

**PBSO REPRESENTATIVE MEETING REPORT
APRIL 13, 2026 11:00 AM
TOWN HALL - CONFERENCE ROOM**

In Attendance:

Colonel Coleman - PBSO

Brian Shutt - PBSO

Jeff Kurtz - TOLG

Lisa El-Ramey - TOLG

Valerie Oakes - TOLG

At the April 7, 2026 Town Council meeting, Council appointed Mayor El-Ramey to meet with representatives of PBSO to continue communication regarding the recently terminated contract for law enforcement services. The following is a synopsis of the meeting referenced above.

Col. Coleman provided copies of the 2024 Florida State Statute (Chapter 316) which established the school zone speed detection commonly known locally as "Red Speed". He also provided an annual breakdown of the Town's services contract with the term of each contract and addendums, cost, and percentage increase. Col. Coleman pointed out the FL Statute 316 only allows the revenues from the school zone speed detection to be utilized for public safety.

Discussion followed on the sheriff's willingness to provide, at no additional charge, the necessary review of citations issued by this system and what other municipalities and counties are paying for this service. Mayor El-Ramey inquired, what is the hourly rate to process these and how many are processed per hour. Col. Coleman was not certain, but provided it was approximately \$132/hour and each one only takes seconds to confirm or deny. He did go on to explain the hourly rate does include the entire process associated with the citations should the recipient challenge the violation. Review is the first step, if not paid then a state citation is issued. If that is not paid, a court hearing follows and is the final step. Col. Coleman also stated the "Red Speed" in the Loxahatchee Groves Elementary School zone is the most active in Palm Beach county and therefore generates the greatest revenue per zone. PBSO contends the revenues from the camera speed enforcement will offset the cost of the contract. Mayor El-Ramey inquired how much longer school would be in session and without long term data predicting the level of future revenues would not be possible.

In addition, there was consideration by PBSO of the school crossing guards. The town's position is the school crossings are arguably not located in the town and as such are the burden of the county school district and PBSO.

Mayor El-Ramey sought further clarification on how enhanced services differ from county level since anecdotally, post termination patrol appears very similar to prior patrol levels. Col. Coleman stated the greatest change would be in traffic enforcement. Mayor El-Ramey asked for the traffic enforcement statistics since the December 17

cessation of enhanced service. Col. Coleman did not have those readily available, but stated he would provide.

(NOTE: Provided the following post meeting. Traffic stops are down 54% year to date over last year and traffic crashes are up 53% over that same period)

Discussions continued on concerns of PBSO regarding the requirement of a municipality to maintain law enforcement above county provided levels. Also, what position the sheriff has taken at the state level and concerns over what the state/governor could do regarding the failure of the town to provide its own law enforcement. PBSO also has concerns the town would set a trend in municipalities in the county. Jeff Kurtz inquired as to the PBSO position on how much the town currently owes from the December 2026 failure to pay. Col. Coleman and Brian Shutt stated the portion of the December payment until cessation of service December 17, 2026. Mayor El-Ramey pointed out the disparity of the cost of the contract given other western communities having a greater number of officers and higher crime rates. Col. Coleman stated there were many factors the sheriff uses to establish the charges for enhanced services. No additional information was provided on that matter. Col. Coleman also pointed out the town has an historically low percent annual increase.

Mayor El-Ramey suggested the newly formed council had members that had run on this matter and felt there was a lean toward support for the PBSO contract. The contract will be included in the April 21, 2026 meeting for review.



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TO: Town Council of Town of Loxahatchee Groves
FROM: Jeffrey S. Kurtz, Esq., Town Attorney
DATE: April 21, 2026
SUBJECT: History of the Sheltering Palms Foundation, Inc. property

Background:

Council requested a brief history of the property currently owned by Sheltering Palms Foundation, Inc. and the conservation easement that exists on the property. The property is Tract 47 of Block D of the Plat of Loxahatchee Groves. It is a 20-acre parcel. Immediately to the west of this parcel is Tract 5 of Block D of the Plat of Loxahatchee Groves, another 20-acre parcel that has an address of 1300 D.

In 1969 Tract 47 and Tract 5, 40 acres between the two parcels were purchased by Wallace and Betty Hobbs. The Hobbs sold the 40 acres to J.D. Trees & Shrubs, a Florida partnership in 1988. Later the partnership transferred the entire 40 acres to J.D. Trees & Shrubs, Inc.

In some shape, manner or form, which is not entirely clear, Red Wing Nursery Inc. became the owner of two tracts and in 1992 sold the property to The Vilarino Family Partnership. As suggested by the corporate names, a nursery was in operation on the property. It was in 1992 under Vilarino ownership that the conservation easement was granted to Palm Beach County. In 2003 Vilarino sold the 40 acres to Green Paradise Plants and Trees, Inc, which in turn sold the property to Wagflo, LLC in 2005.

Wagflo's original managers were Ray Flow and Richard Wagner. Wagflo continued to operate a nursery on the 40 acres and through 2013, based on aerials, it appears as though the vegetation within the conservation easement area is intact. The County transferred their interest in the easement to the Town around 2012.

In 2015 the vegetation within the easement area has substantially diminished and in 2017 it is almost completely gone.

In February of 2017 the ownership of the Wagflo, LLC changed and Sohail Quraeshi becomes the manager of the LLC. In December of 2017 Sura Trust dated 5/8/2017 was added as a manager of Wagflo, LLC.



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By 2020 the last vegetative evidence of a conservation easement was completely eradicated. The nursery operation on the property appears to have ceased by 2015.

The ownership of the two tracts separated in 2022 when the western parcel (Tract 5) having the 1300 D address was transferred to Escue Farms, LLC, a Wyoming LLC. The people controlling both Escue Farms and Wagflo were the Quraeshi family. Recently the 1300 D (Tract 5) was transferred from Escue to Sohail Quraeshi and his wife. It is the 1300 D property that is the source of the code enforcement cases that resulted in liens attaching to both Tracts.

As indicated above, the conservation easement is located on Tract 47, the eastern 20-acre parcel. That property was owned by Wagflo and became the subject of a loan from Sheltering Palms Foundation to Wagflo. The loan was secured by a mortgage on Tract 47. The loan was granted after the ownership of the two properties was separated and quickly was defaulted on and a foreclosure action was successfully prosecuted by Sheltering Palms ultimately resulting in title to Tract 47 being acquired in January of 2025. After completion of the foreclosure the Sheltering Palms Foundation became aware of the Town's code enforcement lien and the conservation easement and contacted the Town to seek a remedy.

Sohail Quraeshi maintains that his father had been the real person in charge of the properties until recently. Based on conversations with the representatives of Sheltering Palms and Sohail it does appear that the father was the person who negotiated the mortgage on Tract 47. It is true that since Sohail became the person who dealt with the Town, the code violations associated with 1300 D Road (Tract 5) have been brought into compliance.

Based on the Quraeshi and Sheltering Palms representations about their lack of due diligence in their acquisition of the properties it is entirely possible they were ignorant about the existence of the conservation easement on Tract 47 as there was no visual evidence of its existence at the time either party acquired their interest and only a title search would have revealed the easements existence. The parties claim they did not avail themselves of the title search before investing in the property.

Should you have any further questions concerning the property history or wish to review the property and corporate records behind this summary, please contact me directly at 561-307-5253.

I anticipate a representative of Sheltering Palms Foundation will be available either in person or by zoom at the April 21, 2026, Council meeting.



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Recommendation:

Discussion and direction with respect to the offer to release the conservation easement and partial release of the code enforcement lien associated with Tract 47, owned by Sheltering Palms Foundation.