

## **TOWN OF LOXAHATCHEE GROVES**

155 F Road Loxahatchee Groves, FL 33470



### **AGENDA MEMO**

**Agenda Item #**

**TO: Town Council of Town of Loxahatchee Groves**

**FROM: Craig Lower, Public Works Superintendent**

**VIA: Francine Ramaglia, Town Manager**

**DATE: January 6, 2026**

**SUBJECT: Change Order No. 1 – Catch Basins & Culverts - A Rd & Collecting Canal Rd**

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#### **Background:**

Town Council approved Resolution No. 2025-45 authorizing Work Order No. 5 with Huurr Homes, LLC for the installation of catch basins and culverts on A Road and Collecting Canal Road. The original work order was approved in the amount of \$105,413.90. The project is currently underway and progressing as planned.

#### **Discussion:**

During construction, staff identified the need to install traffic-bearing grates to ensure the long-term durability and safety of the roadway infrastructure. These upgraded grates are necessary due to vehicular loading conditions along A Road and Collecting Canal Road and are consistent with best practices for roadway drainage structures.

Change Order No. 1 increases the contract amount by \$1,279.33 to provide the required traffic-bearing grates. This change does not modify the original scope of work beyond the grate upgrade and does not affect the project schedule or completion timeline. All other terms and conditions of the original agreement remain unchanged.

#### **Fiscal Impact:**

The total cost increase associated with Change Order No. 1 is \$1,279.33, bringing the revised work order total to \$106,693.23. Funding for this change order is available within the approved budget for the project.

#### **Recommendation:**

Staff recommends that the Town Council approve Change Order No. 1 to Work Order No. 5 with Huurr Homes, LLC, in the amount of \$1,279.33, for the installation of traffic-bearing grates as part of the A Road and Collecting Canal Road catch basin and culvert project.

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING CHANGE ORDER NO. 1 TO THE WORK ORDER APPROVED BY RESOLUTION NO 2025-45 FOR CATCH BASINS AND CULVERTS ON A ROAD AND COLLECTING CANAL ROAD PURSUANT TO THE TOWN'S CONTINUING CONTRACT WITH HUURR HOMES, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with State Statutes and the Town's Procurement Code, the Town of Loxahatchee Groves, Florida ("Town") issued Invitation For Bid For Continuing Services for Culverts – Construction, Replacement, Maintenance, Repairs and Individual Projects (Including Those over \$300,000) IFB # 2025-01 ("IFB"); and

**WHEREAS**, the Town Council approved Resolution 2025-23 and the Town entered into a Continuing Services Contract with Huurr Homes, LLC ("Huurr"); and

**WHEREAS**, the Town received an estimate from Huurr to furnish and install catch basins and culverts for the provision of drainage along A Road and Collecting Canal Road from A Road to B Road ; and

**WHEREAS**, the Town Council approved Resolution 2025-45 authorizing work order No. 5 to Huurr for the price of \$105,413.90 to furnish and install 13 catch basins and culverts at specified locations along A Road and Collecting Canal Road from A Road to B Road; and

**WHEREAS**, Town and Huurr recommend an upgrade to provide traffic bearing grates for the catch basins; and

**WHEAREAS**, the improved grates will increase the anticipated cost of the work by a total of \$1,279.33, as set forth in the attached Change Order No. 1.

**NOW, THEREFORE, BE IT RESOLVED 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 are hereby made a specific part of this Resolution.

**Section 2.** The Town Council of the Town of Loxahatchee Groves hereby approves the Change Order No. 1 to the Work Order No. 5 between the Town of Loxahatchee Groves, Florida

and Huurr., (attached hereto as Exhibit 1) and authorizes the Town Manager to execute the change order on behalf of the Town.

