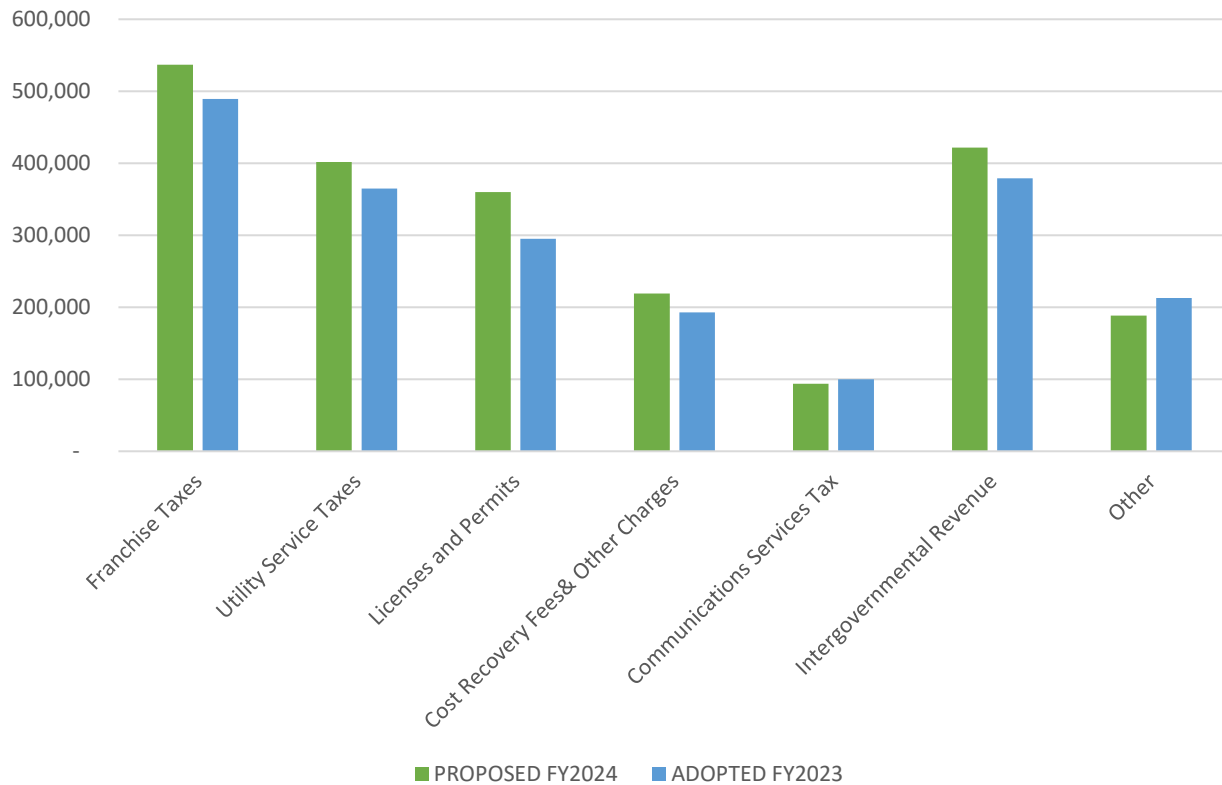
Fiscal Year	Millage Rate	Taxable Value	% Change Year-Over-Year	Taxes Levied
2016	1.4718	\$ 221,087,392		\$ 325,396
2017	1.4718	\$ 254,048,628	14.9%	\$ 373,909
2018	2.1500	\$ 291,834,929	14.9%	\$ 627,445
2019	3.0000	\$ 313,290,118	7.4%	\$ 939,870
2020	3.0000	\$ 332,537,842	6.1%	\$ 997,614
2021	3.0000	\$ 358,789,695	7.9%	\$ 1,076,369
2022	3.0000	\$ 387,276,074	7.9%	\$ 1,161,828
2023	3.0000	\$ 443,854,986	14.6%	\$ 1,331,565
2024	3.0000	\$ 527,090,690	18.8%	\$ 1,502,208

- The millage rate has remained at 3.0000 since FY2019
- Since 2016 the Average Annual increase in Taxable Value is 15%
- The FY2024 Proposed Budget is based on 95% of the amount to be levied.
- The increase in Taxable Value and New Growth will increase Ad Valorem Tax revenue by \$237K vs FY2024 Adopted Budget

AD VALOREM MILLAGE HISTORY

Fiscal Year	Millage Rate	Taxable Value	Property Taxes	Status
2008	1.5000	\$350,280,520	\$508,845	Final
2009	1.5000	\$307,389,570	\$441,450	Final
2010	1.4000	\$227,388,292	\$307,800	Final
2011	1.2000	\$230,967,011	\$261,597	Final
2012	1.2000	\$228,488,971	\$214,645	Final
2013	1.2000	\$231,842,639	\$210,006	Final
2014	1.2000	\$197,839,802	\$208,173	Final
2015	1.2000	\$204,403,183	\$229,355	Final
2016	1.4718	\$262,829,976	\$315,454	Final
2017	1.4718	\$293,080,782	\$361,816	Final
2018	2.1500	\$294,360,311	\$612,842	Final
2019	3.0000	\$313,290,118	\$911,906	Final
2020	3.0000	\$337,625,640	\$964,991	Final
2021	3.0000	\$362,034,457	\$1,042,008	Final
2022	3.0000	\$388,826,388	\$1,119,902	Final
2023	3.0000	\$442,024,556	\$1,264,990	Budgeted
2024	3.0000	\$527,090,690	\$1,502,208	Budgeted

GENERAL FUND: OTHER REVENUE



Other General Fund Revenues include

- Intergovernmental (Municipal Revenue Sharing Alcoholic Beverage License Tax, Half Cent Sales Tax)
- Utility Tax & Communication Tax
- Franchise Fees
- License & Permits
- Fines & Forfeitures
- Charges for Services
- Investment & Miscellaneous

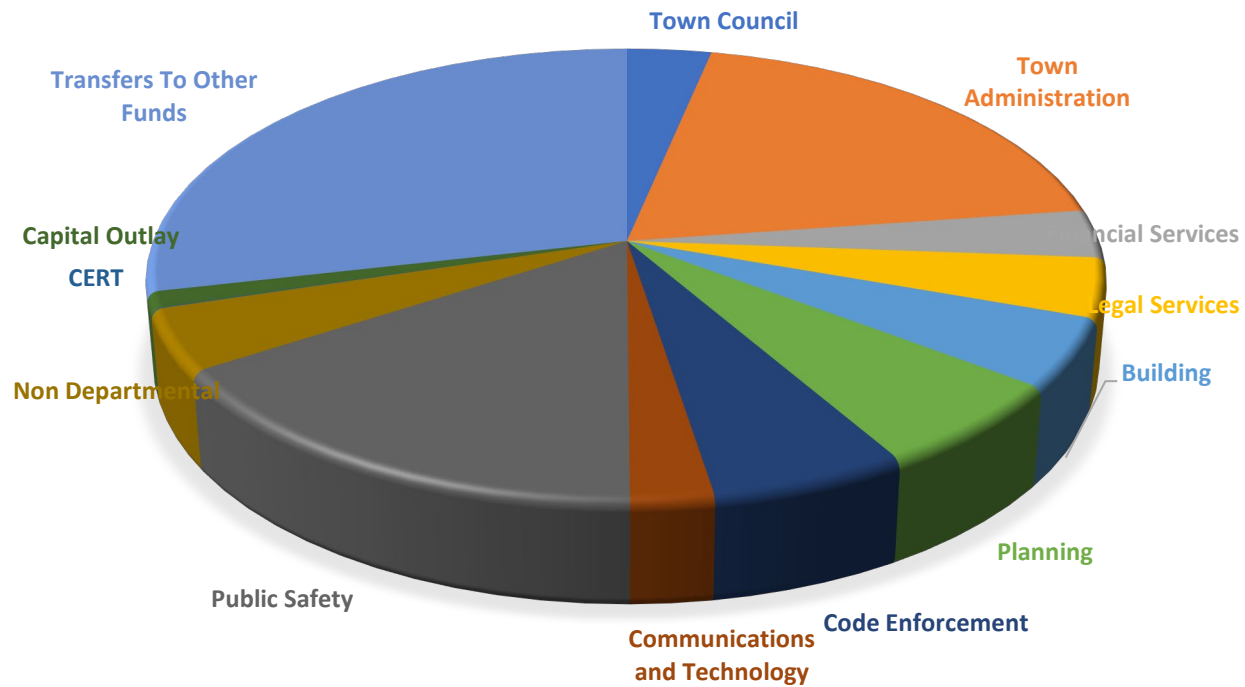
STATE REVENUE ESTIMATES

OFFICIAL POSITION

- FY 2024 municipal revenue estimates have been released by the Department of Revenue's Office of Tax Research based on General Revenue Estimating Conference and Florida Economic Estimating Conference
- Although these estimates are based on the best information available at this time, ***local government officials should be very cautious and conservative in their budgeting for the upcoming fiscal year.***

	FY2022	FY2023	FY2024	
Communications Services Tax	100,000	97,392	94,000	A tax on telephone and cable services.
Half Cent Sales Tax	293,000	337,784	330,000	Town's share of sales taxes, population based
Municipal Revenue Sharing	83,000	76,939	86,000	Derived from sales taxes, appropriated by state, population based
Local Option Gas Tax	403,900	354,998	406,386	Taxes based upon gallons of gas, not price of gas, distributed under ILA
Local Option Sales Tax	266,200	296,593	334,000	A local additional sales tax approved by voters, distributed under ILA
Total	<u>1,146,100</u>	<u>1,163,706</u>	<u>1,250,386</u>	

WHERE THE MONEY GOES: GENERAL FUND



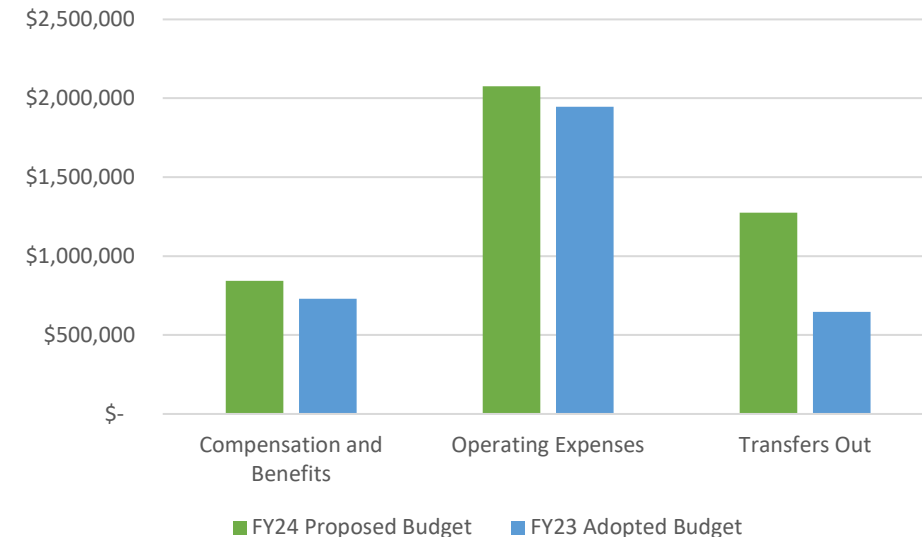
- PBSO accounts for the largest outlay
- Salaries & Related adjusted 5% for COLA and 15% for Related Benefits (Health Ins, Retirements, etc.)
- Reserves are being used to fund capital
- Transfers to other funds include:
 - \$175k to Solid Waste
 - \$1,099 mm to Capital Improvement Fund

	2024	2023
Town Council	\$ 156,442	\$ 110,500
Town Administration	826,244	697,300
Financial Services	143,000	72,000
Legal Services	175,000	225,000
Building	180,000	169,100
Planning	261,000	286,000
Code Enforcement	248,100	176,000
Communications and Technology	99,500	133,000
Public Safety	661,000	641,000
Non Departmental	141,000	166,000
CERT	2,400	2,400
Capital Outlay	47,000	-
Transfers To Other Funds	1,274,437	646,365
Total	\$ 4,215,123	\$ 3,324,665

GENERAL FUND: OPERATING EXPENDITURES

Accounts	FY2023 Budget	FY2024 Budget	Change
Accounting & Internal Audit Services	60,000	100,000	40,000
Books, Publications, Subscriptions	12,700	11,000	(1,700)
Building & Zoning Professional Service	166,500	180,000	13,500
Building Office Supplies	2,600	-	(2,600)
Capital Outlay - Buildings	-	47,000	47,000
Code Compliance	156,000	-	(156,000)
Communication Services	63,000	39,500	(23,500)
Comprehensive Plan	50,000	30,000	(20,000)
Computer Hardware and Software	80,000	60,000	(20,000)
Cost Recovery Expenditure	151,000	160,000	9,000
Education & Training	6,500	7,000	500
Election Expense	20,000	20,000	-
Independent Annual Audit Services	-	25,000	25,000
Insurance	130,000	90,000	(40,000)
Law Enforcement (PBSO)	641,000	661,000	20,000
Legal Advertising	9,000	22,000	13,000
Litigation	50,000	-	(50,000)
Loxahatchee Groves - CERT	2,400	2,400	-
Merchant Bank credit Charges	-	10,000	10,000
Office Supplies	8,000	10,000	2,000
Other Operating Expenses (Misc.-Recording I	32,300	38,000	5,700
Other Services-Planning Process	-	4,000	4,000
Planner On Call	35,000	10,000	(25,000)
Planning & Zoning Contract	45,000	45,000	-
Postage and Freight	3,000	3,000	-
Professional Service- Paychex	4,000	8,000	4,000
Professional Service-Lobbyist	25,000	50,000	25,000
Professional Services-Legal	175,000	250,000	75,000
Rental and Leases - Equip, Storage, etc	13,000	13,000	-
Repair and Maintenance - Building	8,000	8,000	-
Special Events/ Contributions	25,000	25,000	-
Special Magistrate	5,000	25,000	20,000
Travel	18,300	14,000	(4,300)
Utilities	9,000	10,000	1,000

FY2024 General Fund Operating Expenditures are expected to increase by \$128K or 6.6%. Code Compliance is now done in-house. Legal expenses are expected to increase based upon current use. A generator will be acquired for Town. Hall. Compensation & Benefits expenditures were increased by 5% COLA & 15% increase in Health Insurance and other benefits

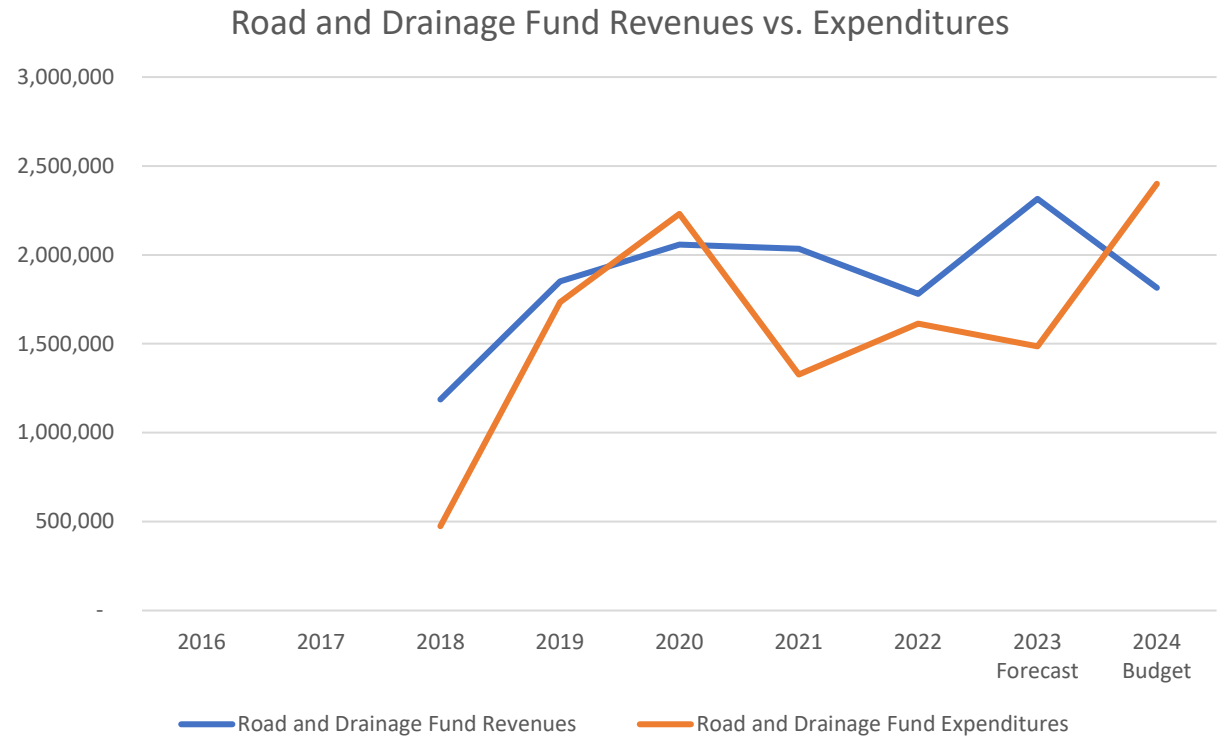


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ROADS & DRAINAGE FUND

TOWN OF LOXAHATCHEE GROVES

ROAD & DRAINAGE FUND REVENUES VS. EXPENDITURES 2016-2024



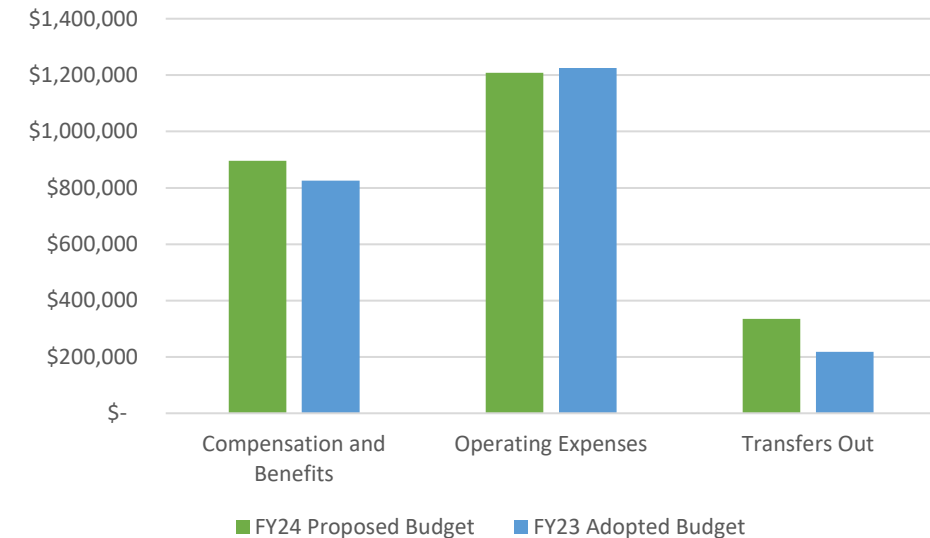
	2016	2017	2018	2019	2020	2021	2022	2023 Forecast	2024 Budget
Road and Drainage Fund Revenues	Prior to FY2018, this		1,187,349	1,850,328	2,058,515	2,033,789	1,780,276	2,315,619	1,814,593
Road and Drainage Fund Expenditures	was an independent		474,649	1,734,717	2,229,670	1,327,823	1,612,792	1,485,001	2,399,697
Difference	special district		712,700	115,611	(171,155)	705,966	167,484	830,618	(585,104)

ROADS & DRAINAGE FUND: SUMMARY

Sources of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Assessments	\$ 1,530,757	\$ 1,505,300	\$ 25,457	1.7%
Miscellaneous	5,000	24,500	(19,500)	-79.6%
ARPA Funds	-	260,000	(260,000)	-100.0%
Transfers In	278,836	541,000	(262,164)	-48.5%
Use of Reserves	624,113	-	624,113	NA
Total Sources	\$ 2,438,706	\$ 2,330,800	\$ 107,906	4.6%

Uses of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Compensation and Benefits	\$ 895,792	\$ 825,400	\$ 70,392	8.5%
Operating Expenses	1,208,102	1,225,400	(17,298)	-1.4%
Transfers Out	334,813	218,429	116,384	53.3%
Total Uses	\$ 2,438,707	\$ 2,269,229	\$ 169,478	7.5%

The Road & Drainage Fund is balanced by using \$624K in reserves and a transfer of \$279K from the Transportation Fund



ROADS & DRAINAGE FUND: REVENUES

- Assessments, net of the 4% discount allowed for property owners, are estimated at \$1,497,757
- The \$200 assessment per computed acres constant since FY2019
- Palm Beach County Property Appraiser calculates the computed acre based on the properties within the Town's boundaries
- Transfers in from the following funds help balance the budget:
 - Transportation Fund \$278,836
- The Fund will also use \$624,113 of reserves

NON-AD VALOREM ASSESSMENT: ROADS & DRAINAGE

FISCAL YEAR	ADOPTED RATE	NET REVENUES	STATUS
2008	\$137.95	\$1,075,785	
2009	\$137.95	\$1,077,924	
2010	\$137.95	\$1,085,770	
2011	\$137.95	\$1,085,770	
2012	\$151.45	\$1,179,341	
2013	\$135.00	\$1,051,245	
2014	\$150.00	\$1,168,050	
2015	\$150.00	\$1,168,050	
2016	\$150.00	\$1,168,050	
2017	\$150.00	\$1,027,670	
2018	\$150.00	\$1,134,850	
2019	\$200.00	\$1,500,942	
2020	\$200.00	\$1,507,801	
2021	\$200.00	\$1,496,476	
2022	\$200.00	\$1,502,414	
2023	\$200.00	\$1,482,300	BUDGETED
2024	\$200.00	\$1,497,757	BUDGETED

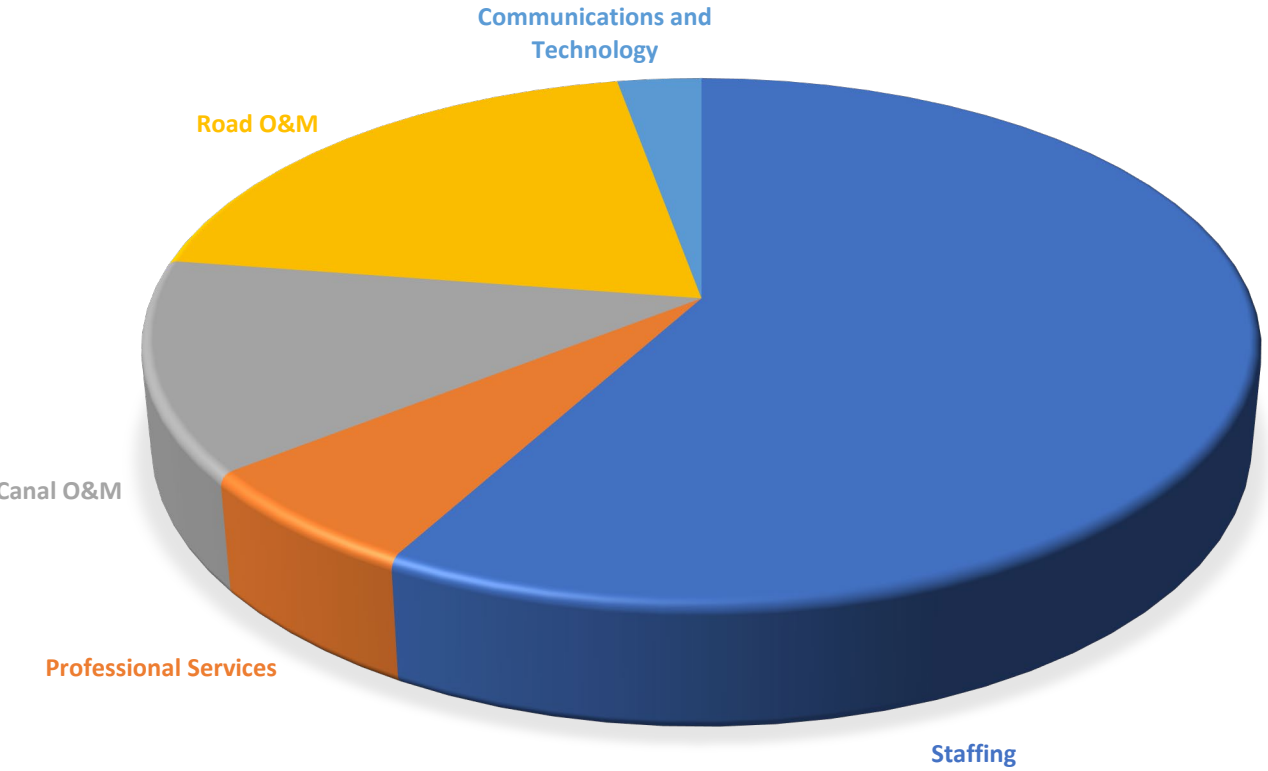
Florida Statutes Ch. 298.305 provides for the assessment of lands to pay for the completion of works and improvements as set forth in an adopted water control plan, as well as allowing for a maintenance assessment “as may be necessary to operate and maintain the district works and activities and to defray the current expenses of the district.” The proposed FY 2024 Road & Drainage Non-Ad Valorem assessment for maintenance and capital improvements pursuant to the water control plan would remain at \$200 per unit

NON-AD VALOREM ASSESSMENT: ROADS & DRAINAGE

Fiscal Year	Adopted Rate	Computed Acres	Net Assessment Revenue
2016	\$150	7,787	\$ 1,168,050
2017	\$150	6,851	\$ 1,027,670
2018	\$150	7,566	\$ 1,134,850
2019	\$200	7,505	\$ 1,500,942
2020	\$200	9,154	\$ 1,830,930
2021	\$200	8,813	\$ 1,762,677
2022	\$200	7,408	\$ 1,481,620
2023	\$200	7,801	\$ 1,482,283
2024	\$200	7,801	\$ 1,497,757

Florida Statutes Ch. 298.305 provides for the assessment of lands to pay for the completion of works and improvements as set forth in an adopted water control plan, as well as allowing for a maintenance assessment “as may be necessary to operate and maintain the district works and activities and to defray the current expenses of the district.” The proposed FY 2024 Road & Drainage Non-Ad Valorem assessment for maintenance and capital improvements pursuant to the water control plan would remain at \$200 per unit on approximately 7,801 units.

WHERE THE MONEY IS SPENT: Road and Drainage Fund



	2023 Budget	2024 Budget
Staffing	\$ 825,400	\$ 895,791
Professional Services	161,200	97,602
Canal O&M	151,100	201,000
Road O&M	358,300	305,000
Communications and Technology	18,900	44,000
Non Departmental	529,150	555,500
LOC Costs	6,750	5,000
Transfers To CIP	218,429	334,813
Totals	\$ 2,269,229	\$ 2,438,706

ROAD & DRAINAGE: OPERATING EXPENSES

Category	FY2023 Budget	FY2024 Budget	Difference
Books, Publications, Subscriptions	2,100	2,000	(100)
Capital Leases Principal	6,750	-	(6,750)
Communication Services	13,650	24,000	10,350
Computer hardware & Software	5,250	20,000	14,750
Education & Training	1,000	1,000	-
Fuel	45,000	45,000	-
Independent Annual Audit Services	30,000	25,000	(5,000)
Indirect Cost Allocations	172,500	172,500	-
Insurance	80,000	60,000	(20,000)
Lubricants	4,000	4,000	-
Office Supplies	1,450	1,000	(450)
Operating Supplies	40,000	15,000	(25,000)
Other Current Charges - Miscellaneous	2,100	2,000	(100)
Other debt service costs	-	5,000	5,000
Other Services -	65,000	55,000	(10,000)
Other Services - PBC Admin Fee	24,000	15,602	(8,398)
Professional Service - Drug Test	2,200	2,000	(200)
Professional Service- Land Surveying	40,000	-	(40,000)
Repair and Maintenance - Machinery	21,000	40,000	19,000
Repair and Maintenance Svc -	100,000	150,000	50,000
Retnal and Leases - Equip, Storage, etc	250,000	303,000	53,000
Road Maintence and Service	257,300	225,000	(32,300)
Road Materials & Supplies	15,000	15,000	-
Traffic Control Signs	25,000	10,000	(15,000)
Training	2,100	2,000	(100)
Utilities Services	20,000	14,000	(6,000)
TOTAL	1,225,400	1,208,102	(17,298)

The Road & Drainage Fund decrease in Operating Expenses of \$17K Is largely unchanged from FY2023

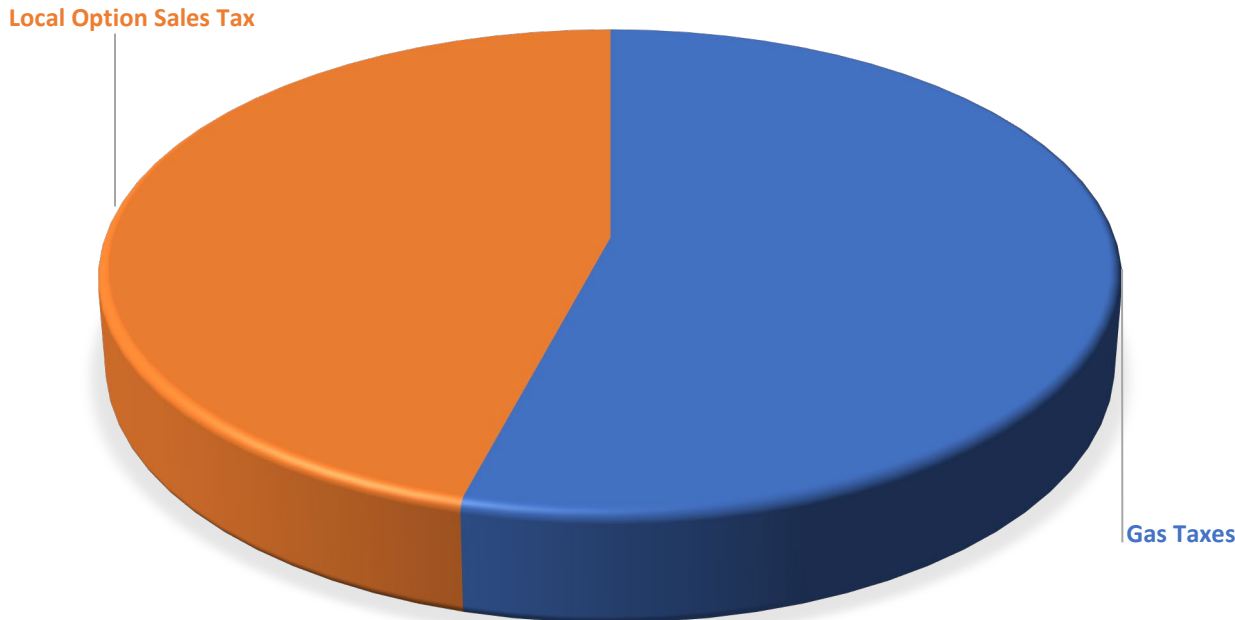


TRANSPORTATION FUND

TOWN OF LOXAHATCHEE GROVES



WHERE THE MONEY COMES FROM: Transportation Fund and Surtax Fund



Gas Taxes	406,386
Local Option Sales Tax	<u>344,000</u>
Total	<u><u>750,386</u></u>

TRANSPORTATION FUND: REVENUE

- The Proposed FY2024 Revenue estimates are provided by the State of Florida as follows:
 - 1st Local Option Fuel Tax \$278,836
 - 2nd Local Option Fuel Tax \$127,550
- The 1st Local Option Fuel Tax of \$278,836 is being transferred out to support maintenance efforts in the Road And Drainage Fund
- The 2nd Local Option Fuel Tax of \$127,550 is being transferred out to support capital projects in the Capital Projects Fund
- Maintains no fund balance as all funds transferred annually to maintenance and capital as allowed by Florida Statutes



LOCAL OPTION SALES TAX FUND

TOWN OF LOXAHATCHEE GROVES

LOCAL OPTION SALES TAX FUND: REVENUE

- The Palm Beach Local Option Sales Tax is a voter-approved 1 Cent additional sales tax with a time certain end date. The Town's share of the collected sales tax can be used for capital improvements in the Town.
- The FY2024 estimated revenue for the tax is \$334,000, all of which is transferred to the Capital Projects Fund to help fund projects there.
- Sales Tax Collections can be greatly affected by local and national economic conditions.
- Based upon the current collection rate, we expect this source of revenue to discontinue in 3 years

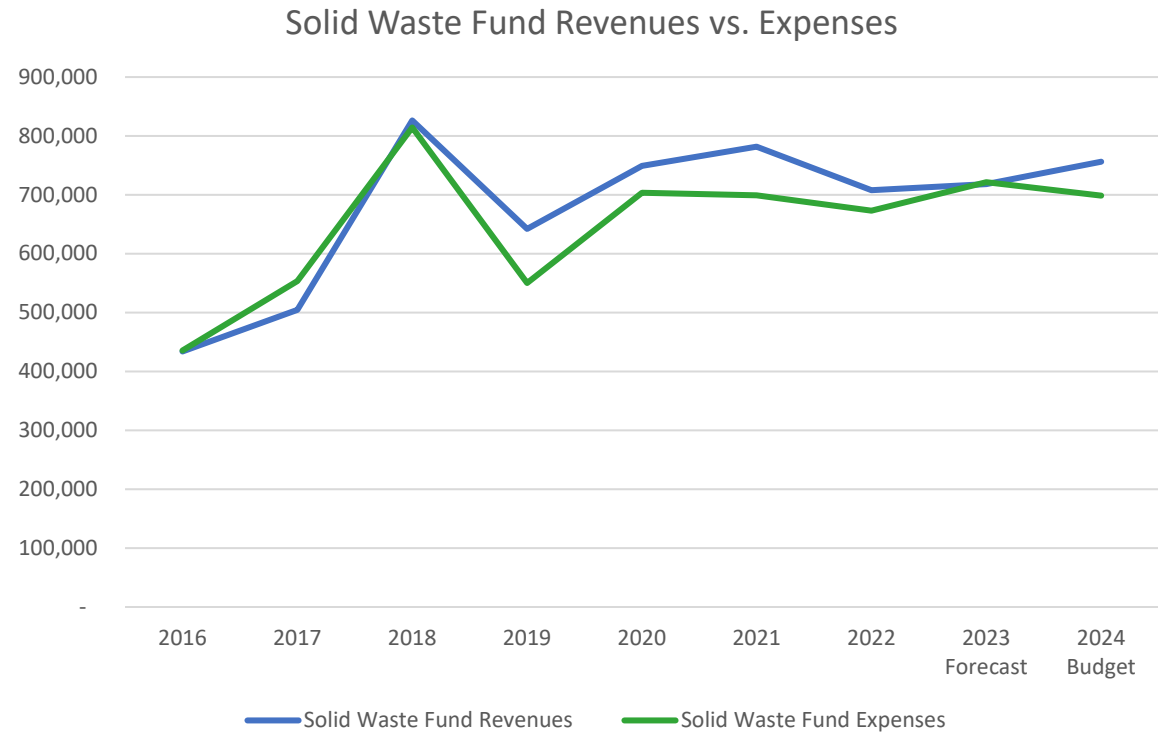


SOLID WASTE FUND

TOWN OF LOXAHATCHEE GROVES



SOLID WASTE FUND REVENUES VS. EXPENDITURES 2016-2024



	2016	2017	2018	2019	2020	2021	2022	2023 Forecast	2024 Budget
Solid Waste Fund Revenues	434,117	504,733	826,451	642,315	749,416	781,887	707,871	718,418	756,224
Solid Waste Fund Expenses	435,614	553,265	814,671	550,288	703,481	699,311	673,202	721,726	698,848
Difference	(1,497)	(48,532)	11,780	92,027	45,935	82,576	34,669	(3,308)	57,376

SOLID WASTE FUND: SUMMARY

Sources of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Assessments, Net of Discoun	\$ 580,224	\$ 574,560	\$ 5,664	1.0%
Miscellaneous	\$ 1,000	\$ 2,400	\$ (1,400)	-58.3%
Transfers In	\$ 175,000	\$ 135,365	\$ 39,635	29.3%
Total Sources	\$ 756,224	\$ 712,325	\$ 43,899	6.2%

The reduction in Solid Waste Assessments were offset by additional transfers from the General Fund

Uses of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Operating Expenses	\$ 698,848	\$ 712,325	\$ (13,477)	-1.9%
	\$ 698,848	\$ 712,325	\$ (13,477)	-1.9%

SOLID WASTE FUND FUND: REVENUE

- The \$400 assessment per garbage cart is the same as the current year
 - The assessment includes bulk waste/vegetative debris collection
 - The commercial solid waste franchise fee paid \$175,000 this year to help hold rates down in the long-term
 - The unsubsidized rate would be about \$452
-
- The net assessment is actually \$384 after discounts

NON-AD VALOREM ASSESSMENT: SOLID WASTE

Fiscal Year	Rate per Unit	Net Revenue	Status
2008	\$ 372.73	\$400,000	
2009	\$ 372.73	\$440,900	
2010	\$ 372.73	\$440,900	
2011	\$ 274.89	\$469,761	
2012	\$ 344.37	\$429,196	
2013	\$ 344.10	\$479,497	
2014	\$ 256.27	\$419,256	
2015	\$ 256.27	\$440,786	
2016	\$ 256.27	\$435,614	
2017	\$ 256.27	\$465,481	
2018	\$ 450.00	\$363,184	
2019	\$ 450.00	\$641,270	
2020	\$ 450.00	\$643,418	
2021	\$ 450.00	\$652,310	
2022	\$ 450.00	\$657,207	
2023	\$ 400.00	\$574,560	BUDGET
2024	\$ 400.00	\$580,224	BUDGET

The preliminary solid waste assessment is proposed at same rate as in prior years - \$400 gross, \$384 net of discounts

SOLID WASTE FUND: EXPENDITURES

	Historical Cost of Service			
	2024	2023	2022	2021
Contractual Cost of Service	\$ 698,848	\$ 712,325	\$ 673,203	\$ 699,312

	Current Assessment of \$400			If Assessment Is Cut By \$50:		
	Actual	Illustration		Actual	Illustration	
	2024	2025 @ 5%	2026 @ 5%	2024	2025 @ 5%	2026 @ 5%
Cost of Service	\$ 682,804.00	\$ 716,944.20	\$ 752,791.41	\$ 682,804.00	\$ 716,944.20	\$ 752,791.41
Number of Units	\$ 1,511.00	\$ 1,511.00	\$ 1,511.00	\$ 1,511.00	\$ 1,511.00	\$ 1,511.00
Cost Per Unit	\$ 451.89	\$ 474.48	\$ 498.21	\$ 451.89	\$ 474.48	\$ 498.21
Proposed Assessment	\$ 400.00	\$ 400.00	\$ 400.00	\$ 350.00	\$ 350.00	\$ 350.00
Amount Subsidized	\$ 51.89	\$ 74.48	\$ 98.21	\$ 101.89	\$ 124.48	\$ 148.21
Cost of Subsidy	\$ 78,404.00	\$ 112,544.20	\$ 148,391.41	\$ 153,954.00	\$ 188,094.20	\$ 223,941.41



CAPITAL IMPROVEMENT
PROJECT FUND

TOWN OF LOXAHATCHEE GROVES



CAPITAL IMPROVEMENT FUND SUMMARY

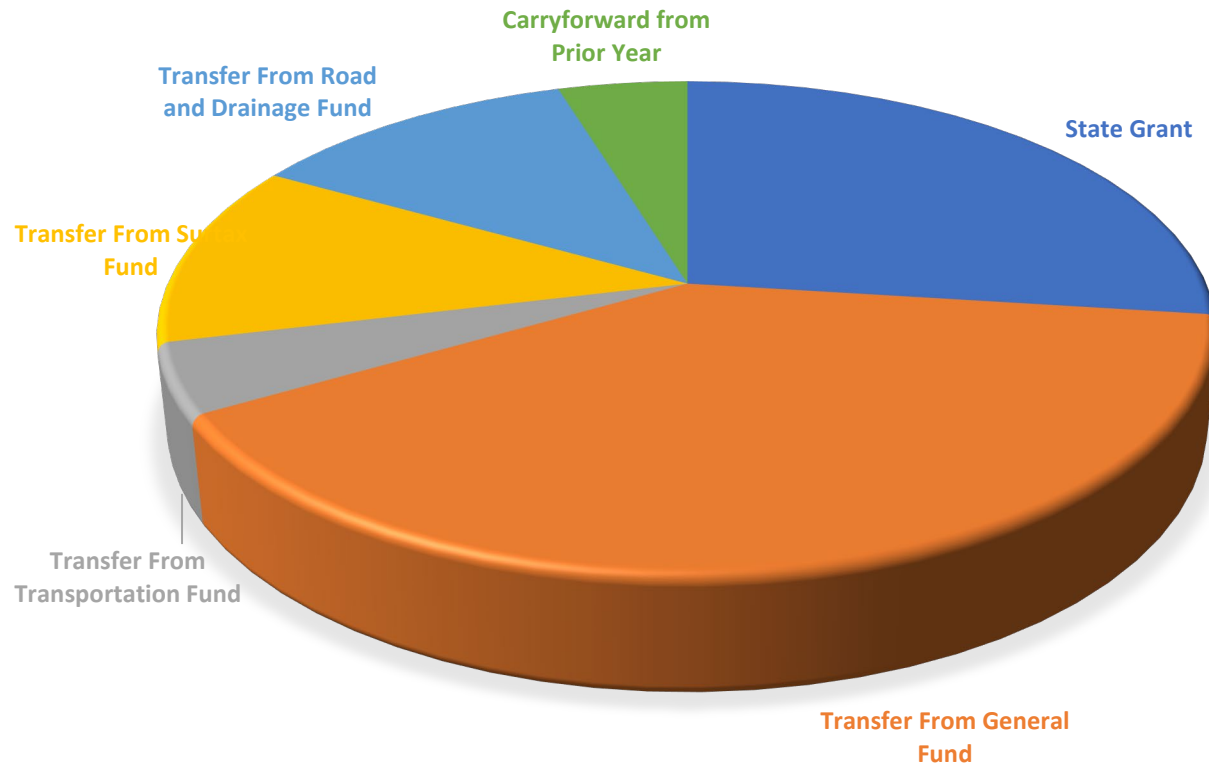
Sources of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
State Appropriation	\$ 750,000	\$ -	\$ 750,000	100.00%
Transfer from General Fund	\$ 1,099,437	\$ 247,000	\$ 852,437	345.12%
Transfer from Transportation Fund	\$ 127,550	\$ 126,900	\$ 650	0.51%
Transfer from Surtax Fund	\$ 334,000	\$ 266,200	\$ 67,800	25.47%
Transfer from Road and Drainage Fund	\$ 334,813	\$ -	\$ -	0.00%
Carryforward	\$ 131,000	\$ -	\$ -	0.00%
ARPA Funds	\$ -	\$ 1,538,000	\$ (1,538,000)	-100.00%
Total Sources	\$ 2,776,800	\$ 2,178,100	\$ 598,700	27.49%

ARPA funds were a one-time funding source for the Town’s capital plan in FY 2023.

