



TOWN OF LOXAHATCHEE GROVES

TOWN COUNCIL REGULAR MEETING MINUTES

TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL

33470

Tuesday, January 07, 2025

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER:

Mayor Kane called the meeting to order at 6:30 p.m.

ROLL CALL:

Mayor Anita Kane, Vice Mayor Margaret Herzog (attended via Zoom), Councilmember Laura Danowski, Councilmember Phillis Maniglia, Councilmember Robert Shorr, Town Manager Francine Ramaglia, Town Attorney Glen Torcivia, Public Works Director Gallant Richard Gallant, Project Coordinator Jeff Kurtz, Town's Planning Consultant Kaitlyn Forbes (of Complete Cities) and Town Clerk Valerie Oakes were present.

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PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENCE:

Mayor Kane led the Pledge of Allegiance followed by a moment for President Jimmy Carter, who passed away on December 29, 2024.

AGENDA APPROVAL - ADDITIONS, DELETIONS AND MODIFICATIONS:

Mayor Kane called for any additions, deletions, modifications, or approval of the agenda. Town Clerk Oakes requested to remove item no.5 from the agenda.

**MOTION: COUNCILMEMBER SHORR/COUNCILMEMBER MANIGLIA
MOVED TO APPROVE THE AGENDA WITH MODIFICATION
TO REMOVE ITEM NO. 5. MOTION PASSED
UNANIMOUSLY (5-0).**

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS:

Todd McLendon raised his concern with the expansion of Okeechobee Boulevard and asked if there are alternative means for eastbound traffic.

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Councilmember Maniglia attended a meeting presented by Palm Beach County Commission Sara Baxter. Arden community members offered the option to open a road across the canal and divert the traffic onto 50th Street North. Councilmember Danowski recited a letter from 2020 from David Ricks, PBC Engineer, addressed to Jamie Titcomb, former Town Manager, as follows "Okeechobee Boulevard within the Town's limits is being maintained by Palm Beach County. Therefore, Palm Beach County has the ultimate authority on the widening and extension of this road pursuant to F.S. 336.02". Mayor Kane informed that this item has been on the Treasure Planning Agency for 40 years and has been removed twice. Additionally, will be requesting to change Okeechobee Boulevard to its original name of Middle Road. Also, recognized former Commissioner McKinley, who was in the audience.

PRESENTATIONS

1. PRESENTATION ON MGO SOFTWARE ROLLOUT AND UPDATE:

Gina Lawrence-Halpern, Software Specialist, provided an update regarding the My Government Online (MGO) software rollout and announced that the program would be live on Monday, January 13, 2025.

2. LEGISLATIVE UPDATE FROM THE OFFICE OF CONGRESSWOMAN SHEILA CHERFILUS-MCCORMICK:

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Charisma Adams, director of Economic Development and representative of Congresswoman Cherfilus-McCormick provided an overview of the legislative process, including key legislative initiatives, upcoming appropriations, and any critical bills affecting local governance, infrastructure, and community development.

3. UPDATE FROM LOBBYIST RONALD L. BOOK, P.A.:

Mayor Kane congratulated Mr. Book on his nomination for a Nobel Peace Prize.

Ronald L. Book, Town's Lobbyist, provided an update on legislative efforts for the Town regarding appropriations, the state legislative session schedule, and the proposed 2025 legislative priorities.

PUBLIC HEARING

- 4. APPROVAL OF ORDINANCE NO. 2024-10 ON FIRST READING:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE MULTIPLE LAND USE PLANNED UNIT DEVELOPMENT (MLU/PUD) APPROVAL ON A PARCEL OF LAND CONSISTING OF APPROXIMATELY 89.95 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD, LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR THE APPROPRIATE REVISIONS TO THE MLU/PUD

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CONCEPTUAL MASTER PLAN AND THE CONDITIONS OF APPROVAL;
PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Clerk Oakes read the title of Ordinance No. 2024-10 into the record on First Reading.

All members of the Town Council disclosed ex-parte meetings with the applicant.

Kaitlyn Forbes, Complete Cities Planning Group (Town's Planner), provided a presentation to introduce the project, which is the master plan amendment that includes the previously approved conditions of approval [see exhibit A]. Last month, the Town Council heard on first reading a request to amend the Groves at Town Center special policy as it relates to the comprehensive plan, which is a master plan amendment. Upon second reading of the comprehensive plan text amendment and the rezoning ordinance, the applicant will bring forward the corresponding site plans for the hotel and the public park/open space project. Staff is recommending approval of the project with a modification per the request of the Town's legal counsel as it relates to the third condition of approval as such "...based on the projected increased traffic and impact on traffic circulation generated as a result of the conversion to hotel use".

Town Council discussion ensued regarding the pork chop design and other median design options. Mayor Kane requested that legal counsel opine on who is the responsible party for replacing the pork chop. Town Attorney Torcivia stated that the Town's Planner could add a condition that it is the developer's responsibility.