**Section 3.** 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:

**ATTEST:** **TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

\_\_\_\_\_  
Valerie Oakes, Town Clerk

\_\_\_\_\_  
Mayor Anita Kane, Seat 3

**APPROVED AS TO LEGAL FORM:** \_\_\_\_\_  
Vice Mayor Margaret Herzog, Seat 5

\_\_\_\_\_  
Office of the Town Attorney

\_\_\_\_\_  
Councilmember Todd McLendon, Seat 1

\_\_\_\_\_  
Councilmember Lisa El-Ramey, Seat 2

\_\_\_\_\_  
Councilmember Paul Coleman II, Seat 4

**CHANGE ORDER NO. 1 TO THE WORK ORDER APPROVED BY  
LOXAHATCHEE GROVES TOWN COUNCIL RESOLUTION 2025-45 FOR CATCH  
BASINS AND CULVERTS ON A ROAD AND COLLECTING CANAL ROAD**

THIS CHANGE ORDER NO. 1 (“Change Order” hereafter) is made as of the 6th day of January 2026, by and between the **Town of Loxahatchee Groves**, a municipal corporation organized and existing under the laws of the State of Florida, (“Town” hereafter), and **Huurr Homes, LLC**, a company authorized to do business in the State of Florida (“Contractor” hereafter).

**RECITALS**

WHEREAS, the Town and Contractor, pursuant to Loxahatchee Groves Town Council Resolution No. 2025-45, entered into an Agreement, based on Contractor’s proposal for the installation of catch basins and culverts on A Road and Collecting Canal Road (“Contract”); and

WHEREAS, in accordance with the Agreement and Loxahatchee Groves Town Council Resolution 2025-45 and Work Order Number 5 work authorization for the installation of catch basins and culverts on A Road and Collecting Canal Road was approved at a cost of \$105,413.90; and

WHEREAS, the Town and Contractor have agreed to a change order on that work authorization for the installation of catch basins and culverts on A Road and Collecting Canal Road, that is currently underway; and

NOW THEREFORE, in consideration of the mutual promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties agree that the recitals set forth above are true and correct and are fully incorporated herein by reference.
2. Scope of Work; Price; Time for Completion. Pursuant to the work order, the Town and Contractor amend the work authorized by Resolution 2025-45 for the installation of catch basins and culverts on A Road and Collecting Canal Road, at a cost increase of \$1,279.33 to provide traffic bearing grates. This change order does not alter the time for completion of the work,
3. Amendment. Except for the provisions of the work authorization specifically modified by this Change Order (and any future change orders), all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Town and Contractor have caused this Change Order to be executed the day and year shown above.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

By: \_\_\_\_\_  
Francine Ramaglia, Town Manager

**Huurr Homes, LLC**

By: \_\_\_\_\_

Print Name:

Title:

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Office of the Town Attorney

## All Vendors Cash Disbursement

October 1, 2025 – December 31, 2025

Vendor	Total Paid
Coastal Waste & Recycling	\$ 225,426.12
Florida Municipal Insurance Trust	\$ 207,719.00
PBSO(Palm Beach Sheriffs Office)	\$ 113,337.84
D. S. Eakins Construction Corp.	\$ 110,710.00
Keshavarz & Associates	\$ 68,959.60
Florida Division of Retirement (FRS)	\$ 57,766.28
Engenuity Group, Inc.	\$ 56,639.50
Odums Sod, Inc.	\$ 55,147.50
Florida Blue	\$ 54,746.33
Palm Beach Aggregates, LLC	\$ 44,890.62
Projected Point, Inc	\$ 39,123.00
Huurr Homes, LLC	\$ 36,153.58
Morgan Stanley	\$ 35,000.00
Vetted Security Solutions LLC	\$ 34,932.00
Torcivia Donlon Goddeau & Ansay PA	\$ 25,489.57
Superior Drainage Products, Inc.	\$ 24,068.50
Geoffrey B Sluggett & Associates Inc	\$ 22,500.00
Actuate Consulting, LLC	\$ 16,750.00
Ronald L. Book P.A.	\$ 16,249.98
PrideStaff, Inc	\$ 15,683.62
Toshiba America Business Solutions, Inc	\$ 12,347.74
Aquatic Vegetation Control Inc	\$ 12,315.00
Everglades Equipment Group	\$ 10,738.52
Palmdale Oil Company Inc	\$ 10,492.10
CGP Agency, LLC	\$ 10,022.48
Civic Plus	\$ 9,975.12
Al's Auto Repair	\$ 9,932.00
Kelly Tractor Company	\$ 9,180.00
Complete Cities Planning Group, LLC	\$ 9,151.24
Node0 IT LLC	\$ 8,063.22
Land Research Management	\$ 6,584.24
Florida Department of Business & Professional Regulation	\$ 6,562.60
Brightly Software Inc	\$ 6,527.98
Hy-Byrd Inc	\$ 5,900.00
Wright National Flood insurance Company	\$ 5,866.00