The Town received a state appropriation for stormwater projects in FY 2024 (hopefully, the 1st year of a 3-year appropriation request) which requires matching of \$375,000 by the Town. The matching funds were primarily funded in the FY 2023 budget for culvert replacements along with pump station and gate repairs that are planned to take place in September 2023 which is part of the State’s FY 2024 funding cycle.

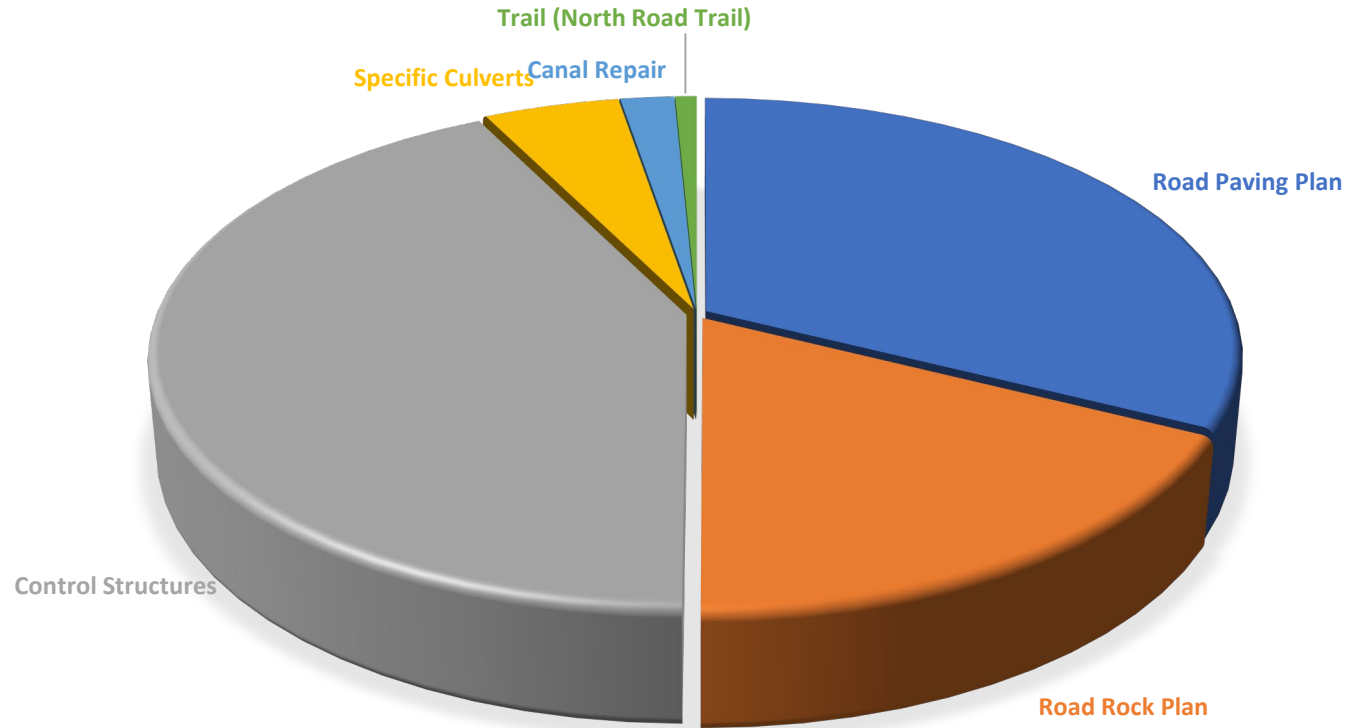
Uses of Revenue	FY24 Proposed Budget	FY23 Adopted Budget	Budget to Budget \$ Change	Budget to Budget % Change
Capital Improvements	\$ 2,776,800	\$ 2,178,100	\$ 598,700	27.49%

WHERE THE MONEY COMES FROM: CAPITAL IMPROVEMENTS FUND



State Grant	\$ 750,000
Transfer From General Fund	\$ 1,099,437
Transfer From Transportation Fund	\$ 127,550
Transfer From Surtax Fund	\$ 334,000
Transfer From Road and Drainage Fund	\$ 334,813
Carryforward from Prior Year	\$ 131,000
Total	\$ 2,776,800

WHERE THE MONEY GOES: CAPITAL IMPROVEMENTS FUND



Road Paving Plan	\$	1,155,750
Road Rock Plan	\$	675,050
Control Structures	\$	750,000
Specific Culverts	\$	126,000
Canal Repair	\$	50,000
Trail (North Road Trail)	\$	20,000
Total	\$	2,776,800

CAPITAL IMPROVEMENT PROJECT FUND: Paving

TOWN OF LOXAHATCHEE GROVES

Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

		Estimated Timeframe	2023 Budgeted <i>(includes</i>	2023 Expected	2024	2025	2026	2027	2028
Road Paving Plan (overlay program)									
E North to SN	1 miles	2023	\$ 188,000	\$ 206,553	\$ -	\$ -	\$ -	\$ -	\$ -
E S Okee to CC	1.25 miles	2023	\$ 250,000	\$ 259,120	\$ -	\$ -	\$ -	\$ -	\$ -
West G	0.5 miles	2023	\$ 100,000	\$ 101,345	\$ -	\$ -	\$ -	\$ -	\$ -
W 25th St N	0.25 miles	2023	\$ 50,000	\$ 61,247	\$ -	\$ -	\$ -	\$ -	\$ -
Folsom	0.3 miles	2023	\$ 60,000	\$ 76,894	\$ -	\$ -	\$ -	\$ -	\$ -
160th Ave N	0.4 miles	2023	\$ 80,000	\$ 89,769	\$ -	\$ -	\$ -	\$ -	\$ -
West C	0.3 miles	2024			\$ 69,000				
West D	0.3 miles	2024			\$ 69,000				
E S to Southern	0.4 miles	2024			\$ 92,000	\$ -	\$ -	\$ -	\$ -
Kerry Lane	0.3 miles	2024			\$ 69,000	\$ -			
24th Court (E & W of F Rd)	0.6 miles	2024			\$ 138,000	\$ -			
161st Ter N	2 miles	2024			\$ 460,000	\$ -	\$ -	\$ -	\$ -
Gruber	0.5 miles	2024			\$ 115,000	\$ -	\$ -	\$ -	\$ -
E Citrus	0.5 miles	2024			\$ 115,000	\$ -	\$ -	\$ -	\$ -
147th	.125 miles	2024			\$ 28,750	\$ -	\$ -	\$ -	\$ -
A South	1.25 miles	2025			\$ -	\$ 287,500	\$ -	\$ -	\$ -
B North	0.5 miles	2025			\$ -	\$ 109,250	\$ -	\$ -	\$ -
Casey Rd	0.75 miles	2025			\$ -	\$ 172,500	\$ -	\$ -	\$ -
N North	2 miles	2025			\$ -	\$ 460,000	\$ -	\$ -	\$ -
Collect Canal	3.25 miles	2023&2025	\$ 650,000	\$ 654,164	\$ -	\$ 115,000	\$ -	\$ -	\$ -
E Southern to Citrus	0.15 miles	2025				\$ -	\$ 34,500		
Tangerine	0.5 miles	2025			\$ -	\$ 115,000	\$ -	\$ -	\$ -
S North	2 miles	2026				\$ -	\$ 460,000		
6th Ct E Rd to Vinceremos)	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Compton	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Bryan	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Marcella	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
			\$ 1,378,000	\$ 1,449,092	\$ 1,155,750	\$ 1,259,250	\$ 1,184,500	\$ -	\$ 79

CAPITAL IMPROVEMENT PROJECT FUND: Road Rock

TOWN OF LOXAHATCHEE GROVES									
Proposed 2023-2024 Fiscal Year Budget (FY24)									
CAPITAL PROJECTS WORKSHEET									
		Estimated Timeframe	2023 Budgeted <i>(includes</i>	2023 Expected	2024	2025	2026	2027	2028
Road Rock Plan (rebuilding of road beds)									
E SN to NN	1 miles	2023	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
West G	0.5 miles	2023	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
W 25th St N	0.25 miles	2023	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
160th Ave N	0.4 miles	2023	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
Collect Canal	3.25 miles	2023	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
South 'E' and Citrus	0.5 miles	2024			\$ 128,800	\$ -	\$ -	\$ -	\$ -
West C	0.3 miles	2024			\$ 34,500				
West D	0.3 miles	2024			\$ 34,500				
E S to Southern	0.4 miles	2024			\$ 46,000	\$ -	\$ -	\$ -	\$ -
6th Ct	0.75 miles	2024			\$ -	\$ 182,160	\$ -	\$ -	\$ -
Tangerine	0.5 miles	2024			\$ 74,750	\$ -	\$ -	\$ -	\$ -
E Citrus	0.5 miles	2024			\$ 51,750	\$ -	\$ -	\$ -	\$ -
147th	0.125 miles	2024			\$ 11,500	\$ -	\$ -	\$ -	\$ -
161st Ter N	2 miles	2024			\$ 149,500	\$ -	\$ -	\$ -	\$ -
Casey Rd	0.75 miles	2024			\$ 74,750	\$ -	\$ -	\$ -	\$ -
Gruber	0.5 miles	2024			\$ 46,000	\$ -	\$ -	\$ -	\$ -
B North	0.5 miles	2025			\$ 23,000	\$ -	\$ -	\$ -	\$ -
A South	1.25 miles	2025			\$ -	\$ 92,000	\$ -	\$ -	\$ -
N North	2 miles	2025			\$ -	\$ 184,000	\$ -	\$ -	\$ -
Folsum	0.3 miles	2025			\$ -	\$ 34,500	\$ -	\$ -	\$ -
			\$ 120,000	\$ 120,000	\$ 675,050	\$ 492,660	\$ -	\$ -	\$ -

CAPITAL IMPROVEMENT PROJECT FUND: Drainage

TOWN OF LOXAHATCHEE GROVES									
Proposed 2023-2024 Fiscal Year Budget (FY24)									
CAPITAL PROJECTS WORKSHEET									
		Estimated Timeframe	2023 Budgeted <i>(includes</i>	2023 Expected	2024	2025	2026	2027	2028
Stormwater/Roadway Drainage Improvements									
SWM System Improvements-Resilient Florida									
Specific Maintenance Projects									
Pump House (including instrumentation and controls)		2023	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Repairs at 'A'		2023	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Repairs at 'Folsom'		2023	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -
Swales & Culverts									
Swales, Catch Basins and Other Control Structures		2024			\$ 550,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
South E and Citrus Drainage System (Without tree removal)		2024	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Tangerine and Citrus Drainage System (Without tree removal)		2024			\$ -	\$ 300,000			
Miscellaneous culvert failures/emergency repairs (5-7 culverts)					\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
			\$ -	\$ -	\$ 750,000	\$ 1,050,000	\$ 550,000	\$ 550,000	\$ 550,000
Specific Culvert Locations									
161st and A Rd Bridge Culvert		2023	\$ 108,000	\$ 108,000	\$ -	\$ -	\$ -	\$ -	\$ -
24th and E Rd (Emergency)		2023	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -
E Rd and Collecting Canal Culvert		2023	\$ 159,000	\$ 159,000	\$ -	\$ -	\$ -	\$ -	\$ -
CRd and Collecting Canal Equestrian Bridge Culvert (net anticipated cost)		2023	\$ 110,000	\$ 193,089	\$ -	\$ -	\$ -	\$ -	\$ -
11th Ter and D Rd Bridge Culvert		2023	\$ 126,000	\$ -	\$ 126,000	\$ -	\$ -	\$ -	\$ -
Miscellaneous culvert failures/emergency repairs (5-7 culverts)		<i>annually</i>	\$ 100,000	\$ 100,000				\$ -	\$ -
			\$ 603,000	\$ 670,089	\$ 126,000	\$ -	\$ -	\$ -	\$ -
Total Stormwater/Roadway Drainage Improvements			\$ 638,000	\$ 705,089	\$ 876,000	\$ 1,050,000	\$ 550,000	\$ 550,000	\$ 550,000

CAPITAL IMPROVEMENT PROJECT FUND: Trails

TOWN OF LOXAHATCHEE GROVES									
Proposed 2023-2024 Fiscal Year Budget (FY24)									
CAPITAL PROJECTS WORKSHEET									
		Estimated Timeframe	2023 Budgeted <i>(includes carryforward</i>	2023 Expected	2024	2025	2026	2027	2028
Trails System									
Connectivity improvements and trail maintenance/upgrades to ensure safety and usefulness of the Town trails system.									
North Road Trail									
		TBD			\$ 20,000	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -

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QUESTIONS & COMMENTS

TOWN OF LOXAHATCHEE GROVES



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 2

TO: Board of Supervisors of Loxahatchee Groves Water Control District

FROM: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Resolutions Adopting the Fiscal Year 2023/2024 Non-Ad Valorem Assessment Rates, Budgets and Assessment Rolls for Roads & Drainage

Background:

Florida Statutes Chapters 2018-175 (the “Special Act”), Chapters 99-425 and 2004-410--which by virtue of the approval of the dependency referendum on June 25, 2018, became ordinances of the Town--and Florida Statutes Chapters 166, 189, 197 and 298 set forth the procedures to follow for local governments in adoption of the annual Non-Ad Valorem Assessment Rates, Budgets and Assessment Rolls.

The final non-ad valorem assessments rates and budgets are as follows:

	<u>Proposed</u>	<u>Adopted</u>	<u>Change</u>
	<u>FY 2023</u>	<u>FY 2022</u>	
Roads & Drainage	\$ 200.00	\$ 200.00	-

Recommendations:

Move to approve **Resolution No. 2023-DD04** adopting the final FY 2023/2024. non-ad valorem assessment rates, budgets and assessment rolls for Roads and Drainage.

**LOXAHATCHEE GROVES WATER CONTROL DISTRICT
RESOLUTION NO. 2023-DD04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO THE PROVISION OF DISTRICT SERVICES, INCLUDING WATER CONTROL MAINTENANCE AND REPAIR OF DRAINAGE AND ROADWAYS; APPROVING THE ASSESSMENT RATE FOR DISTRICT SPECIAL ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023; IMPOSING A DISTRICT SPECIAL ASSESSMENT FOR THE PROVISION OF DISTRICT SERVICES; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM METHOD OF COLLECTION; APPROVING THE DISTRICT BUDGET FOR FISCAL YEAR 2023/2024 TO BE ADOPTED AS PART OF THE TOWN’S BUDGET BY THE TOWN COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2023, the Board of Supervisors of the Loxahatchee Groves Water Control District, a Dependent District of the Town of Loxahatchee Groves (the “Board”) approved Resolution **2023-DD03** (the Preliminary Resolution”), which adopted the Preliminary Assessment Rate, provided for, or referenced the findings of special benefit and fair apportionment, and set forth or referenced the methodology used to apportion the District Services Assessed Costs; and

WHEREAS, the Loxahatchee Groves Water Control District, a Dependent District of the Town of Loxahatchee Groves (the “District”) held a public hearing on September 5, 2023, to adopt the non-ad valorem special assessment roll for funding all or a portion of the District Services; and

WHEREAS, notice of public hearing has been provided by Palm Beach County pursuant to Section, 197.3635, Florida Statutes; and

WHEREAS, affected property owners have had the right to file written objections to the non-ad valorem special assessment and to appear at the public hearing; and

WHEREAS, the District has equalized or adjusted the non-ad valorem special assessment as dictated by fairness and right; and

WHEREAS, the Fiscal Year 2023/2024 budget estimates for the expenditures of the District including all of its departments, divisions, funds, and offices, have been prepared and submitted to the District Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, THAT:

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

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the provisions of Chapter 2018-175, Laws of Florida, (the "Special Act"), Chapters 99-425 and 2004-410, Laws of Florida, which by virtue of the approval of the dependency referendum on June 25, 2018, became ordinances of the Town and are codified as Section 46-1 "Loxahatchee Groves Water Control District" of the Code of Ordinances of the Town of Loxahatchee Groves, Chapters 189 and 298, Florida Statutes, and other applicable provisions of law.

SECTION 3. PURPOSE AND DEFINITIONS. This Resolution constitutes the Assessment Resolution which imposes the annual special assessments, as authorized in the Special Act and Chapters 189 and 298, Florida Statutes; adopts and approves the Assessment Roll; directs the imposition of District Special Assessment for the Fiscal Year beginning October 1, 2023, and approves the District's budget for Fiscal Year 2023/2024. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Preliminary Assessment Resolution, Special Acts, and Chapters 189 and 197, Florida Statutes. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 4. PUBLIC PURPOSE. It is necessary, serves a public purpose consistent with the purposes of the district, and is in the best interests of the district to levy the non-ad valorem special assessment to fund the Assessed Costs for the provision of District Services.

SECTION 5. LEVY OF ASSESSMENT. The Loxahatchee Groves Water Control District shall levy the non-ad valorem special assessment to fund the Assessed Costs for the provision of District Services.

SECTION 6. APPROVAL OF METHOD OF COMPUTING ASSESSMENT. The method for computing the District Special Assessment provided for or referenced within the Preliminary Resolution is hereby approved, as supplemented, and modified herein.

SECTION 7. FINDINGS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The findings set forth or referenced within the Preliminary Resolution as to special benefit to Assessed Properties, and the fairness and reasonableness of the methodology for the Assessment, are hereby confirmed and ratified, and fully incorporated herein.

SECTION 8. ASSESSMENT AMOUNT. The District Services Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the cost apportionment shall be \$1,560,164. The Assessable Unit Apportionment for the Fiscal Year commencing October 1, 2023, is \$200 per Unit. The approval of the rate schedule by the adoption of this Final Assessment Resolution determines the amount of the District Services Assessed Costs. The remainder of the Fiscal Year budget for District Services shall be funded from available District revenue other than District Special Assessment proceeds.

SECTION 9. LEVY AND IMPOSITION OF SPECIAL ASSESSMENT. The above rates are hereby approved, and the District Special Assessments set forth herein are hereby levied and imposed on all assessed parcels of Assessed Property described in the Assessment Roll.

SECTION 10. CONFIRMATION OF ASSESSMENT ROLL/LIENS. The Assessment Roll shall be filed with the District's Clerk, through the Office of the Town Clerk of the Town of Loxahatchee Groves, and such assessments shall be confirmed. All District Special Assessments shall constitute legal, valid, and binding first liens, unless otherwise provided by law, upon property against which such assessments are made until paid.

SECTION 11. CERTIFICATION OF ASSESSMENT ROLL. The Assessment Roll, as adopted and approved herein, shall be certified by the Assessment Coordinator, and delivered to the Palm Beach County Tax Collector.

SECTION 12. COLLECTION OF ASSESSMENTS. The Fiscal Year 2023-2024 District Special Assessments shall be collected pursuant to the Uniform Method of Collection as set forth in Section 197.3632, Florida Statutes.

SECTION 13. FINAL ADJUDICATION OF ISSUES. The adoption of this Resolution shall be the final adjudication of any and all issues relating to the District Special Assessment (including, but not limited to, the determinations of special benefit, the methods of apportionment and the assessment rates).

SECTION 14. APPROVAL OF DISTRICT BUDGET. The budget estimates, a copy of which are attached hereto and expressly made a part hereof as Exhibit "A," are hereby approved as the Fiscal Year 2023/2024 Budget and shall be adopted as part of the Town's budget by the Town Council which time it will be in full force and effect for the fiscal year of the District, commencing on October 1, 2023, and terminating on September 30, 2024. From time-to-time, the District may transfer from one fund, account, or department to another as the necessity for the same may occur without being required to amend the terms and provisions of this Resolution. The provisions of this Resolution shall not be deemed to be a limitation of the power granted to the District by applicable law and which relate to the fiscal management of the District's funds.

SECTION 15. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 16. SEVERABILITY. If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 17. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Robert Shorr, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marge Herzog, Treasurer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laura Danowski, Supervisor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phillis Maniglia, Supervisor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, Supervisor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ___ DAY OF September 2023.

LOXAHATCHEE GROVES WATER CONTROL DISTRICT

ATTEST:

Chairperson/President Shorr

Clerk for the Loxahatchee Groves Water Control District

Supervisor/Treasurer Herzog

Supervisor Maniglia

APPROVED AS TO LEGAL FORM:

Supervisor Miles

Attorney for the Loxahatchee Groves Water Control District

Supervisor Danowski



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 3

TO: Town Council of Town of Loxahatchee Groves

FROM: Lakisha Burch, Town Clerk

VIA: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Meeting Minutes

Staff recommends approval of the attached meeting minutes.



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MINUTES OF ATTORNEY-CLIENT CLOSED DOOR SESSION
FEBRUARY 11, 2022**

Meeting audio available in Town Clerk's Office

CALL TO ORDER

Mayor Shorr called meeting to order at 8:34 a.m.

PLEDGE OF ALLEGIANCE

Mayor Shorr led the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Shorr led the Moment of Silence.

ROLL CALL

Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Margaret Herzog, Phillis Maniglia, and Marianne Miles, Town Manager James Titcomb, Town Attorney Elizabeth Lenihan, Outside Counsel Michael Burke and Town Clerk Lakisha Burch.

Town Attorney Elizabeth Lenihan read the below caption:

Attorney-Client Session

Friday, February 11, 2022, 8:30 a.m.

Attorney-Client Closed Door Session

Pursuant to section 286.011(8), Florida Statutes, the Town Attorney announced her desire for advice from the Town Council concerning pending litigation, specifically regarding settlement negotiations and strategy related to litigation expenditures in the case of 444 B Road, LLC and 556 B Road, LLC v. Town of Loxahatchee Groves, Florida, Case No. 2020-CA-000436 and the case of Elaine Smiley, Seth Brier, Country Corner General Store "LLC", and 556 B Road, LLC v. Town of Loxahatchee Groves, William F. Underwood, II, and Underwood Management Services Group, LLC, Case No. 2018-CA-002087(AF), both in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida and she requested an attorney-client session to be scheduled for

February 11, 2022, at 8:30 a.m.

The Town Attorney made this request at the Town Council's public meeting held on February 1, 2022. The session will be attended by the members of the Town Council Mayor Robert Shorr; Vice Mayor Laura Danowski; Council Members Phillis Maniglia, Marge Herzog, and Marianne Miles; Town Manager Jamie Titcomb; Town Attorney, Elizabeth Lenihan; and outside counsel Michael Burke. A certified court reporter will be present to ensure that the session is fully

transcribed, and the transcript will be made public upon the conclusion of the above-cited, ongoing litigation. The estimated length of the attorney-client session will be approximately 60 minutes.

RECESS

Motion was made by Vice Mayor Danowski seconded by Councilmember Herzog to enter into Attorney-Client session and recess of meeting at 8:37 a.m. it was voted as follows: Aye: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

RECONVENE

Town Attorney Lenihan stated that the Attorney-Client Session that was held on February 11, 2022 444 B Road, LLC and 556 B Road, LLC v. Town of Loxahatchee Groves, Florida, Case No. 2020-CA-000436 and the case of Elaine Smiley, Seth Brier, Country Corner General Store “LLC”, and 556 B Road, LLC v. Town of Loxahatchee Groves, William F. Underwood, II, and Underwood Management Services Group, LLC, Case No. 2018-CA-002087(AF), both in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida has concluded at 9:39a.m.

Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to reconvene the meeting at 9:39 a.m. it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

Councilmember Maniglia asked could she bring something up? Councilmember Maniglia asked about the tortoises at Solar Sport. Town Attorney Lenihan responded by saying that this is a noticed public meeting and that it could be asked as her comment. She stated she would like to approach the applicant to see if there is a program for them to do what is needed but ask if the tortoises could stay in Loxahatchee Groves. There was discussion among Town Council and staff.

Town Clerk mentioned that on Monday, February 14th at the Manager’s Monday Meeting the discussion will be on the referendum questions that will be on the upcoming ballot for the March 7th election.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:44 a.m.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Lakisha Q. Burch, Town Clerk

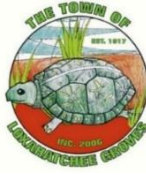
Mayor Robert Shorr

Vice Mayor Laura Danowski

Councilmember Marge Herzog

Council Member Marianne Miles

Council Member Phillis Maniglia



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL COMMUNITY OPEN DISCUSSION WORKSHOP
AUGUST 1, 2023**

Meeting audio available in Town Clerk's Office due to technical difficulties recording started at 6:09 p.m.

Meeting is also available on YouTube.

CALL TO ORDER

Mayor Danowski called the meeting to order at 6:02 p.m.

PRESENT

Mayor Danowski, Vice Mayor Shorr, Councilmembers Herzog, Maniglia, and Miles. Town Manager Ramaglia, Town Attorney Torcivia, Public Works Director Peters, and Town Clerk Burch.

COMMENTS FROM THE PUBLIC

There were public comments made by the following: Katie Lakeman, Diane Laudodo and Cheryl Marlowe (Town Clerk Burch read comments into the record), Dave Browning,

Katie Lakeman- spoke about signs up those states "NO FIREWORS". She also stated that she has pictures of the property on "A" road. Councilmember Maniglia stated that the fireworks signs are not completely correct and why is this not on the Public Works schedule to put the signs out. Town Manager Titcomb responded. There continued to be discussion among the Town Council and Town Staff regarding fireworks.

Jo Siciliano asked about the Charter Review committee. Mayor Shorr responded that Town Council has instructed the Town Clerk to restart the Committee. Town Clerk responded that information will be going out next week.

Susan Clubb stated she was happy that the roads were getting paved and what is the status of "E" Road getting paved. Councilmember Herzog responded to Ms. Clubb stating that it is a discussion for future budget. Ms. Clubb does it needs residents' participation for "E" Road. Mayor Shorr responded that the more residents that desire road paved is good. There continue to be discussion among the Town Council and Ms. Clubb.

Brian McNeal spoke about the incident on "B" Road. What the heck is going on "B" Road. Councilmember Maniglia explained the issue to Mr. McNeal. He stated that he wants to put his fence up. Town Manager Titcomb stated that Public Works were directed to remove bollards. Councilmember Maniglia stated she had an issue with this because Public Works should be for maintenance. Mayor Shorr asked Mr. McNeal about his fence and already signed easement. Mr. McNeal responded to Mayor Shorr's question. There continued to be discussion among the Town Council, Town Staff, and Mr. McNeal.

Jo Siciliano addressed the Town Council again regarding drainage on “B” road and stated that before paving happens, need to take care of the canals (bring back to original).

Susan Clubb addressed the Town Council again with a few more questions regarding “E” road. Mayor Shorr stated that Ms. Clubb should get with Asst. Town Manager Ramaglia.

Katie Lakeman addressed the Town Council again and asked when the canal start moving water as it has in the past what is going to happen to her road. Mayor Shorr responded to her concern. Councilmember Maniglia also made a comment.

Robert Miller addressed the Town Council regarding spoke about trees being removed near his home and stated that now it is a transfer station. He complained about the bugs, dead plants, fungus, and diseases. Town Manager Titcomb asked for his information. He also stated other issues.

ADJOURNMENT

The workshop was adjourned at 7:00 p.m.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Lakisha Burch, Town Clerk

Mayor Robert Shorr

Vice Mayor Laura Danowski

Council Member Marge Herzog

Council Member Maryann Miles

Council Member Phillis Maniglia



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 4

TO: Town Council of Town of Loxahatchee Groves

FROM: Amber Schneider, Sr. Administrative Coordinator

VIA: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Vendor Payments in FY 2023 between \$10,000 and \$25,000 and over \$25,000

Background:

Pursuant to the Town’s procurement code adopted pursuant to Ordinance 2020-02, exhibit 1 attached is all transactions items paid in FY 2023 between \$10,000 to \$25,000 approved by Town Manager as provided under the ordinance.

In addition, exhibit 2 attached is a list of all items over \$25,000 or has potential to reach a total over \$25,000 by end of FY 23 approved by resolution or executed contract totaling approximately \$5.6 million.

All items on exhibits 1 and 2 have been procured in compliance with the purchasing manual.

Recommendations:

Receive and file.

Company Name	Expenditures	Total Expected by Year End	Contract / Resolution
Davis & Associates	\$22,575.00	\$24,075.00	Special Magistrate Contract signed 9/20/2022
Civic Plus	\$21,963.62	\$24,163.62	2022-16, 2023-48
FPL	\$18,075.82	\$20,075.82	Power
Siboney	\$17,100.00	\$24,300.00	Daily Truck usage for road rock
Palm Beach County Thrift Shop	\$16,797.00	\$16,797.00	2022-08, 2022-09
Florida Municipal Trust	\$15,708.00	\$15,708.00	Workers Comp Audit
Anago Cleaning	\$14,341.00	\$17,271.00	Cleaning Company (3 quotes)
Merchant Group	\$12,307.12	\$12,307.12	Residential Outreach / Easement (4 quotes)
Nowlen Holt Miner	\$11,700.00	\$11,700.00	2021-35, 2021 Audit services
Aflac	\$11,685.43	\$13,685.43	2022-89, Pass Thru - Deductions from payroll
Sullivan	\$10,753.53	\$10,753.53	Emergency Pump House repairs
		\$190,836.52	

Item 2 Exhibit 2 - Vendor payments over \$25,000

Company Name	Amount Spent	Expected to year end	Contract / Resolution
JW Cheatham	\$891,071.91	\$1,291,371.91	2023-30
Coastal Waste & Recycling	\$712,465.27	\$772,465.27	2022-30
PBSO	\$640,866.00	\$700,866.00	2022-39
Johnson-Davis	\$492,916.81	\$592,916.81	2022-46, 2022-75, new contract signed 8/7/2023
Torcivia Donlon Goddeau & Ansay PA	\$384,929.78	\$415,000.00	2019-49, 2023-52
Palm Beach Aggregates	\$212,366.66	\$230,000.00	2022-85
Florida League of Cities	\$161,230.10	\$161,230.10	Fl League of Cities Property and Casualty Insurance
Safebuilt (Building)	\$155,555.64	\$206,000.00	2022-87
Florida Division of Retirement (FRS)	\$149,300.55	\$162,000.00	FRS
Land Research Management	\$134,450.08	\$150,000.00* Primarily cost recovery and EAR	2022-55
Keshavarz & Associates	\$115,558.03	\$130,000.00* Primarily cost recovery	2023-03
United Rentals North American, Inc	\$93,821.84	\$100,000.00	2022-42
Florida Blue	\$79,997.65	\$90,000.00	2022-89
Munilytics	\$61,794.79	\$78,461.45	2023-26
John Deere Financial / Deere Credit, Inc. (Grader)	\$59,256.02	\$59,256.02	2/2/2023 contract signed
Santander Bank (Kubota)	\$55,425.92	\$55,425.92	2021-20
Barry S Balmuth Trust	\$50,000.00	\$50,000.00	Settlement Pay
Johnson Anselmo Murdoch Burke Piper and Hochman	\$43,713.18	\$49,000.00	2022-40, 2022-DD04
Node0 IT LLC (Monthly Services)	\$27,413.88	\$29,913.18	8/4/2020 signed contract - 8/2/2023 contract renewal

Item 2 Exhibit 2 - Vendor payments over \$25,000

Node0 IT LLC Software / Hardware	\$14,020.44	\$14,500.00	8/4/2020 signed contract - 8/2/2023 contract renewal
Great Southern Equipment	\$32,304.46	\$32,304.46	2023-16
Calvin Giordano & Associates (Code)	\$30,277.50	\$30,277.50	contract signed 5/3/2022 & Terminated Jan 2023
Caballero	\$15,000.00	\$30,000.00	Audit services
Aquatic Vegetation	\$29,654.50	\$32,000.00	piggyback contract signed on 11/17/2020
Level Land Grading	\$27,750.00	\$27,750.00	2023-31
CGP Agency	\$27,155.00	\$29,155.00	2022-35
Palmdale Oil	\$23,942.60	\$25,942.60	Gas/Oil
		\$5,545,836.22	



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 5

TO: Mayor and Councilmembers

FROM: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Renewal of Lobbying & Government Affairs Consulting Services

Background:

As we approach the upcoming legislative session, and because we have had success in the past, time is of the essence should the Town wish to consider Lobbying & Government Affairs Consulting Services. Pursuant to our Purchasing Manual, these services involve special skill, ability, training, or expertise that are in their nature unique, original, or creative and are therefore exempt from competitive selection requirements; however, the Town went through a competitive quotation and interview process with a number of firms last year and selected Ron Book and the Pittman Law firm in joint partnership. Engaged for the session last year at a cost of \$25,000, the joint venture was able to secure a \$750,000 appropriation as the first year of a 3-year programmed appropriation request. The partnership has also been very successful at getting the Town in front of the right people and has been instrumental in positioning the Town for additional funds as well as the critical rural designation by the state.

The full year contract which is attached has a total contract value of \$65,000, plus out of pockets and other expenses of more than \$5,000. The scope of their services includes but are not limited to the following:

- Attending pertinent committee meetings
- Drafting and preparing appropriations request applications and supporting documents
- Identifying legislative champions for said projects
- Testifying at committee hearings
- Preparing support materials as necessary
- Scheduling meetings for town officials with House and Senate members, staff, and agency officials
- Providing written reports regularly throughout the legislative session and committee weeks

The joint venture partnership will be available for virtual meetings and teleconferences as necessary, and will appear before the council, before and following the 2024 legislative session, to provide a report.

Recommendation: Staff seeks Council Approval of the Renewal of Lobbying & Government Affairs Consulting Services for the 2024 legislative session at a cost of \$65,000 plus out of pocket expenses of \$5,000.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2023-62

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AUTHORIZING RENEWAL OF AN AGREEMENT WITH RONALD L. BOOK, P.A., AND THE PITTMAN LAW GROUP FOR LOBBYING SERVICES; AUTHORIZING THE TOWN MANAGER TO TAKE SUCH ACTIONS ARE NECESSARY TO IMPLEMENT THIS RESOLUTIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Loxahatchee Groves (“Town”) is in need of a lobbyist for various matters; and

WHEREAS, the Town has an existing contract with Ronald L. Book, P.A. and the Pittman Law Group, Inc. (“Lobbyist”) for such purposes; and

WHEREAS, the Town the Lobbyist have agreed to extend the existing contract to cover the upcoming Legislative session; and

WHEREAS, the Town has determined it to be in the best interests of the residents of the Town to execute the attached Renewal of Lobbying and Consulting Services Agreement.

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

Section 1. The above recitals are hereby adopted as if fully set forth herein.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida hereby approves the Renewal of the Agreement with Ronald L. Book, P.A., and Pittman Law Group.

Section 3. This Resolution shall take effect immediately upon adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Robert Shorr, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laura Danowski, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marge Herzog, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Phillis Maniglia, COUNCIL MEMBER

□ □ □

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES,
FLORIDA, THIS ___ DAY OF _____, 2023.**

**TOWN OF LOXAHATCHEE GROVES
FLORIDA**

ATTEST:

Mayor Laura Danowski

Lakisha Burch, Town Clerk

Vice Mayor Robert Shorr

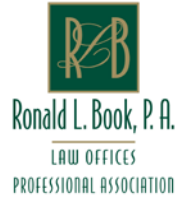
APPROVED AS TO LEGAL FORM:

Council Member Margaret Herzog

Council Member Phillis Maniglia

Elizabeth Lenihan, Town Attorney

Council Member Marianne Miles



VIA EMAIL

August 25, 2023

Ms. Francine Ramaglia
 Town Manager
 Town of Loxahatchee Groves
 155 F Road
 Loxahatchee Groves, FL 33470

Dear Francine:

We want to thank you and the Board again for giving our firm, and our subcontractor, Pittman Law Group, herein referred to as a “joint venture partnership,” the opportunity to represent the Town of Loxahatchee Groves.

It is understood that the goal of this representation is to provide state legislative and executive branch lobbying services to the Town of Loxahatchee Groves, specifically focused on appropriations matters, for programs and projects that specifically benefit the Town, to include securing appropriations for Town projects and securing executive approval of projects.

It is the responsibility of our joint venture partnership to provide traditional lobbying services in furtherance of the stated goals in this matter. Traditional lobbying services includes, but is not limited to, lobbying members of the Florida Legislature, Legislative staff, and Executive Branch officials and staff. Duties include, but are not limited to the following:

- Attending pertinent committee meetings
- Drafting and preparing appropriations request applications and supporting documents
- Identifying legislative champions for said projects
- Testifying at committee hearings
- Preparing support materials as necessary
- Scheduling meetings for town officials with House and Senate members, staff, and agency officials
- Providing written reports regularly throughout the legislative session and committee weeks

The joint venture partnership will make ourselves available for virtual meetings and teleconferences as necessary, and will appear before the council, following the 2024 legislative session, to provide a report. It will be your responsibility to fully educate us on the Town of Loxahatchee Groves and its needs, providing all necessary and pertinent information to support the requests, including collateral materials that may be required by legislators, legislative or executive branch staff. It is understood that it may be necessary for you to attend legislative committee hearings, and meetings with legislators, legislative staff, and executive branch officials and staff, and you agree to make yourself available for said meetings with reasonable notice.

REPLY TO:

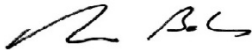
- ☐ 4000 Hollywood Boulevard, Suite 677-S - Telephone (305) 935-1866
- ☐ 104 West Jefferson Street - Tallahassee, Florida 32301 - (850) 224-3427

It is understood that this agreement is for the 2024 Legislative Session, to include all interim committee hearings and the Governor's review period for any approved appropriations projects.

In exchange for his representation, you agree to compensate the joint venture partnership with a retainer of \$65,000.00, which is payable to Ronald L. Book, P.A. in monthly installments of \$5,4166.66 and requires reimbursement of any reasonably expended out-of-pocket expenses such travel, lodging, and meals. For purposes of clarity, my firm does not bill for incidental expenses such as parking, courier services, copying, etc., all of that is assumed within the agreement. Costs are prorated and will be invoiced monthly and are limited to no more than \$5,000.00, for the term of this agreement.

Our firm will work aggressively not only to secure funding for town priorities, but to also secure executive approval. This agreement expires after a period of 12 months, and the first payment is due upon execution. It is renewable upon mutual agreement of the parties.

Again, thank you for this opportunity. Assuming this meets with our mutual understanding, please sign, and return this agreement to our office at your earliest convenience.



Ronald L. Book
Ronald L. Book, P.A.

Ms. Francine Ramaglia, Town Manager
Town of Loxahatchee Groves

CC: *Sean Pittman*
Kelly Mallette

RLB: BM

TO: Town Council Members

FROM: Jim Fleischmann, Town Planning Consultant

DATE: August 28, 2023

SUBJECT: Tetrault Historical Legacy Application

Background

Section 75-035 “*Historical Legacy Uses as of October 1, 2006*” of the ULDC, addresses uses that were in existence as of October 1, 2006 and not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district. Such uses, referred to as “Historical Legacy Uses”, may be allowed to continue subject to meeting the criteria established in ULDC Section 75-035. Compliance with these criteria is discussed in the attached staff report.

The application was initially discussed by the Planning and Zoning Board (PZB) at its meeting on January 26, 2023. Based upon questions and discussion at that meeting, PZB voted to continue further consideration of the Application until such time that a complete package of support and documentation for the request is provided. In response to that request, a revised Staff Report, including updated support documentation was included in the Agenda Package for the July 20, 2023 PZB Meeting. At that meeting, the PZB recommended, by a 3 – 1 vote, assignment of a Yard Trash Processing Facility Historical Legacy designation to the property located at 13538 Okeechobee Boulevard subject to conditions necessary to insure consistency with the ULDC and neighborhood compatibility included in the Tetro Land Development and Construction LLC Historical Legacy Affidavit. Specific conditions discussed by the PZB at the July 20, 2023 meeting include approval of a site plan and landscape plan.

Critical Requirements

Among the several requirements in ULDC 75-030, the following are the most important considerations as they relate to this Application. Additional detail is presented in the Staff Report and Attachments:

1. ULDC Section 75-035 (C): The use is located on a property either: (1) owned by a resident with a homestead exemption within the Town; or (2) located on a separate property within the Town, either contiguous or non-contiguous to the homesteaded property. In either case, the homestead exemption must have been in effect since October 1, 2006.