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Brian Seymour of Gunster, Attorneys at Law, requested that the Town Council allow the applicant time to review and address the concerns during the second reading of the ordinance.

Public Comments:

Todd McLendon, Planning & Zoning Board Member, also met with the applicant and noted the improvements to reduce the building height, the proactive measures addressing traffic issues, lighting, and rural architectural features. Mr. McLendon expressed his disappointment with the conservation being reduced from 5 acres to 4.16 acres.

Jo Siciliano suggested conducting a traffic study for B Road.

Applicant Presentation:

Matthew Barnes, Senior Project Manager, WGI, provided a presentation on the project [see exhibit B].

Town Council discussion ensued regarding the preservation of the tree hammock. Mayor Kane notified the applicant to be prepared to provide an alternative in an effort to preserve the hammock.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG
MOVED TO APPROVE ORDINANCE NO. 2024-10 ON FIRST
READING SUBJECT TO THE CONDITIONS OF APPROVAL
NOTED IN THE STAFF REPORT. MOTION PASSED (3-2**

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WITH DANOWSKI AND SHORR DISSENTING).

CONSENT AGENDA

Councilmember Shorr requested to pull Item No. 9 from the Consent Agenda for further discussion.

- 5. APPROVAL ON RESOLUTION NO. 2025-01:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING A PIGGYBACK AGREEMENT BETWEEN THE TOWN OF LOXAHATCHEE GROVES AND HINTERLAND GROUP INC., FOR STORMWATER INFRASTRUCTURE MAINTENANCE AND REPAIR SERVICES; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

ITEM WAS REMOVED FROM THE AGENDA.

- 6. APPROVAL ON RESOLUTION NO. 2025-02:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ENTRY BY THE TOWN INTO AN AGREEMENT WITH WYNN & SONS ENVIRONMENTAL CONSTRUCTION COMPANY, LLC FOR PATHWAY & MINOR CONSTRUCTION SERVICES; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE

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TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: COUNCILMEMBER MANIGLIA /COUNCILMEMBER DANOWSKI MOVED TO APPROVE RESOLUTION NO. 2025-02 ON CONSENT. MOTION PASSED UNANIMOUSLY (5-0).

7. APPROVAL ON RESOLUTION NO. 2025-03: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ENTRY BY THE TOWN INTO AN AGREEMENT WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS FOR 2025 MUNICIPAL ELECTION VOTE PROCESSING EQUIPMENT USE AND ELECTIONS SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: COUNCILMEMBER MANIGLIA /COUNCILMEMBER DANOWSKI MOVED TO APPROVE RESOLUTION NO. 2025-03 ON CONSENT. MOTION PASSED UNANIMOUSLY (5-0).

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8. APPROVAL ON RESOLUTION NO. 2025-04: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ACCEPTING AN EASEMENT FROM KRISTIAN AND KIMBERLY STRONG OVER A PORTION OF THEIR PROPERTY LOCATED AT 1201 F, ROAD, LOXAHATCHEE GROVES FLORIDA; PROVIDING AN EFFECTIVE DATE.

MOTION: COUNCILMEMBER MANIGLIA /COUNCILMEMBER DANOWSKI MOVED TO APPROVE RESOLUTION NO. 2025-08 ON CONSENT. MOTION PASSED UNANIMOUSLY (5-0).

9. APPROVAL ON RESOLUTION NO. 2025-05: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, DESIGNATING THE MAYOR, OR THE MAYOR’S DESIGNATED ALTERNATE, AS THE PRIMARY SPOKESPERSON ON BEHALF OF THE TOWN RELATIVE TO PROPOSED AND PENDING LEGISLATION BEFORE COUNTY, STATE, AND FEDERAL ELECTED REPRESENTATIVES, INCLUDING MATTERS OF APPROPRIATIONS; AUTHORIZING THE MAYOR OR DESIGNATED ALTERNATE TO CONVEY THE TOWN’S POSITION ON LEGISLATIVE AND BUDGETARY ISSUES IN COMMUNICATIONS WITH ELECTED OFFICIALS, STAFF MEMBERS, AND THE TOWN’S LOBBYISTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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ITEM WAS PULLED FROM THE CONSENT AGENDA FOR FURTHER DISCUSSION.

Town Manager Ramaglia explained that every year prior the Mayor and Vice Mayor are identified as the main spokesperson when attending Tallahassee. The resolution only formalizes what has been the practice over the years.

Town Council discussion ensued regarding restriction of speech for the remaining councilmembers.

Town Attorney Torcivia clarified that the resolution is a detailed version of the charter's provision that names the Mayor as the Ceremonial Head, which does not restrict other councilmembers from speaking.

MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-05 TO FORMALIZE THE DESIGNATION OF THE MAYOR OR THE MAYOR'S ALTERNATIVE AS THE TOWN'S SPOKESMAN ON LEGISLATIVE AND BUDGETARY MATTERS. MOTION PASSED (3-2 WITH DANOWSKI AND SHORR DISSENTING).