Lippes Mathias LLP	\$ 5,700.00
OrangeClean Services	\$ 5,355.00
Gannet Florida LocaliQ	\$ 5,260.08
Amazon	\$ 5,063.59
Siboney Contracting Co	\$ 4,547.50
Humana	\$ 3,300.26
FLORIDA ASSOCIATION OF SP	\$ 3,090.00
Buena Vista Farms	\$ 3,000.00
Data Flow Systems LLC	\$ 2,656.00
Dobbs Equipment, LLC	\$ 2,274.80
Aflac	\$ 2,218.37
VERIZON	\$ 2,116.40
Iron Mountain	\$ 2,056.18
Florida League of Cities	\$ 1,964.00
P.B. County League of Cities	\$ 1,878.00
Comcast	\$ 1,877.25
Davis and Associates	\$ 1,842.10
Sanctuary Gardens Landscape Contractors, Inc.	\$ 1,800.00
Cintas Corporation #283	\$ 1,633.81
SHI International Corp	\$ 1,396.20
Town of Lantana	\$ 1,250.00
Debris Dog Inc	\$ 1,100.00
South Florida Bounce & Slide	\$ 1,029.83
Florida Roadway Signs Inc	\$ 910.00
Ferguson Waterworks	\$ 906.84
The Hartford	\$ 904.81
EMBASSY SUITES	\$ 884.00
Original Equipment Auto & Truck Parts	\$ 862.75
JEROME VASCONCELLOS	\$ 815.56
Bag Masters	\$ 791.84
PY FL31 PRIME STORAGE	\$ 736.00
Print-It Plus	\$ 660.48
Granite Telecommunications LLC	\$ 649.46
Florida City and County Management Association	\$ 632.00
Mako Hose and Rubber Co.	\$ 607.72
Kenthia White	\$ 606.00
CENTRAL PALM BEACH COUNTY CHAMBER OF COMM	\$ 600.00
OFFICE DEPOT	\$ 599.97
COSTCO	\$ 517.32
CERT	\$ 512.52
Tom Blake Music	\$ 500.00
Florida Election Commission	\$ 450.00

Kevin Christopher & Sarah Michelle Lanquette	\$	450.00
A One Stop Garden Stop	\$	431.99
Lowe's	\$	428.54
J & R Printing & Graphics Inc.	\$	420.00
Schade Ice Corp.	\$	395.00
FP Finance Program	\$	384.00
USPS	\$	366.05
BenefitsWorkshop an UpSwing Company	\$	360.00
Florida League of Mayors	\$	350.00
Instacart	\$	306.33
Napa Auto Parts	\$	272.60
PERFORMANCE NAPA	\$	272.60
Excelsa Gardens	\$	250.00
To The Top Decor	\$	250.00
FFMA	\$	244.90
Renaissance Hotels	\$	208.13
ASFPM	\$	180.00
Everon, LLC	\$	176.85
Florida Department of Commerce	\$	175.00
FASTSIGNS	\$	157.43
IIMC	\$	135.00
Western Communities Council, Inc.	\$	100.00
Highland Pest Control, Inc	\$	90.00
Ranger Construction Industries, Inc.	\$	89.61
Rocky's Ace Hardware	\$	74.27
Tractor Supply	\$	54.92
Batteries + Bulbs	\$	51.90
Publix	\$	48.64
abbyy	\$	48.00
ChatGPT Plus	\$	40.00
CareSpot	\$	40.00
EL CAR WASH	\$	39.99
zoom.us	\$	16.99



## All Vendors Cash Disbursement

October 1, 2025 – December 31, 2025

### Vendor

Coastal Waste & Recycling  
Florida Municipal Insurance Trust  
PBSO(Palm Beach Sheriffs Office)  
D. S. Eakins Construction Corp.  
Keshavarz & Associates  
Florida Division of Retirement (FRS)  
Engenuity Group, Inc.  
Odums Sod, Inc.  
Florida Blue  
Palm Beach Aggregates, LLC  
Projected Point, Inc  
Huurrr Homes, LLC  
Morgan Stanley  
Vetted Security Solutions LLC  
Torcivia Donlon Goddeau & Ansay PA

