



**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL REGULAR MEETING &  
FIRST BUDGET PUBLIC HEARING MINUTES  
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470  
Tuesday, February 4, 2025**

**TOWN COUNCIL AGENDA ITEMS**

**CALL TO ORDER**

Mayor Kane called the meeting to order at 6:35 P.M.

**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 Laura Danowski, Councilmember Phillis Maniglia, Councilmember Robert Shorr, Town Manager Francine Ramaglia, Town Attorney Glen Torcivia, Public Works Director Richard Gallant, Public Works Superintendent Craig Lower, Project Coordinator Jeff Kurtz, Town's Planning Consultant Kaitlyn Forbes (of Complete Cities), Town's Financial Consultant Chris Wallace (of Munilytics) and Town Clerk Valerie Oakes were present.

**ADDITIONS, DELETIONS AND MODIFICATIONS**

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

Town Clerk Oakes stated staff requested to pull item no. 7 off the agenda.

Mayor Kane stated legal requested to pull item no. 9 because it requires four votes.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE THE AGENDA AS WRITTEN PULLING ITEM NO. SEVEN FOR A FUTURE MEETING AND PULLING ITEM NO. NINE FOR DISCUSSION. MOTION PASSED UNANIMOUSLY (5-0).**

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

No public comments received.

**PRESENTATIONS**

1. FPL Update by Ilan Kaufer and Daniel Turbet

Ilan Kaufer and Daniel Turbet presented the Florida Power & Light (FPL) Update.

**QUASI-JUDICIAL PUBLIC HEARING**

Town Attorney Torcivia swore in all witnesses who would be providing testimony.

2. Presentation on Groves at Town Center regarding Comprehensive Plan Text Amendment, Master Plan Amendment (Rezoning), Hotel Site Plan, and Park Site Plan

Kaitlyn Forbes (of Complete Cities) presented the applicants speaking on behalf of the Quasi-Judicial Public Hearing.

Brian Seymour (Attorney for the Applicant) & The Applicant presented on Groves at Town Center.

3. **APPROVAL OF ORDINANCE NO. 2024-09 ON SECOND READING:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, SPECIAL POLICY 1.15.2, TO REVISE THE PERMITTED USES, ESTABLISH INTENSITY MEASUREMENTS FOR THE PROPOSED HOTEL USE, AND PERMIT A NON-RESIDENTIAL USE NORTH OF EAST CITRUS DRIVE; PROVIDING FOR TRANSMITTAL, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Clerk Oakes read the statement into the record.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE ORDINANCE NO. 2024-09 ON SECOND READING. MOTION PASSED (3-2 with COUNCILMEMBER SHORR & COUNCILMEMBER DANOWSKI DISSENTING).**

4. **APPROVAL OF ORDINANCE NO. 2024-10 ON SECOND 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 CONCEPTUAL MASTER PLAN AND THE CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Clerk Oakes read the statement into the record.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE ORDINANCE NO. 2024-10 ON SECOND READING WITH THE REVISED CONDITIONS. MOTION PASSED (3-2 with COUNCILMEMBER SHORR & COUNCILMEMBER DANOWSKI DISSENTING).**

5. **APPROVAL OF RESOLUTION NO. 2025-06:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SITE PLAN APPLICATION TO ACCOMMODATE A THREE (3) STORY, 81-ROOM HOTEL ON POD TC OF THE GROVES TOWN CENTER PLANNED UNIT DEVELOPMENT, CONSISTING OF APPROXIMATELY 2.2 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND “B” ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Clerk Oakes read the statement into the record.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-06 WITH THE REVISED CONDITIONS. MOTION PASSED (3-2 with COUNCILMEMBER SHORR & COUNCILMEMBER DANOWSKI DISSENTING).**

6. **APPROVAL OF RESOLUTION NO. 2025-07:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SITE PLAN APPLICATION TO ACCOMMODATE A PLANNED OPEN SPACE WITHIN POD G OF THE GROVES TOWN CENTER PLANNED UNIT DEVELOPMENT, CONSISTING OF APPROXIMATELY 5.5 ACES OF LAND, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND “B” ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Clerk Oakes read the statement into the record.

Public comments received from Jo Siciliano, Tom Woodward, Jane Harding, Virginia Standish, Sue Cacioppo, Cassie Suchy read email on behalf of Hollie Proesel, Lisa El-Ramey, Roy Parks, Robert Austen, and Cassie Suchy. Town Clerk Oakes announced the emails received. Mayor Kane announced the emails and text received. Town Council discussion ensued.

