



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL
COMMUNITY DISCUSSION
MEETING MINUTES
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, August 5, 2025**

CALL TO ORDER

Mayor Kane called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENCE

Mayor Kane led the Pledge of Allegiance followed by a moment of silence.

ROLL CALL

Mayor Anita Kane, Vice Mayor Margaret Herzog, Councilmember Paul Coleman, Councilmember Lisa El-Ramey, Councilmember Todd McLendon, Town Manager Francine Ramaglia, Town Attorney Glen Torcivia (via Zoom), Public Works Superintendent, and Project Coordinator Jeff Kurtz were present.

OPEN DISCUSSION

Mary McNicholas provided an update regarding the Northlake Boulevard closure, noting that the Town and surrounding community have coordinated effectively to ensure a smooth transition. She thanked the Public Works Director and Town Manager for the assistance and stated that the construction project is progressing on schedule. Ms. McNicholas reported that there were a couple of minor accidents at Southern Boulevard and C Road, and at Southern Boulevard and D Road which may have been weather-related. She indicated that traffic is moving well despite the high volume, referring to the current flow as streamlined congestion. She invited anyone with questions or concerns to speak with her following the meeting.

Robert Austin addressed the Town Council regarding ongoing concerns with the increased number of occupied RVs, illegal apartments, and non-residential uses within single-family residential areas. He expressed frustration that these issues have persisted for years without meaningful resolution and appear to be worsening. Mr. Austin stated that numerous recreational vehicles and tiny homes are now occupied year-round throughout the Town, often advertised on social media for full-time rental, contrary to the original intent of allowing limited, equestrian-related occupancy during season. He also referenced illegal apartments still operating at full capacity and actively recruiting new tenants online.

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He emphasized that such uses would not be permitted in other municipalities and urged the Town to enforce restrictions on year-round RV occupancy, foreclose on chronic violators, and limit permits to legitimate equestrian-season applicants. Mr. Austin further expressed safety concerns, citing incidents of strangers photographing children, and stated that some residents have resorted to keeping their garages closed and dogs on guard for protection. He concluded by urging the Town to take stronger enforcement action to restore safety and residential integrity in the community.

Victor Lehto expressed appreciation for the update provided by Mary McNicholas regarding the Northlake Boulevard closure and acknowledged the coordinated efforts between the Town, public works, and surrounding agencies. He commended the cooperation that had contributed to maintaining traffic flow and ensuring safety during the project. Mr. Lehto emphasized the importance of continued communication between the Town and residents throughout the construction period and expressed confidence that the project would be completed on schedule. He thanked staff and law enforcement for their active involvement and responsiveness to community concerns.

ADJOURNMENT

There being no further business before the Council, Mayor Kane adjourned the meeting at 6:10 PM.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Signed by:
Valerie Oakes
Town Clerk

Signed by:
Anita Kane
Mayor Anita Kane, Seat 3

Signed by:
Margaret Herzog
Vice Mayor Margaret Herzog, Seat 5

Signed by:
Todd McLendon
Councilmember Todd McLendon, Seat 1

Signed by:
Lisa El-Ramey
Councilmember Lisa El-Ramey, Seat 2

Signed by:
Paul T. Coleman II
Councilmember Paul T. Coleman II, Seat 4



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING MINUTES
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, August 5, 2025**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor Kane called the meeting to order at 6:20 PM

PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENCE

Mayor Kane led the Pledge of Allegiance followed by a moment of silence.

ROLL CALL

Mayor Anita Kane, Vice Mayor Margaret Herzog, Councilmember Paul Coleman, Councilmember Lisa El-Ramey, Councilmember Todd McLendon, Town Manager Francine Ramaglia, Public Works Superintendent Craig Lower, Town Attorney Glen Torcivia (via zoom), and Project Coordinator Jeff Kurtz were present.

ADDITIONS, DELETIONS AND MODIFICATIONS

Mayor Kane called for any additions, deletions, modifications or approval of the agenda.

**MOTION: COUNCILMEMBER MCLENDON/COUNCILMEMBER COLEMAN
MOVED TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED
UNANIMOUSLY (5-0).**

Councilmember El-Ramey requested to pull Consent Agenda Item Nos. 1, 2, 5, and 9 for discussion.

**MOTION: COUNCILMEMBER MCLENDON/COUNCILMEMBER COLEMAN
MOVED TO APPROVE THE CONSENT AGENDA WITH MODIFICATIONS.
MOTION PASSED UNANIMOUSLY (5-0).**

Public comment received from Brian McNeil. Town Council discussion ensued.