### Over 25k Paid

\$	225,426.12	Solid Waste Contract
	207,719.00	Town Wide Insurance
	113,337.84	Police Contract
	110,710.00	Swells, Catch Basin and Control Structures
	68,959.60	Engineering Services
	57,766.28	Employee Retirement
	56,639.50	Engineering/Cost Recovery
	55,147.50	Road and Drainage Maintance
	54,746.33	Health Insurance
	44,890.62	Road, Rock, Asphalt
	39,123.00	Outsourced Accounting
	36,153.58	Cost Recovery Project
	35,000.00	Town Manager Retirement
	34,932.00	Equipment
\$	25,489.57	Legal

### Over 10k Paid

Superior Drainage Products, Inc.	\$	24,068.50
Geoffrey B Sluggett & Associates Inc		22,500.00
Actuate Consulting, LLC		16,750.00
Ronald L. Book P.A.		16,249.98
PrideStaff, Inc		15,683.62
Toshiba America Business Solutions, Inc		12,347.74
Aquatic Vegetation Control Inc		12,315.00
Everglades Equipment Group		10,738.52
Palmdale Oil Company Inc		10,492.10
CGP Agency, LLC	\$	10,022.48

**Francine Ramaglia**

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**From:** Francine Ramaglia  
**Sent:** Tuesday, January 6, 2026 4:36 PM  
**To:** Valerie Oakes  
**Cc:** TownCouncil  
**Subject:** Explanation and Update of Agenda Item 11 in Old Business

This Administrative Transmittal memo is to explain the Old Business Items, and in particular, to update agenda item #11 in Old Business which was originally a December 2 item and then a December 16<sup>th</sup> agenda item anticipating January 6<sup>th</sup> agenda items.

**Explanation of “Old Business” Agenda Items**

Items listed under Old Business appear on the agenda because they were previously introduced at the December 2, 2025 and/or the December 16, 2025 Town Council Meetings, but were not fully concluded at that time. As a result, they have returned to the agenda to ensure procedural continuity, transparency, and a complete public record. The text of the documents has generally remained the same which may have been confusing to some readers.

**Updated status of agenda items on the January 6<sup>th</sup> council agenda noted in item 11 of old business**

Accordingly, the Old Business item #11 on the January 6 agenda have been updated to accurately reflect current conditions, rather than simply repeating the December 2 discussion. The purpose of updating this item is to:

- Confirm the current status of each item
- Clarify what decisions, if any, remain before the Council
- Ensure that any future action is based on up-to-date information and a complete administrative record

This approach maintains continuity with prior Council direction while ensuring that the agenda and supporting materials reflect what has actually occurred, not just what was anticipated at the time of the earlier meeting. The items originally in the December 2, 2025 and December 16, 2025 appear on the January 6, 2025 agenda as follows:

**Consent / Administrative**

- Approval of Minutes

**Discussion / Action Items**

- Resolution – Renaming of “Okeechobee”
- Second Reading – Platting Ordinance No. 2025-21

**Administrative Transmittals**

- Discussion on Conservation Easement Update
- Discussion on Recreational Vehicle Regulation
- District Engineering Annual Report and Annual Meeting Ordinances
- Department of Commerce Grant – Status and Next Steps

**Sent under separate cover via Clerk’s Office (will also be included in quarterly reports next month and part of joint FAAC meeting w Council on 1/26/26)**

- Report on Cumulative Payments to Vendors Over \$10,000 and \$25,000
- Report of All Payments Made October 1, 2025 – December 31, 2025

**Deferred Agenda Items**

Due to competing priorities and limited staff capacity, the following items were **deferred from the January 6, 2026 agenda** and are expected to return in **February or March 2026**, as appropriate:

- Discussion on Livestock Waste Ordinance(s) and Franchise Agreements, including required reports, presentations, and notices
- Piggyback on South Florida Water Management District and Town of Southwest Ranches Contracts

- Palm Beach Gardens Piggyback Contracts for Annual Public Works
- Best Interest Contract with Superior Drainage – Culvert Replacement Contract
- ASANA Contract – Review and Approval of Implementation Project and Subscription Policy, Procedures, and Regulatory Framework
- Discussion on Zoning Map and Comprehensive Plan Alignment
- Town Council Rules & Procedures Rewrite (per October 4 Council direction)
- First Reading – Capital Improvement Plan Ordinance (including grant listing)

These items require additional coordination, legal review, document preparation, and/or sequencing with other priority actions and could not be completed in time for inclusion on the January agenda.



