



**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL MINUTES OF COUNCIL WORKSHOP/SPECIAL MEETING  
DECEMBER 17, 2019**

*Meeting audio available in Town Clerk's Office*

**CALL TO ORDER**

Mayor Shorr called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Shorr led the Pledge of Allegiance.

**MOMENT OF SILENCE**

There was a Moment of Silence.

**ROLL CALL**

Mayor Robert Shorr, Vice Mayor David DeMarios, Councilmembers Laura Danowski, Lisa El-Ramey and Phillis Maniglia, Town Manager James Titcomb, Town Attorney R. Brian Shutt and Town Clerk Lakisha Burch.

**ADDITIONS/DELETIONS/MODIFICATIONS OF AGENDA**

Councilmember Maniglia asked could an item be added to the agenda as item 7 Ordinance 2016-09 for discussion.

**Motion was made by Councilmember Maniglia seconded by Councilmember Danowski to add item #7 Ordinance 2016-09 for discussion to the agenda; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor DeMarios, Councilmembers Danowski, El-Ramey and Maniglia. Motion passed unanimously.**

Councilmember El-Ramey asked if item number 2 could be pulled from the agenda. There was discussion among the Council and Town Staff. After discussion it was concluded that item 2 would be discussed after item number 6 and the Ordinance 2016-09 would become item 2 b. but discussed prior to hearing item 2.

**Motion was made by Councilmember El-Ramey seconded by Councilmember Maniglia to move item 2 to be discussed and heard after item 6 on the agenda. To have Ordinance 2016-09 be heard prior to discussing item 2; it was voted as follows: Ayes: Mayor Shorr, Vice**

**Mayor DeMarios, Councilmembers Danowski, El-Ramey and Maniglia. Motion passed unanimously.**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

The public is encouraged to offer comments on any non-agenda item. Generally, remarks by an individual will be limited to one time, up to three minutes or less. The Mayor or presiding officer has discretion to adjust the amount of time allocated.

There were public comments made by the following: Dorian Baxter, Marge Herzog, Ron Jarriel, Ken Johnson and Todd McLendon.

**PUBLIC HEARING-QUASI JUDICIAL**

**1. Groves Town Center PUD Site Plan Requested Modifications**

Town Attorney Brian Shutt explained what the meaning of Quasi-Judicial and swore all those wanting having to speak on the above item.

Matt Barnes representative for Grove Town Center presented the item to Town Council. Bradley Miller also a representative for Grove Town Center presented a PowerPoint presentation to the Town Council displaying changes that was asked at the previous Town Council meeting.

Councilmember Maniglia stated that she was happy that the wetlands have been left and asked what kind of trees would be planted. Mr. Miller responded with the landscape design.

Councilmember El-Ramey asked that an explanation be given regarding the pond. She also stated that people on Collecting deserves a buffer. Mr. Barnes responded to Councilmember El-Ramey's question and concerns.

Councilmember Danowski asked what is included in ~~intuitional~~ and she also asked on Southern can you turn left. Mr. Barnes responded to her questions as well.

Mayor Shorr asked questions regarding migration of trees and intuitional with 128 beds and Councilmember Danowski asked about speed control on D and Tangerine.

James Fleishmann, Planning Consultant for the Town presented item to the Town Council regarding Ordinance 2019-08. Councilmember Maniglia stated that parcel 3 is an issue. Councilmember Danowski asked about section B item 8. Councilmember El-Ramey asked about page 7 and page 20. Councilmember Maniglia asked about putting in a fountain in lake area.

There were public comments made by the following: William Bell, Ken Johnson, Todd McLendon and Marianne Miles.

Councilmember Maniglia also asked about invasive spies and dry retention pond. There was discussion among Town Council and Mr. Barnes.

Town Attorney Shutt read Ordinance 2019-08 into the record.