**MOTION: MAYOR DANOWSKI/COUNCILMEMBER MANIGLIA MOVED TO RECEIVE AND FILE THE DOCUMENT PLACED ON RECORD. MOTION PASSED UNANIMOUSLY (5-0).**

Town Attorney Torcivia asked for the Council disclose any ex-parte communications.

The Council disclosed that all have had ex-parte communications concerning these matters.

**RECESSED TOWN COUNCIL MEETING AT 7:45 P.M.**

**RECONVENED TOWN COUNCIL MEETING AT 8:05 P.M.**

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG MOVED TO APPROVE ORDINANCE NO. 2025-07 ON SECOND READING WITH THE REVISED CONDITIONS. MOTION PASSED (3-2 with COUNCILMEMBER SHORR & COUNCILMEMBER DANOWSKI DISSENTING).**

**CONSENT AGENDA**

**MOTION: COUNCILMEMBER MANIGLIA/COUNCILMEMBER DANOWSKI MOVED TO APPROVE THE CONSENT AGENDA WITH ITEM NO. 7 BEING REMOVED BY STAFF AND ITEM NO. 9 TO BE DISCUSSED. (3-2 with COUNCILMEMBER SHORR & COUNCILMEMBER DANOWSKI DISSENTING).**

7. **APPROVAL OF RESOLUTION NO. 2024-86:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING REMOVAL OF SPECIMEN TREES; PROVIDING AN EFFECTIVE DATE.
8. **APPROVAL OF RESOLUTION NO. 2025-08:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, DESIGNATING THE MAYOR OF THE TOWN OF LOXAHATCHEE GROVES AS THE SIGNING DESIGNEE FOR ALL GRANT APPLICATIONS ON BEHALF OF THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.
9. **APPROVAL OF RESOLUTION NO. 2025-09:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING

AN AGREEMENT WITH DEBRIS DOG, INC. TO PROVIDE TREE DEBRIS REMOVAL SERVICES TO THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda item no. 9 was pulled off the Consent Agenda for further discussion.

**MOTION: COUNCILMEMBER MANIGLIA/VICE MAYOR HERZOG  
MOVED TO APPROVE RESOLUTION NO. 2025-09. MOTION  
PASSED UNANIMOUSLY (5-0).**

10. **APPROVAL OF RESOLUTION NO. 2025-10:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ENTRY BY THE TOWN INTO AGREEMENTS WITH VENDORS FOR GOODS AND SERVICES UTILIZING THE TOWN OF PALM BEACH GARDENS ITB NO. 2024-160PS; AND PROVIDING FOR AN EFFECTIVE DATE.
11. **APPROVAL OF RESOLUTION NO. 2025-11:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE TOWN OF LOXAHATCHEE GROVES TO APPROVE AND ADOPT THE 2024 REVISED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN; PROVIDING FOR THE PURSUIT OF FUNDING AND IMPLEMENTATION; PROVIDING FOR SUPPORT OF THE LOCAL MITIGATION STRATEGY PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.
12. **APPROVAL OF RESOLUTION NO. 2025-13:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ENTRY BY THE TOWN INTO AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY TO REDETERMINE, RE-ADOPT AND RATIFY EXISTING DISTRIBUTION FORMULA FOR SIX (6) CENT LOCAL OPTION FUEL TAX; 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.
13. Approval of the Town Council Meeting Minutes
14. Quarterly Reports – Receive & File

**TOWN COUNCIL'S REGULAR AGENDA**

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

**DISTRICT'S REGULAR AGENDA**

None.

***RECONVENE TOWN COUNCIL MEETING***

### **DISCUSSION**

15. Discussion on Livestock Waste Franchise Agreement

Project Coordinator Jeff Kurtz & Mr. Hickey provided discussion on Livestock Waste Franchise Agreement.

Public comment received from Virginia Standish, Lisa El-Ramey, comment read for Denise Devita, Cassie Suchy and Town Clerk Oakes read into record a comment from Sophia. Town Council discussion ensued.

**MOTION: COUNCILMEMBER MANIGLIA/COUNCILMEMBER SHORR  
MOVED TO EXTEND THE MEETING AT 10:35 P.M. MOTION  
PASSED UNANIMOUSLY (5-0).**

**By consensus, the Town Council directed staff to make the concept acceptable and bring it back for discussion.**

16. Discussion on 2025 TLG New Rural Road Improvement Standards

Town Manager Ramaglia provided discussion on 2025 TLG New Rural Road Improvement Standards.