MOTION: VICE MAYOR HERZOG/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE AGENDA WITH CONSENT AGENDA ITEMS NO. 1, NO. 2, NO. 5, AND NO. 9 PULLED FOR DISCUSSION. MOTION PASSED UNANIMOUSLY (5-0).

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments can be found within the August 5, 2025 Community Discussion Minutes.

CONSENT AGENDA

1. Consideration of Approval on ***Resolution No. 2025-62***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING ARLENE WHITE TO THE BOARD OF LOXAHATCHEE GROVES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Item No. 1 pulled for discussion.

MOTION: COUNCILMEMBER _____ MCLENDON/COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2025-62. MOTION PASSED (4-1 with COUNCILMEMBER EL-RAMEY DISSENTING.)

2. Consideration of Approval on ***Resolution No. 2025-63***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE TOWN CLERK'S OFFICE POLICY AND PROCEDURES FOR PUBLIC RECORDS REQUESTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Item No. 2 pulled for discussion.

MOTION: COUNCILMEMBER _____ EL-RAMEY/COUNCILMEMBER MCLENDON MOVED TO APPROVE RESOLUTION NO. 2025-63. MOTION PASSED UNANIMOUSLY (5-0).

3. Consideration of Approval on ***Resolution No. 2025-64***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AUTHORIZING THE PAYMENT OF INVOICES RECEIVED FROM TORCIVIA, DONLON, GODDEAU & RUBIN, P.A. FOR LEGAL SERVICES RENDERED DURING THE MONTH OF JUNE 2025; AND PROVIDING AN EFFECTIVE DATE.

APPROVED ON CONSENT

4. Consideration of Approval on ***Resolution No. 2025-65***: RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RECOGNIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION AS THE AGENCY RESPONSIBLE FOR THE DESIGNATION MARKERS; SUPPORTING THE CONSTRUCTION OF HONORARY DESIGNATION MARKERS ON A PORTION OF SOUTHERN BOULEVARD IN PALM BEACH COUNTY IN HONOR OF FALLEN

DEPUTY SHERIFFS CORPORAL LUIS PAEZ, DEPUTY RALPH "BUTCH" WALLER AND DEPUTY IGNACIO "DAN" DIAZ, AND ON A PORTION OF SOUTHERN BOULEVARD IN PALM BEACH COUNTY IN HONOR OF PRESIDENT DONALD J. TRUMP; PROVIDING SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

APPROVED ON CONSENT.

5. Consideration of Approval on **Resolution No. 2025-66**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING A CONTRACT WITH HY-BYRD INSPECTION SERVICES LLC FOR BUILDING INSPECTION SERVICES; AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE CONTRACT; PROVIDING FOR CONFLICTS, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Item No. 5 pulled for discussion.

MOTION: COUNCILMEMBER COLEMAN/COUNCILMEMBER EL-RAMEY MOVED TO APPROVE RESOLUTION NO. 2025-66. MOTION PASSED UNANIMOUSLY (5-0).

6. Consideration of Approval on Amended **Resolution No. 2025-54**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES AND FACILITIES AND PROGRAMS ("SOLID WASTE COLLECTION SERVICES") IN THE TOWN OF LOXAHATCHEE GROVES, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE SOLID WASTE COLLECTION SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVED ON CONSENT.

7. Consideration of Approval on Amended **Resolution No. 2025-56**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ADOPTING A PROPOSED OPERATING MILLAGE RATE OF 3.500 FOR GENERAL OPERATING BUDGET PURPOSES FOR FISCAL YEAR 2025/2026; RECOGNIZING THE ROLLED BACK MILLAGE RATE FOR FISCAL YEAR 2025/2026; APPROVING AND AUTHORIZING TRANSMITTAL OF THE FORM DR-420 TO THE PROPERTY APPRAISER; PROVIDING FOR THE ESTABLISHMENT OF AND SETTING FORTH THE DATE, TIME AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 PROPOSED MILLAGE RATE AND TENTATIVE

BUDGET; PROVIDING FOR CONFLICTS;

APPROVED ON CONSENT

8. Consideration of Approval on Amended ***Resolution No. 2025-DD07***: 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 WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR DISTRICT SPECIAL ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

APPROVED ON CONSENT

9. Quarterly Reports - Receive & File

Item No. 9 pulled for discussion.

(Attachment for Item No.9 hereto attached as Exhibit A.)

MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO RECEIVE AND FILE THE QUARTERLY REPORTS. MOTION PASSED UNANIMOUSLY (5-0).