**Motion was made by Vice Mayor DeMarios seconded by Councilmember Danowski to approve Ordinance 2019-08 on First Reading including the Conceptual Master Plan dated November 26, 2019 and Condition of Approval, as presented in attachment 2, trail head and fencing, remove E 9 and full report from Town Engineers; it was voted as**

**follows: Ayes: Mayor Shorr, Vice Mayor DeMarios, Councilmembers Danowski, El-Ramey and Maniglia. Motion passed unanimously.**

**Meeting reconvened at 8:40 p.m.**

**Councilmember DeMarios stated that if Town Council did not have any issues with Mr. Peters, Director of Public Works being dismissed from the remaining of the meeting. There was a consensus that Mr. Peters could leave.**

**2. 444/556 B Road (Briar Project) \*\*\* moved to be heard after item 6.**

**a. Ordinance 2016-19**

Councilmember Maniglia spoke about Ordinance 2016-19 stating that this Ordinance only affected two properties the one that was before Town Council and Red Clover Nursey. Councilmember Maniglia stated that this is setting a precedence and stated her concerns. Councilmember Maniglia asked Mr. Fleishmann, Town Planning Consultant questions. Mr. Fleishmann responded to Councilmember Maniglia. Councilmember Maniglia asked that Ordinance 2016-19 be changed by Town Council. Town Attorney Shutt responded to Councilmember Maniglia's concern. Councilmember Danowski asked what the meaning of a private initiated Ordinance is. Town Attorney Shutt responded to Councilmember Danowski's question. Councilmember DeMarios asked Mr. Fleishmann about the approval of Grove Town Center. There was discussion among Town Council.

**Motion was made by Councilmember El-Ramey seconded by Councilmember Maniglia to pull the item from the agenda and discussed later; it was voted as follows: Ayes: Councilmember El-Ramey and Maniglia. Nye: Mayor Shorr, Vice Mayor DeMarios and Councilmember Danowski. Motion failed 2-3.**

Town Attorney Shutt read Ordinance 2019-12 into the record.

Alfred Malefatto of Lewis, Longman & Walker attorney for the applicant presented the item to the Town Council. Mr. Malefatto also stated that Project Planner Josh Nichols would also be presenting to Town Council. Mr. Nichols update Town Council on the outcome of what the LPA granted from the December 10, 2019 LPA meeting and the new asking of an additional 9000 ft. from the applicant, so the new asking would be about 30000 ft.

Councilmember Maniglia asked are the stables are leased now. She also asked about the retail store, permits and any issues with permits. Mr. Malefatto responded to her questions. Councilmember Maniglia asked what the LPA offered. Mr. Malefatto also responded. She then continued to express her concerns.

Councilmember El-Ramey asked about the MLU and processed to ask additional questions to Mr. Fleishman. Mr. Fleishman addressed all of Councilmember El-Ramey's questions and concerns. There was discussion among Councilmember El-Ramey and Mr. Fleishmann.

Councilmember DeMarios address the Town Council.

James Fleishman, Town Planning Consultant presented the item to the Council by stating the proposed Comprehensive Plan Amendment Application CPA 2019-02 (444/556 B Road) was brought before the Local Planning Agency on December 10, 2019 for recommendation to go before the Town Council. Mr. Fleishman recommended that the Town Council review Local Planning Agency's recommendation and make a final decision. Councilmember Maniglia asked why Mr.

Fleishman would approve this recommendation. Mr. Fleishman responded that he has been dealing with this matter for about 3 years and he has visited the site and stated that about 90% of the property is already been operating as such.

Councilmember Danowski asked when did the applicant purchase the property and what was his intent for purchasing the property. Mr. Briar, owner of 446/556 B Road, responded to Councilmember Danowski's question stating that he purchased the property in 2004 and when he came to Loxahatchee Groves he saw where it was a Rural/Equestrian town and he wanted to be able to have an equestrian stables and horses and stated he then went to the county and applied for a business license before the Town was incorporated and he was approved. He continued to address the Town Council. There was discussion among Town Council and Mr. Briar. Mayor Shorr asked if this property was zoned as commercial low will all the building have been torn down and new permit structure built. Mr. Nichols, Mr. Briar and Mr. Malefatto responded to Mayor Shorr's question. There was further discussion among the Town Council, applicant and his representatives.

Councilmember Danowski asked where the two properties up for sale. Mr. Briar responded stating that they are up for rent for the season.

There were public comments made by the following: William Bell, Nina Corning, Ron Jarriel and Ken Johnson.

Councilmember Maniglia and Councilmember DeMarios addressed the Council with their statements regarding this item.