### **INFORMATIONAL ITEMS**

17. February 2025 Calendar

18. February Proclamations

- 2-1-1 Proclamation
- National Future Farmers of America (FFA) Week
- National Engineers Week

19. Future Agenda Items

### **TOWN STAFF COMMENTS**

**Town Manager** emphasized the importance of placing items on the agenda for discussion, even when full backup documentation may not be available. She explained that the current process, discussion followed by first and second readings, has proven effective, even though some topics require multiple rounds of public dialogue. Transparency and community engagement remain top priorities, and she noted that council has the authority to defer items if they feel unprepared. She acknowledged that some past pilot programs and ordinances may have been implemented too quickly, but stressed the value of continual effort and forward momentum. She also expressed disappointment with FPL's lack of engagement during the meeting, especially given the town's prior collaborative efforts, including the mediation over B Road North that was shared with FPL in August 2023. She then highlighted several upcoming meetings: the ULC's finalization of rural

vista guidelines on Monday, a public input meeting on Tuesday for multi-purpose trail projects (supporting applications for both state and TPA grants), and a non-voting Planning & Zoning Board (PCB) workshop on Wednesday regarding Bo's development, meant to gather early feedback as their application is not yet complete. Lastly, Town Manager Ramaglia sought direction from the Council on whether it would be appropriate for the town to pay for the newly unopposed councilmember to attend Palm Beach County Days (March 4<sup>th</sup> –5<sup>th</sup>) prior to the official seating date of March 18<sup>th</sup>.

**Town Attorney** acknowledged that this was the final official meeting for Councilmembers Shorr and Councilmember Danowski. He expressed his appreciation for having had the opportunity to work with both of them and extended well wishes. He also shared his hope and belief that they would remain active and visible in the community moving forward.

**Public Works Director** provided an update on the ongoing improvements at Hyde Park. He shared that most residents are pleased with the progress, with some who were initially skeptical now expressing excitement about the final results. The team has begun clearing the pond, removing all but one tree stump, and is working toward connecting the drainage to the F Road Canal. He noted that the restoration aims to significantly improve drainage, which has been a major concern for Hyde Park residents during rainy seasons. Interestingly, one resident, who had unknowingly been maintaining a portion of the overgrown ditch behind his property, only recently learned it was part of the larger drainage system. Mr. Gallant explained that when completed, the project will include three new drainage pipes to facilitate proper water flow through and out of Hyde Park. The project is expected to be mostly completed within 30 days, after which the team will shift focus to other projects needed throughout the town.

**Town Clerk** expressed her appreciation for the opportunity to work with Councilmember Shorr and Councilmember Danowski during her short tenure. She thanked them for their support in her role. She then provided logistical updates, noting that the Town Council meeting originally scheduled for March 4<sup>th</sup> has been moved to March 18<sup>th</sup>. The swearing-in ceremony for outgoing and incoming council members will take place at that meeting. She also reminded the public that Election Day is scheduled for March 11<sup>th</sup>.

### **TOWN COUNCILMEMBER COMMENTS**

**Councilmember Phillis Maniglia (Seat 1)** raised concerns about increasing air traffic over Loxahatchee Groves, particularly along Southern Boulevard, which she noted appears to be a regular flight path. She referenced ongoing complaints from residents during certain times of the year and mentioned a news report that a nearby municipality is organizing a meeting with Palm Beach County, the airport, and possibly the FAA to address similar concerns. She requested that someone from Loxahatchee Groves attend that meeting that is scheduled for February, to ensure that air traffic concerns from their town are also represented. She emphasized the importance of equitable distribution of air traffic and suggested routes over less populated areas north of the town.

**Councilmember Laura Danowski (Seat 2)** reflected on her nine years of service, including three years with the Water Control District and six years in Seat Two on the Town Council. She expressed gratitude for the experience, describing it as educational and, at times, intense, but

ultimately fulfilling. She praised the current staff, noting that over the last couple of years, they have made significant progress in addressing resident needs, opening new opportunities, and applying thoughtful solutions. She voiced confidence in the town's continued success after her departure and offered to remain available to assist, particularly with the town newsletter. Concluding her remarks with a quote from a Jimmy Buffett song, she acknowledged that while the experience had its highs and lows, it was a rewarding journey overall.