Palm Beach County Property Appraiser (PAPA) data state that Donald Tetrault and SherryTetrault currently own an adjacent property (13537 Farley Road) which is assigned a 2023 Homestead Exemption. Further, the PAPA data confirms that the Homestead Exemption has been in effect since 2006. The duration of the Homestead Exemption was confirmed by PAPA staff.

2. ULDC Section 75-035 (A): Proof demonstrating that the proposed Historical Legacy Use was in existence on the property (13538 Okeechobee Boulevard) as of October 1, 2006.

An FDEP 2006 Yard Trash Processing Facility (WACS Facility 95230) registration demonstrates that the use was in existence on the property (13538 Okeechobee Boulevard) at that time.

3 ULDC Section 75-035 (C): The business shall have been in continuous operation within the Town since October 1, 2006.

An FDEP Registration as Yard Trash Processing Facility (Water Assurance Compliance System - WACS - Facility 95230), located at 13538 Okeechobee Boulevard was filed in 2006.

WACS Facility 95230 Yard Trash Processing Facility registrations for 2006 to 2022 (valid through August 1, 2023) are listed in records of the Florida Department of Environmental Protection (FDEP) and/or the Palm Beach County Health Department (PBCHD). FDEP and PBCHD, the designated Solid Waste Enforcement and Compliance Agency for Palm Beach County since 2013, confirm that the facility has been in operation at 13538 Okeechobee Boulevard since 2001.

One or more of four corporate entities (Big Orange Land Development and Construction Company, Mulch City, Tetro Land Development, Inc. and Tetro Land Development and Construction, Inc.) filed Annual Reports with the Florida Division of Corporations from 2006 – 2023 indicating the principal address as 13538 Okeechobee Blvd. However, it should be noted that the WACS Facility Registration is tied to the property address, not the owner or its address.

Staff Recommendation:

Staff recommends that the Town Council determine that the Subject Property, located at 13538 Okeechobee Boulevard, satisfies the requirements of ULDC Section 75-030 for a Historical Legacy designation as a Yard Trash Processing Facility. Further, Staff recommends approval of Resolution 2023-12 assigning the Historical Legacy designation subject to conditions included therein.

Enclosures:

1. Staff Report Updated to August 28, 2023
2. Supplemental Information: Tetro Historical Legacy Application dated July 3, 2023
3. Resolution 2023-12
4. Staff Report Attachments

A - Articles of Incorporation and Secretary of State Annual Reports for Big Orange Land Development and Construction Company, Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC.

B - Florida Department of Environmental Protection (FDEP) Application for a Yard Trash Processing Facility located at 13538 Okeechobee and Annual Registrations, including Annual Reports.

C - Aerial Photographs, Property Appraiser records and Warranty Deeds for 13537 Farley Road and 13538 Okeechobee Boulevard. Town Business Tax Receipts.

D - Corporate history for Big Orange Land Development and Construction, Inc., Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC.

E. Email correspondence from FDEP and a historical records listing for FDEP and PBCHD WACS ID 95230 registrations – 13538 Okeechobee Blvd. from 2001 to 2022

TOWN OF LOXAHATCHEE GROVES
January 26, 2023; Revised: May 7, 2023; May 30, 2023; August 28, 2023

TETRAULT HISTORICAL LEGACY
CATEGORY B SPECIAL EXCEPTION APPLICATION SE 2023-01

A. INTRODUCTION

Section 75-035 "Historical Legacy Uses as of October 1, 2006" of the ULDC, addresses uses that were in existence as of October 1, 2006 and not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district. Such uses, referred to as "Historical Legacy Uses", may be allowed to continue subject to following:

1. An Applicant has the burden of proof to demonstrate that the use was in existence on the property as of October 1, 2006;
2. An Applicant must apply for a Category B Special Exception pursuant to Section 170-010(B) of the ULDC; and
3. A Historical Legacy use must comply with either of the following criteria:
 - Be located on a property owned by a resident with a homestead exemption within the Town; or
 - Be located on a separate property within the Town, either contiguous or non-contiguous to the homesteaded property.

In either case, the business owner's homestead exemption shall have been in effect and the business shall have been in continuous operation within the Town since October 1, 2006;

4. The use does not present a threat to public health or safety;
5. The property upon which the use is located is not currently the subject of a Town code enforcement action, with the exception of a property containing a use that qualifies for a Historical Legacy Category B Special Exception;
6. The owner-operator has submitted an affidavit that:
 - Certifies compliance with items 1 - 4 above.
 - Limits the continued operation of the use to both the Parcel Control Number (PCN) and operator.
 - Commits not to diversify the existing business.
 - Agrees that no signs visible from the road which advertise or promote the use will be erected on the property.
 - Agrees to maintain, and provide a copy to the Town, an active annual local business tax receipt.
 - Acknowledges that, in the event of the transfer of the property to a new owner the right to operate the use shall cease.

- Acknowledges that, in the event of the owner's loss of his or her homestead exemption, the right to operate the use shall cease.
- Agrees to conditions imposed by Town Staff including, but not limited to, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc. and

7. The owner-operator has undergone a review and inspection by the Town to determine compliance with items 1 – 6, above.

Per ULDC Section 170-025 (C) the Town Manager may deny a Category B application, approve it, or approve it with conditions. All Special Exception Category B approvals by the Town Manager are placed on Consent Agenda for Town Council acceptance.

Per Section 170-025 (E) denial of a Category B Special Exception by the Town Manager may be appealed to the Town Council. In this case, the applicant must file a written request for appeal within thirty (30) days of receipt of the written denial by the Town Manager.

In addition, the Town Manager may determine that a potential Category B Special Exception is most appropriately processed as a Category A Special Exception, in which case the final decision will be made by the Town Council.

B. APPLICATION REQUEST

The Applicant has requested Category B Special Exception approval to continue the existing Yard Trash Processing Facility (Florida Department of Environmental Protection and Palm Beach County Health Department registration) use for the purpose of processing and recycling yard trash on the property located at 13538 Okeechobee Boulevard (Subject Property) pursuant to Section 75-035 "Historical Legacy Uses as of October 1, 2006" of the Loxahatchee Groves Unified Land Development Code (ULDC).

Per the Town Manager's determination, the Application is to be processed, including review by the Planning and Zoning Board and public notice requirements, as a Category A Special Exception to be considered by the Town Council.

C. DESCRIPTION OF THE PROPERTY

Subject Property Address and Parcel Control Number (PCN): 13538 Okeechobee Boulevard; 41-41-43-17-01-510-0010.

Project Name: Tetrault Category B Special Exception: Determination of Historical Legacy status.

Applicant: Tetro Land Development and Construction, LLC.

Agent: Donald Nelson. Tetrault, Manager, Tetro Land Development and Construction, LLC.

Owner: Donald Nelson Tetrault whose mailing address is 13537 Farley Road, Loxahatchee Groves, FL 33470 per the Palm Beach County Property appraiser. Donald Tetrault and Sherry Tetrault purchased said property from Don S. Interlandi on December 12, 2005.

Project Location: Southwest corner of Okeechobee Boulevard and “F” Road. The street address is 13538 Okeechobee Boulevard. . Donald Nelson Tetrault and Eric Tetrault purchased Subject Property from Charles H. Windbauer on March 21, 2001.

Size of Subject Property: 3.21 acres.

FLU Map Designation: RR 5 - Rural Residential 5.

Zoning Map Designation: AR – Agricultural Residential

Existing Use: Palm Beach County Property Appraiser (PAPA) Use Code – 0100 Single Family. The property has a Single-Family Use Code; however, the existing use, according to Applicant, is receipt of vegetation and yard trash from local businesses which is used to grind and make mulch and soil for delivery to off-site users.

Two structures, a total of 1,110 sq. ft., are located on Subject Site. The structures are a shed, used as an office, and a pole barn used for storage and equipment repairs.

Abutting Properties: Brief descriptions and locations of abutting properties are presented on Exhibit 1. Properties in the vicinity are summarized as follows:

1. North (north side of Okeechobee Blvd.) – 5 acre and a 1.9 acre properties each of which is assigned an AG – Wholesale Nursery Use Code by the Palm Beach County Property Appraiser (PAPA).
2. East (east of F Rd.) - 5 acre property assigned a Vacant Use Code by PAPA.
3. South – two 2-acre properties owned by the Applicant of Subject Property assigned Single-Family Use Codes by PAPA.
4. West - a 5 acre property assigned an AG – Grazing Use Code by PAPA.

The owners of each of these properties have been notified of the proposed Historical Legacy designation of Subject Site.

E. STAFF REVIEW

Applicant has requested Category B Special Exception approval of Historical Legacy Use status to continue the existing Yard Trash Processing Facility with a valid Florida Department of Environmental Protection (FDEP) and Palm Beach County Health Department (PBCHD) registration.

Documentation to meet the requirements of ULDC Section 75-035 *Historical Legacy Uses as of October 1, 2006* and support the Application is summarized in Table 1.

-3-

EXHIBIT 1
Existing Use, Future Land Use and Zoning of Abutting Properties

A. Provide a map illustrating all properties abutting the subject property.



B. Complete the following table for each property identified in Task A.

Map Ref	Address/ Parcel Control Number	Existing Use	Future Land Use	Zoning Designation
1.A	13667 Okeechobee 41-41-43-17-01-512-0010	TMZ Land Holdings 6900 AG-Nursery	RR 5	AR
1B	No Address Okeechobee 41-41-43-17-01-512-0030	Alan Zolghadar 6900 AG-Nursery	RR 5	AR
2	No Address Okeechobee 41-41-43-17-01-613-0020	Dustin & Jamie Erdle 0000 Vacant	RR 5	AR
3A	13537 Farley Road 41-41-43-17-01-528-0010	Donald & Sherry Tetrault 0010 Single-Family	RR 5	AR
3B	13579 Farley Road 41-41-43-17-01-528-0020	Donald & Sherry Tetrault 0010 Single-Family	RR 5	AR
4	13640 Okeechobee 41-41-43-17-01-510-0020	SPROK136, LLC 0000 Vacant	RR 5	AR

Source: Palm Beach County Property Appraiser data.

Tetrault Historical Legacy
 January 2023

TABLE 1: Support Documents

Requirement	Applicant's Response
ULDC Section 75-035 (A): Proof demonstrating that the proposed Historical Legacy Use was in existence on the property as of October 1, 2006.	Florida Limited Liability Company Annual Report from 2006 indicating the place of business at 13538 Okeechobee Boulevard. (See Attachment A). FDEP 2006 Yard Trash Processing Facility Application and Annual Processing Report. (See Attachment B).
ULDC Section 75-035 (B): The Applicant shall apply for a Category B Special Exception pursuant to ULDC Section 170-010(B).	An application for a Category B Special Exception was filed The Town Manager elected to have the application processed as a Category A Special Exception.
ULDC Section 75-035 (C portion): The use is located on a property owned by a resident with a homestead exemption or a separate contiguous or non-contiguous property within the Town. In either case, the homestead exemption must have been in effect since October 1, 2006.	<p>1. A submitted Warranty Deed documents the sale of 13537 Farley Road to Donald Tetrault and Sherry Tetrault on December 12, 2005 (Reference Attachment C).</p> <p>2. PAPA data indicate that Donald Tetrault and SherryTetrault currently own 13537 Farley Road which is assigned a 2023 Homestead Exemption. Further, PAPA data confirms that the Homestead Exemption has been in effect since 2006. (Reference Attachment C) The duration of the Homestead Exemption was confirmed by PAPA staff.</p> <p>3. The proposed Historical Legacy use is located on a contiguous property (13538 Okeechobee Boulevard) owned by Donald Tetrault (Reference Attachment C).</p>
ULDC Section 75-035 (C balance): The business shall have been in continuous operation within the Town since October 1, 2006.	<p>1. Subject Property (13538 Okeechobee Blvd.), currently owned by Donald N. Tetrault, was initially sold to Donald J and Eric Tetrault on March 21, 2001. (Reference Attachment C). PAPA Property Cards from 2006 to 2022 indicate the owner of Subject Property to be Donald N. Tetrault or Donald N. and Eric Tetrault (Ref: Attachment C).</p> <p>2. An FDEP initial Application and Annual FDEP and/or Palm Beach County Health Department WACS ID 95230 Registrations from 2006 to 2022 of the Yard Trash Processing Facility located at 13538 Okeechobee Blvd. are confirmed in Attachment B.</p>

	3. The FDEP and PBCHD accessible data bases, including annual records of WACS ID 95230 (i.e. 13538 Okeechobee Boulevard) is presented in Attachment E. Regardless of the cited corporate, entity, the same WACS ID is cited as the business location (i.e. 13538 Okeechobee Boulevard).
ULDC Section 75-035 (D): The use does not pose a threat to public health or safety.	There are no public health or safety Code Violations on file with the Town. The Facility has an Operating Permit as a Yard Trash and Processing Facility with the Florida Department of Environmental Protection Annual reports and periodic inspections are required. Recent inspections by the PBCHD (i.e. 2020 and 2021) reported no environmental issues.
ULDC Section 75-035 (E):The property upon which the use is located is not currently the subject of a Town code enforcement action	According to Town of Loxahatchee Groves Code Enforcement staff, the Subject Property is not the subject of a Town Code Enforcement action.
ULDC Section 75-035 (F):The owner-operator has submitted an Historical Legacy Affidavit	An Affidavit. (Refer to Exhibit 2) has been submitted.

Documentation to meet the requirements of ULDC Section 75-035 *Historical Legacy Uses as of October 1, 2006* and support the Application is presented in Attachments A – E which are summarized in Table 2.

**TABLE 2
List of Attachments**

Attachment	Attachment Title and Contents
A	Articles of Incorporation and Secretary of State Annual Reports for Big Orange Land Development and Construction Company, Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC
B	Florida Department of Environmental Protection (FDEP) Application for a Yard Trash Processing Facility located at 13538 Okeechobee Boulevard and Annual Registrations, including Annual Reports
C	Aerial Photographs, Property Appraiser records and Warranty Deeds for 13537 Farley Road and 13538 Okeechobee Boulevard. Town Business Tax Receipts.
D	Corporate history for Big Orange Land Development and Construction, Inc., Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC.
E	Email correspondence from FDEP and a historical records listing for WACS ID 95230 – 13538 Okeechobee Blvd. from 2001 to 2022

A summary of the Applicant's statements of compliance with Special Exception Review Standards is presented in Table 3.

**TABLE 3
Compliance with Special Exception Review Standards**

Standard	Applicant's Response
That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.	The use is not changing in any means considering we have been there for over 20 years and there have been no detrimental impacts on the area or land values.
That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.	The use is the same. Nothing is changing and with the increased density and population this is greatly in need in our community.
That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.	As illustrated in Exhibit 3 Sketch Plan, a landscaping plan and screening to buffer the property will be provided.
That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.	The property has plenty of room for loading and unloading parking as well and there is only one way in and out so will not pose any issues with traffic. We have been there for over 22 years with no traffic issues.
That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.	That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.
That the use will not have a detrimental effect on vehicular, pedestrian or equestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community	That the use will not have a detrimental effect on vehicular, pedestrian or equestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community

**TABLE 3 (continued)
Compliance with Special Exception Review Standards**

That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.	We do use a public road, Okeechobee Blvd. but should not hinder traffic.
That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan.	It should not affect anything.
That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.	We only work during normal business hours 7 a.m. to 5 p.m. and we are doing nothing different.
That the use will not overburden existing public services and facilities	No need of expansion.

F. STAFF REVIEW AND INSPECTION OF SUBMITTED DOCUMENTS

Staff review criteria, to be used in rendering a recommendation regarding the proposed Historical Legacy Use, are included in ULDC Section 75-035 (A) to (F). The following represents the staff review;

1. Section 75-035 (A) The applicant shall have the burden of proof to demonstrate that the use was in existence on the property as of October 1 2006.

A Mulch City Florida Limited Liability Company Annual Report from 2006 indicating the place of business at 13538 Okeechobee Boulevard. (See Attachment A). and an FDEP 2006 Yard Trash Processing Facility Application and Annual Processing Report. (See Attachment B).

2. Section 75-035 (B) The applicant shall apply for a Category B Special Exception pursuant to Section 170-010(B) of this Code.

The Applicant has applied for Category B Special Exception approval to continue the existing Yard Waste Processing Facility. The Town Manager has directed that the application be processed as a Category A Special Exception.

3. Section 75-035 (C) The historical legacy use is located on a separate property within the Town, contiguous to the homesteaded property. The business owner's homestead exemption shall have been in effect and the historical legacy business shall have been in continuous operation within the Town since October 1, 2006.

The Applicant has provided Palm Beach County Property Appraiser (PAPA) information indicating a Tax Year 2023 Homestead Exemption on the property owned by Donald and Sherry Tetrault and located at 13537 Farley Road and its continued existence since 2006 (See

In addition, the Applicant has provided the following documentation of the existence of the business from 2006 to 2023:

- Corporation Annual Reports for Big Orange Land Development & Construction, Inc. (2004 to 2010); Mulch City, Inc., (2002 to 2010); Tetro Land Development, Inc. (2011); and Tetro Land Development & Construction, LLC (2012 to 2023). The business location for Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development & Construction, LLC is identified as 13538 Okeechobee Boulevard, Loxahatchee Groves from 2006 to 2023 (See Attachment A)
- FDEP Registration as Yard Trash Processing Facility WACS ID 95230 in 2006 and Annual Reports for the Yard Trash Processing Facility for 2007 to 2022 (valid through August 1, 2023). The Florida Department of Environmental Protection. Palm Beach County Health Department, agent for FDEP, confirmed that the use has been in operation since 2001. (See Attachment B).

4. Section 75-035 (D) The use does not present a threat to public health or safety.

No instances of threats to public health or safety have been reported to the Town during the course of the operation of the business. Further, there are no active code violations being processed by the Town on the property. In order to continue operation, the use must comply with the operational features and equipment necessary to maintain a clean and orderly operation requirement of Florida Administrative Code Chapter 62-709 (See Attachment E) Periodic inspection reports were conducted in 2011, 2014, 2018, 2020 and 2021. A single violation was noted for a late submittal of the Annual Registration in 2011 (See Attachment E).

5. Section 75-035 (E) The property upon which the use is located is not currently the subject of a Town code enforcement action.

Per Town Staff, the Subject Property is not currently the subject of a code violation. An Order Finding Violation was drafted in 2008; however, there is no record of it being recorded with the Palm Beach County Clerk of Courts.

6. Section 75-035 (F) The owner-operator has submitted an affidavit (See: Exhibit 2): (1) certifying compliance with Sections (A)—(E) above (2) limiting the continued operation of the use to both the Parcel Control Number (PCN) and

operator; (3) agreeing not to diversify the existing business; (4) agreeing that no signs visible from the road which advertise or promote the use will be erected on the property; (5) agreeing to maintain, and provide a copy to the Town, an active annual local business tax receipt; (6) acknowledging that, in the event of the transfer of the property to a new owner the right to operate the use shall cease; (7) acknowledging that, in the event of the owner's loss of his or her homestead exemption on the property, the right to operate the use shall cease; and (8) agreeing to conditions imposed by Town Staff including, but not limited to, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc.

The Applicant has submitted the required Affidavit (Refer to Exhibit 2).

Based upon the documentation submitted by the Applicant, supplemented by the above research and inspection, Staff finds: (1) the business, assigned WACS ID 95230, has been in continuous operation in Loxahatchee Groves at 13538 Okeechobee Boulevard since October 1, 2006; (2) Donald N. Tetrault, Manager of Tetro Land Development & Construction, Inc, has maintained a residence with a Homestead Exemption at 13537 Farley Road since October 1, 2006; and (3) the review criteria established in ULDC Section 75-035 have been satisfied.

F. STAFF RECOMMENDATION

Staff finds the Application in compliance with the standards listed in ULDC Section 75-035 *Historical Legacy Uses as of October 1, 2006*. Therefore, Staff recommends that the Town Council approve Resolution 2023-12 assigning a Yard Trash Processing Facility Historical Legacy designation to the property located at 13538 Okeechobee Boulevard including conditions necessary to insure consistency with the ULDC and neighborhood compatibility.

EXHIBIT 2

HISTORICAL LEGACY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Donald Nelson Tetrauit who after being duly sworn says:

- 1. I am over the age of 18 years old.
- 2. I am the owner of property in the Town of Loxahatchee Groves that is the subject of an application for Historical Legacy and has an address of 13538 Okeechobee Blvd Loxahatchee Fl 33470 and PCN of _____ (Subject Site).
- 3. The use(s) identified in the application for Historical Legacy and listed here have been in existence on the Subject Site since prior to October 1, 2006 and have been in continuous operation through the date of the application (Subject Uses).

Subject Uses: Recycling yard for yard debris and transfer station

- 4. The Subject Site is also my homestead property and I have claimed a homestead exemption on the Subject Site continuously since prior to October 1, 2006; OR

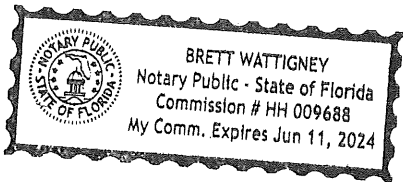
 In addition to owning the Subject Site, I am also the owner of property located in the Town of Loxahatchee Groves with an address of 13537 Farley Rd box fl 33470, which is my homestead property and I have claimed a homestead exemption on this property continuously since prior to October 1, 2006.
- 5. The Subject Uses do not present a threat to public health or safety.
- 6. The Subject Site is not currently the subject of a Town code enforcement action. This does not include any potential code enforcement action regarding the Subject Uses.
- 7. The continued operation of the Subject Uses shall be limited to the Subject Site and the current operator, _____.
- 8. The Subject Uses and the related business shall not be diversified.
- 9. No signs visible from the road which advertise or promote the Subject Uses shall be erected on the Subject Site.
- 10. I will maintain an active annual Local Business Tax Receipt through the Town of Loxahatchee Groves for the Subject Uses on the Subject Site.
- 11. If ownership of the Subject Site is transferred to a new owner, the Subject Uses on the Subject Site shall cease.

- 12. If the property identified in paragraph 4 herein is no longer my homestead property and subject to homestead exemption, the Subject Uses on the Subject Site shall cease.
- 13. The Subject Uses on the Subject Site, to the extent approved by the Town, are subject to Conditions of Approval which are recorded with the approval and shall be implemented and maintained.
- 14. Any of the Subject Uses on the Subject Site that are not approved by the Town shall cease immediately.
- 15. This Affidavit shall be recorded in the public records of Palm Beach County, Florida to provide notice to future purchasers of the limitations of the Subject Uses on the Subject Site.

FURTHER AFFIANT SAYETH NAUGHT.

Print Name: Donald Nelson Tetreault

SWORN TO AND SUBSCRIBED before me by means of physical presence this 14th day of May, 2023 by Donald Tetreault, who is personally known to me or who has produced Drivers License as identification and who did take an oath.



Notary Public

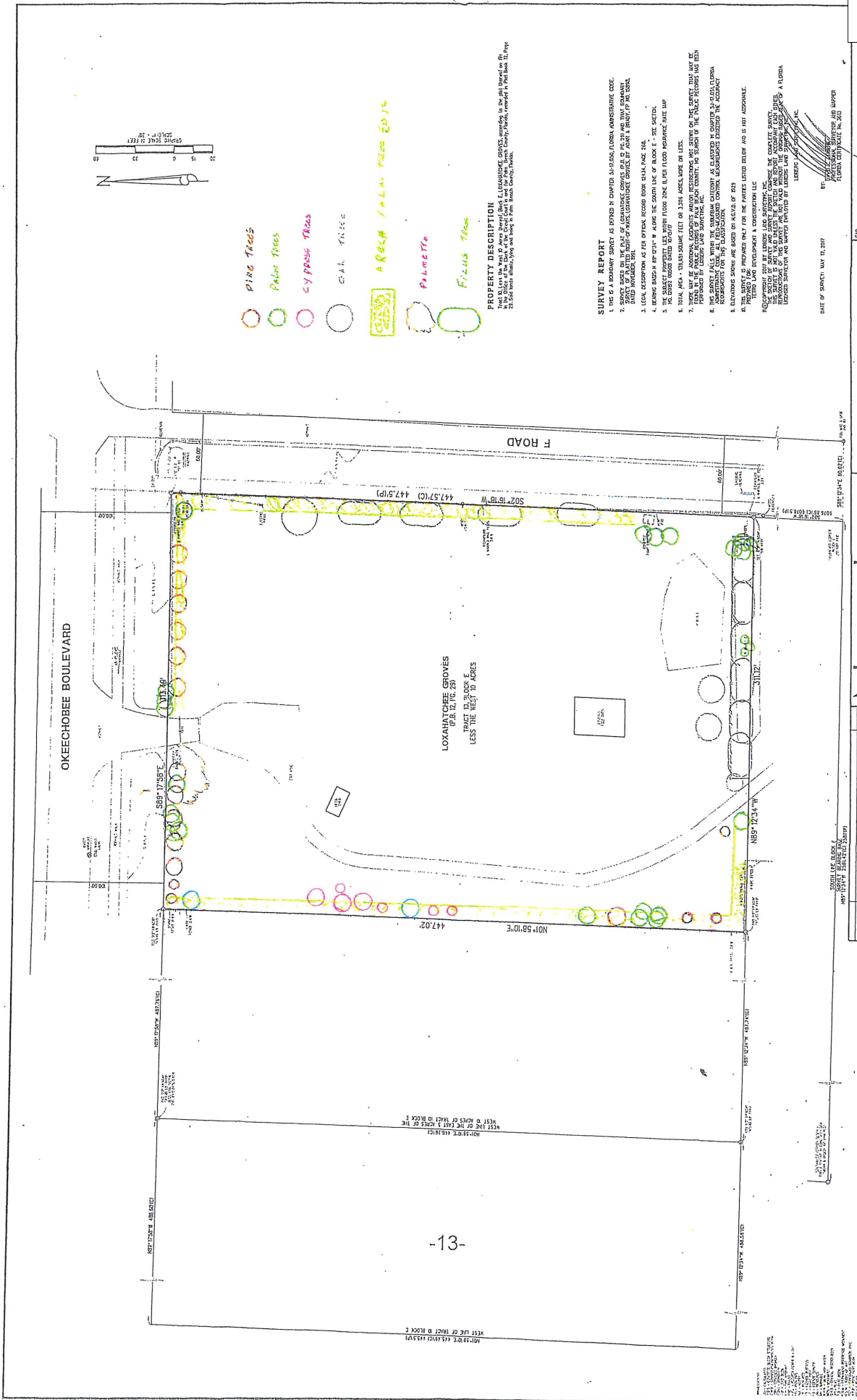
Brett Wattigney

Notary Public Printed

My Commission Number: HH 009688

My Commission Expires: 6/11/2024

EXHIBIT 3 - Sketch Landscape Plan and Site Plan



- PINE TREES
- PALM TREES
- CYPRESS TREES
- GAL. PALM
- Acaia
- PALMS
- FICUS TREES

PROPERTY DESCRIPTION
 THIS PROPERTY IS LOCATED IN THE COUNTY OF PALM BEACH, FLORIDA, AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 1. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY ZONING ORDINANCES, AS AMENDED.
 2. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.
 3. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.
 4. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.
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 8. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.
 9. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.
 10. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THE PALM BEACH COUNTY DEED RECORDS, AS AMENDED.

SURVEY REPORT

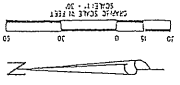
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 31-103, FLORIDA ADMINISTRATIVE CODE.
2. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.
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9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.

DATE OF SURVEY: MAY 10, 2020
 SURVEYOR: LIBBERG LAND SURVEYING, INC.
 SURVEYOR'S LICENSE NO.: 1344431

BOUNDARY SURVEY
 13538 OKEECHOBEE BLVD.
 PREPARED FOR:
 TETRO LAND DEVELOPMENT
 & CONSTRUCTION, LLC

LIBBERG LAND SURVEYING, INC.
 1344431
 6055 W. STATE ROAD 112, SUITE 200, BOCA RATON, FL 33433
 TEL: 561-992-4444
 FAX: 561-992-4444

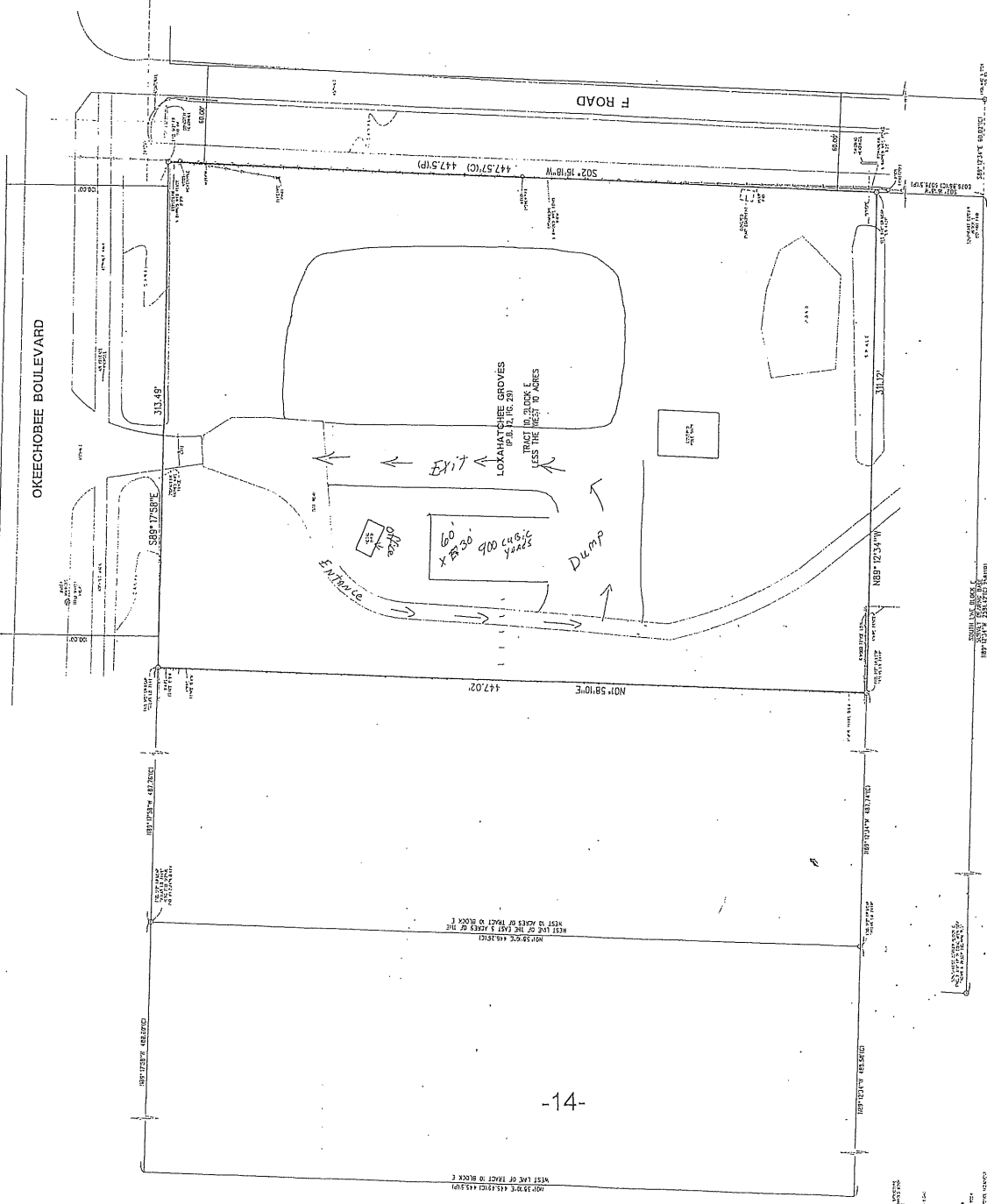
DATE	REVISIONS	BY



PROPERTY DESCRIPTION
 THIS IS A BOUNDARY SURVEY AS SET FORTH IN CHAPTER 46, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SURVEY REPORT
 1. THIS IS A BOUNDARY SURVEY AS SET FORTH IN CHAPTER 46, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE OF SURVEY: MAY 01, 2001	DATE OF PLOTTING: MAY 01, 2001
BY: [Signature]	BY: [Signature]
FOR: [Signature]	FOR: [Signature]



BOUNDARY SURVEY
13538 OKEECHOBEE BLVD.
 PREPARED FOR:
TETRO LAND DEVELOPMENT & CONSTRUCTION, LLC

DATE:	REVISION:	BY:

TO: Town of Loxahatchee Groves Planning and Zoning Board

FROM: Elizabeth V. Lenihan, Town Attorney

DATE: July 3, 2023

SUBJECT: Supplemental Information: Tetro Historical Legacy Application

Background

The following additional information and options are provided for discussion and consideration by the Board with regard to the application for Historical Legacy designation on the property located at 13538 Okeechobee Boulevard (“Subject Property”) pursuant to Sec. 75-035, ULDC.

Whether the Historical Legacy use complies with Sec. 75-035(C), ULDC. Specifically, whether the business has been in continuous operation within the Town since October 1, 2006.

Sec. 75-035(C), ULDC, reads as follows:

A historical legacy use shall comply with either of the following criteria:

- (1) Be located on a property owned by a resident with a homestead exemption within the Town; or
- (2) be located on a separate property within the Town, either contiguous or non-contiguous to the homesteaded property.

In either case, the business owner's homestead exemption shall have been in effect and the historical legacy business shall have been in continuous operation within the Town since October 1, 2006.

The applicant has provided corporate documentation and Yard Trash Processing Facility Registration records for the entities Big Orange Land Development and Construction Company, Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC to establish that this criterion has been met. There are a few matters for the Board to consider related to the continuous operation of the business.

1. Is the operation under different business entities operated by the same individual(s) or family to be considered as one business for the purposes of meeting the criteria?
2. Is the documentation provided sufficient to prove continuous operation?
3. Is the documentation provided sufficient to prove the business was in continuous operation within the Town?

Question 1

The proposed Historical Legacy use of Yard Trash Processing Facility has been operated on the Subject Property by several business entities over the years. The documentation provided by the applicant shows this corporate history, including the incorporator(s) and officers and directors of each entity. The Board should discuss whether due to the apparent ownership interests in the various business entities, these entities may all be considered in meeting the criteria.

Question 2

The proposed Historical Legacy use of Yard Trash Processing Facility has been operated on the Subject Property for many years. The documentation provided by the applicant shows the history

of registration with the Department of Environmental Protection for this use. There is at least one year when the Department of Health, instead of the Department of Environmental Protection, issued the registration. The Department of Environmental Protection has produced a historical records listing for the Subject Property which indicates there was a break in the continuous operation and an explanatory email. The Board should discuss whether the documentation provided is sufficient to prove continuous operation.

Question 3

The proposed Historical Legacy use of Yard Trash Processing Facility has been operated on the Subject Property by several business entities over the years. The documentation provided by the applicant shows this corporate history, including the principal and mailing address of each entity; some of which are not within the Town. The Board should discuss whether the documentation provided is sufficient to prove the business has been in continuous operation within the Town.

Recommended Action

While staff has recommended that the application meets the criteria, the Board should determine whether the facts presented related to each of the three questions above, meet the requirements of Section 75.035(C), ULDC, that “the historical legacy business shall have been in continuous operation within the Town since October 1, 2006”.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION 2023-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ASSIGNING THE LAND OWNED BY DONALD NELSON TETRAULT, CONSISTING OF 3.21 ACRES MORE OR LESS, LOCATED AT THE SOUTHWEST CORNER OF OKEECHOBEE BOULEVARD AND F ROAD LOXAHATCHEE GROVES, FLORIDA, LEGALLY DESCRIBED IN EXHIBIT “A” TO THIS RESOLUTION AN HISTORICAL LEGACY DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida (“Town”), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to the assignment of an Historical Legacy designation for development on property within the Town; and

WHEREAS, the Council, pursuant to Article 75 (Nonconforming Uses, Structures and Plots), Section 75-035 (Historical Legacy Uses as of October 1, 2006) and Article 175 (Special Exception Uses) of the Town of Loxahatchee Groves Unified Land Development Code is authorized and empowered to consider, continue, continue with conditions or deny applications for Historical Legacy designation; and

WHEREAS, the notice and hearing requirements, as provided for in Article 115 of the Town of Loxahatchee Groves Unified Land Development Code have been satisfied; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting of July 10, 2023 recommended approval of the assignment of a Yard Trash Processing Facility Historical Legacy designation subject to conditions necessary to ensure consistency with the ULDC and neighborhood compatibility; and

WHEREAS, the Tetrault Historical Legacy Application was presented to the Town Council at a quasi-judicial public hearing conducted on September 5, 2023; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of Town staff and Town P&Z Board; and

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves as follows:

Section 1. Each “WHEREAS” clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The Town Council has considered the findings in the staff report dated August 26, 2023 and Town Planning and Zoning Board recommendation and makes the following findings of fact:

1. The assignment of an Historical Legacy designation to the property located at 13538 Okeechobee Boulevard, as legally described in Attachment A hereto, is consistent with Policy 1.11.2 of the Future Land Use Element of the Town of Loxahatchee Groves Comprehensive Plan, as it allows a legacy use to continue.
2. The assignment of an Historical Legacy designation to the property located at 13538 Okeechobee Boulevard, as legally described in Attachment A hereto, is consistent with the standards and requirements of ULDC Section 75-035 *Historical Legacy Uses as of October 1, 2006*.
3. This Historical Legacy Affidavit (Affidavit) Application complies with relevant and appropriate portions of applicable Town of Loxahatchee Groves land development regulations, including Section 75-035 (F). This Affidavit, along with the Conditions of Approval, as adopted and presented in Exhibit C hereto, complies with standards imposed on it by all other applicable provisions of the Town ULDC. The Town Council finds the conditions, as presented in Exhibit C hereto, to be reasonable, and rationally related to the Historical Legacy development, and consistent with the Town's character.
4. This Historical Legacy Application along with Conditions of Approval, as adopted and presented in Exhibit B hereto, are compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for Historical Legacy designation.
5. The Conditions of Approval as adopted and presented in Exhibit B hereto, minimize adverse effects, including visual impact and intensity of the Historical Legacy use on adjacent lands.
6. This Historical Legacy Application along with Conditions of Approval, as adopted and presented in Exhibit B hereto, minimize environmental impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, noise and the natural functioning of the environment.

Section 3. The Town of Loxahatchee Groves Unified Land Development Code requires that the action of the Town Council of Loxahatchee Groves be adopted by resolution. Therefore, the Town Council of the Town of Loxahatchee Groves approves the Historical Legacy designation for the parcel of land legally described in Exhibit A, attached hereto, and made a part hereof, and generally located as shown on a vicinity sketch as indicated in Exhibit A, attached hereto and made a part hereof, and Conditions of Approval attached hereto as Exhibit B and made a part hereof.

Section 4. The approval is subject to Section 150-030 (Time Limits) of the town of Loxahatchee Groves Unified Land Development code and other provisions requiring that development commence in a timely manner.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall become effective upon adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Laura Danowski, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Shorr, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Herzog, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phillis Maniglia, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLVED AND ADOPTED by the Town Council of the TOWN OF LOXAHATCHEE GROVES, Florida this 5th day of September 2023.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Mayor Laura Danowski

Town Clerk

Vice Mayor Robert Shorr

Council Member Phillis Maniglia

APPROVED AS TO LEGAL SUFFICIENCY:

Council Member Margaret Herzog

Town Attorney

Council Member Marianne Miles

EXHIBIT A

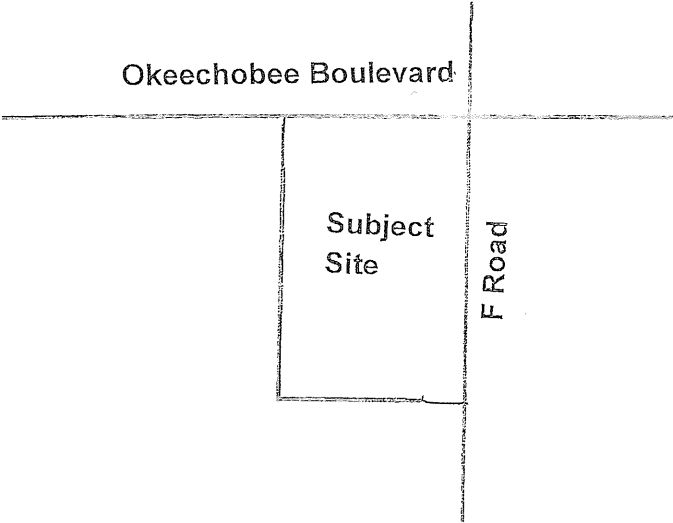
LEGAL DESCRIPTION AND LOCATION MAP

The following Legal Description is applicable to Resolution 2023-XX:

A. DESCRIPTION:

Tract 10, Less the West 10 Acres thereof, Block E, LOXAHATCHEE GROVES, according to the map or plat thereof as recorded in Plat book 12, Page 29, Public Records of Palm Beach County, Florida.

B. LOCATION MAP:



THE REMAINDER OF THIS PAGE IS LEFT BLANK

EXHIBIT B – CONDITIONS OF APPROVAL

A. GENERAL

1. The Historical Legacy designation is effective only for the property located at 13538 Okeechobee Boulevard, Loxahatchee Groves Florida (the Site);
2. The Historical Legacy designation is effective only so long as the current owner of the Site, Donald Nelson Tetrault, continues to be the owner of the Site.
3. The Historical Legacy designation is effective only so long as the current operator Tetro Land Development and Construction, LLC, is the operator of the Site.
4. The Historical Legacy designation is effective so long as the current, Donald Nelson Tetrault, is the owner of and claiming homestead on the property located at 13537 Farley Road, Loxahatchee Groves, Florida.
5. The operator of the Site shall maintain an active annual Business Tax Receipt with the Town of Loxahatchee Groves for the historical legacy use on the Site.
6. Failure to comply with any of the conditions of approval stated herein at any time may result in: (a) loss of the historical legacy designation; (b) a requirement of the owner to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or (c) referral to the Code Enforcement Officer.