REGULAR AGENDA

10. Consideration and Approval of Agreement for Town Attorney Legal Services

Town Manager Ramaglia introduced Item No. 10.

Public comment received from Cassie Suchy. Town Council discussion ensued.

MOTION: VICE MAYOR HERZOG/COUNCILMEMBER MCLENDON MOVED TO CHOOSE JEFF KURTZ AS THE IN-HOUSE TOWN ATTORNEY. MOTION PASSED (3–2 with COUNCILMEMBER COLEMAN AND COUNCILMEMBER EL-RAMEY DISSENTING.)

By consensus, the Town Council agreed not to include a severance provision in the in-house attorney contract for Jeff Kurtz. The Council agreed to proceed without establishing severance terms, acknowledging that any potential contractual damages would be addressed as applicable under standard contract law.

MOTION: VICE MAYOR HERZOG/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE EMPLOYMENT AGREEMENT WITH JEFF KURTZ AS THE IN-HOUSE TOWN ATTORNEY, AS AMENDED TO INCLUDE AN ANNUAL COST-OF-LIVING ADJUSTMENT (COLA) CONSISTENT WITH OTHER TOWN EMPLOYEES EFFECTIVE EACH OCTOBER 1, AND TO REMOVE ANY REFERENCE TO A SEVERANCE PROVISION. MOTION PASSED (3–2 with COUNCILMEMBER COLEMAN AND COUNCILMEMBER EL-RAMEY DISSENTING.)

11. Presentation on the FY 2026 Preliminary Operating Budget

The Council received presentations on the FY 2026 Preliminary Operating Budget.

Public comment received from Cassie Suchy and Manish Sood. Town Council discussion ensued.

12. Consideration of Approval on ***Ordinance No. 2025-08*** on First Reading: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REPEALING ORDINANCE NO. 2024-11; 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.

Project Coordinator Jeff Kurtz read the title of Ordinance No. 2025-08 into record on first reading.

No public comment.

MOTION: COUNCILMEMBER MCLENDON/VICE MAYOR HERZOG MOVED TO APPROVE ORDINANCE NO. 2025-08 ON FIRST READING. MOTION PASSED (4–1 with COUNCILMEMBER EL-RAMEY DISSENTING.)

13. Discussion of Amendments to Capital Improvement Plan and adoption of Ordinance No. 2025-XX repealing Ordinance No. 2024-11 and adopting the annual update to the Capital Improvements Element of the Comprehensive Plan.

Item No.13 was discussed in tandem with Item 12.

14. Consideration of Approval of ***Ordinance No. 2025-09*** on First Reading: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REORGANIZING AND AMENDING CHAPTER 14 “CODE ENFORCEMENT”, BY ADDING ARTICLE I “IN GENERAL” AND ARTICLE II “LIEN REDUCTIONS AND RELEASES”; AMENDING SECTION 14-4 “APPLICATION FOR RELIEF FROM CODE ENFORCEMENT LIEN” TO PROVIDE GENERAL PROVISIONS APPLICABLE TO LIEN/FINE REDUCTIONS AND RELEASES; TO ADOPT SECTION 14-5 “SPECIAL MAGISTRATE LIEN REDUCTIONS AND RELEASES” TO ADDRESS REDUCTIONS BY SPECIAL

MAGISTRATE; TO ADOPT SECTION 14-6 “OTHER LIEN RELEASES” TO ADDRESS PARTIAL RELEASES OF LIENS AND RELEASES OF UNENFORCEABLE LIENS AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Project Coordinator Jeff Kurtz read Ordinance No. 2025-09 into record.

Community Standards Director Caryn Garden-Young presented Item No. 14.

Public comment received from Cassie Suchy and Virginia Standish. Town Council discussion ensued.

MOTION: COUNCILMEMBER COLEMAN/COUNCILMEMBER MCLENDON MOVED TO APPROVE ORDINANCE NO. 2025-09 ON FIRST READING. MOTION PASSED (4–1 with COUNCILMEMBER EL-RAMEY DISSENTING.)

DISCUSSION

15. Discussion on the Nominees and Scope of Review for the Charter Review Committee

Mayor Kane introduced Discussion Item No. 15.

MOTION: COUNCILMEMBER _____ COLEMAN/COUNCILMEMBER MCLENDON MOVED TO EXTEND THE MEETING AT 10:06 PM. MOTION PASSED UNANIMOUSLY (5-0).

The Town Council, Town Manager, Town Attorney, and Project Coordinator discussed this item in detail.