**Motion was made by Councilmember DeMarios to pass Ordinance 2019-02 with the language in the Ordinance. Motion failed for a lack of second.**

**Motion was made by Councilmember El-Ramey seconded by Councilmember Maniglia to deny Ordinance 2019-02; it was voted as follows: Ayes: Mayor Shorr, Councilmembers Danowski, El-Ramey and Maniglia. Nay: Councilmember DeMarios. Motion passed 4-1.**

#### **PUBLIC HEARING**

3. Approval of Resolutions of Intent to Use Uniform Method of Collection for Non-Ad Valorem Assessments under Florida Statutes Chapter 197.3632

- a. Resolution 2019-68
- b. Resolution 2019-DD12

Chris Wallace of Munilytics presented the item to the Town Council and gave explanation regarding the Resolutions.

Councilmember El-Ramey expressed her objections regarding Resolution 2019-68 regarding taxing residents in additional ways. Mr. Wallace responded to Councilmember El-Ramey's concerns. There was discussion among Councilmember El-Ramey and Mr. Wallace and Town Staff. Assistant Town Manager Ramaglia stated this is a housekeeping item addressing Councilmember El-Ramey's concern.

There were public comments made the following: William Bell and Nina Corning.

**Motion was made by Councilmember Danowski seconded by Councilmember Maniglia to approve Resolution No. 2019-68 authorizing the Town to collect Non-Ad Valorem assessment for , but not limited to, provision of improvements including construction, maintenance and**

resurfacing of public roads/trails and associated drainage, acquisition/maintenance of right of way, drainage/erosion control, maintenance and restoration of canal and canal banks, stormwater management, and such other lawful purposes which the Town is empowered to provide; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor DeMarios, Councilmembers Danowski and Maniglia. Nye: Councilmember El-Ramey. Motion passed 4 to 1.

Motion was made by Board Supervisor Maniglia seconded by Board Supervisor Danowski to approve Resolution No. 2019-DD12 authorizing the District to collect Non-Ad Valorem assessments for, but not limited to, providing maintenance and restoration of canals and canal banks, drainage and erosion control, improvement including public roads/trails construction, maintenance and resurfacing and associated drainage, and of right of way acquisition and maintenance, stormwater management and other lawful purposes, and such other lawful purposes which the District is empowered to provide; it was voted as follows: Ayes: Chair Shorr, Treasure Danowski, Board Supervisors DeMarios, El-Ramey and Maniglia. Motion passed unanimously.

#### **REGULAR AGENDA**

##### **4. Approval of Resolution No. 2019-DD13 Early Retirement of OGEM Loan.**

Francine Ramaglia, Town Assistant Manager presented the item to Town Council. There was discussion among Ms. Ramaglia and Town Council.

There were public comments made by the following: William Bell, Ron Jarriel and Todd McLendon.

Motion was made by Board Supervisor DeMarios second by Board Supervisor Maniglia to approve Resolution No. 2019-DD13 authorizing early retirement of OGEM principal with available resurfacing funds of \$340,000; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor DeMarios, Councilmembers Danowski, El-Ramey and Maniglia. Motion passed unanimously.

#### **DISCUSSION/WORKSHOP**

##### **5. Discussion of Draft copy of HR Personnel Manual**

Town Manager Titcomb presented the draft copy of the HR Personnel Manual to Town Council. Town Manager Titcomb asked that the Council to review and give any comments regarding the HR Personnel Manual.

Councilmember Maniglia and Vice Mayor thanked Town Manager Titcomb for bringing forth the policy.

##### **6. Discussion of Draft copy of Purchasing Policy**

Assistant Town Manager Ramaglia presented the draft copy of the Purchasing Policy to the Town Council and explained changes that have been done to the policy. Ms. Ramaglia also gave the steps that will be taken regarding the policy and stated that a final draft will be presented to Town Council. Town Attorney Shutt also commented about the policy.

Councilmember Maniglia asked about the District purchasing equipment from private individual. Mr. Ramaglia responded to her question.

Mayor Shorr also asked about the 3 bids. Ms. Ramaglia responded to the Mayor's concern.