B. LAND USE AND SITE PLANNING

1. Historical Legacy development of the Site shall be limited to a Yard Trash Processing Facility with a valid annual Florida Department of Environmental Protection (FDEP) registration and Palm Beach County Health Department (PBCHD) permit for the operation of Source Separated Organics Processing (SOPF) Facility 65230. .
2. A site plan application depicting the historic legacy use of the Site consistent with ULDC Article 155 *Site Plans* shall be submitted for Town consideration within 6 months of the approval of Resolution 2023 – 12.
3. The use of the Site shall not be expanded outside of the historical legacy use area, as depicted in the site plan required per Condition B.2.
4. The Site and the related business shall be operated consistent with this Historical Legacy designation and shall not be diversified.

C. LAND CLEARING AND LANDSCAPING

1. A landscape plan consistent with ULDC Section 85-60 *Perimeter Landscape Buffer Requirements For Non-Residential/Non-Agricultural Perimeters* shall be included with the site plan application per Condition B.2. Perimeter buffer berms along the Okeechobee Boulevard and F Road frontages designed to a minimum height of 3 feet above the grade of the internal parking area and topped by a hedge shall be included in the landscape plan.
2. Any land clearing activities shall comply with the permit requirements of Article 87 “Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal” of the Loxahatchee Groves Unified Land Development Code.
3. A Floodplain Development Application shall be filed with the Town Department of Public Works concurrent with any site work or permit required by Article 87 of the Unified Land Development code

D. ENVIRONMENTAL

1. The Owner shall request an environmental study of the Site on a yearly basis as part of the annual FDEP registration and PBCHD permit applications.
2. The results of any environmental inspections on the Site performed by the Palm Beach County Health Department shall be submitted to the Town for review.
3. Physical activities on the Site will occur during normal business hours only and dust will be controlled by watering trucks as needed.

E. SIGNS

1. No signs visible from the road which advertise or promote the use of the Site shall be erected on the Site.

THE REMAINDER OF THIS PAGE IS LEFT BLANK

ATTACHMENT A

Articles of Incorporation and Secretary of State Annual Reports for Big Orange Land Development and Construction Company, Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC

**Electronic Articles of Incorporation
For**

**P04000149591
FILED
November 01, 2004
Sec. Of State
jshivers**

BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Article II

The principal place of business address:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL. US 33411

The mailing address of the corporation is:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL. US 33411

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL. 33411

I certify that I am familiar with and accept the responsibilities of registered agent.

P04000149591
FILED
November 01, 2004
Sec. Of State
jshivers

Registered Agent Signature: AUBIN WADE ROBINSON

Article VI

The name and address of the incorporator is:

AUBIN WADE ROBINSON
505 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

Incorporator Signature: AUBIN WADE ROBINSON

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
SHERRY L TETREALT
1128 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL. 33411 US

Article VIII

The effective date for this corporation shall be:

10/29/2004

2006 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Feb 23, 2006
Secretary of State**

DOCUMENT# P04000149591

Entity Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Current Principal Place of Business:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Principal Place of Business:

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Mailing Address:

FEI Number: 20-1831820 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____
Electronic Signature of Registered Agent Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: P () Delete
Name: TETREAU, SHERRY L
Address: 1128 ROYAL PALM BEACH BLVD
City-St-Zip: ROYAL PALM BEACH, FL 33411 US

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: P (X) Change () Addition
Name: TETREAU, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470 US

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREAU PRES 02/23/2006
Electronic Signature of Signing Officer or Director Date

2007 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000149591

**FILED
Apr 30, 2007
Secretary of State**

Entity Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Current Principal Place of Business:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Principal Place of Business:

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Mailing Address:

FEI Number: 20-1831820 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: P () Delete
Name: TETREAU, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470 US

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREAU

PRES

04/30/2007

Electronic Signature of Signing Officer or Director

Date

2008 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000149591

FILED
Jan 17, 2008
Secretary of State

Entity Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Current Principal Place of Business:1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US**New Principal Place of Business:****Current Mailing Address:**1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US**New Mailing Address:**

FEI Number: 20-1831820 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411 US**Name and Address of New Registered Agent:**TETREAULT, SHERRY L PRES
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SHERRY TETREAULT 01/17/2008
Electronic Signature of Registered Agent Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:Title: P () Delete
Name: TETREAULT, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470 US**ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:**Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREAULT PRES 01/17/2008
Electronic Signature of Signing Officer or Director Date

2009 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000149591

**FILED
May 21, 2009
Secretary of State**

Entity Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Current Principal Place of Business:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Principal Place of Business:

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Mailing Address:

FEI Number: 20-1831820 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

TETREAULT, SHERRY L PRES
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

In accordance with s. 607.193(2)(b), F.S., the corporation did not receive the prior notice.
Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: P () Delete
Name: TETREAULT, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470 US

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREAULT

PRE

05/21/2009

Electronic Signature of Signing Officer or Director

Date

2010 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000149591

**FILED
Apr 30, 2010
Secretary of State**

Entity Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Current Principal Place of Business:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

New Principal Place of Business:

New Mailing Address:

13537 FARLEY ROAD
LOXAHATCHEE, FL 33470 US

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411 US

FEI Number: 20-1831820 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

TETREALT, SHERRY L PRES
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: P
Name: TETREALT, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470 US

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHERRY TETREALT

P

04/30/2010

Electronic Signature of Signing Officer or Director

_____ Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
 BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Filing Information

Document Number P04000149591
FEI/EIN Number 20-1831820
Date Filed 11/01/2004
Effective Date 10/29/2004
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/23/2011
Event Effective Date NONE

Principal Address

1128 ROYAL PALM BEACH BLVD
 215
 ROYAL PALM BEACH, FL 33411

Mailing Address

13537 FARLEY ROAD
 LOXAHATCHEE, FL 33470

Changed: 04/30/2010

Registered Agent Name & Address

TETREAUULT, SHERRY LPRES
 13537 FARLEY ROAD
 LOXAHATCHEE, FL 33470

Name Changed: 01/17/2008

Address Changed: 01/17/2008

Officer/Director Detail

Name & Address

Title P

TETREAUULT, SHERRY L
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Annual Reports

Report Year	Filed Date
2008	01/17/2008
2009	05/21/2009
2010	04/30/2010

Document Images

04/30/2010 -- ANNUAL REPORT	View image in PDF format
05/21/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/23/2006 -- ANNUAL REPORT	View image in PDF format
08/09/2005 -- ANNUAL REPORT	View image in PDF format
11/01/2004 -- Domestic Profit	View image in PDF format

TRANSMITTAL LETTER

PO20000082414

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Mulch City Inc.

SUBJECT: _____
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

000006731600--0
-07/29/02--01080--018
*****78.75 *****78.75

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate of Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Cherry L. Tetreault
Name (Printed or typed)

1128 Royal Palm Beach Blvd. #215
Address

Royal Palm Beach, FL 33411
City, State & Zip

561-791-1958
Daytime Telephone number

02 JUL 29 PM 2:05
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

BM 7/30

ARTICLES OF INCORPORATION

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

FILED
02 JUL 29 PM 2:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I NAME

The name of the corporation shall be: Mulch City Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business/ mailing address is: 1128 Royal Palm Beach Blvd. #215
Royal Palm Beach, FL 33411

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: Nursery & Landscape Supply.

ARTICLE IV SHARES

The number of shares of stock is: 50

ARTICLE V INITIAL OFFICERS/DIRECTORS (optional)

The name(s) and address(es): President:
Cherry L. Tetreault, 119 Ponce de Leon Street, Royal Palm Beach, FL 33411
Vice President: Mario Cannizzaro, Jr., 16178, 91 Place N., Loxahatchee, FL 33470
Sec. Tres: Donald N. Tetreault, 119 Ponce de Leon Street, Royal Palm Beach, FL 33411

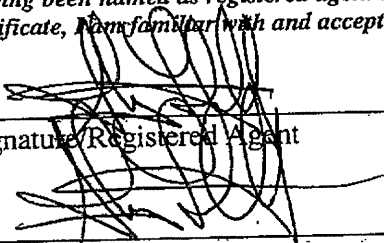
ARTICLE VI REGISTERED AGENT

The name and Florida street address of the registered agent is: Cherry L. Tetreault
1128 Royal Palm Beach Blvd. #215
Royal Palm Beach, FL 33411

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is: President
Cherry L. Tetreault
119 Ponce de Leon Street
Royal Palm Beach, FL 33411

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity



Signature/Registered Agent

07/22/02

Date

07/22/02

Signature/Incorporator

Date

2006 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Mar 01, 2006
Secretary of State**

DOCUMENT# P02000082414

Entity Name: MULCH CITY INC.

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

New Principal Place of Business:

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411

New Mailing Address:

FEI Number: 51-0418628 **FEI Number Applied For ()** **FEI Number Not Applicable ()** **Certificate of Status Desired ()**

Name and Address of Current Registered Agent:

CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PLAZA
ROYAL PALM BEACH, FL 33411 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

Title: P () Delete
Name: TETREALT, SHERRY L
Address: 119 PONCE DE LEON ST
City-St-Zip: ROYAL PALM BEACH, FL 33411

Title: V () Delete
Name: CANNIZZARO, MARIO
Address: 16178 91 PLACE N
City-St-Zip: LOXAHATCHEE, FL 33470

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: P (X) Change () Addition
Name: TETREALT, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREALT

PRES

03/01/2006

Electronic Signature of Signing Officer or Director

_____ Date

2007 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Apr 30, 2007
Secretary of State**

DOCUMENT# P02000082414

Entity Name: MULCH CITY INC.

Current Principal Place of Business:

New Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Current Mailing Address:

New Mailing Address:

1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411

FEI Number: 51-0418628 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

CHARTERED LAW FIRM OF AUBIN WADE ROBINSON
505 ROYAL PLAZA
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: P () Delete
Name: TETREULT, SHERRY L
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
Name:
Address:
City-St-Zip:

Title: V () Delete
Name: CANNIZZARO, MARIO
Address: 16178 91 PLACE N
City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREULT

PRES

04/30/2007

Electronic Signature of Signing Officer or Director

Date

2008 FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 17, 2008
Secretary of State

DOCUMENT# P02000082414

Entity Name: MULCH CITY INC.

Current Principal Place of Business:**New Principal Place of Business:**

13538 OKEECHOBEE BLVD
 LOXAHATCHEE, FL 33470

Current Mailing Address:**New Mailing Address:**

1128 ROYAL PALM BEACH BLVD #215
 ROYAL PALM BEACH, FL 33411

FEI Number: 51-0418628

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:**Name and Address of New Registered Agent:**

TETREAU, SHERRY L
 1128 ROYAL PALM BEACH BLVD #215
 ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:**ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:**

Title: P () Delete
 Name: TETREAU, SHERRY L
 Address: 13537 FARLEY ROAD
 City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
 Name:
 Address:
 City-St-Zip:

Title: V () Delete
 Name: CANNIZZARO, MARIO
 Address: 16178 91 PLACE N
 City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
 Name:
 Address:
 City-St-Zip:

Title: S () Delete
 Name: TETREAU, DONALD N
 Address: 13537 FARLEY ROAD
 City-St-Zip: LOXAHATCHEE, FL 33411

Title: () Change () Addition
 Name:
 Address:
 City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREAU

PRES

01/17/2008

Electronic Signature of Signing Officer or Director

Date

2009 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
May 21, 2009
Secretary of State**

DOCUMENT# P02000082414

Entity Name: MULCH CITY INC.

Current Principal Place of Business:

New Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Current Mailing Address:

New Mailing Address:

1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411

FEI Number: 51-0418628 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

TETREULT, SHERRY L
1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

In accordance with s. 607.193(2)(b), F.S., the corporation did not receive the prior notice.
Election Campaign Financing Trust Fund Contribution ().

OFFICERS AND DIRECTORS:

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:

Title: V () Delete
Name: CANNIZZARO, MARIO
Address: 16178 91 PLACE N
City-St-Zip: LOXAHATCHEE, FL 33470

Title: () Change () Addition
Name:
Address:
City-St-Zip:

Title: PS () Delete
Name: TETREULT, DONALD N
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33411

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: SHERRY TETREULT

SEC

05/21/2009

Electronic Signature of Signing Officer or Director

Date

2010 FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Apr 30, 2010
Secretary of State**

DOCUMENT# P02000082414

Entity Name: MULCH CITY INC.

Current Principal Place of Business:

New Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Current Mailing Address:

New Mailing Address:

1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411

13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

FEI Number: 51-0418628 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

TETREALT, SHERRY L
1128 ROYAL PALM BEACH BLVD #215
ROYAL PALM BEACH, FL 33411 US

TETREALT, SHERRY L
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SHERRY TETREALT **04/30/2010**

Electronic Signature of Registered Agent Date

Election Campaign Financing Trust Fund Contribution ()

OFFICERS AND DIRECTORS:

Title: V
Name: CANNIZZARO, MARIO
Address: 16178 91 PLACE N
City-St-Zip: LOXAHATCHEE, FL 33470

Title: PS
Name: TETREALT, DONALD N
Address: 13537 FARLEY ROAD
City-St-Zip: LOXAHATCHEE, FL 33411

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALD N. TETREALT **PS** **04/30/2010**

Electronic Signature of Signing Officer or Director Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MULCH CITY INC.

Filing Information

Document Number	P02000082414
FEI/EIN Number	51-0418628
Date Filed	07/29/2002
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2011
Event Effective Date	NONE

Principal Address

13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Changed: 08/09/2005

Mailing Address

13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Changed: 04/30/2010

Registered Agent Name & Address

TETREULT, SHERRY L
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Name Changed: 09/19/2007

Address Changed: 04/30/2010

Officer/Director Detail

Name & Address

Title V

CANNIZZARO, MARIO
16178 91 PLACE N
LOXAHATCHEE, FL 33470

Title PS

TETREULT, DONALD N
13537 FARLEY ROAD
LOXAHATCHEE, FL 33411

Annual Reports

Report Year	Filed Date
2008	01/17/2008
2009	05/21/2009
2010	04/30/2010

Document Images

04/30/2010 -- ANNUAL REPORT	View image in PDF format
05/21/2009 -- ANNUAL REPORT	View image in PDF format
03/14/2008 -- Off/Dir Resignation	View image in PDF format
03/14/2008 -- Amendment	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
09/19/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
08/09/2005 -- ANNUAL REPORT	View image in PDF format
09/02/2004 -- Amendment	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
11/13/2003 -- REINSTATEMENT	View image in PDF format
07/29/2002 -- Domestic Profit	View image in PDF format

**Electronic Articles of Incorporation
For**

P11000091216
FILED
October 18, 2011
Sec. Of State
jshivers

TETRO LAND DEVELOPMENT, INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

TETRO LAND DEVELOPMENT, INC

Article II

The principal place of business address:

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL. US 33480

The mailing address of the corporation is:

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL. US 33480

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

JOHN T HOLZ
3003 S CONGRESS AVE
STE 2D
PALM SPRINGS, FL. 33461

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JOHN HOLZ

P11000091216
FILED
October 18, 2011
Sec. Of State
jshivers

Article VI

The name and address of the incorporator is:

JOHN HOLZ
13538 OKEECHOBEE BLVD

LOXAHATCHEE, FL 33480

Electronic Signature of Incorporator: JOHN HOLZ

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
D NELSON TETREAULT
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL. 33480 US

Title: VP
ERIC TETREAULT
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL. 33480 US

Article VIII

The effective date for this corporation shall be:

10/18/2011



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TETRO LAND DEVELOPMENT, INC

Filing Information

Document Number	P11000091216
FEI/EIN Number	NONE
Date Filed	10/18/2011
Effective Date	10/18/2011
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/28/2012
Event Effective Date	NONE

Principal Address

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL 33480

Mailing Address

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL 33480

Registered Agent Name & Address

HOLZ, JOHN T
3003 S CONGRESS AVE
STE 2D
PALM SPRINGS, FL 33461

Officer/Director Detail

Item 6.

Name & Address

Title P

TETREULT, D NELSON
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33480

Title VP

TETREULT, ERIC
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33480

Annual Reports

No Annual Reports Filed

Document Images

[10/18/2011 -- Domestic Profit](#) [View image in PDF format](#)

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L12000128930
FILED 8:00 AM
October 10, 2012
Sec. Of State
jsaulsberry

Article I

The name of the Limited Liability Company is:

TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Article II

The street address of the principal office of the Limited Liability Company is:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL. 33470

The mailing address of the Limited Liability Company is:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL. 33470

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

JOHN T HOLZ
3003 S CONGRESS AVE
STE 2D
PALM SPRINGS, FL. 33461

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOHN HOLZ

Article V

The name and address of managing members/managers are:

Title: MGR
D NELSON TETREAULT
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL. 33470

L12000128930
FILED 8:00 AM
October 10, 2012
Sec. Of State
jsaulsberry

Article VI

The effective date for this Limited Liability Company shall be:

10/09/2012

Signature of member or an authorized representative of a member

Electronic Signature: NELSON TETREAULT

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Previous On List](#) [Next On List](#) [Return to List](#)

tetro

Search

[Events](#) **No Name History**

Detail by Entity Name

Florida Limited Liability Company

TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Filing Information

Document Number	L12000128930
FEI/EIN Number	461150656
Date Filed	10/10/2012
Effective Date	10/09/2012 — DATE OF INCORPORATION
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2013

Principal Address

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Mailing Address

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411

Changed: 04/07/2014

Registered Agent Name & Address

TETREULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411

Name Changed: 04/07/2014

Address Changed: 04/07/2014

Authorized Person(s) Detail

Name & Address

Title MGR

TETREULT, D NELSON
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Annual Reports

2014 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Name and Address of Current Registered Agent:

TETREAUULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREAUULT

04/07/2014

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TETREAUULT, D NELSON
Address 13538 OKEECHOBEE BLVD
City-State-Zip: LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALD NELSON TETREAUULT

MG

04/07/2014

Electronic Signature of Signing Authorized Person(s) Detail

Date

2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

TETREULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREULT

04/26/2015

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TETREULT, D NELSON
Address 13538 OKEECHOBEE BLVD
City-State-Zip: LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TETREULT, D NELSON

MGR

04/26/2015

Electronic Signature of Signing Authorized Person(s) Detail

Date

Item 6.

FILED
Apr 03, 2016
Secretary of State
CC5087977129

2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TETREULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREULT 04/03/2016
Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title MGR
Name TETREULT, D NELSON
Address 13538 OKEECHOBEE BLVD
City-State-Zip: LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: D NELSON TETREULT PRESIDENT 04/03/2016
Electronic Signature of Signing Authorized Person(s) Detail Date

FILED
Mar 19, 2017
Secretary of State
CC6232201015

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TETREAUULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREAUULT

03/19/2017

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TETREAUULT, D NELSON
Address 13538 OKEECHOBEE BLVD
City-State-Zip: LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALD NELSON TETREAUULT

OWNER

03/19/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 09, 2018
Secretary of State
CC8380451633

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TETREULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREULT

04/09/2018

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TETREULT, D NELSON
Address 13538 OKEECHOBEE BLVD
City-State-Zip: LOXAHATCHEE FL 33470

Title AUTHORIZED MEMBER
Name TETREULT, SHERRY
Address 13537 FARLEY ROAD
City-State-Zip: LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALD NELSON TETREULT

MANAGER

04/09/2018

Electronic Signature of Signing Authorized Person(s) Detail

Date

FILED
Jan 30, 2019
Secretary of State
4739198248CC

2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

TETREAUULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREAUULT 01/30/2019

Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title	MGR	Title	AUTHORIZED MEMBER
Name	TETREAUULT, D NELSON	Name	TETREAUULT, SHERRY
Address	13538 OKEECHOBEE BLVD	Address	13537 FARLEY ROAD
City-State-Zip:	LOXAHATCHEE FL 33470	City-State-Zip:	LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: D NELSON TETREAUULT OWNER 01/30/2019

Electronic Signature of Signing Authorized Person(s) Detail Date

FILED
Mar 02, 2020
Secretary of State
8010783922CC

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

TETREULT, DONALD N
1128 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREULT 03/02/2020
Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title	MGR	Title	AUTHORIZED MEMBER
Name	TETREULT, D NELSON	Name	TETREULT, SHERRY
Address	13538 OKEECHOBEE BLVD	Address	13537 FARLEY ROAD
City-State-Zip:	LOXAHATCHEE FL 33470	City-State-Zip:	LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: D NELSON TETREULT OWNER 03/02/2020
Electronic Signature of Signing Authorized Person(s) Detail Date

FILED
Feb 08, 2021
Secretary of State
8332942136CC

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1127 ROYAL PALM BEACH BLVD#263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

TETREULT, DONALD N
1127 ROYAL PALM BEACH BLVD#263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREULT 02/08/2021
Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title	MGR	Title	AUTHORIZED MEMBER
Name	TETREULT, D NELSON	Name	TETREULT, SHERRY
Address	13538 OKEECHOBEE BLVD	Address	13537 FARLEY ROAD
City-State-Zip:	LOXAHATCHEE FL 33470	City-State-Zip:	LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TETREULT , D NELSON OWNER 02/08/2021
Electronic Signature of Signing Authorized Person(s) Detail Date

ATTACHMENT IZ

Item 6.

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000128930

Entity Name: TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Current Principal Place of Business:

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Current Mailing Address:

1127 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

FEI Number: 46-1150656

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TETREAU, DONALD N
1127 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD N TETREAU

03/08/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	AUTHORIZED MEMBER
Name	TETREAU, D NELSON	Name	TETREAU, SHERRY
Address	13538 OKEECHOBEE BLVD	Address	13537 FARLEY ROAD
City-State-Zip:	LOXAHATCHEE FL 33470	City-State-Zip:	LOXAHATCHEE FL 33470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: D NELSON TETREAU

PRESIDENT

03/08/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

ATTACHMENT B

**Florida Department of Environmental Protection (FDEP) Application for a
Yard Trash Processing Facility and Annual Registrations, including Annual
Reports**



Jeb Bush
Governor

Department of Environmental Protection

Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Colleen M. Castille
Secretary

Item 6.

September 29, 2006

Ms. Sherry Tetreault
Mulch City, Inc.
13538 Okeechobee Blvd
Loxahatchee, Florida 33470

95230

RECEIVED

OCT 04 2006

DEPT OF ENV PROTECTION
WEST PALM BEACH

Dear Ms. Tetreault:

I have received your Application for Registration of a Yard Trash Processing Facility for Mulch City, Inc., located at 13538 Okeechobee Blvd, Loxahatchee in Palm Beach County. The application is incomplete for the following reason(s):

1. A search of the County Property Appraiser's database indicate you as an individual own the property, not Mulch City, Inc. Therefore, proof of landowner permission from yourself to Mulch City, Inc., to operate a yard trash processing facility is required.
2. The application indicated that the facility has begun operations. If it was operating in calendar year 2005, submittal of an annual report is required. A copy of the form is enclosed.

Please send the necessary information within thirty (30) days to me at the above address, Mail Station 4565. If you have any questions, please contact me at this mailing address, or call 850/245-8747.

Sincerely,

Francine Joyal
Environmental Specialist

Enclosure

cc: Joe Lurix, Southeast District

SOLID WASTE
SECTION

SEP 26 2007

Department of Environmental Protection
Solid Waste Section Mail Station 4565
26 Blair Stone Road
Tallahassee Fl. 32399-2400

September 20, 2007

Re; Mulch City Inc
13538 Okeechobee Blvd
Loxahatchee Fl. 33411

To whom it May concern:

I Donald Tetreault owner of the address stated above know that Mulch City is operating a Yard Waste Facility on the property with my approval. If any additional information is needed please contact me.

Thank You,



Donald Tetreault

RECEIVED

SEP 26 2007

BY: BSHW



Department of Environmental Protection

Solid Waste Section, Mail Station 4565
2600 Blair Stone Road, Tallahassee, Florida 32399-2400

DEP Form # 62-709.320(7)(b)
Annual Report
Form Title for a Yard Trash Processing Facility
Effective Date October 22, 2000
DEP Application No. (Filled in by DEP)

Annual Report for a Yard Trash Processing Facility

- Facility Name: MULCH CITY INC Facility ID#: _____
(Assigned by Department)
- Street address: 13538 OKEECHOBEE BLVD
City LOXAHATCHEE County PALM BEACH
- Federal Employment Identification Number: 51-0418278
- Contact Person: SHERRY TETREAVIT Telephone: _____
- Calendar Year (January 1 through December 31) Covered by this Report: 2006
- Values used in this report are in (CIRCLE ONE): Tons Cubic Yards
- For Existing Facilities that have not reported this information in the past, Amount of
 - Unprocessed Yard Trash On Site at Beginning of Report Year: 450
 - Processed Yard Trash On Site at Beginning of Report Year: 700
- Total Quantity of Yard Trash Received During Report Year: 2000
- Total Quantity of Yard Trash Lost Due to Processing (e.g. drying, shrinkage, etc.) During Report Year: 0
- Total Quantity of Yard Trash Removed from Site for:
 - Use: 4800
 - Disposal: 50
 - Other (transfer station): _____
- Total Quantity On Site at End of Report Year of:
 - Unprocessed Yard Trash: 450
 - Processed Yard Trash: 700

I affirm that the information provided in the report is true, accurate, and correct to the best of my knowledge.

Sherry Tetreavit Print Name and Title of Authorized Agent
[Signature] Signature of Authorized Agent
9/22/07 Date



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie
Go Item 6.

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

RECEIVED

OCT 25 2007

Dept of Env Protection
West Palm Beach

October 22, 2007

Ms. Sherry Tetreault
Mulch City, Inc.
13538 Okeechobee Blvd.
Loxahatchee, FL 33470

Dear Ms. Tetreault:

Your Application for Registration of a Yard Trash Processing Facility for Mulch City, Inc. (located at 13538 Okeechobee Blvd., Loxahatchee) in Palm Beach County is complete. Your facility identification number is 340-06-YT. This registration is valid until **May 1, 2008**. The receipt number for the registration fee you paid is 556853.

You must comply with the requirements specified in Rule 62-709.320, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed. Excerpts from Chapters 62-701 and 62-709, F.A.C., pertaining to yard trash processing facilities are also enclosed.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850/245-8747, or email Francine.Joyal@dep.state.fl.us.

Sincerely,

Francine Joyal
Environmental Specialist

95230

Enclosures

cc: ~~Stephen Brown~~, Southeast District



Florida Department of Environmental Protection

Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-709-320(7)(b)
Annual Report
Form Title for a Yard Trash Processing Facility
Effective Date October 22, 2000
DEP Application No. _____ (Filled in by DEP)

Annual Report for a Yard Trash Processing Facility

- Facility Name: Mulch City, Inc. Facility ID# 340-06-YT
(Assigned by Department)
- Street Address (if different): 13538 Okeechobee Blvd.
City Loxahatchee County Palm Beach
- Federal Employment Identification Number: 51-0418628
- Contact Person: Nelson Tetreault Telephone: (561) 722-7528
- Calendar Year (January 1 through December 31) Covered by this Report: 2007
- Values used in this report are in (CIRCLE ONE): Tons Cubic Yards
- For Existing Facilities that have not reported this information in the past, Amount of
 - Unprocessed Yard Trash on Site at Beginning of Report Year: 450
 - Processed Yard Trash On Site at Beginning of Report Year: 700
- Total Quantity of Yard Trash Received During the Report Year: 6000
- Total Quantity of Yard Trash Lost Due to Processing (e.g., drying, Shrinkage, etc.) During Report Year: 1150
- Total Quantity of Yard Trash Removed from Site for:
 - Use: 4800
 - Disposal: 50
 - Other (transfer station): _____
- Total Quantity On Site at End of Report Year of:
 - Unprocessed Yard Trash: 450
 - Processed Yard Trash: 700 ~~_____~~

I affirm that the information provided in the report is true, accurate, and correct to the best of my knowledge.

Nelson Tetreault
Print Name and Title of Authorized Agent

[Signature]
Signature of Authorized Agent

5/1/8
Date



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Initials _____
Date _____

May 23, 2008

Mr. Nelson etreault
Mulch City, Inc.
13538 Okeechobee Blvd.
Loxahatchee, FL 33470

Dear Mr. Tetreault:

Your Application for Registration of a Yard Trash Processing Facility for Mulch City, Inc. (located at 13538 Okeechobee Blvd., Loxahatchee) in Palm Beach County is complete. Your facility identification number is 340-06-YT. This registration is valid until **May 1, 2009**. The receipt number for the registration fee you paid is 624980.

You must comply with the requirements specified in Rule 62-709.320, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850/245-8747, or email Francine.Joyal@dep.state.fl.us.

Sincerely,

Francine Joyal
Environmental Specialist

Enclosure

cc: Stephen Brown, Southeast District



Florida Department of Environmental Protection

Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-709.320(7)(b)	Item 6.
Annual Report	
Form Title for a Yard Trash Processing Facility	
Effective Date October 22, 2008	
DEP Application No. _____	(Filled in by (DEP))

Annual Report for a Yard Trash Processing Facility

1. Facility Name: Mulch City, Inc. WACS ID: 00095230
(Assigned by Department)

Facility ID# 340-06-YT
(Assigned by Department)

2. Street Address (if different): 13538 Okeechobee Blvd.
City Loxahatchee County Palm Beach

3. Federal Employment Identification Number: 510418628

4. Contact Person: Nelson Tetreault Telephone: (561) 722-7528
Email Address: _____

5. Calendar Year (January 1 through December 31) Covered by this Report: 2008

6. Values used in this report are in (SELECT ONE): _____ Tons Cubic Yards

7. For Existing Facilities that have not reported this information in the past , Amount of

a. Unprocessed Yard Trash on Site at Beginning of Report Year: 450

b. Processed Yard Trash On Site at Beginning of Report Year: 700

8. Total Quantity of Yard Trash Received During the Report Year: 7000

9. Total Quantity of Yard Trash Lost Due to Processing (e.g., drying, Shrinkage, etc.) During Report Year: 0

10. Total Quantity of Yard Trash Removed from Site for:

a. Use: 6800

b. Disposal: 200

c. Other (transfer station): 0

11. Total Quantity On Site at End of Report Year of:

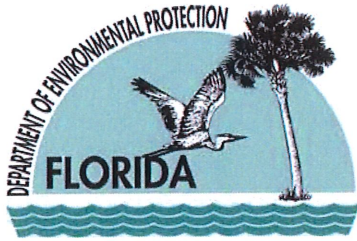
a. Unprocessed Yard Trash: 100

b. Processed Yard Trash: 250

I affirm that the information provided in the report is true, accurate, and correct to the best of my knowledge.

Dennis Nelson Tetreault [Signature] 9/21/09
 Print Name and Title of Authorized Agent Signature of Authorized Agent Date

Mail complete form to the address specified above.



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie Crist
Governor

Item 6.

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

June 18, 2009

Mr. Donald Nelson Tetreault
Mulch City, Inc.
13538 Okeechobee Blvd.
Loxahatchee, FL 33470

Dear Mr. Tetreault:

Your Application for Registration of a Yard Trash Processing Facility for Mulch City, Inc. (located at 13538 Okeechobee Blvd., Loxahatchee) in Palm Beach County is complete. Your facility identification number is 340-06-YT. This registration is valid until **May 1, 2010**. The receipt number for the registration fee you paid is 668401.

You must comply with the requirements specified in Rule 62-709.320, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850/245-8747, or email Francine.Joyal@dep.state.fl.us.

Sincerely,

Francine Joyal
Environmental Specialist

Enclosure

cc: Amede Dimmonay, Southeast District



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie Crist
Governor

Item 6.

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

February 22, 2010

Mr. Donald Nelson Tetreault
Mulch City, Inc.
13538 Okeechobee Blvd.
Loxahatchee FL 33470

Dear Mr. Tetreault:

Our records indicate that you were issued a letter for Mulch City, Inc. located at 13538 Okeechobee Blvd., Loxahatchee in Palm Beach County, which advised you that your registration is valid until May 1, 2010. This letter is to inform you that the expiration date for your yard trash processing facility is being extended to **August 1, 2010** due to recent amendments to Chapter 62-709, Florida Administrative Code (F.A.C.).

The provisions for yard trash processing facilities are specified in Rules 62-709.320 and 62-709.330, F.A.C. An updated summary of the operating requirement and excerpts from Chapters 62-701 and 62-709, F.A.C., pertaining to source-separated organic recycling facilities (includes yard trash processing facilities) are enclosed for your convenience. You may view Chapters 62-701 and 62-709, F.A.C., in their entirety as well as the associated forms from our website at http://www.dep.state.fl.us/waste/quick_topics/rules/default.htm. Please note that the registration renewal and annual report are now on a single form and have a specified submittal date of July 1, 2010.

Further, your facility was assigned a facility identification number of 340-06-YT. We will be phasing out that identification number system and using only the facility identification number in the Water Assurance Compliance System (WACS). The WACS identification number for this facility is 00095230. We are also in the process of transferring information currently in the registration database into the WACS database. However, you are cautioned that the information in the WACS database at this time is extremely limited and misleading until the information transfer has been completed.

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2010
15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
16. For Existing Facilities that have not reported this information in the past, Amount of
- a. Unprocessed Material On Site at Beginning of Report Year: 750
 - b. Processed Material On Site at Beginning of Report Year (total): 350
17. Total Quantity of Material Received During Report Year: 4045
18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 106
19. Total Quantity of Material Removed from Site for:
- a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 1989
 - b. Disposal: 0
 - c. Other (transfer stations) 0
20. Total Quantity On Site at End of Report Year of:
- a. Unprocessed Material: 1450
 - b. Processed Material: 1600

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 5145 Total of Items 18, 19 and 20 5145

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Sherry Tetrench [Signature] 6/25/2011
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): BT Soil@aol.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard, Jr.
Secretary

Item 6.

January 24, 2011

Sherry Tetreault
Big Orange Land Development
& Construction Company
13538 Okeechobee Blvd.
Loxahatchee FL 33470

Dear Sherry Tetreault:

Your registration application for Big Orange Land Development & Construction Company, located at 13538 Okeechobee Blvd., Loxahatchee, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2011. The WACS identification number for this facility is 95230. The receipt number for the registration fee you paid is 724781.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed. Excerpts from Chapters 62-701 and 62-709, F.A.C., pertaining to yard trash processing facilities are also enclosed.

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2011
15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
16. For Existing Facilities that have not reported this information in the past, Amount of
- a. Unprocessed Material On Site at Beginning of Report Year: 1450
- b. Processed Material On Site at Beginning of Report Year (total): 1600
17. Total Quantity of Material Received During Report Year: 14586
18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 3690
19. Total Quantity of Material Removed from Site for:
- a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 9575
- b. Disposal: 0
- c. Other (transfer stations) 3171
20. Total Quantity On Site at End of Report Year of:
- a. Unprocessed Material: 1200
- b. Processed Material: 0

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.
 Total of items 16 and 17 17636 Total of Items 18, 19 and 20 17636

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Donald Nelson Tetra Tech [Signature] 6/17/12
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): ST-5011@DEP.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
 Solid Waste Section, MS 4565
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

Item 6.

August 09, 2011

Sherry Tetreault
Big Orange Land Development & Construction Company
13538 OKEECHOBEE BLVD
LOXAHATCHEE FL 33470

Dear Sherry Tetreault:

Your registration application for Big Orange Land Development , located at 13538 OKEECHOBEE BLVD., LOXAHATCHEE, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2012. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 750105.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed. Excerpts from Chapters 62-701 and 62-709, F.A.C., pertaining to yard trash processing facilities are also enclosed.



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

Item 6.

August 01, 2012

Donald Nelson Tetreault
Tetro Land Development, Inc.
13538 OKEECHOBEE BLVD
LOXAHATCHEE FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Big Orange Land Development, located at 13538 OKEECHOBEE BLVD., LOXAHATCHEE, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2013. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 782490.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

ANNUAL REPORT 2012

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2012

15. Values used in this report are in (SELECT ONE): Tons: Cubic Yards: X

16. For Existing Facilities that have not reported this information in the past, Amount of

a. Unprocessed Material On Site at Beginning of Report Year: 1200

b. Processed Material On Site at Beginning of Report Year (total): 0

17. Total Quantity of Material Received During Report Year: 17,865

18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 4466

19. Total Quantity of Material Removed from Site for:

a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 10,199

b. Disposal: 0

c. Other (transfer stations) 2000

20. Total Quantity On Site at End of Report Year of:

a. Unprocessed Material: 1800

b. Processed Material: 600

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 19065 Total of Items 18, 19 and 20 19065

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

DONALD WELSON TETREULT JR [Signature] 6/24/13
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): STSON@aol.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
 Solid Waste Section, MS 4565
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Herschel T. Vinyard Jr.
Secretary

July 22, 2013

Donald Nelson Tetreault
Tetro Land Development, Inc.
13538 OKEECHOBEE BLVD
LOXAHATCHEE FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Big Orange Land Development, located at 13538 OKEECHOBEE BLVD., LOXAHATCHEE, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2014. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 822439.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

ANNUAL REPORT 2013

PART C - ANNUAL REPORT

- 14. Calendar Year (January 1 through December 31) Covered by this Report: 2013
- 15. Values used in this report are in (SELECT ONE): Tons: Cubic Yards: X
- 16. For Existing Facilities that have not reported this information in the past, Amount of
 - a. Unprocessed Material On Site at Beginning of Report Year: 1800
 - b. Processed Material On Site at Beginning of Report Year (total): 600
- 17. Total Quantity of Material Received During Report Year: 18550
- 18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 600
- 19. Total Quantity of Material Removed from Site for:
 - a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 14886
 - b. Disposal: 0
 - c. Other (transfer stations) 2064
- 20. Total Quantity On Site at End of Report Year of:
 - a. Unprocessed Material: 600
 - b. Processed Material: 2800

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 20950 Total of Items 18, 19 and 20 20950

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

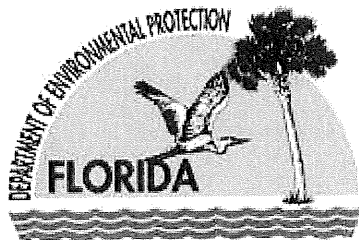
DONALD NELSON Tetroxact owner [Signature] 6/17/14
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): Tetro LAND @ Gmail .com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Item 6.
Rick S.
Governor

Carlos Lopez-Cantera
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

August 21, 2014

Donald Nelson Tetreault
Tetro Land Development, Inc.
13538 Okeechobee Blvd
Loxahatchee, FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Big Orange Land Development, located at 13538 Okeechobee Blvd., Loxahatchee, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2015. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 851080.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

PART C - ANNUAL REPORT

- 14. Calendar Year (January 1 through December 31) Covered by this Report: 2014
- 15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
- 16. For Existing Facilities that have not reported this information in the past, Amount of
 - a. Unprocessed Material On Site at Beginning of Report Year: 600
 - b. Processed Material On Site at Beginning of Report Year (total): 2800
- 17. Total Quantity of Material Received During Report Year: 11,100
- 18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 820
- 19. Total Quantity of Material Removed from Site for:
 - a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 11080
 - b. Disposal: Ø
 - c. Other (transfer stations) Ø
- 20. Total Quantity On Site at End of Report Year of:
 - a. Unprocessed Material: 1100
 - b. Processed Material: 1500

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 14500 Total of Items 18, 19 and 20 14500

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Donald Nelson Tetraject [Signature] 6/9/15
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): Tetra Land @ gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANERA
LT. GOVERNOR

JONATHAN P. STEVERSON
SECRETARY

Receipt for Submission

June 09, 2015

DONALD NELSON TETREAULT
TETRO LAND DEVELOPMENT, INC.
13538 OKEECHOBEE BLVD

LOXAHATCHEE, FL 33470 0

Dear DONALD NELSON TETREAULT

Your application for Registration of a Yard Trash Processing Facility for BIG ORANGE LAND DEVELOPMENT (located at 13538 OKEECHOBEE BLVD. , Loxahatchee) in Palm Beach County is complete. Your facility identification number (WACS ID) is 95230. This registration is valid until August 1, 2016. The receipt number for the registration fee you paid is 885061.

You must comply with the requirements specified in Chapter 62-709, Florida Administrative Code (F.A.C.) in order to maintain qualification for the registration program. A summary of the operating requirements is attached.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850-245-8707, or e-mail Lauren.OConnor@dep.state.fl.us.

Sincerely,

Lauren O'Connor

cc: Karen Kantor, Amede Dimonnay; Southeast District, Southeast District

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2015
15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
16. For Existing Facilities that have not reported this information in the past, Amount of
- a. Unprocessed Material On Site at Beginning of Report Year: 1100
- b. Processed Material On Site at Beginning of Report Year (total): 1500
17. Total Quantity of Material Received During Report Year: 11507
18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 956
19. Total Quantity of Material Removed from Site for:
- a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 11451
- b. Disposal: 0
- c. Other (transfer stations) 0
20. Total Quantity On Site at End of Report Year of:
- a. Unprocessed Material: 1500
- b. Processed Material: 200

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 14107 Total of Items 18, 19 and 20 14107

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

DONALD NELSON TETREULT DONALD NELSON TETREULT 06/09/2016
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): tetroland@gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to: This registration was completed and payment of \$35.00 (if applicable) was received via online transaction.