**Francine L. Ramaglia**

Town Manager | Town of Loxahatchee Groves  
155 F Road | Loxahatchee Groves, FL 33470  
Office: 561.277.2153 | Cell: 561.315.2369



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## Francine Ramaglia

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**From:** Francine Ramaglia  
**Sent:** Tuesday, January 6, 2026 5:35 PM  
**To:** TownCouncil  
**Cc:** Valerie Oakes; Caryn Gardner-Young  
**Subject:** Administrative Transmittal on Livestock Waste Management Regulatory Framework, Enforcement Update, and Transition to Non-Exclusive Franchise System

Livestock waste management has long been a critical issue for the Loxahatchee Groves community, characterized by persistent public concern and the absence of a comprehensive, permanent solution. Although the Town has encountered unauthorized transfer stations in the past, the issue escalated significantly late last year with the commencement of a brazen and high-volume illegal operation in the west end. This escalation has underscored the urgent need to modernize the Town's regulatory framework.

### PURPOSE

This memo provides the Town Council with a comprehensive update on the Town's transition from a fragmented legacy permit system to a modernized Solid Waste Franchise model for livestock waste. The discussion will cover three critical areas:

- **Regulatory History:** The shift from legacy ordinances (2010–2014) to the modernized Chapter 38 Solid Waste Code.
- **Enforcement:** An update on coordinated Town-wide enforcement actions, including specific actions taken at 1470 A Road.
- **Policy Considerations:** Council direction regarding the proposed Livestock Waste Management Article and Non-Exclusive Franchise Agreement structure.

### REGULATORY HISTORY

The Town currently regulates livestock waste through a combination of legacy ordinances adopted between 2010 and 2014, alongside administrative permits. Over time, this framework has become fragmented and misaligned with the Town's modernized Solid Waste Code (Chapter 38) and State law (Chapter 403, Florida Statutes). In 2025, the Town adopted Ordinance No. 2025-02, which anchored solid waste regulation to Chapter 403, F.S., and DEP Rule 62-701. These amendments provide the legal foundation to regulate livestock waste as a "special waste" stream under a franchise system, ensuring a more defensible and consistent approach than the prior stand-alone manure ordinances.

### ENFORCEMENT

In parallel with policy development, the Town has undertaken extensive enforcement efforts regarding illegal dumping and handling, specifically addressing the property at 1470 A Road and other locations. These actions reflect a coordinated approach to protect public health and drainage infrastructure:

- **State Coordination:** The Town joined a verified complaint to the Florida Department of Environmental Protection (FDEP) and is actively coordinating with FDEP and the Palm Beach County Health Department regarding sanitation and environmental compliance.
- **Stop Work Orders & Violations:** A Stop Work Order was issued to halt unauthorized activities at 1470 A Road. Code enforcement actions include the assessment of daily accruing fines, liens, and the evaluation of potential foreclosure remedies under Chapter 162, F.S.
- **Irreparable Harm:** Enforcement actions explicitly account for "irreparable and irreplaceable environmental damage," subjecting violators to enhanced penalties under Florida law.
- **Hauler Notifications:** The Town has issued citations and notices to haulers involved in illegal dumping, advising them that no permissible disposal or land-application sites currently exist within the Town.
- **Town-Wide Consistency:** Staff is revisiting historical complaint sites to ensure enforcement is applied uniformly Town-wide, moving away from a complaint-based model to proactive compliance.



## POLICY CONSIDERATIONS

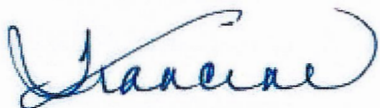
Staff seeks Council direction on the following strategic pillars to guide the drafting of the final Ordinance and Franchise Agreement:

- Chapter 403 Authority: Aligning regulation with Solid Waste authority rather than occupational licensing to avoid state preemption.
- SB 180 "Safe Harbor": Structuring regulations as waste handling/sanitation rules rather than land development regulations to avoid conflicts with Senate Bill 180.
- BMP Consistency: Ensuring Town code aligns with FDEP, FDACS, and SFWMD Best Management Practices to protect canals and groundwater.
- Consolidated Enforcement: Unifying all livestock waste controls into Chapter 38 for clearer enforcement mechanisms.