**Councilmember Robert Shorr (Seat 4)** provided updates and personal reflections during his comments. He began by sharing that the annual Poker Run Walk/Trot event held Sunday had its largest turnout yet, with 68 riders and approximately 100 attendees. While pleased with the turnout, he noted that the high number of participants introduced logistical challenges and suggested 45 might be the ideal cap. The Groves Community Foundation sponsored the event. He then mentioned his recent health scare involving a heart attack, humorously noting the unexpected \$750 bill he received from Fire Rescue for the ambulance ride to Wellington Regional. Although insurance covered half, he expressed surprise that patients are billed directly for transport, contrasting it with law enforcement transport policies. Shorr turned his attention to the TPA (Transportation Planning Agency) Grant, clarifying the difference between grants and state appropriations. He emphasized that TPA grants are fixed amounts, requiring the town to cover any excess costs, whereas appropriations—especially for rural communities—often do not require matching funds. He encouraged residents to participate in the upcoming public meeting (noted as Tuesday at 6 PM) regarding the grant application, stressing the importance of understanding the project, its financial implications, and voicing support or concerns. He noted that while community support for the grant was lacking in prior years, perspectives evolved as councils and priorities change. Councilmember Shorr criticized the current handling of the consent agenda process, calling it “embarrassing,” and closed his remarks on a critical note about the need for procedural improvements.

**MOTION:        COUNCILMEMBER MANIGLIA/COUNCILMEMBER SHORR  
MOVED TO EXTEND THE MEETING AT 11:03 P.M. MOTION  
PASSED UNANIMOUSLY (5-0).**

He expressed hope that incoming Council Members would be treated with more respect than he feels the outgoing councilmembers were shown, particularly regarding the ability to discuss items placed on the consent agenda. He criticized the current structure where public comment on those items is limited or disregarded. Reflecting on his six years of service, Shorr described it as a significant learning experience filled with highs, lows, and everything in between. He noted that he did not initially seek to become a councilmember or mayor; rather, he became involved because of a Code Enforcement issue, believing his path was part of a larger purpose. He paralleled his journey to that of another Councilmember, who also got involved unexpectedly. Councilmember Shorr expressed pride in the progress the town has made, specifically referencing how, during his early time on Council, the Town of Loxahatchee Groves and the Water Control District merged into a unified government body. Before that, he noted, they operated separately with different election processes. He emphasized that, in his view, it was only after the merger that the town truly started functioning as one cohesive entity. He concluded his comments by expressing gratitude for the opportunity to serve.



**Vice Mayor Marg Herzog (Seat 5)** commented that she enjoyed reviewing the future agenda list, noting the extensive number of projects ahead and joking with a staff member, Project Coordinator Kurtz, that he should not plan on going to bed early given the workload. She raised concern about the ongoing manure hauling operations on A Road, mentioning that 18-wheelers transferring manure from garbage trucks are damaging the roadway as they turn in and out of the property. She welcomed the idea of creating a controlled site for these operations to minimize road damage. Vice Mayor Herzog also brought up that since 2016, there has been no adjustment to the stipend or compensation provided to Council Members despite the increasing workload and number of meetings they are expected to attend. She specifically highlighted the Mayor's additional responsibilities, such as signing grant documents, attending community events like reading to children, and meeting with other officials. She requested that staff explore drafting an ordinance to fairly increase Council and mayoral salaries, suggesting a cost-of-living adjustment be considered.

**Mayor Anita Kane (Seat 3)** expressed her gratitude to the residents who took the time to text and email her, helping guide her in making difficult decisions during the meeting. She noted that, as usual, the town tends to be split about 50/50 on major issues, but the overwhelming support she received for the hotel project over the assisted living facility made that particular decision easier. Mayor Kane emphasized that the town is governed by its citizens, and Council Members serve merely as their representatives. She stated she is proud to have the opportunity to represent the people of Loxahatchee Groves.

### **ADJOURNMENT**

There being no further business before the Council, Councilmember Maniglia moved to adjourn the meeting at 11:08 PM, which was seconded by Councilmember Danowski and passed unanimously (5-0).

### **TOWN OF LOXAHATCHEE GROVES, FLORIDA**

#### **ATTEST:**

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Mayor Anita Kane, Seat 3

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Town Clerk

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Vice Mayor Margaret Herzog, Seat 5

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Councilmember Phillis Maniglia, Seat 1

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Councilmember Laura Danowski, Seat 2

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Councilmember Robert Shorr, Seat 4