Department of Environmental Protection
 Solid Waste Section, MS 4565
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400

Florida Department of Environmental Protection

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jonathan P. Steverson
Secretary

Receipt for Submission

June 09, 2016

DONALD NELSON TETREAULT
TETRO LAND DEVELOPMENT, INC.
13538 OKEECHOBEE BLVD

LOXAHATCHEE, FL 33470 0

Dear DONALD NELSON TETREAULT

Your application for Registration of a Yard Trash Processing Facility for BIG ORANGE LAND DEVELOPMENT (located at 13538 OKEECHOBEE BLVD. , Loxahatchee) in Palm Beach County is complete. Your facility identification number (WACS ID) is 95230. This registration is valid until August 1, 2017. The receipt number for the registration fee you paid is 913074.

You must comply with the requirements specified in Chapter 62-709, Florida Administrative Code (F.A.C.) in order to maintain qualification for the registration program. A summary of the operating requirements is attached.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850-245-8707, or e-mail Lauren.OConnor@dep.state.fl.us.

Sincerely,

Lauren O'Connor

cc: Jamie Morales, Amede Dimonnay; Palm Beach, Southeast District

PART C - ANNUAL REPORT

- 14. Calendar Year (January 1 through December 31) Covered by this Report: 2016
- 15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
- 16. For Existing Facilities that have not reported this information in the past, Amount of
 - a. Unprocessed Material On Site at Beginning of Report Year: 1500
 - b. Processed Material On Site at Beginning of Report Year (total): 200
- 17. Total Quantity of Material Received During Report Year: 11600
- 18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 2500
- 19. Total Quantity of Material Removed from Site for:
 - a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 9800
 - b. Disposal: 0
 - c. Other (transfer stations) 0
- 20. Total Quantity On Site at End of Report Year of:
 - a. Unprocessed Material: 1000
 - b. Processed Material: 0

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.
 Total of items 16 and 17 13300 Total of Items 18, 19 and 20 13300

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

DONALD NELSON TETREULT DONALD NELSON TETREULT 06/08/2017
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date
 Email address (if available): tetroland@gmail.com

(PART D - MAILING INSTRUCTIONS)

~~Remember to include the \$35.00 fee if this is also a registration application.~~ Mail completed form to: This registration was completed and payment of \$35.00 (if applicable) was received via online transaction.)

Department of Environmental Protection →
 Solid Waste Section, MS 4565
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400

**Florida Department of
Environmental Protection**

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

Receipt for Submission

June 08, 2017

DONALD NELSON TETREAULT
TETRO LAND DEVELOPMENT, INC.
13538 OKEECHOBEE BLVD

LOXAHATCHEE, FL 33470 0

Dear DONALD NELSON TETREAULT

Your application for Registration of a Yard Trash Processing Facility for BIG ORANGE LAND DEVELOPMENT (located at 13538 OKEECHOBEE BLVD. , Loxahatchee) in Palm Beach County is complete. Your facility identification number (WACS ID) is 95230. This registration is valid until August 1, 2018. The receipt number for the registration fee you paid is 948310.

You must comply with the requirements specified in Chapter 62-709, Florida Administrative Code (F.A.C.) in order to maintain qualification for the registration program. A summary of the operating requirements is attached.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850-245-8707, or e-mail Lauren.OConnor@dep.state.fl.us.

Sincerely,

Lauren O'Connor

cc: Jaime Morales; Palm Beach

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2017

15. Values used in this report are in (SELECT ONE): Tons Cubic Yards

16. For Existing Facilities that have not reported this information in the past, Amount of

a. Unprocessed Material On Site at Beginning of Report Year: 900

b. Processed Material On Site at Beginning of Report Year (total): 200

17. Total Quantity of Material Received During Report Year: 12400

18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 2300

19. Total Quantity of Material Removed from Site for:

a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 9700

b. Disposal: 0

c. Other (transfer stations) 0

20. Total Quantity On Site at End of Report Year of:

a. Unprocessed Material: 1500

b. Processed Material: 0

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 13500

Total of items 18, 19 and 20 13500

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Donald Nelson Tetrapelt
Print Name and Title of Registrant/Permittee or
Authorized Agent

[Signature]
Signature

5-11-18
Date

Email address (if available): _____

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Noah Valenstein
Secretary

October 29, 2018

Donald Nelson Tetreault
Tetro Land Development, Inc.
13538 Okeechobee Blvd
Loxahatchee, FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Big Orange Land Development, located at 13538 Okeechobee Blvd., Loxahatchee, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2019. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 974548.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

PART C - ANNUAL REPORT

- 14. Calendar Year (January 1 through December 31) Covered by this Report: 2018
- 15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
- 16. For Existing Facilities that have not reported this information in the past, Amount of
 - a. Unprocessed Material On Site at Beginning of Report Year: 1200
 - b. Processed Material On Site at Beginning of Report Year (total): 300
- 17. Total Quantity of Material Received During Report Year: 8800
- 18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 6320
- 19. Total Quantity of Material Removed from Site for:
 - a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 3180
 - b. Disposal: 0
 - c. Other (transfer stations) 0
- 20. Total Quantity On Site at End of Report Year of:
 - a. Unprocessed Material: 800
 - b. Processed Material: 0

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.
 Total of items 16 and 17 10,300 Total of Items 18, 19 and 20 10,300

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Donald N. Tetrawit owner [Signature] 6/2/19
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): Tetra land@gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
 Solid Waste Section, MS 4565
 100 Blair Stone Road
 Tallahassee, Florida 32399-2400



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

August 19, 2019

Donald Nelson Tetreault
Tetro Land Development, Inc.
13538 Okeechobee Blvd
Loxahatchee, FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Big Orange Land Development, located at 13538 Okeechobee Blvd., Loxahatchee, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2020. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 9861.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2019

15. Values used in this report are in (SELECT ONE): Tons Cubic Yards

16. For Existing Facilities that have not reported this information in the past, Amount of

a. Unprocessed Material On Site at Beginning of Report Year: 3,200

b. Processed Material On Site at Beginning of Report Year (total): 1,200

17. Total Quantity of Material Received During Report Year: 28,800

18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 22,275

19. Total Quantity of Material Removed from Site for:

a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 9,825

b. Disposal: 0

c. Other (transfer stations) 0

20. Total Quantity On Site at End of Report Year of:

a. Unprocessed Material: 500

b. Processed Material: 600

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 33,200 Total of Items 18, 19 and 20 33,200

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Print Name and Title of Registrant/Permittee or Authorized Agent _____ Signature _____ Date _____

Email address (if available): Tetroland@gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400



Florida Department of
Environmental Protection
Inspection Checklist

Item 6.

FACILITY INFORMATION:

Facility Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

On-site Inspection Start Date: 05/07/2020

On-site Inspection End Date: 05/07/2020

WACS No.: 95230

Facility Street Address: 13538 OKEECHOBEE BLVD.

City: LOXAHATCHEE

County Name: PALM BEACH

Zip: 33470

INSPECTION PARTICIPANTS:

(Include ALL Landfill and Department Personnel with Corresponding Titles)

Principal Inspector: Maxim M Manera, OPS Environmental Specialist II

Other Participants: Nelson, Facility Operator;

INSPECTION TYPE:

Routine Operation Inspection for Other - Yard Trash Disposal Facility

ATTACHMENTS TO THE INSPECTION CHECKLIST:

This Cover Page to the Inspection Checklist may include any or all of the following attachments as appropriate.

Note: Checklist items with shaded boxes are for informational purposes only.

1.0 - SECTION 1.0 - FILE REVIEW

10.0 - SECTION 10.0 - REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES

PART C - ANNUAL REPORT

- 14. Calendar Year (January 1 through December 31) Covered by this Report: 2020
- 15. Values used in this report are in (SELECT ONE): Tons Cubic Yards
- 16. For Existing Facilities that have not reported this information in the past, Amount of
 - a. Unprocessed Material On Site at Beginning of Report Year: 1800
 - b. Processed Material On Site at Beginning of Report Year (total): 600
- 17. Total Quantity of Material Received During Report Year: 71,700
- 18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 43,400
- 19. Total Quantity of Material Removed from Site for:
 - a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 26,300
 - b. Disposal: Ø
 - c. Other (transfer stations) Ø
- 20. Total Quantity On Site at End of Report Year of:
 - a. Unprocessed Material: 3200
 - b. Processed Material: 1200

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 74,100 Total of Items 18, 19 and 20 74,400

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Donald Tetraonit Owner  6-16-21
 Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): TetraLand @ Gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
Solid Waste Section, MS 4565
2600 Blair Stone Road
Tallahassee, Florida 32399-2400



Florida Department of
Environmental Protection
Inspection Checklist

Item 6.

FACILITY INFORMATION:

Facility Name: BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY
On-site Inspection Start Date: 06/09/2021
On-site Inspection End Date: 06/09/2021
WACS No.: 95230
Facility Street Address: 13538 OKEECHOBEE BLVD.
City: LOXAHATCHEE
County Name: PALM BEACH
Zip: 33470

INSPECTION PARTICIPANTS:

(Include ALL Landfill and Department Personnel with Corresponding Titles)

Principal Inspector: Mark McCorry, Environmental Specialist II OPS

Other Participants: Nelson Tetreault, Owner; Jaime Morales, Environmental Manager;

INSPECTION TYPE:

Routine Operation Inspection for WPF - Source-Separated Organics Proc Fac (SOPF)

ATTACHMENTS TO THE INSPECTION CHECKLIST:

This Cover Page to the Inspection Checklist may include any or all of the following attachments as appropriate.

Note: Checklist items with shaded boxes are for informational purposes only.

1.0 - SECTION 1.0 - FILE REVIEW

10.0 - SECTION 10.0 - REGISTERED SOURCE-SEPARATED ORGANICS PROCESSING FACILITIES

ATTACHMENT I-4

PART C - ANNUAL REPORT

14. Calendar Year (January 1 through December 31) Covered by this Report: 2021

15. Values used in this report are in (SELECT ONE): Tons Cubic Yards

16. For Existing Facilities that have not reported this information in the past, Amount of

a. Unprocessed Material On Site at Beginning of Report Year: 800

b. Processed Material On Site at Beginning of Report Year (total): 80

17. Total Quantity of Material Received During Report Year: 65,450

18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: 51230

19. Total Quantity of Material Removed from Site for:

a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): 8800

b. Disposal: 0

c. Other (transfer stations) 0

20. Total Quantity On Site at End of Report Year of:

a. Unprocessed Material: 5500

b. Processed Material: 800

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17 66,330 Total of Items 18, 19 and 20 66,330

I affirm that the information provided in the annual report is true, accurate and correct to the best of my knowledge.

DONALD NELSON TETREAU [Signature] 06/27/2022

Print Name and Title of Registrant/Permittee or Authorized Agent Signature Date

Email address (if available): tetroland@gmail.com

PART D - MAILING INSTRUCTIONS

Remember to include the \$35.00 fee if this is also a registration application. Mail completed form to:

Department of Environmental Protection
 Solid Waste Section, MS 4565
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blairstone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

August 1, 2022

Donald Nelson Tetreault
Tetro Land Development & Construction LLC
13538 Okeechobee Blvd
Loxahatchee, FL 33470

Dear Donald Nelson Tetreault:

Your registration application for Tetro Land Development & Construction LLC, located at 13538 Okeechobee Blvd., Loxahatchee, in Palm Beach County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

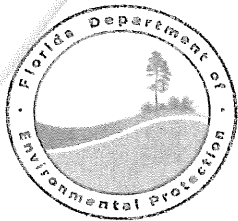
And processing the following:

- Yard Trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2023. The WACS identification number for this facility is 00095230. The receipt number for the registration fee you paid is 133733.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

www.floridadep.gov



Florida Department of Environmental Protection

Solid Waste Section, Mail Station 4565
2600 Blair Stone Road, Tallahassee, Florida 32399-2400

DEP Form #	62-709.901(3)
Form Title	Appl for Reg. and Ann Rep for a YT Trans Station or SW Organic Recycling Facility
Effective Date	February 15, 2010
DEP Facility ID No.	(Filled in by DEP)
DEP WACS ID No.	95230 (Filled in by DEP)
This form is adopted by reference in subsection 62-709.901(3), F.A.C.	

Item 6.

Application for Registration and Annual Report for a Yard Trash Transfer Station or a Solid Waste Organics Recycling Facility

PART A - GENERAL INFORMATION


- Type of Application: New Renewal (due July 1) Annual report only for facility operating under permit:
- Type of Facility: Yard trash recycling Yard trash transfer station Manure blending Vegetative, animal byproducts or manure composting
- Type of Waste Processed: Yard trash Manure Animal byproducts Pre-consumer Vegetative Vegetative (could/did come into contact with animal products or byproducts or end user)
- Facility Name: Tetro Land Development & Const. LLC
- Registrant Name (or Permittee if annual report only): Tetro Land Deveipment & Const. LLC
- Federal Employer Identification Number: 46-1150656
- Mailing Address: 13538 Okeechobee Blvd.
City Loxahatchee State FL Zip 33470
Street Mailing Address (if different): _____
City _____ State _____ Zip _____
- Facility Location - Street Address or Property Number: 13538 Okeechobee Blvd.
City Loxahatchee County Palm Beach
- Contact Person: Donald Tetreault Telephone: 561-722-7299

PART B - ADDITIONAL INFORMATION REQUIRED FOR REGISTRATION APPLICATION

- Records required by Rule 62-709.320, F.A.C., will be kept at the facility? Yes No
If no, please indicate where these records will be kept and made available upon Department request to review the records:

- Does the registrant own the facility site? Yes No
If you answered no, please attach evidence that the facility owner or operator has permission from the landowner to operate a yard trash transfer station or a solid waste organics recycling facility at this site.
- Has the organic recycling facility begun operations? Yes No
If this facility was operating in the previous calendar year, the annual report in Part C must be completed. 7.8.09
- Include a check or money order for the \$35.00 registration fee made payable to the Florida Department of Environmental Protection. #3731 \$35.00
133733

I affirm that I have read Rules 62-709.320, 62-709.330 and 62-709.350, F.A.C., and shall comply with the requirements specified in those rules. I also affirm that the information provided in the application is true, accurate, and correct to the best of my knowledge. I have attached all documents and/or authorizations that are required.

DONALD NELSON TETREAUULT  6/27/2009
Print Name and Title of Registrant or Authorized Agent Signature Date

Email address (if available): Tetroland@gmail.com

ATTACHMENT C

**Aerial Photographs, Property Appraiser records and Warranty Deeds for
13537 Farley Road and 13538 Okeechobee Boulevard. Town Business Tax
Receipts.**



April 11, 2023

1:2,257

0 0.0175 0.035 0.07 mi

Property Detail

Location Address 13537 FARLEY RD
 Municipality LOXAHATCHEE GROVES
 Parcel Control Number 41-41-43-17-01-528-0010
 Subdivision LOXAHATCHEE GROVES IN
 Official Records Book 19673 Page 549
 Sale Date DEC-2005
 Legal Description LOXAHATCHEE GROVES E 258.07 FT OF N 337.6 FT OF TR 28 BLK E

Owner Information

Owners	Mailing address
TETREAULT DONALD TETREAULT SHERRY &	13537 FARLEY RD LOXAHATCHEE FL 33470 4912

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2005	\$413,500	19673 / 00549	WARRANTY DEED	TETREAULT SHERRY &
FEB-2005	\$320,000	18178 / 01912	WARRANTY DEED	INTERLANDI DON
OCT-2003	\$296,000	16031 / 01430	WARRANTY DEED	MONTE PALMER T &
JUN-1994	\$100	08310 / 01553	QUIT CLAIM	WALLS CHRISTOPHER &
MAR-1989	\$27,000	06015 / 00966	WARRANTY DEED	
APR-1986	\$13,000	04845 / 01078	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
TETREAULT SHERRY &	2023	HOMESTEAD
TETREAULT SHERRY &	2023	ADDITIONAL HOMESTEAD
TETREAULT DONALD	2023	HOMESTEAD
TETREAULT DONALD	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 3894
 Acres 2
 Use Code 0100 - SINGLE FAMILY
 Zoning AR - Agricultural Residential (41-LOXAHATCHEE GROVES)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$342,979	\$251,029	\$203,634
Land Value	\$178,020	\$140,800	\$140,800
Total Market Value	\$520,999	\$391,829	\$344,434

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$209,504	\$203,402	\$200,594
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$159,504	\$153,402	\$150,594

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$3,327	\$3,297	\$3,268
Non Ad Valorem	\$984	\$1,028	\$1,023
Total tax	\$4,311	\$4,325	\$4,291

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

355-2866

ADJUST FONT SIZE: + - RESET

Select Language **Item 6.**

Website Search



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value



Real Property

Search by Owner Name (Last Name first) or Address or PCN

- Classic PAPA
- MyPAPA
- Print This Page
- Save as PDF
- Print Property Summary
- 2022 Proposed Notice

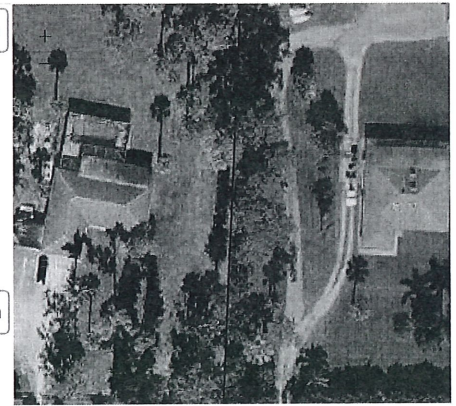
- Property Detail**
- Owner Information
- Sales Information
- Exemption Information
- Property Information
- Appraisals
- Assessed and Taxable Values
- Taxes

Filtered Property Detail

Property Detail

Location Address: 13537 FARLEY RD
 Municipality: LOXAHATCHEE GROVES
 Parcel Control Number: 41-41-43-17-01-528-0010
 Subdivision: LOXAHATCHEE GROVES IN
 Official Records Book/Page: 19673 / 549
 Sale Date: DEC-2005
 Legal Description: LOXAHATCHEE GROVES E 258.07 FT OF N 337.6 FT OF TR 28 BLK E

Show Full Map



Nearby Sales Search

Owner Information

Change of Address

Owner(s): TETREAULT DONALD, TETREAULT SHERRY &
 Mailing Address: 13537 FARLEY RD, LOXAHATCHEE FL 33470 4912

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2005	\$413,500	19673 / 00549	WARRANTY DEED	TETREAULT SHERRY &
FEB-2005	\$320,000	18178 / 01912	WARRANTY DEED	INTERLANDI DON
OCT-2003	\$296,000	16031 / 01430	WARRANTY DEED	MONTE PALMER T &
JUN-1994	\$100	08310 / 01553	QUIT CLAIM	WALLS CHRISTOPHER &
MAR-1989	\$27,000	06015 / 00966	WARRANTY DEED	
APR-1986	\$13,000	04845 / 01078	WARRANTY DEED	

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Exemption Information

Portability Calculator

Save Our Homes (SOH) Base Year: 2006

130

Exemption Year: 2023

Item 6.

Applicant/Owner

TETREAUULT SHERRY &

TETREAUULT DONALD

Year

2023
2023
2023
2023

Detail

HOMESTEAD
ADDITIONAL HOMESTEAD
HOMESTEAD
ADDITIONAL HOMESTEAD

Property Information

Subarea and Sq. Footage for Building 1		Structural Element for Building 1		Sketch for Building 1
Code Description	Sq. Footage	1. Exterior Wall 1	WSF: WOOD SIDING	
FOP Finished Open Porch	38	2. Year Built	1991	
SFB Semi Finished Base Area	264	3. Air Condition Desc.	HTG & AC	
FSP Finished Screened Porch	360	4. Heat Type	FORCED AIR DUCT	
BAS Base Area	2367	5. Heat Fuel	ELECTRIC	
Total Square Footage : 3029		6. Bed Rooms	3	
Total Area Under Air : 2631		7. Full Baths	3	
		8. Half Baths	1	
		9. Roof Structure	WOOD TRUSS	
		10. Roof Cover	ASPHALT/COMPOSITION	
		11. Interior Wall 1	DRYWALL	
		12. Interior Wall 2	N/A	
		13. Floor Type 1	CARPETING	
		14. Stories	1	
Number of Units	1	View Building Details		
Total Square Feet*	3894			
Acres	2			
Property Use Code	0100 - SINGLE FAMILY			
Zoning	AR - Agricultural Residential (41-LOXAHATCHEE GROVES)			
* May indicate living area in residential properties.				
Request Structural Details Change				

Appraisals

Tax Year	2022	2021	2020	2019	2018
Improvement Value	\$342,979	\$251,029	\$203,634	\$218,658	\$204,959
Land Value	\$178,020	\$140,800	\$140,800	\$128,000	\$128,200
Total Market Value	\$520,999	\$391,829	\$344,434	\$346,658	\$333,159

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020	2019	2018
Assessed Value	\$209,504	\$203,402	\$200,594	\$196,084	\$192,428
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$159,504	\$153,402	\$150,594	\$146,084	\$142,428

Taxes

Tax Year	2022	2021	2020	2019	2018
Ad Valorem	\$3,327	\$3,297	\$3,268	\$3,211	\$3,043
Non Ad Valorem	\$984	\$1,028	\$1,023	\$1,025	\$1,025
Total tax	\$4,311	\$4,325	\$4,291	\$4,236	\$4,068

***Buyers take note:** Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

[Property Tax Calculator](#)

[Property Tax Detail](#)

[Tax Collector](#)

13537 FARLEY



Prepared By and Return To:
Wealth Land Title Corp.
1511 Prosperity Farms Road, Ste. 100
Lake Park, Florida 33403

CFN 20050766988
OR BK 19673 PG 0549
RECORDED 12/15/2005 14:44:54
Palm Beach County, Florida
AMT 413,500.00
Doc Stamp 2,894.50
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0549 - 550; (2pgs)

Property Appraisers ID #00-41-43-17-01-528-0010

WARRANTY DEED

Executed this Monday, December 12, 2005, by Don S. Interlandi, a Single Man, hereinafter called the grantor, to Sherry Tetreault and Donald Tetreault, wife and husband hereinafter called the grantee, whose post office address is: 119 Ponce De Leon, Royal Palm Beach, Florida. (Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County of Palm Beach State of Florida, to-wit:

THE EAST 258.07 FEET OF THE NORTH 337.6 FEET OF TRACT 28, BLOCK "E" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT OVER THE SOUTH 30 FEET FOR ROAD PURPOSES AND OVER THE NORTH 15 FEET FOR DRAINAGE AND UTILITY PURPOSES. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 60 FEET OF THE NORTH 367.6 FEET OF SAID TRACT 28, BLOCK "E" OF LOXAHATCHEE GROVES.

Subject to easements, restrictions, reservations, and limitations of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing or coming due subsequent to the execution hereof.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

(Printed name of first witness)


Don S. Interlandi
1206 S. Lake Drive # 506
Boynton Beach, Florida

Mary E. Durgio
(Printed name of second witness)

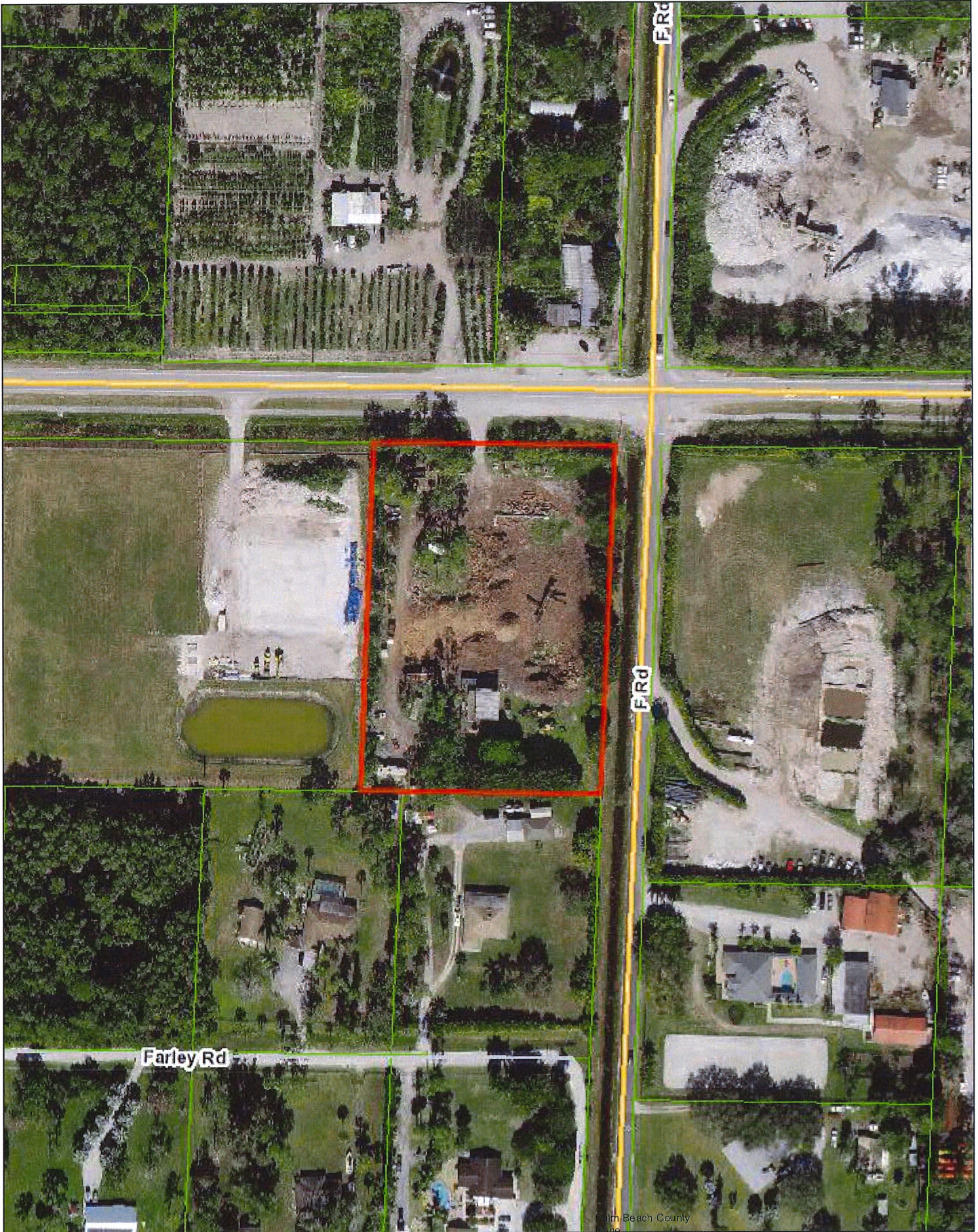
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, a Notary Public, on Monday, December 12, 2005 by Don S. Interlandi, who was personally known to me, or who produced the following identification: FL Drivers License

My Commission Expires:
My Commission Number:

NOTARY PUBLIC-STATE OF FLORIDA
 John Stephen Tracy
Commission # DD493886
Expires: DEC. 12, 2009
Bonded Thru Atlantic Bonding Co., Inc.

John S. Tracy
John S. Tracy



April 11, 2023

1:2,257

0 0.0175 0.035 0.07 mi

13528 *ok*

Page 1
Easrow No: 67765

Apr-05-2001 05:21pm 01-128611
ORB 12434 Pg 268
Con 175,000.00 Doc 1,225.00

This Instrument Prepared by Lisa Bierce
Flagler Title Company
1897 Palm Beach Lakes Blvd., Suite 125
West Palm Beach, Florida 33409
Return to Grantee
119 Ponce De Leon Street
Royal Palm Beach, FL 33411

Property Appraisers Parcel I.D. (Folio) Number(s):
00-41-43-17-01-510-0010

WARRANTY DEED

This Warranty Deed Made the 21st day of March, 2001, by Charles H. Waldbauer, *a single man*

hereinafter called the Grantor,

whose post office address is: 2463 S.W. 14th Terrace, Palm City, FL 34990

Donald Nelson Tetreault, a married man and Eric Tetreault, a single man

hereinafter called the Grantee,

whose post office address is: 119 Ponce De Leon Street, Royal Palm Beach, FL 33411,

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Palm Beach County, Florida, viz:

Tract 10, Less the West 10 Acres thereof, Block E, LOXAHATCHEE GROVES, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 12, Page 29. Said lands situate, lying and being in Palm Beach County, Florida.

Subject property is Vacant Land. Grantor hereby affirms subject property is not his homestead and that he resides at 2463 S.W. 14th Terrace, Palm Beach, Florida 34990.
City

SUBJECT TO restrictions, reservations, easements and covenants of record, if any, to the extent that same are valid and enforceable.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: *Lisa M Bierce* Charles H. Waldbauer
Printed Name: Lisa M Bierce

Witness Signature: *Jackie N. Smith* _____ L.S.
Printed Name: Jackie N. Smith

Witness Signature: _____ L.S.
Printed Name: _____

Witness Signature: _____ L.S.
Printed Name: _____

Page 2
Escrow No: 67765

ORB 12434 Pg 269
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

WARRANTY DEED, Continued

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13th day of March, 2001, by Charles H. Waldbauer,
who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Lisa M. Bierce
Lisa M. Bierce
Notary Public

(Notary Seal)



Lisa M. Bierce
MY COMMISSION # CC289617 EXPIRES
December 4, 2003
BONDED THRU TROY FAN INSURANCE, INC.

Property Detail

Location Address 13538 OKEECHOBEE BLVD
 Municipality LOXAHATCHEE GROVES
 Parcel Control Number 41-41-43-17-01-510-0010
 Subdivision LOXAHATCHEE GROVES IN
 Official Records Book 29340 Page 1872
 Sale Date AUG-2017
 Legal Description LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E

Owner Information

Owners	Mailing address
TETREAULT DONALD N	13537 FARLEY RD LOXAHATCHEE FL 33470 4912

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2017	\$10	29340 / 01872	QUIT CLAIM	TETREAULT DONALD N
JUN-2017	\$266,000	29151 / 01956	QUIT CLAIM	TETREAULT DONALD N
MAR-2001	\$175,000	12434 / 00268	WARRANTY DEED	TETREAULT DONALD N &
JAN-1970	\$18,500	01841 / 01501		

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 1110
 Acres 3.21
 Use Code 0100 - SINGLE FAMILY
 Zoning AR - Agricultural Residential (41-LOXAHATCHEE GROVES)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	\$6,783	\$5,873	\$6,051
Land Value	\$254,714	\$201,267	\$201,267
Total Market Value	\$261,497	\$207,140	\$207,318

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	\$149,588	\$135,989	\$123,626
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$149,588	\$135,989	\$123,626

Taxes

Tax Year	2022	2021	2020
Ad Valorem	\$3,697	\$3,259	\$3,126
Non Ad Valorem	\$1,043	\$1,093	\$1,093
Total tax	\$4,740	\$4,352	\$4,219

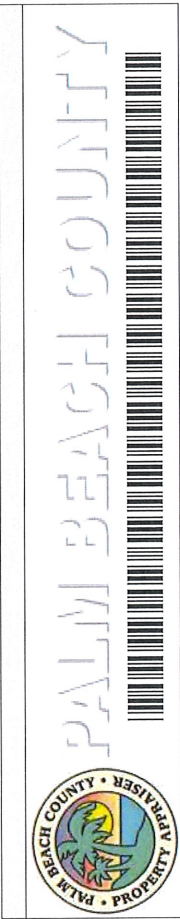
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

PALM BEACH COUNTY PROPERTY RECORD CARD

ENTER INFORMATION

TYPE DATE E I AP
 IMP 12-APR-19 3 A 93

INCOME
 AG



LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010

NBHD 723000RS

PARCEL ADDR 13538 OKEECHOBEE BLVD

LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

TAX DISTRICT 41486

OWNER TETREAULT DONALD N

ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912

TOTAL PARCEL

TYPE	VALUE
MASS	261,497
OVERRIDE	
INCOME	0
PRIOR YR VAL	207,140
BUILDING	6,783
OBYS	0
LAND	254,714
MARKET	261,497
AG/NON AG LAND	
AG LAND & IMP	0
LAND MKT VAL	
LB Ratio (value)	0.97
SOH%	
1 CAMA VALUE	

0100 PROPERTY USE / SINGLE FAMILY

LIVING UNITS:0

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

NOTES
 LOC-SEC 28 PLB EST GATE LOCKED

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29151	1956	QC	D	I	266,000	13-JUN-17
12434	268	WD	QD	V	175,000	19-MAR-01
QD PER #85.	1501			V	18,500	01-JAN-70

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
TOTAL						

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
LOC-SEC 28 PLB EST GATE LOCKED																				

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ.FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	0100	AR			A	S3			312	139,828	3.21	0	69,000.00	3.21	1.15		0	100	254,714.00
NOTES: SEC 28 OKEE BLV WTR 448FF										FUTURE LAND USE: RR-5									
TOTAL ACRES										TOTAL LAND VALUE									
3.21										254,714.00									

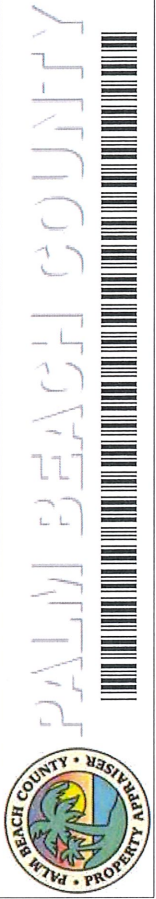
Item 6.

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2021

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK
 TAX DISTRICT 41486
OWNER TETREAULT DONALD N
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912

ENTER INFORMATION
 TYPE DATE E I AP
 IMP 12-APR-19 3 A 93
 INCOME
 AG



TOTAL PARCEL

TYPE	VALUE
MASS	207,140
OVERRIDE	
INCOME	0
PRIOR YR VAL	207,318
BUILDING	5,873
OBY's	0
LAND	201,267
MARKET	207,140
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.97
SOH%	
1 CAMA VALUE	

0100 PROPERTY USE / SINGLE FAMILY
 LIVING UNITS: 0
 TOTAL CARDS: 1
AUTOCAD:

AG INFORMATION

LINE	CALL#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

PERMIT INFORMATION
 PERMIT # PERMIT DT TYPE WHY STAT TAXYR AMOUNT

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29151	1956	QC	D	I	266,000	13-JUN-17
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	SOH	VALUE	
TOTAL ACRES 3.21																						

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	SOH	VALUE
1	0100	AR			A	S3			312	139,828	3.21	0	62,700.00 T	3.21	1		0	100		201,267.00
NOTES: SEC 28 OKEE BLV WTR 448FF										FUTURE LAND USE: RR-5										
TOTAL ACRES 3.21										TOTAL LAND VALUE 201,267.00										

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2020

LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK
TAX DISTRICT 41486
OWNER TETREAULT DONALD N
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912



ENTER INFORMATION
TYPE DATE E I AP
 IMP 01-AUG-14 31 T 24
INCOME
 AG

TOTAL PARCEL
TYPE VALUE
 MASS 207,318
 OVERRIDE
 INCOME 0
 PRIOR YR VAL 189,510
 BUILDING 6,051
 OBY's 0
 LAND 201,267
 MARKET 207,318
 AG/NON AG LAND
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.97
 SOH%
 1 CAMA VALUE

0100 PROPERTY USE / SINGLE FAMILY
LIVING UNITS: 0
TOTAL CARDS: 1
AUTOCAD:

AG INFORMATION		LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL									

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29151	1956	QC	D	I	266,000	13-JUN-17
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

PERMIT INFORMATION
 PERMIT # PERMIT DT TYPE WHY STAT TAXYR AMOUNT

OBV INFORMATION

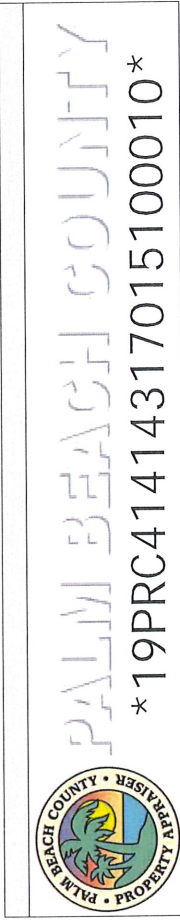
CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	SOH	OBV VALUE	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBDF	INF	PCT	SOH	VALUE
1	0100	AR			A	S3			312	139,828	3.21	0	57,000.00	3.21	1.1		0	100	201,267.00
										FUTURE LAND USE: RR-5									
										TOTAL ACRES 3.21								TOTAL LAND VALUE 201,267.00	

Item 6.

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT 41486
OWNER TETREAULT DONALD N
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912



0100 PROPERTY USE / SINGLE FAMILY
LIVING UNITS: 0
TOTAL CARDS: 1
AUTOCAD:

AG INFORMATION	LINE	CAL#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29151	1956	QC	D	I	266,000	13-JUN-17
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

PERMIT INFORMATION
 PERMIT # _____ TYPE _____ WHY STAT TAXYR _____ AMOUNT _____

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	12-APR-19	4I	T	93
LAND INCOME AG	10-APR-19	4L	A	30

TOTAL PARCEL

TYPE	VALUE
MASS	189,510
OVERRIDE INCOME	0
PRIOR YR VAL	188,766
BUILDING	6,540
OBY's	0
LAND MARKET	182,970
AG/NON AG LAND	189,510
AG LAND & IMP	0
LAND MKT VAL	0
LB Ratio (value) SOH%	0.97
1 CAMA VALUE	

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	AR			A	S3			312	139,828	3.21	0	57,000.00	3.21	1		0	100	182,970.00
										TOTAL ACRES		3.21		TOTAL LAND VALUE		182,970.00			

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2018

LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT 41486
OWNER TETREAULT DONALD N
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912



ENTER INFORMATION

TYPE DATE E I AP
 IMP 01-AUG-14 31 T 24
 LAND 23-FEB-18 4L A 30
 INCOME
 AG

TOTAL PARCEL	VALUE
TYPE	188,766
MASS	188,766
OVERRIDE	0
INCOME	0
PRIOR YR VAL	163,415
BUILDING	5,868
OBY's	0
LAND	182,898
MARKET	188,766
AG/NON AG LAND	0
AG LAND & IMP	
LAND MKT VAL	
LB Ratio (value)	0.97
SOH%	
1 CAMA VALUE	

0100 PROPERTY USE / SINGLE FAMILY
 LIVING UNITS: 0
 TOTAL CARDS: 1
AUTOCAD:

AG INFORMATION	VALUE
LINE	
CA L#	
CROP	
LUC	
ACRES	
RATE	
CODE	
VALUE	

TOTAL

NOTES

LOC SEC 28 PLB EST GATE LOCKED

PERMIT INFORMATION

PERMIT # PERMIT DT TYPE WHY STAT TAXYR AMOUNT

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29151	1956	QC	D	I	266,000	13-JUN-17
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE	
											49,118.59	*									

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	AR			A	AC		312	139,828	3.21	0	49,118.59	3.21	1.16	0	100		182,898.00
										3.21						TOTAL LAND VALUE	182,898.00	

NOTES: SEC 28 OKEE BLV WTR 448FF

FUTURE LAND USE: RR-5

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2017

LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT 41486
OWNER TETREAUULT DONALD N & TETREAUULT ERIC
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

PERMIT INFORMATION

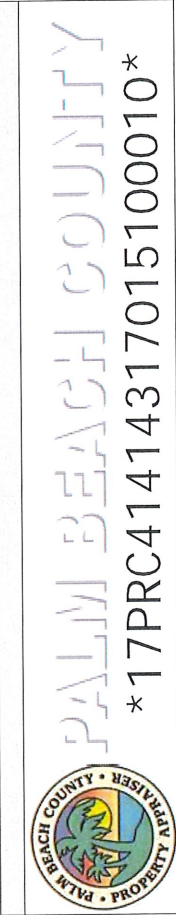
PERMIT #	PERMIT DT	TYPE	WHY STAT	TAXYR	AMOUNT

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	OBV VALUE	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	AR			A	AC		312	139,828	3.21	0	45,480.18 *	3.21	1.08		0	100	157,671.00
										NOTES: SEC 28 OKEE BLV WTR 448FF		FUTURE LAND USE: RR-5		TOTAL LAND VALUE		157,671.00		



0100 PROPERTY USE / SINGLE FAMILY

LIVING UNITS: 0

TOTAL CARDS: 1

AUTOCAD:

AG INFORMATION	LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

NOTES

LOC SEC 28 PLB EST GATE LOCKED


Item 6.