## ANTICIPATED AGENDA ITEMS FOR DISCUSSION IN FEBRUARY

Staff anticipates returning in February with:

- Draft Livestock Waste Management Ordinance (repealing legacy ordinances).
- Proposed Non-Exclusive Franchise Agreement and fee resolution (likely interim until 9/30/26 with permanent program to be designed dependent on approach to solid waste bid)
- Administrative forms (Franchise Application, Site Authorization/Affidavits, etc).
- A defined implementation and enforcement timeline.



**Francine L. Ramaglia**

Town Manager | Town of Loxahatchee Groves  
155 F Road | Loxahatchee Groves, FL 33470  
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**Francine Ramaglia**

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**Subject:** FW: Clarification on resident comments relative to the planning grant.

**Importance:** High

**From:** Francine Ramaglia

**Sent:** Tuesday, January 6, 2026 2:45 PM

**To:** TownCouncil <TownCouncil@loxahatcheegrovesfl.gov>

**Cc:** Valerie Oakes <voakes@loxahatcheegrovesfl.gov>; Jeff Kurtz <jkurtz@loxahatcheegrovesfl.gov>; Caryn Gardner-Young <cgardneryoung@loxahatcheegrovesfl.gov>; Craig Lower <clower@loxahatcheegrovesfl.gov>; Mary McNicholas <mem@sluggett.com>

**Subject:** Clarification on resident comments relative to the planning grant.

**Importance:** High

Good afternoon,

Councilmembers have shared with me an email from a resident relative to the administrative transmittal in agenda item 21 relative to the dept of commerce planning grant. Additionally, the clerk's office shared with me an email from another resident. Briefly with respect to these two emails regarding the \$75,000 grant award:

- The state is paying 100% of the cost. The Town does not have to put in any of its own money.
- The grant is only to study and plan the Southern Boulevard area. It does not build anything and does not change anyone's zoning by itself.
- This grant does not approve an RV park or any other project. If someone wants an RV park later, they still must apply, have public hearings, and get Council approval.
- The Town does not give up its power. The Town still decides what can be built and what the rules are in the comprehensive plan and zoning.
- The grant requires public participation. That means there will be meetings/workshops where residents can give ideas and opinions as the study is done.
- If the Town ever wants to change the plan or zoning using this study, it must hold normal public hearings first so people can speak before any vote.

While a councilmember has asked that the Town Attorney issue an official, separate briefing statement or opinion, below is some clarification to the residents' statements:

**Resident Statements:**

- Signing the state grant will "change the town forever" and automatically lead to the 288-site RV park and other unwanted commercial projects south of Collecting Canal.
- The state money is "for" the RV park and proves the Town is helping that developer change the comp plan.
- State funds will "support the infrastructure for commercial development" south of Collecting

**Clarification:**

- The grant is for a **planning** study, not for rezoning or project approval; any RV park or commercial use still needs separate applications, public hearings, and Council votes under the comp plan and code.
- The grant description is for a corridor-wide Southern Boulevard planning study, not a specific private project; using data from the study in reviewing any project does not mean the money is earmarked for that project.
- Rural infrastructure and planning grants are meant to analyze and plan public infrastructure to support a business/tourism corridor in general; how, where, and whether actual



**Resident Statements:**

- Canal and this is being intentionally hidden.
- The study and state laws will force more density and strengthen Live Local Act arguments because of the RV park.
- The Town will “lose Home Rule rights” when it signs the agreement because Commerce certifies projects for expedited review under section 403.973.
- The Town “intentionally” failed to hold the two public hearings required by section 290.046 before applying for this grant.
- Staff is twisting the law by calling later meetings the “required” hearings.
- The Town’s use of “Southern Boulevard Corridor” is wrong and conflicts with the comp plan, making the grant “invalid.”
- The Town is using state funds for an area “outside” the legal Southern Boulevard Corridor and therefore for private benefit, violating public-purpose rules.
- The Town extended the corridor north to Collecting Canal “without legal foundation” so the area can get state money.
- Accepting the grant will “force” the Town to extend the lobbyist contract and bind the Town to support development.
- “No formal Council acceptance of the grant is required” proves the public was cut out and contradicts earlier statements that Council would take a final vote.
- The state’s role in “pre-clearance review of land” shows Commerce and