16. Discussion on Stormwater Drainage and Status of Water Control Plan

By consensus, the Town Council agreed to move Item No. 16 to the next meeting due to the anticipated length of the presentation.

TOWN STAFF COMMENTS

Town Manager had no report.

Town Attorney stated that it had been a pleasure representing the Town over the past several years and he extended congratulations to Jeff Kurtz and offered best wishes to both Mr. Kurtz and the Town moving forward.

Public Works Director had no report.

TOWN COUNCILMEMBER COMMENTS

Councilmember Todd McLendon inquired about the status of a resolution previously discussed concerning health and life safety measures for code enforcement, intended to allow the Town to take a more proactive approach. Project Coordinator Jeff Kurtz responded that the matter would fall under the responsibility of the attorney and explained that preparing such a resolution would be complex. He stated he would aim to bring it back by September 2, 2025, but would provide an update as progress continued. Councilmember McLendon emphasized the importance of identifying solutions rather than obstacles to address the issue. He further discussed anticipated financial challenges the Town may face in the coming year and the resulting limitations on projects previously promised to residents. He noted that while the Town has made significant progress, particularly with infrastructure projects such as Hyde Park and the upcoming F Road and Collecting Canal improvements, many residents remain unaware of these accomplishments. He suggested improving communication with the public, including the use of the Town's social media platforms, to highlight completed and ongoing projects and to ensure residents remain informed about the Town's efforts and investments in the community.

Councilmember Lisa El-Ramey stated that while infrastructure improvements are being completed, they are now being done on a much larger scale than in the past, which contributes to increased costs. She observed that previous projects, such as road and canal work, were never completed to the same scope as current efforts; referenced the resiliency grant and related planning initiatives, cautioning that although large-scale master plans had value, they often resulted in funding needs that were not financially realistic. She encouraged the Town to consider scaling future projects to more practical and achievable levels based on available financial resources.

Councilmember Paul T. Coleman II agreed with Councilmember McLendon's earlier remarks, noting that the coming months, possibly the next year, would present financial challenges for the Town. He emphasized the need for fiscal restraint and careful management of resources to address necessary projects while maintaining stability. He acknowledged that some infrastructure issues, such as deteriorated culverts, required ongoing attention but commended staff for taking a proactive approach to repairs and project planning. Mr. Coleman explained that recent concerns about Public Works working on the Recreational Vehicle (RV) park were unfounded, clarifying that staff had been stockpiling dirt on Town property at the end of C Road to avoid increased costs after a scheduled price adjustment from the material supplier. He praised the proactive efforts of staff, particularly Public Works Superintendent Craig Lower, for anticipating future project needs and acting ahead of the price change. He also recognized the department's efforts to improve storm preparedness through recent trimming and maintenance work. Mr. Coleman encouraged continued teamwork and forward progress, congratulating Jeff Kurtz on his new role as Town Attorney and expressing optimism for the Town's success moving ahead.

Vice Mayor Marg Herzog inquired whether any action was being taken regarding a fence located on F Road that appeared to be falling down. She noted that one section looked as though it could fall into the roadway and added that the property was currently for sale. Staff responded that the matter was already under code enforcement review. Vice Mayor Herzog commented that work was progressing on A Road and that efforts were underway to widen the area so it could be paved, noting that the project was long overdue and that staff was doing a good job. She congratulated Jeff Kurtz on his appointment as Town Attorney.

Mayor Anita Kane thanked everyone for a productive meeting and expressed appreciation to staff

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for the hard work over the past several weeks. She shared that the recent visit to the emergency command center was very impressive, noting that staff demonstrated drone capabilities that allowed live viewing of specific roads upon request. Mayor Kane stated that the command center team had been invited to bring the mobile command bus to the Town's next celebration. She remarked on the quality of the meeting discussion, noting that although opinions differed, the dialogue remained thoughtful and respectful and expressed appreciation for the public comments received, describing them as sincere and constructive.

ADJOURNMENT

There being no further business before the Council, Councilmember McLendon moved to adjourn the meeting at 10:28 PM, which was seconded by Councilmember Coleman and passed unanimously (5-0).

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Signed by:

Valerie Oakes

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Town Clerk

Signed by:

Anita Kane

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Mayor Anita Kane, Seat 3

Signed by:

Margaret Herzog

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Vice Mayor Margaret Herzog, Seat 5

Signed by:

Todd McLendon

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Councilmember Todd McLendon, Seat 1

Signed by:

Lisa El-Ramey

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Councilmember Lisa El-Ramey, Seat 2

Signed by:

Paul T. Coleman II

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Councilmember Paul T. Coleman II, Seat 4