143


PALM BEACH COUNTY PROPERTY RECORD CARD

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	01-AUG-14	3	1	24
LAND	26-APR-16	4	L	A
INCOME				
AG				



PALM BEACH COUNTY



LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010

NBHD 723000RS

PARCEL ADDR 13538 OKEECHOBEE BLVD

LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

TOTAL PARCEL

TYPE	VALUE
MASS	151,890
OVERRIDE	
INCOME	0
PRIOR YR VAL	122,847
BUILDING	
OBY'S	5,899
LAND	145,991
MARKET	151,890
AG/NON AG LAND	
AG LAND & IMP	0
LAND MKT VAL	
LB Ratio (value)	0.96
SOH%	
1	CAMA VALUE

0100 PROPERTY USE / SINGLE FAMILY

LIVING UNITS:0

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

TAX DISTRICT 41486

OWNER TETREAUULT DONALD N & TETREAUULT ERIC

ADDRESS 13537 FARLEY RD
LOXAHATCHEE FL 33470-4912

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY STAT	TAXYR	AMOUNT

LOC SEC 28 PLB EST GATE LOCKED

OBJ INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	0100	AR			A	AC		312	139,828	3.21	0	36,384.14 *	3.21	1.25		0	100	145,991.00
NOTES: SEC 28 OKEE BLV WTR 448FF																		
FUTURE LAND USE: RR-5																		
TOTAL ACRES 3.21																		
TOTAL LAND VALUE 145,991.00																		

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

ENTER INFORMATION
 TYPE DATE E I AP
 IMP 01-AUG-14 31 T 24
 LAND 06-MAY-15 4L A 30
 INCOME
 AG

AG INFORMATION
 TOTAL PARCEL VALUE
 TYPE 122,847
 MASS
 OVERRIDE
 INCOME 0
 PRIOR YR VAL 86,757
 BUILDING 6,054
 OBY'S 0
 LAND 116,793
 MARKET 122,847
 AG/NON AG LAND
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.95
 SOH%
 1 CAMA VALUE

0100 PROPERTY USE / SINGLE FAMILY
 LIVING UNITS: 0
 TOTAL CARDS: 1
AUTOCAD:

AG INFORMATION	LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

OBV INFORMATION	CRD L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	OBV VALUE	
TOTAL																						

LAND INFORMATION	L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT
1	0100	AR	A	AC	312	139,828				
NOTES: SEC 28 OKEE BLV WTR 448FF ACRES 3.21 TOTAL ACRES 3.21 SIZE 3.21 NBHDF 1.45 INF 0 PCT 0 SOH 100 VALUE 116,793.00 TOTAL LAND VALUE 116,793.00										

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	288	WD	QD	V	175,000	19-MAR-01
01841	1501			V	18,500	01-JAN-70

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT

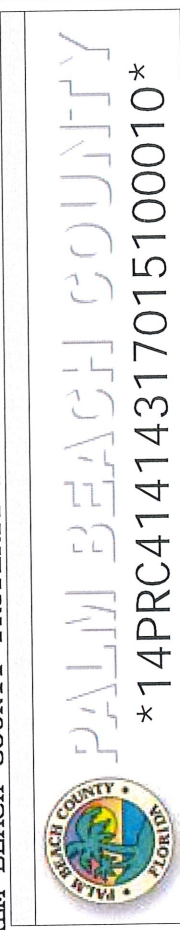
PERMIT #

PALM BEACH COUNTY PROPERTY RECORD CARD

Item 6.

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	01-OCT-13	31	T	38
LAND INCOME AG	07-MAY-14	4L	A	24



TOTAL PARCEL

TYPE	VALUE
MASS	86,757
OVERRIDE INCOME	0
PRIOR YR VAL	63,440
BUILDING	6,210
OBY'S LAND MARKET	80,547
AG/NON AG LAND AG LAND & IMP LAND MKT VAL	0
LB Ratio (value) SOH%	0.93
1	CAMA VALUE

0100 PROPERTY USE / SINGLE FAMILY

LIVING UNITS: 0

TOTAL CARDS: 1

AG INFORMATION	LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010

NBHD 723000RS

PARCEL ADDR 13538 OKEECHOBEE BLVD

LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

TAX DISTRICT 41486

OWNER TETREAULT DONALD N & TETREAULT ERIC

ADDRESS 13537 FARLEY RD
LOXAHATCHEE FL 33470-4912

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501				18,500	01-JAN-70

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
LOC SEC 28 PLB EST GATE LOCKED						

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	OBV VALUE
TOTAL																				

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE		
1	0000	AR			A	AC		312	139,828	3.21	0	19,451.56 *	3.21	1.29	0	0	100	80,547.00		
NOTES: sec 28 OKEE BLV WTR 448FF																			FUTURE LAND USE: RR-5	
										TOTAL ACRES		TOTAL LAND VALUE								
										3.21		80,547.00								

ENTER INFORMATION
 TYPE DATE E I AP
 IMP 19-MAY-11 3B A 38
 LAND 10-MAY-13 4L A 38
 INCOME
 AG

PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT 41486
OWNER TETREAULT DONALD N & TETREAULT ERIC
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912

LOCATION & OWNER INFORMATION
 41-41-43-17-01-510-0010
 723000RS
 13538 OKEECHOBEE BLVD
 LOXAHATCHEE GROVES E 312.04 FT OF TR 10
 BLK E
 41486
 TETREAULT DONALD N & TETREAULT ERIC
 13537 FARLEY RD
 LOXAHATCHEE FL 33470-4912

SALES INFORMATION
 BOOK PAGE DC QC S PRICE DATE
 12434 268 WD QD V 175,000 19-MAR-01
 QD PER #85.
 01841 1501 18,500 01-JAN-70

PERMIT INFORMATION
 PERMIT # TYPE WHY STAT TAXYR AMOUNT

OBV INFORMATION
 CRD L# CODE YRBLT EFFYB YRRMD WPTH LGTH
 1 1 PLB 2001

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE
 0000 PROPERTY USE / VACANT
 LIVING UNITS:0
 TOTAL CARDS: 0

PERMIT INFORMATION
 PERMIT DT TYPE WHY STAT TAXYR AMOUNT

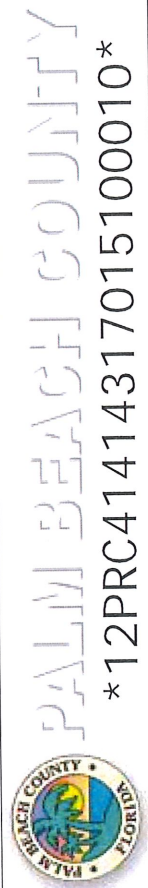
LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,828
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

TOTAL PARCEL
 TYPE VALUE
 MASS 63,440
 OVERRIDE 0
 INCOME 69,615
 PRIOR YR VAL 0
 BUILDING 1,000
 OBY'S 62,440
 LAND MARKET 63,440
 AG/NON AG LAND 0
 AG LAND & IMP
 LAND MKT VAL 0
 LB Ratio (value) 0.98
 SOH%
 1 CAMA VALUE

PALM BEACH COUNTY PROPERTY RECORD CARD

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	19-MAY-11	3B	A	38
LAND	15-MAY-12	4L	A	38
INCOME				
AG				



LOCATION & OWNER INFORMATION	
PARCEL ID	41-41-43-17-01-510-0010
NBHD	723000RS
PARCEL ADDR	13538 OKEECHOBEE BLVD
LEGAL	LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT	41486
OWNER	TETREAULT DONALD N & TETREAULT ERIC
ADDRESS	13537 FARLEY RD LOXAHATCHEE FL 33470 4912

SALES INFORMATION			
BOOK	PAGE	DC OC S	PRICE DATE
12434	268	WD QD V	175,000 19-MAR-01
QD PER #85.			18,500 01-JAN-70
01841	1501		

PERMIT INFORMATION			
PERMIT #	PERMIT DT	TYPE	WHY STAT TAXYR AMOUNT

0000 PROPERTY USE /VACANT				
LIVING UNITS:0				
TOTAL CARDS:0				
AG INFORMATION				
LINE	CA L#	CROP	LUC ACRES RATE CODE VALUE	
TOTAL				

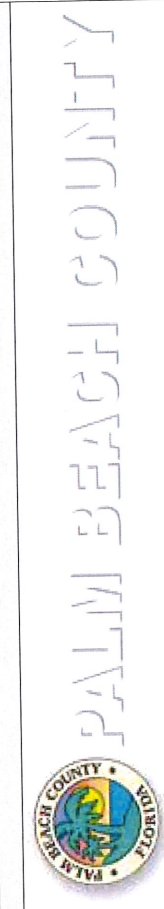
TOTAL PARCEL			
TYPE	VALUE		
MASS	69,615		
OVERRIDE			
INCOME	0		
PRIOR YR VAL	86,769		
BUILDING	0		
OBY's	1,000		
LAND	68,615		
MARKET	69,615		
AG/NON AG LAND			
AG LAND & IMP			
LAND MKT VAL	0		
LB Ratio (Value)	0.99		
SOH%			
1	CAMA VALUE		

NOTES											
LOC SEC 28 PLB EST GATE LOCKED											

OBY INFORMATION																					
CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE	
1	1	PLB	2001				1	1	C		1,000.00	A	A	100					100	1,000.00	
																					1,000.00

LAND INFORMATION																		
L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	0000	AR			A	AC	0	312	139,828	3.21	0	26,719.17	3.21	.8		0	100	68,615.00
NOTES: sec 28 OKEE BLV												FUTURE LAND USE: RR-5		TOTAL LAND VALUE		68,615.00		

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK E
TAX DISTRICT 41486
OWNER TETREAULT DONALD N & TETREAULT ERIC
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470 4912



ENTER INFORMATION
TYPE DATE E I AP
 IMP 21-JUL-05 31 T 70
 LAND 20-MAY-11 4L A 30
INCOME
 AG

TOTAL PARCEL
TYPE VALUE
 MASS 86,769
 OVERRIDE
 INCOME 0
 PRIOR YR VAL 177,029
 BUILDING 0
 OBY's 1,000
 LAND 85,769
 MARKET 86,769
 AG/NON AG LAND
 AG LAND & IMP 0
 LAND MKT VAL
 LB Ratio (value) 0.99
 SOH%
 1 CAMA VALUE

0000 PROPERTY USE / VACANT
LIVING UNITS: 0
TOTAL CARDS: 0

AG INFORMATION
 LINE CA L# CROP LUC ACRES RATE CODE VALUE

SALES INFORMATION
 BOOK PAGE DC QC S PRICE DATE
 12434 268 WD QD V 175,000 19-MAR-01
 QD PER #85.
 01841 1501 18,500 01-JAN-70

PERMIT INFORMATION
 PERMIT # PERMIT DT TYPE WHY STAT TAXYR AMOUNT

OBV INFORMATION
 CRD L# CODE YRBLT EFFYB YRRMD WPTH LGTH SQ FT
 1 1 PLB 2001
 AREA UNITS GD MODCDE RATE PC FC DEP FUNC RSN ECN RSN SOH VALUE
 1 1 C 1,000.00 A A 100 100 1,000.00 1,000.00
 OBY VALUE 1,000.00

LAND INFORMATION
 L# LUSE ZONE AG AGLND TP CDE FF DEPTH SQ FT
 1 0000 AR A AC 0 312 139,628
 NOTES: sec 28 OKEE BLV
 TOTAL ACRES 3.21

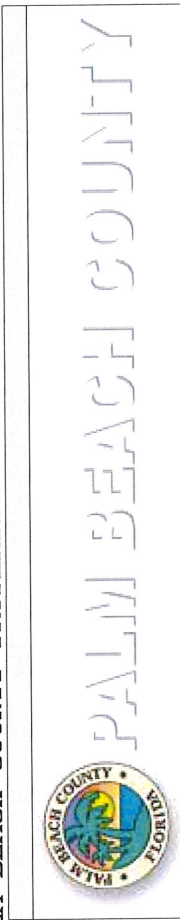
NOTES
 LOC SEC 28 PLB EST GATE LOCKED

LAND INFORMATION
 UNITS RATE SIZE NBHDF INF PCT SOH VALUE
 0 32,986.63 3.21 .81 0 100 85,769.00
 FUTURE LAND USE: RR-5
 TOTAL LAND VALUE 85,769.00

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2010

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR 13538 OKEECHOBEE BLVD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK
TAX DISTRICT 41486
OWNER TETREAULT DONALD N & TETREAULT ERIC
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470 4912



ENTER INFORMATION
TYPE DATE E I AP
 IMP 21-JUL-05 31 T 70
LAND 02-APR-08 4L A 04
INCOME
 AG

0000 PROPERTY USE / VACANT
LIVING UNITS: 0
TOTAL CARDS: 0

TOTAL PARCEL	VALUE
TYPE	177,029
MASS	177,029
OVERRIDE	0
INCOME	0
PRIOR YR VAL	251,754
BUILDING	0
OBY's	1,000
LAND	176,029
MARKET	177,029
AG/NON AG LAND	0
AG LAND & IMP	
LAND MKT VAL	
LB Ratio (value)	0.99
SOH%	
1	CAMA VALUE

AG INFORMATION	LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501				18,500	01-JAN-70

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	STAT	TAXYR	AMOUNT

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

OBY INFORMATION

GRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PLB	2001				1	1	C		1,000.00	A	A	100					100	1,000.00
																				1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	0000	AR			A	AC	0	312	139,828	3.21	0	70,304.84	3.21	.78		0	100	176,029.00
																		176,029.00
										TOTAL ACRES		TOTAL LAND VALUE						

NOTES: sec 28 OKEE BLV
 FUTURE LAND USE: RR-5

Item 6.

150

PALM BEACH COUNTY PROPERTY RECORD CARD

LOCATION & OWNER INFORMATION

PARCEL ID 41-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR F RD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK
TAX DISTRICT 41486
OWNER TETREAUULT DONALD N & TETREAUULT ERIC
ADDRESS 13537 FARLEY RD
 LOXAHATCHEE FL 33470 4912

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501				18,500	01-JAN-70

PERMIT INFORMATION

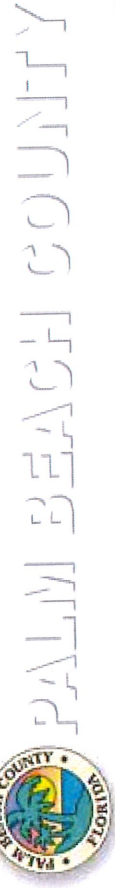
PERMIT #	PERMIT DT	TYPE	STAT	TAXYR	AMOUNT

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT	VALUE
1	0000	AR	A	AC			0	139,828	250,754.00
NOTES: sec 28 OKEE BLV								TOTAL ACRES	3.21
FUTURE LAND USE: RR-5								TOTAL LAND VALUE	250,754.00



0000 PROPERTY USE /VACANT
LIVING UNITS: 0
TOTAL CARDS: 0

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	21-JUL-05	3	1	70
LAND INCOME	02-APR-08	4	1	04

TOTAL PARCEL

TYPE	VALUE
MASS OVERRIDE	251,754
INCOME	0
PRIOR YR VAL	356,427
BUILDING	0
OBY's	1,000
LAND MARKET	250,754
AG/NON AG LAND	251,754
AG LAND & IMP	0
LAND MKT VAL	0
LB Ratio (value) SOH%	1.00
1 CAMA VALUE	

AREA	UNITS	GD	MOD	CODE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	C			1,000.00	A	A	100					100	1,000.00
														1,000.00

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
 NBHD 723000RS
 PARCEL ADDR F RD
 LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

TAX DISTRICT 41486
OWNER TETREAULT DONALD N & TETREAULT ERIC
ADDRESS 119 PONCE DE LEON ST
 ROYAL PALM BEACH FL 33411 1212

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
12434	268	WD	QD	V	175,000	19-MAR-01
01841	1501				18,500	01-JAN-70

ENTER INFORMATION
 TYPE IMP DATE 21-JUL-05 31 T 70
 LAND INCOME AG 02-APR-08 4L A 04

TOTAL PARCEL

TYPE	VALUE
MASS	356,427
OVERRIDE	0
INCOME	0
PRIOR YR VAL	336,780
BUILDING	0
OBY's	1,000
LAND	355,427
MARKET	356,427
AG/NON AG LAND	0
AG LAND & IMP	
LAND MKT VAL	
LB Ratio (value)	1.00
SOH%	
1	CAMA VALUE

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

0000 PROPERTY USE / VACANT
LIVING UNITS: 0
TOTAL CARDS: 0

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	STAT	TAXYR	AMOUNT

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	VALUE
1	1	PLB	2001				1,000.00
							1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT
1	0000	AR		A	AC		0	139,828
NOTES: sec 28 OKEE BLV								TOTAL ACRES
								3.21

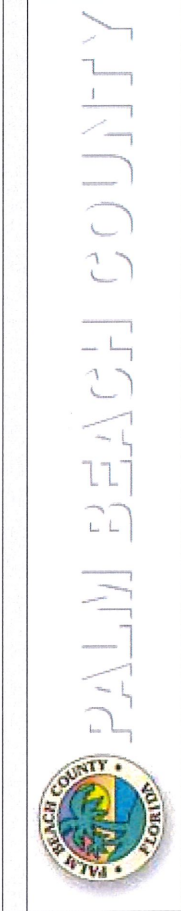
AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2007

LOCATION & OWNER INFORMATION
PARCEL ID 41-41-43-17-01-510-0010
 NBHD 723000RS
 PARCEL ADDR F RD
 LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK
 TAX DISTRICT 41486
 OWNER TETREAUULT DONALD N & TETREAUULT ERIC
 ADDRESS 119 PONCE DE LEON ST
 ROYAL PALM BEACH FL 33411 1212



ENTER INFORMATION
 TYPE DATE E I AP
 IMP 21-JUL-05 31 T 70
 LAND 26-APR-07 4L A 04
 INCOME
 AG

TOTAL PARCEL
 TYPE VALUE
 MASS 336,780
 OVERRIDE
 INCOME 0
 PRIOR YR VAL
 BUILDING 0
 OBY's 1,000
 LAND 335,780
 MARKET 336,780
 AG/NON AG LAND
 AG LAND & IMP 0
 LAND MKT VAL
 LB Ratio (value) 1.00
 SOH%

0000 PROPERTY USE /VACANT
 LIVING UNITS: 0
 TOTAL CARDS: 0

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION
 PERMIT # PERMIT DT TYPE STAT TAXYR AMOUNT

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PLB	2001				1	1	C		1,000.00	A	A	100					100	1,000.00
OBY VALUE																				1,000.00

OBV INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PLB	2001				1	1	C		1,000.00	A	A	100					100	1,000.00
OBY VALUE																				1,000.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT	ACRES	UNITS	RATE	NBHD	INF	PCT	SOH	VALUE
1	0000	AR	A	AC		0	139,828	3.21	0		100,581.25	1.04		0	100	335,780.00
NOTES: sec 28 OKEE BLV																
TOTAL ACRES																3.21
TOTAL LAND VALUE																335,780.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	SQ FT	ACRES	UNITS	RATE	NBHD	INF	PCT	SOH	VALUE
1	0000	AR	A	AC		0	139,828	3.21	0		100,581.25	1.04		0	100	335,780.00
NOTES: sec 28 OKEE BLV																
TOTAL ACRES																3.21
TOTAL LAND VALUE																335,780.00

Item 6.

153

PALM BEACH COUNTY PROPERTY RECORD CARD

LOCATION & OWNER INFORMATION
PARCEL ID 00-41-43-17-01-510-0010
NBHD 723000RS
PARCEL ADDR F RD
LEGAL LOXAHATCHEE GROVES E 312.04 FT OF TR 10 BLK

TAX DISTRICT 00196
OWNER TETREAUULT DONALD N & TETREAUULT ERIC
ADDRESS 119 PONCE DE LEON ST
 ROYAL PALM BEACH FL 33411 1212

ENTER INFORMATION
TYPE IMP
DATE 21-JUL-05
E I AP 31 T 70
LAND INCOME AG 14-MAY-04 4L A 18

TOTAL PARCEL
TYPE MASS
VALUE 323,866
OVERVERRIDE
INCOME 0
PRIOR YR VAL 221,688
BUILDING 0
OBY'S 1,000
LAND 322,866
MARKET 323,866
AG/NON AG LAND 0
AG LAND & IMP
LAND MKT VAL
LB Ratio (value) 1.00
SOH%
1 CAMA VALUE

AG INFORMATION
LINE CA L#
GROUP LUC
ACRES
RATE
CODE
VALUE

SALES INFORMATION
BOOK 12434
PAGE 268
DC QC S
WD QD V
PRICE 175,000
DATE 19-MAR-01
QD PER #85
 01841 1501
18,500 01-JAN-70

0000 PROPERTY USE / VACANT
LIVING UNITS: 0
TOTAL CARDS: 0

NOTES
 LOC SEC 28 PLB EST GATE LOCKED

PERMIT INFORMATION
PERMIT #
PERMIT DT
TYPE STAT
TAXYR
AMOUNT

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE	
1	1	PLB	2001				1	1	C		1,000.00	A	A	100					100	1,000.00	
																					1,000.00

LAND INFORMATION	L#	LUSE	ZONE	AG	AGLND	TP	GDE	FF	SQ FT
	1	0000	AR		A	AC	0	0	139,828
NOTES: sec 28 OKEE BLV									
TOTAL ACRES									3.21
TOTAL LAND VALUE									322,866.00



TOWN OF LOXAHATCHEE GROVES

Loxahatchee Groves, FL 33470
561-793-2418 Office 561-793-2420 Fax

BUSINESS TAX RECEIPT

BTR Number: 22346744-0

Job Address:

13537 Farley Road

Job Name: Business Tax - Tetro Land Development and Construction

BTR Status: Permit Issued

BTR Issued Date: 7/21/2022 3:29:19 PM

BTR Expires: September 30, 2023

Application Date: 6/15/2022 6:07:06 AM

Difference Between Application to PlanReview: Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Sales Receipt

From
Loxahatchee Groves

Receipt For
Sherry Tetrault
13537 Farley Road
FL, 33470

Order #: 561164

Transaction Amount: 200.00

Transaction Date: 7/21/2022 7:27:45 PM

Account #: xxxx...3019

Transaction Status: APPROVED

App#	Fee Component	Quantity	Amount
AP-488700	Business Tax	200.00	200.00



BUSINESS TAX RECEIPT

Town of Loxahatchee Groves

155 F Road • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • (561) 793-2420 Fax • loxahatcheegrovesfl.gov

****LOCATED AT****

13537 Farley Road
LOXAHATCHEE GROVES, FL 33470

TYPE OF BUSINESS	CERTIFICATION#	RECEIPT#	DATE PAID
Clearing Contractor (Home Office)	Tetro Land Development & Construction LLC	41613	7/14/2021

This document is valid only when receipted by the Town of Loxahatchee Groves.

STATE OF FLORIDA
PALM BEACH COUNTY
TOWN OF LOXAHATCHEE GROVES
2021/2022 BUSINESS TAX RECEIPT

Tetro Land Development & Const. LLC
Donald N. Tetreault
13537 Farley Road
Loxahatchee Groves, FL 33470

BTR Number: 2022-0067

EXPIRES: SEPTEMBER 30, 2022

This receipt does not constitute a franchise agreement, permission of authority to perform the services or operate described herein when a franchise, agreement or other Town Council, state or federal permission of authority is required by town, state or federal law.



BUSINESS TAX RECEIPT

Town of Loxahatchee Groves

155 F Road • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • (561) 793-2420 Fax • loxahatcheegrovesfl.gov

****LOCATED AT****

13537 Farley Road

LOXAHATCHEE GROVES, FL 33470

TYPE OF BUSINESS	CERTIFICATION#	RECEIPT#	DATE PAID
Land Clearing (Home Office Only)	Tetro Land Development and Const.	41564	4/5/2021

This document is valid only when received by the Town of Loxahatchee Groves.

STATE OF FLORIDA
PALM BEACH COUNTY
TOWN OF LOXAHATCHEE GROVES
2020/2021 BUSINESS TAX RECEIPT

Tetro Land Deveopment and Construction
Donald N. Tetreault
13537 Farley Rd.
Loxahatchee Groves, FL 33470

BTR Number: 2021-0067

EXPIRES: SEPTEMBER 30, 2021

This receipt does not constitute a franchise agreement, permission of authority to perform the services or operate described herein when a franchise, agreement or other Town Council, state or federal permission of authority is required by town, state or federal law.

ATTACHMENT E

**Florida Administrative Code (F.A.C.) Chapter 62-709.320, Email
correspondence from FDEP and a historical records listing for WACS ID
95230 Registrations – 13538 Okeechobee Blvd. from 2001 to 2022**

62-709.320 General Provisions for Registrations.**(1) Applicability.**

(a) Owners or operators of yard trash processing facilities, facilities composting vegetative waste, animal byproducts or manure with or without yard trash, and manure blending operations that meet the criteria of this rule and Rule 62-709.330 or 62-709.350, F.A.C., shall register annually with the Department in accordance with subsection 62-709.320(3), F.A.C. However, if these criteria are not met then a solid waste management facility permit is required:

1. In accordance with Chapter 62-701, F.A.C., for disposal operations or transfer stations, or
2. In accordance with subsection 62-709.300(3), F.A.C., for composting or processing operations or Rule 62-709.460, F.A.C., for qualifying pilot projects.

(b) Owners or operators of solid waste facilities that meet the criteria of this rule and either Rule 62-709.330 or 62-709.350, F.A.C., are not subject to the requirements of Rules 62-709.500, 62-709.510 and 62-709.530, F.A.C., unless otherwise specified in this chapter. However, they are subject to the requirements in Rules 62-709.300, 62-709.550 and 62-709.600, F.A.C.

(c) If a facility is already authorized under another Department solid waste management facility permit, then facility registration under this rule is not required as long as that permit remains valid. However, an annual report must still be submitted.

(d) Registrations issued under this chapter are considered to be the equivalent of operation permits for purposes of any notice requirements of Chapter 403, F.S., or Rule 62-110.106, F.A.C.

(2) Design and operating requirements.

(a) The facility shall have the operational features and equipment necessary to maintain a clean and orderly operation. Unless otherwise specified in Rule 62-709.330 or 62-709.350, F.A.C., these provisions shall include:

1. An effective barrier to prevent unauthorized entry and dumping into the facility site,
2. Dust and litter control methods; and,
3. Fire protection and control provisions to deal with accidental burning of solid waste, including:
 - a. There shall be an all-weather access road, at least 20 feet wide, all around the perimeter of the site,
 - b. None of the processed or unprocessed material shall be mechanically compacted; and,
 - c. None of the processed or unprocessed material shall be more than 50 feet from access by motorized firefighting equipment.

(b) The facility shall be operated in a manner to control vectors.

(c) The facility shall be operated in a manner to control objectionable odors in accordance with subsection 62-296.320(2), F.A.C.

(d) Any drains and leachate or condensate conveyances that have been installed shall be kept clean so that flow is not impeded.

(e) Solid waste received at a registered facility must be processed timely as follows:

1. Any yard trash, including clean wood, received at the facility shall be size-reduced or removed within 6 months, or within the period required to receive 3,000 tons or 12,000 cubic yards, whichever is greater. However, logs with a diameter of 6 inches or greater may be stored for up to 12 months before they are size-reduced or removed, provided the logs are separated and stored apart from other materials onsite.

2. Any putrescible waste such as vegetative wastes, animal byproducts or manure received at a facility shall be processed and incorporated into the composting material, or removed from the facility, within 48 hours of receipt.

(f) If any of the following materials are discovered, they shall be immediately containerized and removed from the facility: treated or untreated biomedical waste; hazardous waste; or any materials containing a polychlorinated biphenyl (PCB) concentration of 50 parts per million or greater.

(g) When a registered facility ceases operation, all residuals, solid waste, and recyclable materials shall be removed from the site and recycled, or disposed of pursuant to the requirements of Chapter 62-701, F.A.C. Any remaining processed material shall be used in accordance with the requirements of this rule or disposed of pursuant to the requirements of Chapter 62-701, F.A.C.

(3) Registration. Owners or operators of solid waste facilities, that qualify for registration, shall register with the Department before beginning operation, unless they are operating under a solid waste management facility permit as specified in paragraph (1)(c) of this rule.

(a) Registration shall be submitted on Form 62-709.901(3), Application for Registration and Annual Report for a Yard Trash Transfer Station or Solid Waste Organics Recycling Facility, effective date February 15, 2010, hereby adopted and incorporated by reference. Copies of this form are available from a local District Office or by writing to the Department of Environmental Protection, Solid Waste Section, MS #4565, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400 or from the Department web page at

http://www.dep.state.fl.us/waste/quick_topics/forms/pages/62-709.htm.

(b) The registrant shall provide the facility name, physical address where the facility is located, mailing address, street mailing address, contact name, email address and telephone number, and affirm that facility design and operations comply with the requirements of this rule and Rule 62-709.330 or 62-709.350, F.A.C. The registrant shall also provide documentation that the registrant either owns the land or has legal authorization from the landowner to operate a solid waste organics recycling facility on that site.

(c) Renewal applications for registrations pursuant to Rule 62-709.330 or 62-709.350, F.A.C., shall be submitted annually by July 1.

(d) The application for registration shall include the annual report required in subsection (4) of this rule. Owners and operators of solid waste organics recycling facilities that are submitting registration applications and have not begun operating during the applicable calendar year are not required to submit the annual report for that calendar year.

(4) Record keeping and reporting.

(a) Monthly records of incoming and outgoing material shall be kept on site or at another location as indicated on the registration form for at least three years. The values may be in cubic yards or tonnage, but the same unit of measurement shall be used to record both incoming and outgoing material. An annual report, based on the preceding calendar year, shall summarize the monthly records and shall be submitted by July 1 to the Department using Form 62-709.901(3), Application for Registration and Annual Report for a Yard Trash Transfer Station or Solid Waste Organics Recycling Facility, effective date February 15, 2010, hereby adopted and incorporated by reference. Copies of this form are available from a local District Office or by writing to the Department of Environmental Protection, Solid Waste Section, MS #4565, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400 or from the Department web page at http://www.dep.state.fl.us/waste/quick_topics/forms/pages/62-709.htm. The registrant may submit the annual report to the Department electronically. The initial annual report for existing facilities shall also include a current site inventory of materials.

(b) If temperature monitoring will be used to demonstrate that disinfection has been achieved or that vector attraction has been achieved, then these records shall be kept for at least three years. These records shall be made available upon request.

Rulemaking Authority 403.061, 403.704, 403.7043 FS. Law Implemented 403.7043, 403.707 FS. History—New 10-22-00, Amended 2-15-10.

Tetro Land Development & Construction Permits

From: Irwin, Alannah (alannah.irwin@floridadep.gov)

To: Irmijim@bellsouth.net

Date: Tuesday, April 25, 2023 at 02:48 PM EDT

Good afternoon, Jim,

Thank you for calling the Department regarding the permitting history of the above referenced site. Based on the WACS ID that was provided (95230), I was able to find some information in our file. Based on the records, an application for a yard trash processing facility was approved by the Department in 2001 at this location, under the name Big Orange Land Development. You may access the entirety of the file here: [Documents \(state.fl.us\)](#).

The Department's Solid Waste permitting and compliance program is delegated to the Florida Department of Health at Palm Beach County for non-county owned/operated facilities. If you have any specific questions about the permitting or compliance activities at this site, you may contact either Ms. Kajal Bhavsar (Kajal.Bhavsar@flhealth.gov, 561-837-5936) for permitting or Mr. Jaime Morales (Jaime.Morales@flhealth.gov, 561-837-5974) for compliance.

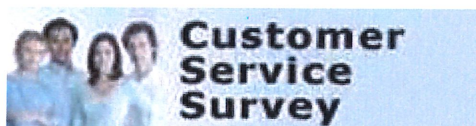
If you need any additional information, please do not hesitate to contact me at this email or the below phone number. Thank you again and have a great day!

Sincerely,



Alannah Irwin
Environmental Manager
Compliance Assurance Program
Air, Waste, and Underground Injection Control
Florida Department of Environmental Protection
Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, Florida 33406
Alannah.Irwin@floridadep.gov
Office: 561-681-6626

The Department of Environmental Protection values your feedback as a customer. Please take a few minutes to comment on the quality of service you received by completing the [DEP Customer Survey](#).



RE: Tetro Land Development & Construction Permits

From: Irwin, Alannah (alannah.irwin@floridadep.gov)

To: Irmijim@bellsouth.net

Date: Tuesday, April 25, 2023 at 04:35 PM EDT

Hi Jim,

Yes, our recordkeeping is based on the name/ownership at the time of the permit or application. Our WACS IDs are site specific, so that number will always remain at the address of that facility despite any changes in ownership.

Hope this helps!

Alannah

From: Dawn Irmijim <Irmijim@bellsouth.net>
Sent: Tuesday, April 25, 2023 4:15 PM
To: Irwin, Alannah <Alannah.Irwin@FloridaDEP.gov>
Subject: Re: Tetro Land Development & Construction Permits

EXTERNAL MESSAGE

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

Alahhan:

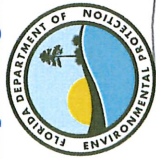
One question: All of the documents since 2011 reference Big Orange Land Development and Construction although the corporation now is Tetro Land Development and Construction. The site location and ownership is the same. Do you keep Big Orange as a means of keeping a historical record?

Jim

On Tuesday, April 25, 2023 at 04:07:04 PM EDT, Irwin, Alannah <alannah.irwin@floridadep.gov> wrote:

Very glad to help! Hope you have a great rest of your day.

Skip Navigation



Information Portal
Nexus
Enterprise Solutions

Criteria selected:

Facility ID = 95230

Facility Details:

Program = SW
Facility Name = TETRO LAND DEVELOPMENT & CONSTRUCTION LLC
Address = 13538 OKEECHOBEE BLVD.
City = LOXAHATCHEE
District/County = SED / PALM BEACH

Records on this page = 29 of 29

Your search returned these documents available online from DEP's unrestricted EDMS catalogs:

Click on the View link below to open a specific document.

[Export CSV Data](#)

Document Date	Document Type	Document Subject	Permit / Application Number	File Type and Size	View
06-27-2022	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2022-23 SOPF REGISTRATION	/	.pdf - 2.1 MB	▲
06-11-2021	INSPECTION RELATED	INSPECTION REPORT FINAL - 6/11/2021	/	.pdf - 6.0 MB	▲
05-11-2020	INSPECTION RELATED	INSPECTION REPORT FINAL - 05/11/2020	/	.pdf - 8.5 MB	▲
06-11-2019	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	SOPF 2019/20 REGISTRATION	/	.pdf - 395.6 KB	▲
05-31-2018	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	SOPF 2018/19 REGISTRATION	/	.pdf - 999.5 KB	▲
05-01-2018	INSPECTION RELATED	INSPECTION REPORT FINAL - INSPECTION REPORT FINAL	/	.pdf - 1.7 MB	▲
06-08-2017	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2018 SOPF REGISTRATION - ESSA	/	.pdf - 439.2 KB	▲
06-09-2016	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2017 SOPF REGISTRATION - ESSA	/	.pdf - 439.2 KB	▲

Item 6.

Document Date	Document Type	Document Subject	Permit / Application Number	File Type and Size	View
06-09-2015	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2016 SOPF REGISTRATION - ESSA	/	.pdf - 439.1 KB	▲
08-21-2014	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2014-15 SOPF REG NOTIFICATION	/	.pdf - 642.6 KB	▲
07-02-2014	INSPECTION RELATED	INSPECTION REPORT FINAL 6/13/2014	/	.pdf - 67.3 KB	▲
07-22-2013	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	BIG ORANGE_LOXAHATCHEE	/	.pdf - 549.9 KB	▲
06-19-2012	PERMIT APPLICATION RELATED	BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION_LOXAHATCHEE	/	.pdf - 935.6 KB	▲
06-19-2012	PERMIT APPLICATION RELATED	BIG ORANGE LAND DEV. & CONSTRUC. CO._SOPF REGISTRANT NAME CHANGE	/	.pdf - 102.5 KB	▲
06-25-2011	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	BIG ORANGE LAND DEVELOPMENT_LOXAHATCHEE	/	.pdf - 720.5 KB	▲
06-23-2011	INSPECTION RELATED	INSPECTION REPORT FINAL 6/23/2011	/	.pdf - 67.2 KB	▲
12-06-2010	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	BIG ORANGE LAND DEVELOPMENT_LOXAHATCHEE	/	.pdf - 3.2 MB	▲
02-22-2010	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	REGISTRATION EXTENSION	/	.pdf - 150.6 KB	▲
02-22-2010	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	REGISTRATION EXTENSION	/	.pdf - 150.6 KB	▲
04-21-2009	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	MULCH CITY, INC._LOXAHATCHEE	/	.pdf - 921.5 KB	▲
05-01-2008	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	MULCH CITY INC_LOXAHATCHEE	/	.tif - 393.3 KB	▲
10-22-2007	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	SOPF REGISTRATION APPLICATION-COMPLETE	/	.pdf - 58.8 KB	▲
09-29-2006	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	INCOMPLETE APP FOR REGISTRATION OF A YARD TRASH PROCESSING FACILITY	/	.pdf - 54.0 KB	▲
09-12-2006	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	2007 SOPF APPLICATION-REPLY TO RAI	/	.pdf - 1.5 MB	▲
07-19-2002	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	LTR RE APP FOR PERMIT	/	.pdf - 124.2 KB	▲
03-29-2002	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION	/	.pdf - 212.0 KB	▲
09-18-2001	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	APP FOR REGISTRATION OF A YARD TRASH PROCESSING FACILITY	/	.pdf - 125.4 KB	▲

Document Date	Document Type	Document Subject	Permit / Application Number	File Type and Size	View
08-02-2001	SOURCE - SEPARATED ORGANICS (SOPF) REGISTRATION	BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION	/	.pdf - 105.4 KB	
07-23-2001	OUTGOING CORRESPONDENCE	LTR RE COMPLIANCE FILES	/	.pdf - 65.8 KB	

Disclaimer: The Florida Department of Environmental Protection (FDEP) has made a reasonable effort to ensure that the information provided is up-to-date and comprehensive but cannot guarantee the accuracy or completeness of the data. Any specific, missing information may be obtained through a public records request. For more information visit our [Public Records web site](#) or [Site Map](#) — For Assistance Please Contact — (850) 245-7555 — [Contact Us](#)





Environmental Health Database

Session Time Remaining: 15:51

[Need More Help?](#)

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- [-] Miscellaneous
 - [-] 50-63-1574760
 - [-] Manage Actions/Cases
 - [-] Manage Entity
 - [-] Manage Bills
 - [-] Manage Complaints
 - [-] Manage Inspections
 - [-] Manage Docs

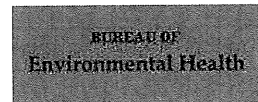
Manage Bills

Name of Facility Tetro Land Development & Const., LLC
Location Address 13538 Okeechobee Blvd , Loxahatchee FL 33470
Status Active **Permit #** 50-63-1574760
Program Name Miscellaneous **Subtype** 63 - Solid Waste

Bill Information			Payment Information			
1-BID-	Amount	Date	1-PID-	Amount	Payment Type	Date
6272576	3.04	11/01/2022	5881005	3.04	ONLINE PAID	11/01/2022
6267777	125.00	10/27/2022	5881004	125.00	ONLINE PAID	11/01/2022
5707800	0.35	11/30/2021	5376486	0.35	ONLINE PAID	11/30/2021
5667303	125.00	10/29/2021	5376485	125.00	ONLINE PAID	11/30/2021
5133974	3.04	12/28/2020	4837049	3.04	ONLINE PAID	12/28/2020
5083523	125.00	11/06/2020	4837048	125.00	ONLINE PAID	12/28/2020

Bill Information			Payment Information			
1-BID-	Amount	Date	1-PID-	Amount	Payment Type	Date
4507802	3.04	12/18/2019	4251240	3.04	ONLINE PAID	12/18/2019
4484110	125.00	11/06/2019	4251239	125.00	ONLINE PAID	12/18/2019
4058028	3.04	12/30/2018	3836186	3.04	ONLINE PAID	12/30/2018
4028214	125.00	11/15/2018	3836185	125.00	ONLINE PAID	12/30/2018
3630657	125.00	11/21/2017	3458646	125.00	CHECK	12/28/2017
3314526	3.04	12/03/2016	3150616	3.04	ONLINE PAID	12/03/2016
3308959	125.00	11/21/2016	3150615	125.00	ONLINE PAID	12/03/2016

2999643	0.25	12/21/2015	2867390	0.25	ONLINE PAID	12/21/2015
2983746	125.00	11/23/2015	2867389	125.00	ONLINE PAID	12/21/2015
2687147	125.00	12/09/2014	2593398	125.00	CHECK	01/12/2015



Session Time Remaining: 12:45

Home | New Tab Home | Jaime Morales | Palm Beach | Logout | 7/25/2023 | Barcode:

Need More Help? | Miscellaneous Home | Create Facility | Billing | Entity Search | Administration | Complaint Investigations

- Miscellaneous
- 50-63-1574760
 - Manage Actions/Cases
 - Manage Entity
 - Manage Bills
 - Manage Complaints
 - Manage Inspections
 - Manage Docs

Entity Manager

Addresses/Phone | Details | Contacts | Save

Permit Number 50-63-1574760

Entity Information | Permit Renewal Flags

Entity Information

Program Name Miscellaneous **Subtype** 63 - Solid Waste

Non Public record

Company or Facility Name
Tetro Land Development & Const., LLC

Prefix **First Name** **Middle Name** **Last Name** **Suffix**

***State Status** Active **State Status 2**

Current Application Date **Original Application Date** **County Status 1**

12/9/2014

Permit Issue Date **Permit Expiration Date** **County Status 2**

1/1/2023 12/31/2023

Entity Owner
Nelson Tetreault

Entity Address
13538 Okeechobee Boulevard
Loxahatchee, FL 33470

Entity Work Phone
1 - (561) 722-7299

Mail To
Owner: Nelson Tetreault (M) (13538 Okeechobee Blvd , Loxahatchee, 33470)

Notes

Note Details **Date**

7/25/2023

Add Note | Cancel

County Fields

ECR # (PBC Building Perm) / Food Risk Category **Other Permit Number/Log/File number**

Other Permit / WUP / Infant Capacity **Email Address / Construction Method**

WACS ID 95230 tetroland@gmail.com

PBCHD Complaint Code / Facility Description **Complaint Reviewer initials**

Zone **c/o: (Dept) or Attn: (Name)**

Inspection

Last Inspection Date **Next Inspection Date**

08/31/2022 Update Date

of Inspections This Year **Frequency of Inspections**

0 Not Applicable

Manage Inspections

Billing Information

Last Bill Date **Payment Amount** **Outstanding Balance**

12/30/2018 0

Billing Units

State Billing Units

County Specific Billing Units

Type of Item	Number of Units	<input type="button" value="Add New"/>
<input type="text" value=""/>	<input type="text" value=""/>	

Billing Scheme

Current Scheme

Entity Counties and Sites

County	*Site
<input type="text" value="Palm Beach"/>	<input type="text" value="West Palm Beach"/>

***Responsible DOH Employee**

Additional Counties

County Name	<input type="button" value="Add County"/>
<input type="text" value=""/>	

[Top of the Page](#)

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ATTACHMENT D

Corporate history for Big Orange Land Development and Construction, Inc., Mulch City, Inc., Tetro Land Development, Inc., and Tetro Land Development and Construction, LLC.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
BIG ORANGE LAND DEVELOPMENT & CONSTRUCTION COMPANY

Filing Information

Document Number P04000149591

FEI/EIN Number 20-1831820

Date Filed 11/01/2004

Effective Date 10/29/2004

State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed 09/23/2011

Event Effective Date NONE

Principal Address

1128 ROYAL PALM BEACH BLVD
215
ROYAL PALM BEACH, FL 33411

Mailing Address

13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Changed: 04/30/2010

Registered Agent Name & Address

TETREAUULT, SHERRY LPRES
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Name Changed: 01/17/2008

Address Changed: 01/17/2008

Officer/Director Detail

FILED - 11/1/2004

⊛ EFFECTIVE - 10/29/2004

⊛ ADMIN DISSOLUTION - 9/23/11

⊛ ANNUAL REPORTS

2004 - 2010

Name & Address

Title P

TETREAUULT, SHERRY L
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Annual Reports

Report Year	Filed Date
2008	01/17/2008
2009	05/21/2009
2010	04/30/2010

Document Images

04/30/2010 -- ANNUAL REPORT	View image in PDF format
05/21/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/23/2006 -- ANNUAL REPORT	View image in PDF format
08/09/2005 -- ANNUAL REPORT	View image in PDF format
11/01/2004 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
MULCH CITY INC.