10. APPROVAL TO WAIVE THE ADDRESS ASSIGNMENT APPLICATION FEE.

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MOTION: COUNCILMEMBER MANIGLIA /COUNCILMEMBER DANOWSKI MOVED TO APPROVE TO WAIVE THE ADDRESS ASSIGNMENT APPLICATION FEE ON CONSENT. MOTION PASSED UNANIMOUSLY (5-0).

DISCUSSION

11. DISCUSSION ON HELICOPTER LANDINGS IN TOWN.

Town Manager Ramaglia stated that there have been several residents who have landed their helicopters, and it was questioned if it is permissible. Project Coordinator Kurtz identified that the Federal Aviation Administration (FAA) allows for emergency landings without having a designated site. Under the State of Florida requirements, for non-emergency landings, the site must be approved by the State. Currently,

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the code does not provide language relating to the matter, therefore, it is prohibited. Staff are requesting Town Council direction to adopt language pertaining to helicopter landings.

By consensus, the Town Council agreed to prohibit helicopter landings.

12. DISCUSSION ON ROADWAY AND DRAINAGE.

Public Works Director Gallant presented the monthly report.

REGULAR AGENDA

**RECESS TOWN COUNCIL MEETING & CALL TO ORDER DEPENDENT
WATER CONTROL DISTRICT**

Mayor Kane recessed the Town Council meeting and called to order the Dependent Water Control District meeting at 9:03 p.m.

DISTRICT'S REGULAR AGENDA

13. DISTRICT ANNUAL LANDOWNER'S MEETING

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A. Approval of Resolution No. 2025-DD01 to Appoint the District Administrator

**MOTION: COUNCILMEMBER MANIGLIA/COUNCILMEMBER SHORR
MOVED TO APPROVE RESOLUTION NO. 2025-DD01.
MOTION PASSED (4-1 with DANOWSKI DISSENTING).**

B. Approval of Resolution No. 2025-DD02 to Appoint the District Engineer

**MOTION: COUNCILMEMBER MANIGLIA/COUNCILMEMBER SHORR
MOVED TO APPROVE RESOLUTION NO. 2025-DD02
WITH MODIFICATION TO INSERT THE TITLE OF PUBLIC
WORKS DIRECTOR INSTEAD OF THE NAME OF THE
CURRENT DIRECTOR. MOTION PASSED UNANIMOUSLY
(5-0).**

C. Approval of Resolution No. 2025-DD03 to Appoint the District Calendar

MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG

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MOVED TO APPROVE RESOLUTION NO. 2025-DD03 WITH MODIFICATION TO RESCHEDULE THE MARCH 4, 2025 DISTRICT MEETING TO MARCH 18, 2025. MOTION PASSED UNANIMOUSLY (5-0).

D. Report of District Works Improvement for the 2024 Calendar Year

MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO RECEIVE AND FILE THE REPORT. MOTION PASSED UNANIMOUSLY (5-0).

RECONVENE TOWN COUNCIL MEETING

Mayor Kane recessed the Dependent Water Control District meeting and called to order the Town Council meeting at 9:32 p.m.

14. JANUARY 2025 CALENDAR

Town Manager Ramaglia announced that the RETGAC will be meeting on January 23, 2025, at 6:00 p.m. to discuss the trail grant and the draft roadway standards.

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15. NATIONAL BIRD DAY PROCLAMATION

Town Council reviewed the National Bird Day Proclamation.

16. DISCUSSION ON FUTURE AGENDA ITEMS

Town Manager Ramaglia provided changes to the agenda schedule.

TOWN STAFF COMMENTS

TOWN MANAGER – No report.

TOWN ATTORNEY – No report.

PUBLIC WORKS DIRECTOR – No report.

TOWN CLERK – No report.

COUNCILMEMBER COMMENTS

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COUNCILMEMBER PHILIS MANIGLIA expressed her concern with the response from the PBC Sheriff's Office regarding an incident that occurred at British Feed and Supplies.

Town Attorney Torcivia asked that the Council formally move to reschedule the Town Council's regular meeting in March in consistency with the District meeting schedule.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG
MOVED TO RESCHEDULE THE MARCH 4, 2025 TOWN
COUNCIL MEETING TO MARCH 18, 2025. MOTION
PASSED UNANIMOUSLY (5-0).**

COUNCILMEMBER LAURA DANOWSKI had building-related questions.

COUNCILMEMBER ROBERT SHORR stated he would be attending Tallahassee.

VICE MAYOR MARG HERZOG questioned the arena being built on B Road as it appears to be close to the road.

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MAYOR ANITA KANE stated that there are key areas in Town where vehicles do not adhere to the stop sign.

ADJOURNMENT

There being no further business before the Council, Mayor Kane adjourned the meeting at 9:54 PM.

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Town Clerk

Mayor Anita Kane, Seat 3

Vice Mayor Margaret Herzog, Seat 5

Councilmember Phillis Maniglia, Seat 1

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Councilmember Laura Danowski, Seat 2

Councilmember Robert Shorr, Seat 4