**Meeting was recessed at 8:33 p.m.**

**Town Councilmembers Comments**

Councilmember Danowski stated that she attended the Palm Beach Transportation Meeting and what was discussed such as the Long-term Transportation Planning (LRTP). She then gave data that was given at this meeting. She stated that she would like the Town Council to think about how Okeechobee can benefit us as a town. There was discussion among the Town Council. She wished everyone a Happy New Year.

Councilmember El-Ramey gave a hand-out for upcoming workshop discussions for the upcoming Workshop meetings. She also spoke about the Town's Comprehensive Plan. Mr. Titcomb stated that this is available electronically. She also asked about a joint meeting with ULDC and wished everyone Happy Holidays.

Councilmember Maniglia asked about an update on the website. She stated that she feels this current Town Council work well together and look forward to going to Tallahassee. She wanted all to know that their voices are being heard. She thanked everyone and wished all Happy Holidays.

Vice Mayor DeMarios thanked Town Staff and Town Council for the hard work that they have done and wished all a Happy New Year.

Mayor Shorr spoke about speed bumps and wanted other Councilmembers to input on the matter. There was discussion among Town Council. Mayor Shorr asked if there could be a consensus from the Council to have Town Attorney and Town Engineer to investigate this matter. Mayor Shorr wished all a Happy Holiday.

**Town Staff Comments**

Town Manager Titcomb spoke about the B Road meeting and speed bumps. He also stated that he has spoken to law enforcement regarding speeding in that area. He also stated that he has been speaking with PBSO. He spoke to the matter of the website, IT provider to bring forth at the January 7<sup>th</sup> meeting. Mayor Shorr asked will the streaming/closed caption be available on the website. Mr. Titcomb responded to Mayor Shorr's question. Councilmember El-Ramey asked will there be a link to go to You-tube for older meeting and will it be on the website. Mr. Titcomb also wished all Happy Holidays and thanked the Town Council. Mr. Titcomb also spoke about the temporary help that has been bought in to help in the Building department.

Town Attorney Shutt wished all Happy Holidays and stated he as enjoyed working with staff.

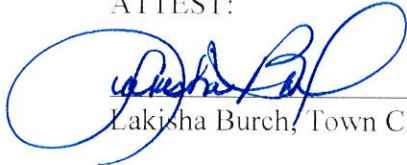
Town Clerk Burch stated that Ms. Judy Baran wanted to thank Town Council for her Panther Ridge sign. Town Clerk Burch also asked Councilmember El-Ramey for clarification regarding topics of the upcoming Workshop meetings and is there a consensus or would the Council let her know what topics to be discussed, it was stated that Town Council would let the Town Clerk know what topics they would like to be on the Workshop agenda. Town Clerk Burch also thank everyone and wish everyone Happy Holidays.

**Adjournment:**

There being no further business the meeting adjourned at 10:30 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

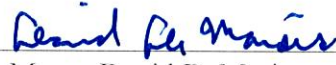
ATTEST:

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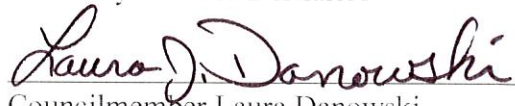
Lakisha Burch, Town Clerk

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Mayor Robert Shorr

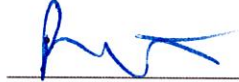
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Vice Mayor David DeMarios

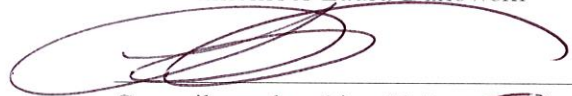
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Councilmember Laura Danowski

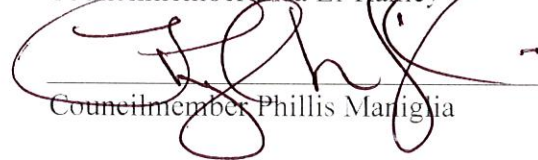
APPROVED AS TO LEGAL FORM:

A blue ink signature of R. Brian Shutt, consisting of a stylized 'R' and 'S'.

R. Brian Shutt, Town Attorney

A blue ink signature of Councilmember Lisa El-Ramsey, written in a cursive style.

Councilmember Lisa El-Ramsey

A blue ink signature of Councilmember Phillis Mariglia, written in a cursive style.

Councilmember Phillis Mariglia