Filing Information

Document Number P02000082414
FEI/EIN Number 51-0418628
Date Filed 07/29/2002
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT.
Event Date Filed 09/23/2011
Event Effective Date NONE

★ DATE FILED - 7/29/2002
 ★ ADMIN DISSOLUTION - 9/23/11
 ★ ANNUAL REPORTS - 2002 - 2010

Principal Address

13538 OKEECHOBEE BLVD ✓
LOXAHATCHEE, FL 33470

Changed: 08/09/2005

Mailing Address

13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Changed: 04/30/2010

Registered Agent Name & Address

TETREAUULT, SHERRY L
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Name Changed: 09/19/2007

Address Changed: 04/30/2010

Officer/Director Detail

Name & Address

Title V

CANNIZZARO, MARIO
 16178 91 PLACE N
 LOXAHATCHEE, FL 33470

Title PS

TETREAUULT, DONALD N
 13537 FARLEY ROAD
 LOXAHATCHEE, FL 33411

Annual Reports

Report Year	Filed Date
2008	01/17/2008
2009	05/21/2009
2010	04/30/2010

Document Images

04/30/2010 -- ANNUAL REPORT	View image in PDF format
05/21/2009 -- ANNUAL REPORT	View image in PDF format
03/14/2008 -- Off/Dir Resignation	View image in PDF format
03/14/2008 -- Amendment	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
09/19/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
08/09/2005 -- ANNUAL REPORT	View image in PDF format
09/02/2004 -- Amendment	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
11/13/2003 -- REINSTATEMENT	View image in PDF format
07/29/2002 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
TETRO LAND DEVELOPMENT, INC

Filing Information

Document Number P11000091216
FEI/EIN Number NONE
Date Filed 10/18/2011
Effective Date 10/18/2011
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/28/2012
Event Effective Date NONE

⊛ DATE FILED - 10/18/11
 ⊛ EFFECTIVE DATE - 10/18/11
 ⊛ ADMINISTRATIVE DISSOLUTION - 9/28/12
 ⊛ ANNUAL REPORTS 2011

Principal Address

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL 33480

Mailing Address

13538 OKEECHOBEE ROAD
LOXAHATCHEE, FL 33480

Registered Agent Name & Address

HOLZ, JOHN T
3003 S CONGRESS AVE
STE 2D
PALM SPRINGS, FL 33461

Officer/Director Detail

Name & Address

Title P

TETREAUULT, D NELSON
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33480

Title VP

TETREAUULT, ERIC
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33480

Annual Reports

No Annual Reports Filed

Document Images

[10/18/2011 -- Domestic Profit](#)

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
TETRO LAND DEVELOPMENT & CONSTRUCTION LLC

Filing Information

Document Number	L12000128930
FEI/EIN Number	46-1150656
Date Filed	10/10/2012
Effective Date	10/09/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2013

Ⓟ DATE FILED - 10/10/12
 Ⓟ EFFECTIVE DATE - 10/9/12
 Ⓟ ANNUAL REPORTS
 2012 to 2023.

Principal Address

13538 OKEECHOBEE BLVD
LOXAHATACHEE, FL 33470

Mailing Address

1127 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411

Changed: 02/08/2021

Registered Agent Name & Address

TETREULT, DONALD N
1127 ROYAL PALM BEACH BLVD #263
ROYAL PALM BEACH, FL 33411

Name Changed: 04/07/2014

Address Changed: 02/08/2021

Authorized Person(s) Detail

Name & Address

Title MGR

TETREULT, D NELSON
13538 OKEECHOBEE BLVD
LOXAHATCHEE, FL 33470

Title Authorized Member

TETREULT, sherry
13537 FARLEY ROAD
LOXAHATCHEE, FL 33470

Annual Reports

Report Year	Filed Date
2021	02/08/2021
2022	03/08/2022
2023	01/26/2023

Document Images

01/26/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
03/02/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/19/2017 -- ANNUAL REPORT	View image in PDF format
04/03/2016 -- ANNUAL REPORT	View image in PDF format
04/26/2015 -- ANNUAL REPORT	View image in PDF format
04/07/2014 -- ANNUAL REPORT	View image in PDF format
10/10/2012 -- Florida Limited Liability	View image in PDF format



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 7

TO: Town Council of Town of Loxahatchee Groves

FROM: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: First Public Hearing for Proposed Fiscal Year 2023/2024 Millage Rate and Adoption of the Fiscal Year 2023/2024 Budget including related Fiscal Policies

Background:

Florida Statutes Chapter 200.065 sets forth the procedures to follow for each local government in adoption of the annual property tax millage, levy, and budget. In accordance with these regulations, the millage rate is applied to the certified total taxable value of \$527,090,690 to calculate the ad valorem revenue for the Fiscal Year 2023/2024 budget. The proposed millage rate of 3.0 mills is the same as it was in Fiscal Year 2022/2023 as well as the same as the preliminary TRIM rate adopted on June 20, 2023. Although the same rate as in the prior year, this proposed millage rate is **18.30** % above the rollback rate of 2.5359 mills due to increases in taxable values. The proposed millage rate generates property tax revenues, after discounts, of \$1,502,208, which is an increase of \$237,218, after discounts, from Fiscal Year 2022/2023 property tax revenues.

The proposed budget for all funds is \$8.2 million (excluding transfers between all funds, except the Capital Improvement Fund) and maintains funding for existing levels of service. Council held budget workshops on August 9th, 15th, and 23rd, in addition to a FAAC meeting on August 16th, to discuss the proposed operating and capital budgets.

This is the first public hearing on the proposed budget and the corresponding ad valorem millage rate in accordance with Florida Statutes Section 200.065. The second public hearing and adoption is to be held on September 19, 2023.

Manager's Public Announcement as required by statute (if the proposed millage rate is above the rolled-back rate): "The tentatively adopted FY 2023/2024 operating millage rate of 3.0000 mills is greater than the rolled-back rate of 2.5359 mills by **18.30**%. Property Taxes will increase by 18.30%."

Public comment is invited on the proposed tentative millage rate and budget.

Recommendations:

- Move to approve **Resolution No. 2023-56** adopting the tentative millage rate for Fiscal Year 2023/2024, directing the advertisement for the second Public Hearing on September 19, 2023.
- Move to approve **Resolution No. 2023-57** adopting the proposed Fiscal Year 2023/2024 budget, including balances brought forward and related fiscal policies.

TOWN OF LOXAHATCHEE GROVES
RESOLUTION NO. 2023-57

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; SETTING FORTH THE DATE, TIME, AND PLACE FOR THE SECOND PUBLIC HEARING FOR THE ADOPTION OF THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, ADOPTING THE FISCAL POLICIES; AND DIRECTING PUBLICATION OF NOTICE THEREOF; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, a tentative budget has been prepared by the Town, estimating expenditures and revenues of the Town for the ensuing year, with detailed information, including revenues to be derived from sources other than ad valorem levy, and recommendations have been made as to the amount necessary to be appropriated for the ensuing year; and

WHEREAS, the preliminary millage and budget estimates, in conformity with the Town Charter, and applicable requirements of Florida law, have been filed with the Office of the Town Clerk and Palm Beach County Property Appraiser's Office, and have been open for inspection by the public, and

WHEREAS, a duly noticed public hearing for the approval of a tentative budget for the Fiscal Year beginning October 1, 2023, was held on September 5, 2023, and the Town Council desires to set the date, time, and place for the second public hearing for adoption of the Town's final budget for the Fiscal Year beginning October 1, 2023.

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

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The budget estimates, a copy of which are attached hereto and expressly made a part hereof as Exhibit "A", are hereby adopted as the Town's tentative Budget for the Fiscal Year beginning October 1, 2023.

Section 3. The second public hearing for the adoption of the Town's budget for the Fiscal Year beginning October 1, 2023, shall be conducted on September 19, 2023, at 6:30 p.m., at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida.

Section 4. The Fiscal Policies, a copy of which are attached hereto and expressly made a part hereof as Exhibit "B," are hereby adopted.

Section 5. The Town Manager and the Town Clerk are herein authorized and directed to prepare and publish the necessary advertisements for the public hearing scheduled in Section 3 herein.

Section 6. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid

Resolution No. 2023-57

part shall be considered as eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its passage and adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Laura Danowski, Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Shorr, Vice Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Herzog, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phillis Maniglia, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, UPON FIRST PUBLIC HEARING THIS ___ DAY OF September 2023.

ATTEST:

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

Lakisha Burch, Town Clerk

Mayor Laura Danowski

Vice-Mayor Robert Shorr

APPROVED AS TO LEGAL FORM:

Councilmember Margaret Herzog

Office of the Town Attorney

Councilmember Phillis Maniglia

Councilmember Marianne Miles

**TOWN OF LOXAHATCHEE GROVES
RESOLUTION NO. 2023-57**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; SETTING FORTH THE DATE, TIME, AND PLACE FOR THE SECOND PUBLIC HEARING FOR THE ADOPTION OF THE TOWN’S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, ADOPTING THE FISCAL POLICIES; AND DIRECTING PUBLICATION OF NOTICE THEREOF; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, a tentative budget has been prepared by the Town, estimating expenditures and revenues of the Town for the ensuing year, with detailed information, including revenues to be derived from sources other than ad valorem levy, and recommendations have been made as to the amount necessary to be appropriated for the ensuing year; and

WHEREAS, the preliminary millage and budget estimates, in conformity with the Town Charter, and applicable requirements of Florida law, have been filed with the Office of the Town Clerk and Palm Beach County Property Appraiser's Office, and have been open for inspection by the public, and

WHEREAS, a duly noticed public hearing for the approval of a tentative budget for the Fiscal Year beginning October 1, 2023, will be held on September 5, 2023, and the Town Council desires to set the date, time, and place for the second public hearing for adoption of the Town's final budget for the Fiscal Year beginning October 1, 2023.

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

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The budget estimates, a copy of which are attached hereto and expressly made a part hereof as Exhibit "A", are hereby adopted as the Town’s tentative Budget for the Fiscal Year beginning October 1, 2023.

Section 3. The second public hearing for the adoption of the Town’s budget for the Fiscal Year beginning October 1, 2023, shall be conducted on September 19, 2023, at 6:30 p.m., at the Town of Loxahatchee Groves Town Hall, 155 F Road, Loxahatchee Groves, Florida.

Section 4. The Fiscal Policies, a copy of which are attached hereto and expressly made a part hereof as Exhibit “B,” are hereby adopted.

Section 5. The Town Manager and the Town Clerk are herein authorized and directed to prepare and publish the necessary advertisements for the public hearing scheduled in Section 3 herein.

Section 6. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid

Resolution No. 2023-57

part shall be considered as eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its passage and adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Laura Danowski, Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Shorr, Vice Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Herzog, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phillis Maniglia, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, UPON FIRST PUBLIC HEARING THIS ___DAY OF September 2023.

ATTEST:

Lakisha Burch, Town Clerk

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

Mayor Laura Danowski

Vice-Mayor Robert Shorr

APPROVED AS TO LEGAL FORM:

Elizabeth Lenihan, Town Attorney

Council Member Margaret Herzog

Council Member Phillis Maniglia

Council Member Marianne Miles

EXHIBIT "A"

BUDGET SUMMARY**TOWN OF LOXAHATCHEE GROVES - Fiscal Year 2023 - 2024**

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ARE 21.16% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

General Fund: at 3.0 MILLS

ESTIMATED REVENUES	GENERAL	TRANSPORTATION	SURTAX	ROADS & DRAINAGE	CAPITAL PROJECTS	SOLID WASTE	TOTAL ALL FUNDS
Taxes: Millage Per \$1,000							
Ad Valorem Taxes: 3.0 MILLS	\$1,502,208						\$1,502,208
Assessments per Unit							\$0
Roads & Drainage: \$200 per unit				\$1,530,757			\$1,530,757
Solid Waste: \$400 per unit						\$580,224	\$580,224
Licenses & Permits	\$360,000						\$360,000
Utility Taxes	\$496,000						\$496,000
Franchise Fees	\$536,800						\$536,800
Charges For Services	\$219,000						\$219,000
Intergovernmental Rev	\$422,000	\$406,386	\$334,000		\$750,000	\$500	\$1,912,886
Fines & Forfeitures	\$10,000						\$10,000
Investment Income	\$5,000			\$0		\$500	\$5,500
Miscellaneous Revenues	\$1,000			\$5,000			\$6,000
TOTAL SOURCES	\$3,552,008	\$406,386	\$334,000	\$1,535,757	\$750,000	\$581,224	\$7,159,376
							\$0
Transfers In	\$172,500			\$278,836	\$1,895,800	\$175,000	\$2,522,136
Fund Balances/Reserves/Net Assets	\$490,451	\$0	\$0	\$624,113	\$0	\$0	\$1,114,564
TOTAL REVENUE, TRANSFERS & BALANCES	\$4,214,959	\$406,386	\$334,000	\$2,438,706	\$2,645,800	\$756,224	\$10,796,076
ESTIMATED EXPENDITURES							
General Government	\$1,402,423						\$1,402,423
Public Safety							
Law Enforcement	\$661,000						\$661,000
PZB & Code	\$689,100						\$689,100
Physical Environment							
Public Works		\$0		\$1,543,393			\$1,543,393
Solid Waste Services						\$692,804	\$692,804
Other Physical Environment							\$0
Non-departmental	\$141,000			\$383,000		\$6,044	\$530,044
Capital Outlay	\$47,000				\$2,645,800		\$2,692,800
Debt Service				\$5,000			\$5,000
Contingency						\$0	\$0
TOTAL EXPENDITURES	\$2,940,522	\$0	\$0	\$1,931,393	\$2,645,800	\$698,848	\$8,216,564
Non-Expenditures/Other Uses							
Transfers Out	\$1,274,437	\$406,386	\$334,000	\$507,313	\$0		\$2,522,136
Fund Balances/Reserves/Net Assets	\$0	\$0	\$0	\$0	\$0	\$57,376	\$57,376
TOTAL APPROPRIATED EXPENDITURES	\$4,214,959	\$406,386	\$334,000	\$2,438,706	\$2,645,800	\$756,224	\$10,796,076

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE MENTIONED TAXING AUTHORITY AS A PUBLIC RECORD

FUND STRUCTURE & FISCAL POLICIES

The Town's accounts are structured based on funds, each treated as an independent accounting entity. Each fund's operations are recorded using a distinct set of self-balancing accounts, encompassing assets, liabilities, fund equity, revenues, and expenditures or expenses. The designated purposes and the mechanisms governing spending activities determine the allocation of government resources to individual funds.

The various funds are reported by classification in the accounting system and on the financial statements as follows:

Governmental Fund Types:

General Fund: Essential to a city government's financial framework, General Fund dollars serve as the primary operational fund. This fund manages day-to-day activities and essential services provided to residents and businesses, addressing core functions of local government.

Special Revenue Fund: This fund accounts for revenue sources legally earmarked for specific purposes. General maintenance assessments are allocated among Units of Development based on designated services. Expenditures are distributed to each Unit of Development as funds are utilized for these services.

The Town has adopted a comprehensive series of fiscal policies which embody recognized sound financial management concepts. These policies will be amended as necessary as part of the Town's annual budget process and reconfirmed each year as a part of budget development.

The fiscal policies are organized under four subject headings:

- General Fiscal Policy presents the overall guidelines for financial and accounting practices, including the basic framework for preparing the Town's operating and capital budgets, maintaining accounting records, and funding services on a non-discriminatory basis.
- Fiscal Policy for Operating Revenue, Expenditures, and Fund Balance/Net Assets outlines the policies for budgeting and accounting for revenue and expenditure requirements and providing adequate fund balance and net assets in the Town's various operating funds. This section includes several references to capital project funding in relation to the amount and type of support to be provided by the operating funds.
- Fiscal Policy for Investments provides guidelines for investing operating and capital balances.
- Fiscal Policy for Capital Revenue and Expenditures, and Debt Financing directly relates to the resources and requirements of the Capital Improvement Program. Included are overall policies on issuance of debt, as well as specific guidelines applicable to specific fund types.

While the Town generally adheres to these fiscal policies in its operations, it's important to recognize that these policies function as guidelines, not statutory constraints. Some policies,

particularly those related to unassigned fund balance or unrestricted net assets, are intended as goals to pursue rather than strictly achieve annually. The Town retains the discretion to deviate from any or all fiscal policies if deemed in the best interest of the Town, as determined by the Town Council.

GENERAL FISCAL POLICY

GENERAL GUIDELINES

1. The Annual Operating Budget of the Town of Loxahatchee Groves, Florida, shall balance the public service needs of the community with the fiscal capabilities of the Town. It is intended to achieve those goals and objectives established by the Council for the next fiscal year. Service programs will represent a balance of services, but with special emphasis on the Town's public safety, environmental health, and economic development. Services shall be provided on a most cost-effective basis.
2. New programs, services, or facilities shall be based on general citizen demand, need, or legislative mandate, and ability of funding.
3. The Town shall provide funding for public services on a fair and equitable basis and shall not discriminate in providing such services on the basis of race, color, national origin, religion, sex, sexual preference, marital status, age, or disability.

SPECIFIC GUIDELINES

1. The Town recognizes that its citizens deserve a commitment from the Town for fiscal responsibility, and that a balanced operating budget is the cornerstone of fiscal responsibility. Operating expenditures will be fiscally balanced with revenues that can be expected to be received during the fiscal year. New programs or changes in policies that would require the expenditure of additional operating funds will be funded either through a reduction in programs of lower priority or through adjustments to rates, service charges or taxes. Requests for new or changes to programs or policy will be accompanied by an analysis of the short and long-term impact on the operational budget caused by such change or new program or policy.
2. The Town will maintain adequate minimum fund balance/net assets in the Town's various operating funds to provide the capacity to: a) provide sufficient cash flow for daily financial needs, b) secure and maintain investment grade bond ratings, c) provide funds for unforeseen expenditures related to emergencies. General fund will maintain fund balance categories in accordance with GASB Statement 54 Fund Balance Reporting and Governmental Fund Type Definitions. Within the governmental funds of the Town, fund balance shall be composed of Non-spendable, Restricted, Committed, Assigned, and Unassigned amounts.

- Non-spendable fund balance consists of amounts that are not in spendable form such as inventory and prepaid items.
- Restricted fund balance consists of amounts which can be spent only for the specific purposes stipulated by external resource providers such as creditors and grantors or imposed by law through constitutional provisions or enabling legislation.
- Committed fund balance consists of amounts that can be used only for specific purposes determined by formal action of the Council, the Town's highest level of decision-making authority, and may be changed only by the same formal action.
- Assigned fund balance consists of amounts that the Town intends to use for specific purposes that are neither restricted nor committed; the intent shall be expressed by the Town Manager.
- Unassigned fund balance is the residual amounts available for any purpose for the General fund and includes amounts that are not contained in the other classifications.

With regard to the spending order of the fund balances, the Town uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing so, such as in grant agreements requiring dollar for dollar spending. Additionally, the Town would first use committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

3. The Town shall prepare and implement a Capital Improvement Program (CIP), consistent with State requirements, which shall schedule the funding and construction of projects for a five-year period, including a one-year CIP Budget. The Capital Improvement Program shall balance the needs for improved public facilities and infrastructure, consistent with the Town's Comprehensive Plan, within the fiscal capabilities of the Town.
4. The Town shall maintain its accounting records in accordance with generally accepted accounting principles (GAAP), applied to governmental units as promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB).
5. The Town shall maintain its capital and non-capital asset records in accordance with the policy and procedures set forth by the Town Manager. Individual asset costing \$5,000 or more shall be capitalized. However, non-capital mobile assets costing \$1,000 or more and electronic equipment shall be tracked for inventory purposes. Asset inventory shall be performed annually to ensure the accountability of Town assets. Missing assets shall be reported to appropriate law enforcement and Town Council.

6. Budgets and expenditures for the Town shall be under Council appropriation control at the fund level. “Section 2-110.-Fiscal year; budget” of the Town’s Code of Ordinances provides that the legal level of control is at the fund level in that it states “...the town manager may also transfer funds between respective departments, divisions and/or programs within a fund.”
7. Inter-fund loans must be supported by a fiscally sound source of funds available for repayment.
8. Preparation of the Town’s Budget shall be in such format as to allow correlation with the costs reported in the Town’s Comprehensive Annual Financial Report, with content of said Budget to include that required by Town Charter, Florida Statute, or as later revised by Resolution of the Town Council. Detailed estimates shall be by account at the division or program level and summarized and adopted at departmental level.
9. An analysis shall be made to determine the project life cycle cost of ownership where it is proposed that facilities be leased or rented, and if such cost will commit the Town to \$50,000 or more in any one year.

FISCAL POLICY FOR OPERATING REVENUE, EXPENDITURES & FUND BALANCE/NET ASSETS

GENERAL GUIDELINES

1. Revenue
 - a. Revenue projections will be based on an analysis of historical trends and reasonable assumptions made on a conservative basis of future conditions to ensure that estimates are realized.
 - b. The Town will not use long-term debt to finance expenditures required for current operations.
 - c. As a general rule, operating budgets will be balanced using current year revenues to finance current year expenditures. Unassigned fund balance shall not normally be budgeted as a resource to support routine annual operating expenses. However, balances exceeding the policy targets may be budgeted as a resource to support capital, debt, or extraordinary major maintenance needs on a non-recurring basis, or for specific purposes, as designated.
2. Expenditures
 - a. Normal maintenance requirements necessary to sustain the basic asset value will be included in the expenditure budget of the proper operating fund.

- b. Funding will be provided for major improvements and automation of services based on multiple-year planning, appropriate cost-benefit analysis, and life cycle costing.
- c. Future capital improvement requirements and equipment replacement will be included in operating budget plans or in the CIP. The annual amount set aside to provide reserves for future capital requirements, will be tailored to the needs of the specific operation, if not established by bond resolution, and will be above the specified fund balance or net assets.

3. Unassigned Fund Balance/ Unrestricted Net Assets

- a. Maintaining an adequate fund balance or net assets is essential to the Town's financial health. The unassigned fund balance for fiscal reserve and unrestricted net assets will be considered adequate between a minimum of 25% and a maximum of 30% of the current year's operating appropriations, including transfers, for the General Fund; a minimum of 0% and a maximum of 25% of the current year's operating appropriations, including transfers, will be considered adequate unrestricted net assets for the Enterprise Operating Funds.
- b. Amounts above those indicated in paragraph 3.a. may be assigned or committed within unassigned fund balance or unrestricted net assets for non-recurring purposes.
- c. The balances of each fund will be maintained by using a conservative approach in estimating revenues and by ensuring expenditures do not exceed appropriations.
- d. Any anticipated deficit of operating expenditures over revenues at year-end will be provided for in the current year's budget amendment process through fund balance/net asset appropriations.
- e. In the event that sufficient unassigned fund balance/unrestricted net asset targets are not met, a proposed revenue enhancement and/or service level reduction plan to achieve the target shall be submitted to the Council for the subsequent year budget consideration. The replenishment to the expected minimum level shall be completed within five years.

SPECIFIC GUIDELINES

1. General Fund

- a. The General Fund is the principal operating fund of the Town and will account for activities not reported in another type of fund for legal or managerial reasons.
- b. The operating budget of the General Fund will be prepared based on 95% of the certified taxable value of the property tax roll and conservative estimates of other sources of General Fund revenue.
- c. Service charges and user fees for all General Fund services will be analyzed to ensure an appropriate proportional recovery of direct costs and overhead.

2. Special Revenue Funds

- a. Special revenue funds will be used to account for specific revenue sources that are restricted to expenditures for specific purposes. Dedicated operations that cover only a substantial portion of their costs by user fees and charges, and therefore require ongoing operating subsidies, will be classified as special revenue funds.

3. Proprietary or enterprise Funds

- a. Proprietary funds will be used to account for those activities where the costs are expected to be funded by user fees and charges.
- b. Proprietary Funds will pay the General Fund their proportionate share of the cost of general administrative departments. Solid Waste is able to produce sufficient revenue from service charges to fully recover all direct operating costs and overhead. Initial startup of operations or specific circumstances may require an individual enterprise to be subsidized for a limited period of time; however, it is fully expected that these operations will be totally self-supporting over time and will repay any subsidy to the General Fund as revenues permit.
- c. Service charges, rent and fee structures will be established to ensure recovery of all costs.
- d. The expenditure requirements of the Proprietary Funds will include all expenses of the operations, as well as any transfers to capital project funds and debt service funds.
- e. A review of service cost and rate structures for Solid Waste charges will be performed on an annual basis. The adopted budget will set forth the cost requirements to be recovered by the service charges, which will be based on the cost of services provided.

FISCAL POLICY FOR INVESTMENTS

GENERAL GUIDELINES

1. The investment of Town funds shall be controlled by the Town's "Investment Policy" and shall conform to Florida Statutes Chapters 166.261 and 218.415.
2. Sufficient operating funds are to be deposited with a Qualified Florida Public Depository. The balance of investible cash may be deposited with the investment pools of the State or the Florida League of Cities, or be invested in authorized money market funds and other investment vehicles held at other asset management firms as defined in the Town investment policy, if applicable.
3. Bond or loan proceeds for construction and reserve funds are to be held in a qualified financial institution or LGIP type of pool, separate from the Town's operating accounts, if applicable.

The proceeds temporarily invested are excluded from the investment portfolio for the purpose of calculating maximum exposure per investment service provider.

FISCAL POLICY FOR CAPITAL REVENUE AND EXPENDITURES AND DEBT FINANCING

GENERAL GUIDELINES

1. Revenue

- a. Revenue projections for the one-year Capital Improvement Program Budget and five-year Capital Improvement Program Plan shall be based on conservative assumptions of dedicated revenue sources.

2. Expenditures

- a. Capital projects shall be justified in relation to the Town's Comprehensive Plan.
- b. Estimated requirements for capital projects shall include all costs reasonably associated with the completion of the project.
- c. The impact of each project on the operating revenues and expenditures of the Town shall be analyzed as required by the General Fiscal Policy stated above.
- d. Consistent with IRS regulations, debt repayment will not exceed the average life of improvements.

3. Debt Financing

The Town can only enter into Debt obligations of any form through a Referendum of the Electorate pursuant to Town of Loxahatchee Groves Charter Section 6. Budget and Appropriations. (5) Bonds; Indebtedness (a).

- a. Long Term Debt: Annual debt service payments may be structured to provide level cost over the life of a bond issue, unless fiscal or other constraints dictate an alternative approach. A policy of full disclosure will be followed in all financial reports and official statements for debt.
- b. Medium Term Debt: Lease-purchase agreements, bonds, loans, or other debt instruments may be used as a medium-term (3 to 10 years) method of borrowing for the financing of vehicles, other specialized types of equipment, or other capital improvements. The equipment or improvement must have an expected life of more than three years. The Town will determine and utilize the least costly financing methods available. Such debt

arrangements will be repaid within the expected life of the equipment or improvement acquired.

- c. **Short Term Debt:** Short-Term borrowing may be utilized for temporary funding of anticipated tax revenues; anticipated grant payments, anticipated bond proceeds, or other expected revenues. Anticipated funding is defined as an assured revenue source with the anticipated amount based on conservative estimates. Such borrowing may utilize a short-term note maturing before the end of the current appropriation period. Other short-term debt, such as tax-exempt commercial paper, bond anticipation notes, tax anticipation notes, or grant anticipation notes, may be used when it provides immediate financing and an interest advantage, or delays long-term debt until market conditions are more favorable. The Town will determine and utilize the least costly method for short-term borrowing. Short-term debt may be refunded in accordance with applicable Federal laws.

SPECIFIC GUIDELINES

1. **General Capital Improvements:** General capital improvements, or those improvements not related to Town-owned enterprises, may be funded from General Fund revenues or fund balances, the sale of revenue bonds or general obligation bonds/loans, and from special revenues, special assessments and grants.
 - a. **Pay-As-You-Go Capital Improvements:** Pay-as-you-go capital improvements may be funded from General Fund revenues or fund balances, state and federal grants, special assessments, or other sources of revenue which may become available to the Town. Major capital projects related to the delivery of general public services shall be paid from general purpose revenues. It is recognized that the allocation of funds in any given year of the program may vary significantly from these parameters due to prioritization and scheduling of projects.
 - b. **Special Assessments:** When special assessments are used, the interest rate charged will be established by Town Council consistent with State law.
 - c. **Revenue Bond Debt Limit:** Sale of revenue bonds for capital improvements will be limited to that amount which can be supported from the pledge of the specific revenue.
2. **Enterprise Capital Improvements:** Enterprise funds improvements may be funded from operating revenue or unrestricted net assets, the sale of revenue bonds, loans, special assessments and grants.
 - a. **Pay-As-You-Go Capital Improvements:** Enterprise funds may support needed capital improvements on a pay-as-you-go basis from operating revenues or from unrestricted net assets, assessments, and grants. Major capital projects related to the delivery of Town owned enterprises will be paid from the revenue of that enterprise fund.

- b. Special Assessments: When special assessments are used for enterprise-related improvements, the interest rate charged will be established by Town Council consistent with State law.
- c. Revenue bond Debt Limit: Sale of revenue bonds will be limited to that amount which can be supported from user fees generated, or combination of other revenues.



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 8

TO: Town Council of Town of Loxahatchee Groves

FROM: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Consideration of *Resolution No. 2023-58 Adopting the Fiscal Year 2023/2024 Non-Ad Valorem Assessment Rates, Budgets and Assessment Rolls for Solid Waste Collection*

Background:

Florida Statutes Chapters 166, 189 and 197 set forth the procedures to follow for local governments in adoption of the annual Non-Ad Valorem Assessment Rates, Budgets and Assessment Rolls.

The Town funds its Solid Waste Collections through Non-Ad Valorem assessments. The Council held budget workshops on August 9th, 15th and 23rd to discuss the proposed operating and capital budgets. The Financial Advisory and Audit Committee also specifically discussed Solid Waste assessments during their August 16th meeting.

The final non-ad valorem assessments rates and budgets are as follows:

	Proposed <u>FY 2024</u>	Adopted <u>FY 2023</u>	<u>Change</u>
Solid Waste Collection	\$ 400.00	\$ 400.00	-

Recommendation:

Move to approve *Resolution No. 2023-58* adopting the final FY 2023/2024 non-ad valorem assessment rates, budgets, and assessment rolls for Residential Solid Waste Collection Services.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2023-58

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES IN THE TOWN OF LOXAHATCHEE GROVES, FLORIDA; APPROVING THE ASSESSMENT RATE FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES FOR FISCAL YEAR 2023-2024; IMPOSING A RESIDENTIAL SOLID WASTE COLLECTION ASSESSMENT AGAINST ASSESSED PROPERTY LOCATED WITHIN THE TOWN OF LOXAHATCHEE GROVES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2023; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM METHOD OF COLLECTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Loxahatchee Groves, Florida, enacted Chapter 38 “Solid Waste” of the Code of Ordinances of the Town of Loxahatchee Groves, which authorizes the imposition of a Residential Solid Waste Collection Assessment, pursuant to the procedures contained therein (“the Ordinance”) for the provision of Solid Waste Collection Services for single-family residential properties that receive residential solid waste collection services within the Town, and provided for findings of special benefit and the method of apportionment of the Residential Solid Waste Collection Assessment; and

WHEREAS, the imposition of a Solid Waste Collection Assessment for Solid Waste Collection Services for each Fiscal Year is an equitable and efficient method of allocating and apportioning Residential Solid Waste Collection Assessed Costs among parcels of Assessed Property; and

WHEREAS, the Town Council desires to impose a Residential Solid Waste Collection Assessment within the Town for the Fiscal Year beginning on October 1, 2023, using the tax bill collection method; and

WHEREAS, the Town Council, on June 20, 2023, adopted Resolution No. 2023-40 (the "2023 Preliminary Assessment Resolution"), referencing the Residential Solid Waste Collection Services to be provided to Assessed Property, describing the method of apportioning the Residential Solid Waste Collection Assessed Cost to compute the Residential Solid Waste Collection Assessment for Solid Waste Collection Services against Assessed Property, estimating a rate of assessment, and directing the preparation of the Assessment Roll and provision of the notice to the affected landowners; and

WHEREAS, in order to impose the Residential Solid Waste Collection Special Assessment for the Fiscal Year beginning October 1, 2023, the Ordinance requires the Town Council to adopt an Annual Rate Resolution during its budget adoption process for each Fiscal Year, which establishes the rate of assessment and approves the Assessment Roll for the

upcoming Fiscal Year, with such amendments as the Town Council deems appropriate, after hearing comments and objections of all interested parties; and

WHEREAS, the updated Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance; and

WHEREAS, notice of public hearing has been provided by Palm Beach County, pursuant to Florida Statutes 197.3635; and

WHEREAS, the Fiscal Year 2023/2024 budget estimates for the expenditures of the Solid Waste Fund have been prepared and submitted: and

WHEREAS, a public hearing was held on September 5, 2023, and comments and objections of all interested parties have been heard and considered.

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

SECTION 1. The aforementioned “WHEREAS” clauses are hereby ratified as true and correct and incorporated herein.

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Ordinance, the 2023 Preliminary Assessment Resolution, sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 3. DEFINITIONS AND INTERPRETATION. This Resolution constitutes the Annual Assessment Resolution as defined in the Ordinance. All capitalized terms in this Resolution shall have the meanings defined in the Ordinance and the 2023 Preliminary Assessment Resolution.

SECTION 4. IMPOSITION OF RESIDENTIAL SOLID WASTE COLLECTION ASSESSMENT.

(A) The parcels of Assessed Property described in the Assessment Roll, as updated and which is hereby approved, are hereby found to be specially benefitted by the provision of the Solid Waste Collection Services described in the 2023 Preliminary Assessment Resolution, in the amount of the Residential Solid Waste Collection Assessment set forth in the Assessment Roll, a copy of which was present or available for inspection at the above-referenced public hearing and is incorporated herein by reference. It is hereby ascertained, determined, and declared that each parcel of Assessed Property within the Town will be specifically benefitted by the Town's provision of Residential Solid Waste Collection, facilities, and programs in an amount not less than the Residential Solid Waste Collection Assessment of such parcel, computed in the manner set forth in the 2023 Preliminary Assessment Resolution. Adoption of this Annual Assessment Resolution constitutes a legislative determination that all assessed parcels derive a special benefit, as set forth in the Ordinance and the 2023 Preliminary Assessment Resolution, from the Residential Solid Waste Collection Services to be provided, and a legislative determination that the Residential Solid Waste Collection Assessments are fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the 2023 Preliminary Assessment Resolution.

(B) The method of computing the Residential Solid Waste Collection Assessment described in the 2023 Preliminary Assessment Resolution, as modified, amended, and supplemented herein, is hereby approved.

(C) For the Fiscal Year beginning October 1, 2023, the estimated Residential Solid Waste Collection Assessed Cost to be assessed is \$400 which amount may be corrected. The Residential Solid Waste Collection Assessment to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Residential Solid Waste Collection Assessed Costs for the Fiscal Year 2023/2024, commencing October 1, 2023, is hereby established at \$400.00 annually, per Dwelling Unit/Billing Unit. This assessment rate is hereby approved. It is hereby determined that the assessed properties will receive a benefit from solid waste collection services in an amount not less than the amount they are assessed. Except as otherwise provided herein, the Residential Solid Waste Collection Assessment for Residential Solid Waste Collection Services in the amounts set forth in the Assessment Roll, as herein approved, are hereby levied, and imposed on all parcels of Assessed Property described in the Assessment Roll.

(D) The Residential Solid Waste Collection Assessment shall constitute a lien upon the Assessed Property so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem Assessment. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid.

(E) The Assessment Roll as herein approved, together with the correction of any errors or omissions shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by the Ordinance.

SECTION 5. CONFIRMATION OF PRELIMINARY ASSESSMENT RESOLUTION. The Preliminary Assessment Resolution adopted June 20, 2023, except where in conflict herein, is confirmed.

SECTION 6. COLLECTION OF ASSESSMENTS. The Fiscal Year 2023-2024 Residential Solid Waste Collection Assessments shall be collected pursuant to the Uniform Method of Collection as set forth in Section 197.3632, Florida Statutes.

SECTION 7. EFFECT ON ADOPTION OF RESOLUTION. The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll and the levy and lien of the Residential Solid Waste Collection Assessment), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 calendar days from the date of this Annual Assessment Resolution.

SECTION 8. APPROVAL OF SOLID WASTE BUDGET. The budget estimates, a copy of which are attached hereto and expressly made a part hereof as Exhibit "A," are hereby approved as the Fiscal Year 2023/2024 Budget and shall adopted as part of the Town's budget by the Town Council which time it will be in full force and effect for the fiscal year commencing on October 1, 2023, and terminating on September 30, 2024. From time-to-time, the Town may transfer from one fund, account, or department to another as the necessity for the same may occur without being required to amend the terms and provisions of this Resolution. The provisions of this

Resolution shall not be deemed to be a limitation of the power granted to the Town by applicable law and which relate to the fiscal management of the Town’s funds.

SECTION 9. CONFLICTS. That all prior resolutions or parts of resolutions in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 10. SEVERABILITY. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

SECTION 11. EFFECTIVE DATE. This Annual Assessment Resolution shall take effect immediately upon its passage and adoption.

Councilmember _____ offered the foregoing Resolution. Council member _____ the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Laura Danowski, Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Shorr, Vice Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Herzog, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phillis Maniglia, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marianne Miles, Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS __ DAY OF September 2023.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Mayor Laura Danowski

Lakisha Burch, Town Clerk

Vice Mayor Robert Shorr

Councilmember Margaret Herzog

APPROVED AS TO LEGAL FORM:

Councilmember Phillis Maniglia

Office of the Town Attorney

Councilmember Marianne Miles

EXHIBIT "A"

BUDGET SUMMARY

TOWN OF LOXAHATCHEE GROVES - Fiscal Year 2023 - 2024

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ARE 21.16% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

General Fund: at 3.0 MILLS

ESTIMATED REVENUES	GENERAL	TRANSPORTATION	SURTAX	ROADS & DRAINAGE	CAPITAL PROJECTS		TOTAL ALL FUNDS
Taxes: Millage Per \$1,000							
Ad Valorem Taxes: 3.0 MILLS	\$1,502,208						\$1,502,208
Assessments per Unit							\$0
Roads & Drainage: \$200 per unit				\$1,530,757			\$1,530,757
							\$580,224
Licenses & Permits	\$360,000						\$360,000
Utility Taxes	\$496,000						\$496,000
Franchise Fees	\$536,800						\$536,800
Charges For Services	\$219,000						\$219,000
Intergovernmental Rev	\$422,000	\$406,386	\$334,000		\$750,000		\$1,912,886
Fines & Forfeitures	\$10,000						\$10,000
Investment Income	\$5,000			\$0			\$5,500
Miscellaneous Revenues	\$1,000			\$5,000			\$6,000
TOTAL SOURCES	\$3,552,008	\$406,386	\$334,000	\$1,535,757	\$750,000		\$7,159,376
							\$0
Transfers In	\$172,500			\$278,836	\$1,895,800		\$2,522,136
Fund Balances/Reserves/Net Assets	\$490,451	\$0	\$0	\$624,113	\$0		\$1,114,564
TOTAL REVENUE, TRANSFERS & BALANCES	\$4,214,959	\$406,386	\$334,000	\$2,438,706	\$2,645,800		\$10,796,076
ESTIMATED EXPENDITURES							
General Government	\$1,402,423						\$1,402,423
Public Safety							
Law Enforcement	\$661,000						\$661,000
PZB & Code	\$689,100						\$689,100
Physical Environment							
Public Works		\$0		\$1,543,393			\$1,543,393
Solid Waste Services							\$692,804
Other Physical Environment							\$0
Non-departmental	\$141,000			\$383,000			\$530,044
Capital Outlay	\$47,000				\$2,645,800		\$2,692,800
Debt Service				\$5,000			\$5,000
Contingency							\$0
TOTAL EXPENDITURES	\$2,940,522	\$0	\$0	\$1,931,393	\$2,645,800		\$8,216,564
Non-Expenditures/Other Uses							
Transfers Out	\$1,274,437	\$406,386	\$334,000	\$507,313	\$0		\$2,522,136
Fund Balances/Reserves/Net Assets	\$0	\$0	\$0	\$0	\$0		\$57,376
TOTAL APPROPRIATED EXPENDITURES	\$4,214,959	\$406,386	\$334,000	\$2,438,706	\$2,645,800		\$10,796,076
TRANSFERS, RESERVES & BALANCES							

THE TENTATIVE,ADOPTED,AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE MENTIONED TAXING AUTHORITY AS A PUBLIC RECORD



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 9

TO: Town Council of Town of Loxahatchee Groves

FROM: Larry Peters, Public Works Director

VIA: Francine Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Consideration of *Ordinance No. 2023-04* adopting the annual update to the Capital Improvements Element of the Comprehensive Plan consistent with Chapter 163, Florida Statutes.