**Clarification:**

- infrastructure is built still depends on future separate approvals.
- The Live Local Act relies on adopted local densities and entitlements in the comp plan and zoning, not on the existence of a planning study; Council keeps control over whether densities or designations are changed.
- Expedited review laws speed up state-agency coordination; they do not take away the Town’s legal power to say yes or no to rezonings and comp plan amendments.
- That statute and its two-hearing rule apply to the Small Cities CDBG program, not to Community Planning Technical Assistance planning grants like the Southern Boulevard Corridor study.
- CPTA grants follow their own guidance and any chapter 163 requirements if comp plan changes occur; they are not bound to the CDBG-style two-hearing structure in 290.046, though Council can still choose to hold extra hearings for transparency.
- The Town’s public description of the “Southern Boulevard Corridor (Southern Blvd. to Collecting Canal)” as a rural-style business district shows an intentional policy focus on that area; whether comp plan text or maps need cleanup is a technical consistency question, not automatic grounds for invalidating a planning grant.
- Planning and rural infrastructure grants are expressly intended to serve public purposes like jobs, tax base, safety, infrastructure, and economic diversification; the fact private property may later benefit does not by itself make the public-purpose test fail.
- Local governments can refine corridor boundaries and planning areas through policy discussion, map amendments, and studies; as long as formal plan changes follow chapter 163 procedures, identifying a larger study area is not, on its own, unlawful.
- Grant agreements may include reporting or coordination duties, but they do not require the Town to keep a specific lobbyist or to approve any development; those are discretionary policy choices for Council.
- A prior resolution can delegate signing authority for grants to the manager or mayor; Council can still notice and discuss the grant terms in public and can adopt a motion or ordinance if it wants to re-assert direct control, even if the program itself does not require a formal “acceptance” vote.
- Pre-clearance and expedited-review tools are about front-loading technical review and agency coordination; they

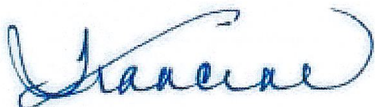
### Resident Statements:

- the Town are pre-deciding approvals for the RV park and comp plan changes.
- The Town is violating Article VII, section 10 of the Florida Constitution by using money to help a private RV park.
- Residents have not been given a properly noticed, stand-alone public hearing focused only on the grant, so the process lacks transparency.
- The project area in the grant materials does not clearly align with the adopted Comprehensive Plan, exposing the Town to legal risk and loss of home-rule authority.
- Residents have not received clear answers on how the grant could enable or speed up commercial development south of Collecting Canal, or whether it will trigger expedited permitting or comp plan amendments.
- Once signed, the agreement “cannot be undone” and permanently alters expectations and leverage for future development interests.
- Advancing this grant while the Town says it cannot afford essential public safety services shows misplaced priorities.
- The grant is being pushed without enough public discussion of long-term consequences, so signing now is irresponsible.

### Clarification:

- do not replace local quasi-judicial hearings or legislative decisions on comp plan and zoning.
- The public-purpose test is usually met when funds pay for planning or public infrastructure serving a broader area and community, even if one or more private owners benefit; that is how most economic-development and planning grants are structured statewide.
- The CPTA program does not mandate a stand-alone grant-only hearing, but Council can always hold a focused public hearing on this item to address questions about scope, legal effects, and long-term implications.
- If there are map or wording mismatches, they can be cured through plan amendments under chapter 163; disagreements over interpretation do not by themselves strip home rule or automatically invalidate a planning grant.
- The study can provide information that a future applicant might use, but any development south of Collecting Canal still needs separate Council approvals; expedited state review processes cannot bypass local hearings and votes on comp plan or zoning changes.
- Council can choose not to pursue plan or zoning changes that conflict with community goals, and can also decline or terminate participation in a grant if legal counsel advises; the agreement informs policy, it does not lock in specific land-use outcomes.
- Planning grants are restricted-use funds that cannot simply be redirected to operating expenses like PBSO; using outside money for planning can help avoid using limited general-fund dollars for the same work.
- Council can slow or pause execution if it chooses, ask for a written legal opinion on comp plan consistency and home-rule, and hold an additional public hearing to ensure residents fully understand the grant before any further step.

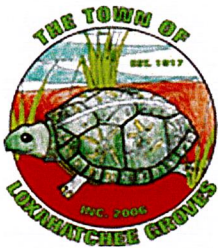
Please let me know if you have any questions or comments. The requested legal opinion will follow under separate cover.



**Francine L. Ramaglia**

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# LOXAHATCHEE GROVES FLORIDA

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