Background:

Pursuant to Section 163.3177(3)(b) of Florida Statutes, local governments are required to undertake an annual review of the Capital Improvements Element to update the Five-Year Capital Improvements Plan (CIP) for Level of Service (LOS) projects. The update to the schedule is not considered an amendment to the Comprehensive Plan. Staff has conducted the review and is proposing to update the Capital Improvements Element with the projects as shown in Exhibit A of Ordinance No. 2023-04.

Recommendation:

Motion to approve *Ordinance 2023-04* Updating the Capital Improvements Element of the Comprehensive Plan consistent with Chapter 163, Florida Statutes on first reading.

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN CONSISTENT WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida (“Town”), pursuant Section 163.3177(3)(b), Florida Statutes, is required to review the Capital Improvements Element of the Town’s Comprehensive Plan and update the 5-year capital improvement schedule annually; and

WHEREAS, pursuant Section 163.3177(3)(b), Florida Statutes, modifications to update the 5-year capital improvement schedule may be adopted by ordinance and need not be an amendment to the Comprehensive Plan; and

WHEREAS, the Town Council has reviewed the Capital Improvements Element of the Town’s Comprehensive Plan and has projected the 5-year capital improvement schedule for the years 2024-2028 to be financially feasible.

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

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and incorporated herein by this reference.

Section 2. The Town of Loxahatchee Groves hereby adopts the 2024-2028 Capital Improvement Schedule as the 2024 Annual Update to the Capital Improvements Element of the Comprehensive Plan, as set forth in Exhibit “A” attached hereto and incorporated herein by this reference.

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

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

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

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

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS __ DAY OF _____, 2023.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
LAURA DANOWSKI, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARIANNE MILES, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2023.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
LAURA DANOWSKI, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARIANNE MILES, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Lakisha Q. Burch, Town Clerk

Mayor Laura Danowski

Vice Mayor Robert Shorr

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Council Member Margaret Herzog

Council Member Phillis Maniglia

Council Member Marianne Miles

TOWN OF LOXAHATCHEE GROVES
Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

			2023 Budgeted (includes 2023 Expected carryforwards)		2024	2025	2026	2027	2028
	Estimated Timeframe								
Road Paving Plan (overlay program)									
E North to SN	1 miles	2023	\$ 188,000	\$ 206,553	\$ -	\$ -	\$ -	\$ -	\$ -
E S Okee to CC	1.25 miles	2023	\$ 250,000	\$ 259,120	\$ -	\$ -	\$ -	\$ -	\$ -
West G	0.5 miles	2023	\$ 100,000	\$ 101,345	\$ -	\$ -	\$ -	\$ -	\$ -
W 25th St N	0.25 miles	2023	\$ 50,000	\$ 61,247	\$ -	\$ -	\$ -	\$ -	\$ -
Folsom	0.3 miles	2023	\$ 60,000	\$ 76,894	\$ -	\$ -	\$ -	\$ -	\$ -
160th Ave N	0.4 miles	2023	\$ 80,000	\$ 89,769	\$ -	\$ -	\$ -	\$ -	\$ -
West C	0.3 miles	2024			\$ 69,000				
West D	0.3 miles	2024			\$ 69,000				
E S to Southern	0.4 miles	2024			\$ 92,000	\$ -	\$ -	\$ -	\$ -
Kerry Lane	0.3 miles	2024			\$ 69,000	\$ -			
24th Court (E & W of F Rd)	0.6 miles	2024			\$ 138,000	\$ -			
161st Ter N	2 miles	2024			\$ 460,000	\$ -	\$ -	\$ -	\$ -
Gruber	0.5 miles	2024			\$ 115,000	\$ -	\$ -	\$ -	\$ -
E Citrus	0.5 miles	2024			\$ 115,000	\$ -	\$ -	\$ -	\$ -
147th	.125 miles	2024			\$ 28,750	\$ -	\$ -	\$ -	\$ -
A South	1.25 miles	2025			\$ -	\$ 287,500	\$ -	\$ -	\$ -
B North	0.5 miles	2025			\$ -	\$ 109,250	\$ -	\$ -	\$ -
Casey Rd	0.75 miles	2025			\$ -	\$ 172,500	\$ -	\$ -	\$ -
N North	2 miles	2025			\$ -	\$ 460,000	\$ -	\$ -	\$ -
Collect Canal	3.25 miles	2023&2025	\$ 650,000	\$ 654,164	\$ -	\$ 115,000	\$ -	\$ -	\$ -
E Southern to Citrus	0.15 miles	2025			\$ -	\$ -	\$ 34,500		
Citrus	0.25 miles	2025			\$ -	\$ -	\$ -		
Lox Ave Tangerine to Citrus	0.1 miles	2025			\$ -	\$ -	\$ -		
Tangerine	0.5 miles	2025			\$ -	\$ 115,000	\$ -	\$ -	\$ -
S North	2 miles	2026			\$ -	\$ -	\$ 460,000		
6th Ct E Rd to Vinceremos)	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Compton	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Bryan	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
Marcella	0.75 miles	2026			\$ -	\$ -	\$ 172,500	\$ -	\$ -
			\$ 1,378,000	\$ 1,449,092	\$ 1,155,750	\$ 1,259,250	\$ 1,184,500	\$ -	\$ -
Road Rock Plan (rebuilding of road beds)									
E SN to NN	1 miles	2023	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
West G	0.5 miles	2023	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
W 25th St N	0.25 miles	2023	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
160th Ave N	0.4 miles	2023	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
Collect Canal	3.25 miles	2023	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
South 'E' and Citrus	0.5 miles	2024			\$ 128,800	\$ -	\$ -	\$ -	\$ -
West C	0.3 miles	2024			\$ 34,500				
West D	0.3 miles	2024			\$ 34,500				
E S to Southern	0.4 miles	2024			\$ 46,000	\$ -	\$ -	\$ -	\$ -

TOWN OF LOXAHATCHEE GROVES
Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

			2023 Budgeted (includes carryforwards)	2023 Expected	2024	2025	2026	2027	2028
6th Ct	0.75 miles	2024			\$ -	\$ 182,160	\$ -	\$ -	\$ -
Tangerine	0.5 miles	2024			\$ 74,750	\$ -	\$ -	\$ -	\$ -
E Citrus	0.5 miles	2024			\$ 51,750	\$ -	\$ -	\$ -	\$ -
147th	0.125 miles	2024			\$ 11,500	\$ -	\$ -	\$ -	\$ -
161st Ter N	2 miles	2024			\$ 149,500	\$ -	\$ -	\$ -	\$ -
Casey Rd	0.75 miles	2024			\$ 74,750	\$ -	\$ -	\$ -	\$ -
Gruber	0.5 miles	2024			\$ 46,000	\$ -	\$ -	\$ -	\$ -
B North	0.5 miles	2025			\$ 23,000	\$ -	\$ -	\$ -	\$ -
A South	1.25 miles	2025			\$ -	\$ 92,000	\$ -	\$ -	\$ -
N North	2 miles	2025			\$ -	\$ 184,000	\$ -	\$ -	\$ -
Folsom	0.3 miles	2025			\$ -	\$ 34,500	\$ -	\$ -	\$ -
S North	.15 miles				\$ -	\$ -	\$ -	\$ -	\$ -
22nd N/F/P	0.6 miles				\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 120,000	\$ 120,000	\$ 675,050	\$ 492,660	\$ -	\$ -	\$ -
Stormwater/Roadway Drainage Improvements									
SWM System Improvements-Resilient Florida									
Surface water management infrastructure project to improve flood control, adherence to NPDES requirements and water quality, conveyance and drainage									
			TBD		\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Maintenance Projects									
Pump House (including instrumentation and controls)		2023	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Repairs at 'A'		2023	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Repairs at 'Folsom'		2023	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Repairs at 'D'					\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -

TOWN OF LOXAHATCHEE GROVES
Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

	Estimated Timeframe	2023 Budgeted (includes 2023 Expected carryforwards)		2024	2025	2026	2027	2028
Swales & Culverts								
Swales, Catch Basins and Other Control Structures	2024			\$ 550,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
South E and Citrus Drainage System (Without tree removal)	2024	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Tangerine and Citrus Drainage System (Without tree removal)	2024			\$ -	\$ 300,000			
Miscellaneous culvert failures/emergency repairs (5-7 culverts)				\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
		\$ -	\$ -	\$ 750,000	\$ 1,050,000	\$ 550,000	\$ 550,000	\$ 550,000
Specific Culvert Locations								
161st and A Rd Bridge Culvert	2023	\$ 108,000	\$ 108,000	\$ -	\$ -	\$ -	\$ -	\$ -
24th and E Rd (Emergency)	2023	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -
E Rd and Collecting Canal Culvert	2023	\$ 159,000	\$ 159,000	\$ -	\$ -	\$ -	\$ -	\$ -
C Rd and Collecting Canal Equestrian Bridge Culvert (net anticipated)	2023	\$ 110,000	\$ 193,089	\$ -	\$ -	\$ -	\$ -	\$ -
11th Ter and D Rd Bridge Culvert	2023	\$ 126,000	\$ -	\$ 126,000	\$ -	\$ -	\$ -	\$ -
Miscellaneous culvert failures/emergency repairs (5-7 culverts)	2023-2026	\$ 100,000	\$ 100,000				\$ -	\$ -
		\$ 603,000	\$ 670,089	\$ 126,000	\$ -	\$ -	\$ -	\$ -
Repair and Maintenance Canals								
Cost to restore banks to 1.5:1 slope (30 Miles at 5% annually over 20 years) = 1.5 Miles at \$150.00 /LF	2025-2040			\$ 50,000	\$ 1,392,075	\$ 1,392,075	\$ 1,392,075	\$ 1,392,075
Seven Locks/Weirs at \$150,000 each location	2025-2040			\$ -	\$ 300,000	\$ 300,000	\$ 450,000	\$ -
		\$ 50,000	\$ -	\$ 50,000	\$ 1,692,075	\$ 1,692,075	\$ 1,842,075	\$ 1,392,075
Trails System								
Connectivity improvements and trail maintenance/upgrades to ensure safety and usefulness of the Town trails system.								
North Road Trail	TBD			\$ 20,000	\$ -	\$ -	\$ -	\$ -
Horse crossings at B, D and F Roads along canal heads	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Hand pump and trail amenities at C	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Development of a Linear Park from A Road to Folsom Road South o	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Other Trails Improvements	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Other Capital Projects								
Paving & drainage improvements on Town roads:								
Refurbish edges and resurface all 2 miles of OGEM (North road)	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Collecting Canal System Rehab (estimate from prior years RETGAC)	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Public Footprint (surveys, mapping & title searches)	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Intersection Signals								
Okeechobee at D road, F & Folsom	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
Public Works Equipment Storage Building (estimate from prior years F)	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
School Bus Stops Shelters \$25,000 each	TBD			\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -

TOWN OF LOXAHATCHEE GROVES
Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

	Estimated Timeframe	2023 Budgeted (includes carryforwards)	2023 Expected	2024	2025	2026	2027	2028
Totals		\$ 2,186,000	\$ 2,274,181	\$ 2,776,800	\$ 4,493,985	\$ 3,426,575	\$ 2,392,075	\$ 1,942,075
Budgeted in Fund 305		\$ 2,178,100		\$ 2,645,800				
Amount To Be Funded		\$ 7,900		\$ 131,000	To be carried forward			
Other Road Materials and Supplies (Budgeted in Public Works)								
Road Maintenance								
Miscellaneous Annual Rock Replenishment	2024-2028	\$ 150,000		\$ 172,500	\$ 172,500	\$ 172,500	\$ 172,500	\$ 172,500
Road Rehabilitation								
North Road (millings--see paving estimate above)	2024	\$ 30,000		\$ -	\$ 69,000	\$ -	\$ -	\$ -
Berm and sod replacement	2023			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Roadway Signage (uniformity)	2023	\$ 15,000		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
		\$ 195,000	\$ -	\$ 247,500	\$ 316,500	\$ 247,500	\$ 247,500	\$ 247,500
Rental/Lease Option Machinery & Equipment (Budgeted in Public Works)								
Generator	annually			\$ 37,000	\$ 37,000	\$ 37,000	\$ 37,000	\$ 37,000
Tractor Mower	2024-2028	\$ 45,000		\$ 83,000	\$ 83,000	\$ 83,000		
Dump Truck 10-12 Tons	2024-2026		\$ 60,000	\$ 60,000	\$ -	\$ 60,000		
Roller	2024-2026		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		
Mower (Kubuta)	2022-2024	\$ 60,000	\$ 55,000	\$ 60,000				
Grader	2022-2024	\$ 50,000	\$ 49,000	\$ 50,000				
		\$ 155,000	\$ 214,000	\$ 340,000	\$ 170,000	\$ 230,000	\$ 37,000	\$ 37,000
		\$ 2,536,000	\$ 2,488,181	\$ 3,364,300	\$ 4,980,485	\$ 3,904,075	\$ 2,676,575	\$ 2,226,575

TOWN OF LOXAHATCHEE GROVES
Proposed 2023-2024 Fiscal Year Budget (FY24)

CAPITAL PROJECTS WORKSHEET

	Estimated Timeframe	2023 Budgeted (includes 2023 Expected carryforwards)	2024	2025	2026	2027	2028
Capital Funds Available For FY2024:							
State Grant	\$ 750,000						
General Fund	\$ 750,000						
Gas Tax Funds	\$ 127,550						
Surtax Funds	\$ 334,000						
Road and Drainage Funds	\$ 684,250						
Total Capital Funds Available	\$ 2,645,800						
Recommended Use of Capital Funds in FY2024:							
Road Paving Plan (<i>overlay program</i>)	\$ 1,155,750						
Road Rock Plan (<i>rebuilding of road beds</i>)	\$ 675,050						
<i>Stormwater/Roadway Drainage Improvements Plan:</i>							
Swales and Culverts	\$ 750,000						
Specific Culvert Locations	\$ 126,000						
Repair and Maintenance of Canals	\$ 50,000						
Trails System	\$ 20,000						
Total Recommended Use Of Capital Funds in	\$ 2,776,800						
Difference to be funded by carryforwards	\$ 131,000						



155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 10

TO: Town Council of Town of Loxahatchee Groves

FROM: Francine L. Ramaglia, Town Manager

DATE: September 5, 2023

SUBJECT: Discussion of RV Ordinance and Suggested Approach

Background:

In June, the Town held public input sessions for possible revisions to the RV Ordinance. The Town's planners, Kaitlyn Forbes with Transystems/SEPI, led the process and have prepared draft outlines of a proposed ordinance as well as an update memo.

They will not be able to attend the meeting on the 5th due to a conflict; however, they recommend the following approach to bring a revised ordinance forward in time for the season as planned:

A series of three working meetings on September 7th, 14th & 16th (or alternate dates) with the Council or workshops. While these are public meetings, they are not public engagement sessions. These are working sessions with the Council to build consensus, where we would work through high level specifics and narrow down to more fine-grained details throughout the process. This is all in an effort to ensure we have something *adoptable in October* rather than coming with something in October and being sent back to the drawing board at that time because we have not had a chance to review in a sunshine setting. We are trying to be proactive here, knowing there is still a lot to build consensus on, and the Council likely has very different ideas on the specifics. We did our due diligence to hear the public, but now this is an entirely new phase of the process. This is a direct back and forth with the Council. The public may provide feedback and the end of the workshop, but this is not the focus this round.

On Sept. 7th, the planners would have a PowerPoint that identifies the high-level topics that require consensus. Various solutions to consider would be identified and discussed by Council. These topics would include those addressed in the memo attached. Direction on the various issues would be given and guide further refinement.

The next workshop would build on the consensus of the first, with more refined language and concepts.



155 F Road Loxahatchee Groves, FL 33470

The third workshop would bring forward close to the final language.

Recommendation:

Direction to staff to proceed with Council working sessions with the planner on proposed (or alternate) dates.

TRANSYSTEMS

DATE: August 23, 2023
 TO: Town of Loxahatchee Groves, Town Council
 FROM: TranSystems, Consultant Planner
 Subject: RV Ordinance

The Town of Loxahatchee Groves is in the process of updating its regulations regarding Recreational Vehicles ('RVs'). To date, the Town hosted a series of public workshops to collect feedback and information regarding the resident's use of RVs, future needs, and permitting concerns. Through the update process, the Town's goal is to clarify the regulations and permitting process while acknowledging the nexus between the Town's agricultural and equine economies and RV use.

RV use is limited by the State of Florida under the State Statutes, Chapter 513 and Chapter 64E-15 of the Florida Administrative Code. RVs are further restricted by agencies such as the Health Department to reduce the risk of injury and illness. Any regulations and policies adopted by the Town must acknowledge the State and outside agency standards and may not be more permissive.

Recent workshops included discussions of annual RV permits. While certain residents supported this concept, Town Staff conducted due diligence research and note the following restrictions pertaining to RVs in a flood zone [Figure 1]. Since the entirety of the Town is within a flood zone, the Town is precluded from issuing annual RV permits.

Recreational Vehicles and Park Trailers

In Flood Zones, RVs and park trailers must:

- Be licensed and titled as an RV or park trailer (not as a permanent residence)
- Be built on a single chassis
- Must measure 400 sq.ft. or less (measured at largest horizontal projection)
- Have inflated tires and be self-propelled or towable by a light-duty truck
- Have no attached deck, porch, shed, or utilities
- Be used for temporary recreational, camping, travel or seasonal use (no more than 180 consecutive days)
- Have quick-disconnect sewage, water and electrical connectors



Camping near the water?

Ask the campground or RV park operator about flood warnings and plans for safe evacuations.

RVs and park trailers that do not meet these conditions must be installed and elevated like manufactured homes, including permanent foundations and tie-downs (see page 54).

Figure 1 - Source: Floridadisaster.org

As the Town moves forward in crafting amendments to the RV ordinance, three (3) workshops are scheduled to discuss identified issues and potential solutions. Topics of discussion will include, but may not be limited to the following:

TRANSYSTEMS

1. Permit applicability [site and/or user]
2. Available use period [limited to 179 days, per State limitations]
3. Permitting requirements and exemptions including application materials
4. Permit modifications
5. Unoccupied RVs and limitations [utility connections and temporary guests]
6. RV site standards to include location, setbacks, screening, pad design, parking etc.
7. Maximum allowances and eligible properties [not proposed to change at this time]
8. Inspections
9. Fees
10. Maintenance
11. Penalties and fines
12. Emergency temporary use, post-storm

Various concepts, considerations, and potential solutions will be offered at the workshops for feedback. Each of the three workshops will build upon the next to move toward proposed ordinance language for consideration by Town Council. Staff proposes a delayed effective date for the revised RV language to allow residents an opportunity to adjust their operations accordingly. Following these first phase amendments, the Town will address related but separate issues such as Accessory Dwelling Units and various housing typologies.

RV ORDINANCE OUTLINE [RVPP]

1. Definitions [refer to matrix of regs and how they apply across typologies/ Action items listed in matrix for other typologies – caretaker/grooms etc.]

- a. Annual Permit.
- b. Net acre.
- c. RV Inspection.
- d. RVPP.
- e. RV Site.
- f. RV Site Inspection.
- g. Seasonal Permit.

h. INSERT.

2. Permit Required

- a. Except as exempted in Sec. ____ one permit shall be required for each RV site.

3. Permit Period

- a. Seasonal RV Permit valid for 179 days from date of issuance. Code enforcement warnings may be issued if RV is found on-site within 20 days of permit expiration.
- b. Annual RV Permit valid for one calendar year from date of issuance.
- c. Upon issuance of an RVPP permit, or inspection of each subsequent RV to occupy the site, vehicle identification stickers shall be issued to the property owner. It is the property owner's responsibility to ensure that issued stickers are affixed to approved RVs parked in accordance with this program. The stickers shall be affixed to the lower left of front windshield so to be easily viewed by Town representatives during inspections of the site as well as during drive by of the property. Failure to affix stickers to RVs will invalidate the permit.
- d. A final inspection is required in accordance with Sec. _____. The purpose of this final inspection is described therein. Final inspection should be scheduled prior to the end of the 179th day so the inspection can occur prior to expiration of the permit. Sites that have not undergone final closeout inspection may be subject to fines and penalties outlined in Sec. _____.
- e. Upon expiration of the registration permit the recreational vehicle shall not remain on property, unless it meets the criteria of an Unoccupied RV, and shall be removed from the property. Any application for a new Seasonal registration permit for that property may only occur after a minimum time period of six months has expired, unless the RV site was initially used for a period of less than six months, then a permit may be issued for the time period remaining on the initial six-month time period.
- f. RVPP permits will not be issued to persons or on properties that have adjudicated code violations and unresolved penalties associated thereto.

4. Modifications to Tenant or RV During Permit Period

- a. If tenancy (tenant) of RV is modified during permit period, but RV (vehicle) remains the same, applicant shall be required to update permit application. No new permit fee or inspection required.

- b. If RV (vehicle) changes during permit period, regardless of tenancy changes, applicant shall update permit application at Town. New RV (vehicle) inspection required, as applicable.
- c. Minimum tenancy. Tenancy shall not change more than once every sixty (60) days, regardless of permit type.

5. Permit Exemptions

- a. Unoccupied RVs. A maximum of two recreational vehicles may be stored on a lot of record without a permit, provided the vehicles are routinely operated/maintained by a permanent, full-time resident of the property and are not located in any required setbacks, easements, or rights-of-way. Subject to additional requirements in [insert section – standard currently in 8.f.2.b]. A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant of the property. RVs that meet these requirements may have electricity hook-ups for the purposes of climate control.
 - i. Unoccupied recreational vehicles shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.
- b. Temporary guests. Guests visiting a residentially developed property may occupy an RV within the residential property lines for a time period not-to-exceed 14 days within a 100-day period, subject to limitation on number of occupied RV's in Sec. _____. The 14-day allowance shall apply to all guests, regardless of continuity of stay or specific guests. The Town requests a courtesy notice for any guests staying longer than seven (7) days.

6. Prohibitions

- a. RVs shall not be used for any purpose other than those expressly permitted herein. RVs shall not be permitted to be used for non-residential office space or commercial operations.

7. Permit Application Materials, Required

- a. Permit application to include the following information:
 - i. Name of property owner, address, PCN, and zoning designation of property where RV is to be located;
 - ii. Name and DOB of person(s) residing in the RV;
 - iii. A 24-hour emergency on-site contact person and contact information;
 - iv. Make, model, color, and tag number of RV;
 - v. Copy of RV registration;
 - vi. Approved permits from the Town for electrical, water, and from the Health Department for sewage disposal;
 - vii. Name and copy of signed sewage disposal contract with an approved septic vendor covering the permit period; and
 - viii. Hurricane safety statement to describe intended plan for RV residents during named storms.
- b. Sketch site plan showing RV location, availability of hook-ups and 25' setbacks from all property lines.

- i. Dimension RV site area. 1,200 SF minimum area per RV site.
- ii. Minimum 25' separation between RVs (vehicles).
- iii. Dimension distance to adjacent structures from RV site.
- iv. Automobile parking area with dimensions.
 - 1- Create generation rate for RVs. May be provided for in existing driveway or garage. If not on driveway/in garage – provide stabilized parking.
- v. Required screening per Sec. _____.
- c. Copy of BTR for rentals.
- d. Photos of subject property with directional labels.
- e. Photos of RV site area.
- f. Photos of RV, if RV is being rented by the property owner.
- g. Photos of required screening.
- h. Mailbox with separate unit # identifier?
- i. Trash

8. Allowances

- a. RVs shall be permitted in the AR district.
- b. In no instance shall a property have more than four (4) occupied RVs regardless of permit type (season or annual). Personal, unoccupied RVs owned and operated by a permanent, full-time resident of the property shall not contribute to this maximum.
- c. RVs may be used for the purposes of caretakers or grooms, in which case, supplemental caretaker and groom's quarter standards in Sec. ____ shall not apply.
- d. RV occupancy shall not exceed the maximum sleeping capacity as measured by beds (including fold-out beds). Assuming each bed NTE 2 people except for twin sized beds, NTE 1 person.
- e. Annual Permit
 - i. Maximum of (1) RV Site permit issued per bona fide agricultural property for purposes of caretaker or groom's quarters. Entirety of property shall be designated as bona fide ag. Refer to Table 1.
- f. Seasonal Permit
 - i. RV sites must be located on one of the following:
 - 1- A homesteaded residential property without primary agricultural use.
 - a. Maximum number of RV sites as shown in Table 1.
 - 2- A parcel with a primary bona fide agricultural use.
 - a. Maximum number of RV sites as shown in Table 1.
- g. Maximum number of RVs shall apply to adjacent properties under common ownership, control, or operation as determined by the town manager. Similarly, an adjacent property under corporate ownership shall not have a common property owner. For example, a 10 acre property may not be subdivided into two 5 acre parcels and be awarded the maximum allowance per parcel unless it is demonstrated that each adjacent parcel is under separate ownership, control, and function. In an

instance where this is not demonstrated, the maximum allowance may be distributed across all properties or applied to one.

- h. Combination of various typologies. Where a subject property has various permitted living typologies, other than a single-family residence, the combination of permitted dwellings shall not exceed four (4) per property, subject to limitations in Table 1. This restriction shall apply to: Seasonal RV Permits, Annual RV Permits, Accessory Dwelling Units, Groom’s Quarters, Caretaker’s Quarters, and Guest Cottages.
 - i. By way of example: Property A, measuring 12 net acres could be permitted (1) accessory dwelling unit, one (1) annual RV permit, and two (2) seasonal RV permits. Each typology subject to specific regulations.

TABLE 1: Maximum RV Allowances

	Less than 1 net acre	1- 2 net acres	2 – 5 net acres	5 - 10 net acres	10 + net acres
Seasonal RV Maximum (homesteaded residential property w/o primary agricultural use)	0	1	2	2	4
Seasonal RV Maximum (primary agricultural use)	0	1	2	3 or 4?	4
Annual RV Maximum	0	1 (do we need to allow here, or require higher min. acreage?)	1	1	1

9. Location and Screening

- a. RV sites shall not be permitted within a required yard.
- b. Minimum separation between RVs (Vehicles): 25 feet.
- c. Minimum RV site size: 1,200 SF.
- d. RV site not permitted closer than 200 feet to barns, pens, or similar structures.
- e. Perimeter screening. To be provided along subject property line (side and rear) or RV site boundaries (parallel to subject parcel’s side and rear property lines).

- i. Subject parcel required to provide opaque screening from the ground to a height of 8 feet (as measured from grade). A semi-opaque screening shall be provided from a height of 8 feet to 12 feet.
 - 1- Length of screening. Screening to be provided entire length of RV site and extend a minimum distance of 50 feet from boundaries of RV site.
- ii. Screening requirement eliminated if RV site is entirely screened by intervening building.

10. Fees

- a. Application fee per RV site [Seasonal fee \$350/Yearly fee \$500]
 - i. Re-inspection fee (in cases of an RV change over or required bi-annual inspection) - \$50
- b. Closeout deposit [\$250] -refundable if found compliant with Sec. _____.
- c. The permit fee is a flat rate per RV for the entire period regardless of number of days used and is not prorated.

11. Required Inspection

- a. RV Site and RV Inspections required prior to permit issuance.
 - i. *General.* Property owner(s) agree to allow Town representatives access to the property, to conduct inspections relating to the RVPP at any given time, without prior notice. By submitting an application, the property owner acknowledges the Town has the right to inspect the property to verify compliance with the permit, and that a failure to allow such inspection will invalidate the permit and require that the RV be removed immediately. Property owner may also be subject to Code Compliance actions as a result.
 - ii. *Subject Site Inspection.* Inspector to review proper location, screening, number of sites, electric/sewage hookups etc.
 - iii. *RV Inspection.* Ensure electricity works, water runs, toilets flush, smoke detectors. Only required if RV is owned/operated by permit applicant/property owner. Not intended to apply to people bringing their own RV to an RV site. RV site still required to be inspected.
- b. Closeout inspection – make sure RV site is cleaned up (trash, sewage etc.). RVs are gone. Hook ups eliminated if necessary. If completed and passed within required timeframe, closeout deposit refunded.

12. Utility Connections and Waste Disposal

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

- d. Trash - ?? Allow for proof of private waste hauler or dumpster etc.
- e. See language below for potential inclusion:

4. Seasonal and Commercial Placement of Recreational Vehicles on Individually Owned Lots.

Subject to the prohibition on permanent use in paragraph 2 above, an owner of real property in the City of Wewahitchka is permitted to personally use or allow others to use (through express permission or commercial rental) one Recreational Vehicle per lot. For the purposes of this ordinance a lot is defined as a parcel of land being identified by the Gulf County Property Appraiser with a single property ID, regardless of zoning.

Under this provision, Recreational Vehicles are not required to be connected to electrical, water, or sewer services so long as the Recreational Vehicle uses a self-contained disposal system and wastewater is disposed of by a licensed and bonded wastewater hauler or taken to a licensed wastewater receiving station. Wastewater includes greywater discharges. The City may require proof of disposal method(s) used.

Any electrical service connection to a recreational vehicle shall be done lawful, safe and secure manner in accordance with the manufacturer's specifications, applicable Florida Building Code.

Any potable water and/or sewer connection to a recreational vehicle must be completed under the regulations and inspection of the Public Works Department and must have the required backflow protection device installed prior to use. For discharges into the City sanitary sewer system, the use of chemical wastewater treatment in the Recreational Vehicle is expressly prohibited.

13. Maintenance

- a. Refer to Article 45.
- b. Unoccupied recreational vehicles shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.

14. Penalties and Fines

- a. The Town will rely upon required inspections and code enforcement to maintain the Town's safety, desired character, and aesthetics.
- b. Properties in violation of adopted regulations may be subject to daily fines, additional permit fees, and may be exempt from permit issuance.
- c. To encourage compliance:
 - i. If permit issued *and* no code citations that year, only need annual inspection at beginning of each year. Consider **Reduced fee next year – 20% reduction or no deposit due next year?**
 - ii. If permit issued but owner is code enforced, subject to bi-annual inspections the next year rather than annual ahead of permit issuance [**\$50 re-inspection fee required for supplemental inspection**].
 - iii. If code enforced, and no permit, **- pay after the fact permit and pay 2X all fees. if second time enforced – immediately remove with no opportunity for after the fact permit with fines accruing. Use permanent and irreparable harm rates – much higher \$5k/day vs. \$500/day.** “Create burden on code enforcement” – extra fine?

15. Emergency Temporary Use.

- a. Allowance during storm?

16. RV Use During Active Construction.

- a. Refer to Sec. _____. Replace construction trailer provisions?

17. Effective date

- a. Ordinance No. ____ shall be effective April 1, 2024.

[review comp plan for compliance]

	DEFINITION	ALLOWANCE	NOTES
RVs	<p>A vehicle, including a park trailer, which is: [see in section 320.01, Florida Statutes]</p> <p>(1)Built on a single chassis;</p> <p>(2)Four hundred square feet or less when measured at the largest horizontal projection;</p> <p>(3)Designed to be self-propelled or permanently towable by a light-duty truck; and</p> <p>(4)Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.</p>	Sec. 20-050: Recreational Vehicles	<ol style="list-style-type: none"> 1. Need to amend entire section. 2. Update 20-050.A to include primary agricultural use. Currently only allows on residential properties. 3. Why 179 days and not 180 in permit like everywhere else?? What happens at 180 days? 4. Permit app indicates a max of 2 personal RVs on site – not reflected in code . . . 5. No parking standard. Require? 6. Does definition cover all intended types? 7. Does #4 from definition pose issues for yearly permit?? Do we need to limit maximum tenancy for one tenant?

<p>Caretaker Quarters</p>	<p>A dwelling that provides housing for a person who is employed to maintain, repair and protect the property on which the dwelling is located.</p>	<p>Allowed as accessory <i>use</i> in AR. ADU standards do not apply.</p> <p>Sec. 20-010 -Caretaker's quarters are permitted on parcels with a bona fide agricultural use.</p>	<ol style="list-style-type: none"> 1. Accessory use, not ADU, ADU is separate. Not subject to size limitations. If regs are desired, need to add. 2. Defined as a dwelling unit. 3. Allow on a bonafide ag property. 4. Allow as part of an ag building like a barn loft. 5. Allow within an RV. 6. Allow as an ADU. 7. No parking standard. Required?
<p>Grooms Quarters</p>	<p>NA. Need definition.</p>	<p>Allowed as accessory <i>use</i> in AR. ADU standards do not apply.</p> <p>Sec. 20-010: Groom's quarters are permitted on parcels where there are equestrian uses and a stable with six or more stalls.</p>	<ol style="list-style-type: none"> 1. Define term. 2. Accessory use, not ADU, ADU is separate. Not subject to size limitations. If regs are desired, need to add. 3. Allow on a bonafide ag property with primary equestrian use. 4. Allow as part of an Ag. building like a barn loft. Define as dwelling to require full kitchen etc.? 5. Allow within an RV. 6. Allow as an ADU.

			7. No parking standard. Require?
Construction Trailers	Not defined. See "Trailer"	<p>Sec. 20-010: One construction trailer may be placed on a plot for a period of time not to exceed one year during active construction of a permanent dwelling to serve as temporary living quarters for the owners of the home under construction. Construction trailers shall also be subject to the following standards.</p> <p>(1)<i>Location.</i> The construction trailer shall be in compliance with all setback requirements.</p> <p>(2)<i>Permit issued.</i> No construction trailer shall be placed upon any such property until a building permit for construction of the dwelling has been issued. The permit shall be posted in such a manner that it can be observed from the exterior of the construction trailer.</p> <p>(3)<i>[Removal.]</i> The construction trailer must be removed from the property upon completion of the permanent dwelling or other principal building(s) or at the end of the one year period, whichever occurs first. The Town Manager may grant one extension of a maximum six months, upon petition from the property owner, provided the petition demonstrates unexpected hardship, and steady construction progress such that construction can reasonably be completed within the six month extension period. A decision of the Town Manager to deny the request</p>	<p>1. Revise to eliminate allowance for sleeping, or change term used for this section.</p> <p>2. Define term.</p>

		<p>for extension may be appealed to the Town Council subject to the requirements of Article 145, "Administrative Appeals."</p> <p>Sec. 30-010: Institutional District. One construction trailer (including mobile homes) may be placed on a plot within a nonresidential development subject to the following standards.</p> <p>(1)<i>Location.</i> The construction trailer shall be in compliance with all setback requirements.</p> <p>(2)<i>Permit issued.</i> No construction trailer shall be placed upon any such property until a building permit for construction of the principal building has been issued. The permit shall be posted in such a manner that it can be observed from the exterior of the construction trailer.</p> <p>(3)<i>[Removal.]</i> The construction trailer must be removed from the property upon completion of the principal building(s) or at the end of the one year period, whichever occurs first. The Town Manager may grant one extension of a maximum six months, upon petition from the property owner, provided the petition demonstrates unexpected hardship, and steady construction progress such that construction can reasonably be completed within the six month extension period. A decision of the Town Manager to deny the request for extension may be appealed to</p>	
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		the Town Council subject to the requirements of Article 145, "Administrative Appeals."	
Accessory Dwelling Unit (ADU)	An accessory dwelling unit located on the same lot as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and provisions for sanitation and sleeping.	<p>Sec. 20-010: One accessory dwelling unit is permitted per parcel of land subject to the following standards:</p> <p>(1)<i>Parcel size.</i> Parcels shall be five acres or greater.</p> <p>(2)<i>Maximum floor area.</i> Accessory dwelling units shall contain no greater than 1,200 square feet of livable, floor space.</p> <p>(3)<i>Ownership.</i> The accessory dwelling unit shall remain accessory to and under the same ownership as the principal dwelling.</p> <p>(4)<i>Electric utilities.</i> Both the principal single family dwelling and the accessory dwelling shall be connected to the same electric utility meter.</p> <p>(5)<i>Compatibility.</i> An accessory dwelling unit shall be architecturally compatible in character and subordinate in size to the principal dwelling unit.</p> <p>Parking: 1 space/unit</p>	<p>1. Allow for Caretaker's and Grooms quarters to be ADUs. However, don't need to be. Could be supplemental to an ag building (like loft to a barn).</p>
Accessory use	A use naturally and customarily incidental, subordinate, and subservient to the principal use of the premises, and located on the same plot as the principal use. The area of an accessory		

	use shall be subordinate to that of the principal use.		
Guest Cottage	A structure or any part of a structure ancillary to a detached single-family dwelling unit, excluding mobile homes, and located on the same plot as the principle dwelling unit, that is occupied in whole or in part as the temporary residence or living quarter of one or more persons. This definition shall include any such living quarter that is connected to the principal dwelling unit by an open or enclosed breezeway or other structure that serves to merely connect the guest quarter to the principal dwelling, as contrasted with a customary home addition that is physically and functionally integral to the principal dwelling.	<ol style="list-style-type: none">1. Addressed in parking regs – not identified as a permitted use/accessory use etc. in zoning regs. 1 space required.	<ol style="list-style-type: none">1. Address kitchens specifically? Includes reference to temporary residence or living quarter which implies a kitchen can be included . . .2. Intended to be separate from ADUs and restrictions?3. Address as permitted accessory use in AR.4. Eliminate?? Only have ADU??

Other Types of Dwelling Units + Definitions

	Definition	Regulations
Dwelling	Any building, or part thereof, occupied in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently.	
Dwelling Unit	A room or group of rooms not less than 400 square feet in total floor area, with direct access from the outside of the building or through a common hall, which includes independent and complete kitchen and sanitary facilities designed to provide complete, long-term living accommodations exclusively for one family, and which have no access to another dwelling unit or are designed in such a manner that access to another dwelling unit may be eliminated by closing or sealing interior doorways or openings.	
Single Family Dwelling Unit	A freestanding dwelling unit, sharing no walls with another dwelling unit, having all habitable areas within the building accessible from the interior of the building. Single-family dwellings shall not include trailer mobile homes, rooming or boarding houses, or dormitories, fraternities and sororities.	
Multi-family Dwelling Unit	-	-
Mobile Home	Not a defined term.	Term used in parking regs. 2 spaces/mobile home.
Trailer	A manufactured structure inspected, approved and licensed by the State of Florida Department of Motor Vehicles, constructed so as to permit occupancy thereof as sleeping or living quarters, or use for storage or conveyance for tools, equipment or machinery on a construction site, and so designed that it is or may be mounted on wheels and conveyed on highways and streets, propelled or drawn by other motive power from one location to another.	

<p>Manufactured Home</p>	<p>A residential unit, commonly referred to as a mobile home constructed to standards promulgated by the United States Department of Housing and Urban Development (HUD), as indicated by the presence of a HUD plate or sticker. (Ref: F.S. 553.36(14).</p>	<p>Sec. 20-010.</p>
<p>Modular Home</p>	<p>A closed structure, building assembly, or system of assemblies which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished residential building or as part of a residential building. The Florida Building Code and the Florida Fire Prevention and Life safety Codes shall be the minimum construction requirements governing the manufacture, design, construction, erection, alteration, modification, repair, and demolition of manufactured buildings. The Florida Department of Business and Professional Regulation, as evidenced by an insignia attached to the structure, certifies that the modular or factory built structure is in compliance with the Manufactured Building Act (Florida Statutes Chapter 553, as amended). (Ref: F.S. 553.36(13) and F.S. 553.355).</p>	<p>AR District: Permitted subject to Section 80-65</p>
<p>Bed and Breakfast</p>	<p>An owner-occupied and operated detached dwelling unit, other than a hotel, rooming house or boarding house, where sleeping accommodations without individual food preparation facilities, are provided for transient guests, with at least one meal per day prepared within a centralized kitchen for guests included for a nightly fee, and which does not utilize outside services or employees, except for those customarily found in single-family residential neighborhoods such as housekeeping and landscape maintenance. Bed and breakfasts accept reservations directly on the premises and advertise themselves as bed and breakfasts.</p>	<p>No references in zoning regs.</p>
<p>Boarding or Rooming House</p>	<p>An establishment providing transient lodging for a nightly fee that is not a hotel or bed and breakfast dwelling.</p>	<p>No references in zoning regs.</p>



155 F Road Loxahatchee Groves, FL 33470

Agenda Item #11

TO: Town Council of Town of Loxahatchee Groves
FROM: Mario M. Matos, Assistant Public Works Director
VIA: Francine L. Ramaglia, Town Manager
DATE: September 5, 2023
SUBJECT: Update on Canal Restoration and Roads

Background:

The Public Works Department's staff has been tasked with repairing various roads and restoring canal banks that were damaged by storm Nicole or by paving projects. Mr. Matos will be giving an update on these projects.