



TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL MEETING AGENDA ITEM MEMORANDUM

TO: Mayor and Town Council of the Town of Loxahatchee Groves

FROM: Craig Lower, Public Works Director

VIA: Valerie Oakes, Acting Town Manager

DATE: June 16, 2026

SUBJECT: Approval of Resolution No. 2026-46 Authorizing the Purchase of Town Hall Carpet Replacement

Legal Sufficiency:	☒ Reviewed	☐ Not Reviewed
	☒ Approved	☐ Not Approved

Background:

Pursuant to Town Council direction at their June 2, 2026, meeting the staff sought quotes for the installation of replacement carpet within Town Hall. The new installation will consist of 24" x 24" carpet tiles from the Shaw Contract Terasu Collection and will be completed after hours and on weekends to minimize disruption to Town operations.

Public Works has obtained three (3) quotes for the removal and replacement of carpet within Town Hall installing the Shaw Contract Terasu Collection Kusa tile design in the Sky color. <https://www.shawcontract.com/en-us/products/5a238/colors/36447>

The quoted amounts from the 4 vendors were as follows:

1. Capitol Carpet & Tile and Window Fashions	\$25,169.40
2. Coastal Carpet	\$26,882.00
3. Six-S Flooring	\$28,124.01
4. Floor Coverings International	\$28,205.00

Public Works recommends Capitol Carpet & Tile and Window Fashions for the removal and replacement of carpet in key areas of Town Hall, including the municipal chambers, conference room, hallways, corridors, and six (6) offices. The proposed work includes removal and disposal of the existing glued-down carpet, movement of furniture, and floor preparation to ensure a smooth and level installation surface.

In order to approve this award and authorize the Acting Town Manager to enter into a contract with the proposed vendor, it is necessary that the Town Council approve Resolution No. 2026-46 which waives formal bid requirements and determines the award is in the best interest of the Town. The anticipated and realized cost of the carpet replacement is over the \$25,000 figure which

ordinarily requires a formal bid. The basis of determining whether this award is in the best interest of the Town is because the time involved and cost associated with producing a formal bid is not warranted given the proximity of the price to the \$25,000 threshold the specificity of the product being sought and the fact that competitive quotes were sought and received. A best interest determination requires four affirmative votes to pass.

Further, due to the unbudgeted nature of this facility improvement, the Town Council needs to authorize that funding for this Purchase Order be allocated from the Town's Contingency Fund. Such direction is included in the proposed Resolution.

Recommendation:

Approval of Resolution No. 2026-46 waiving formal competitive bidding and authorizing the Acting Town Manager to contract for the replacement of carpeting in Town Hall with Capitol Carpet & Tile and Window Fashions as being in the best interest of the Town.

Attachments:

Quote QR004208 – Capitol Carpet & Tile and Window Fashions

Quote 2010 – Six-S Flooring

Quote –Coastal Carpet

Quote- Floor Coverings International

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2026-46

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING AN AGREEMENT WITH CAPITOL CARPET & TILE AND WINDOW FASHIONS. TO PROVIDE CARPET REPLACEMENT WITHIN TOWN HALL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Loxahatchee Groves Town Hall is in need of carpet replacement; and

WHEREAS, the cost of the carpet replacement is anticipated to cost more than \$25,000;

and

WHEREAS, the Town staff has secured multiple quotes for the removal of the carpeting and installation of Shaw Contract Terasu Kusa style Sky color 24 inch by 24 inch carpet tiles; and

WHEREAS, the Capitol Carpet & Tile and Window Fashions Wellington office submitted the lowest quote for the removal of the carpet and installation of new carpet tiles throughout Town Hall in the amount of \$25,169.40; and

WHEREAS, the Town believes the cost of staff time and delay in replacement of the carpet to proceed with formal sealed competitive bidding of the carpet replacement work exceeds any potential savings in the cost of the carpet replacement as compared with securing quotes from multiple vendors in light of the nature of the work and the specific carpet selected as for the replacement; and

WHEREAS, pursuant to Section 2-133(b)(12) of the Town of Loxahatchee Groves Code of Ordinances, the Town Council, by at least a four-fifths affirmative vote, has determined that the sealed competitive method is not warranted and obtaining competitive quotes for this service is in the best interest of the Town; and,

WHEREAS, the Town has determined that authorizing the Acting Town Manager to enter into a contract with Capitol Carpet & Tile and Window Fashions for the installation of carpet tiles

at the price quoted serves a valid public purpose.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF LOXAHATCHEE GROVES, FLORIDA:**

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 upon adoption hereof.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida hereby authorizes the Acting Town Manager to negotiate and enter into a contract for the removal of carpeting and installation of carpet tiles with the Wellington office of Capitol Carpet & Tile and Window Fashions in accordance with their quoted price for the service of \$25,169.40.

Section 3. The Acting Town Manager and Town Attorney are authorized to do all things necessary to implement the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective upon adoption.

Councilmember _____ offered the foregoing resolution. Councilmember seconded the motion, and upon being put to a vote, the vote was as follows:

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE
GROVES, FLORIDA, THIS ___ DAY OF JUNE, 2026.**

ATTEST:

Acting Town Clerk

Voted:
Mayor Lisa El-Ramey, Seat 2

Voted:
Vice Mayor Manish Sood, Seat 5

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Voted:
Councilmember William "Joe" Stephens, Seat 1

Voted:
Councilmember Anita Kane, Seat 3

Voted:
Councilmember Paul Coleman II, Seat 4

Printing Date: 6/11/2026
 Customer: Craig Lower
 Proposal: TERASU COLLECTION -
 KUSA 5T194 - COLOR SKY (PN#1398569)
 Project: 2026-04-10
 Address: 155 F Rd Loxahatchee Groves, FL -
 33470
 Cell Phone: 5618076671
 Personal E-mail:
 publicworkscoordinator@loxahatcheegrovesfl.gov



FLOOR COVERINGS
international

Floor Coverings International of Wellington
 2781 Vista Parkway, Suite K-6
 West Palm Beach, Florida 33411
 Office Phone: 561-990-9894
 Website:
 wellington.floorcoveringsinternational.com

Who is Floor Coverings International?

Thank you for giving us the opportunity to inspire you with your new flooring project. At Floor Coverings International our mission is to provide an exceptional service experience. From your flooring design consultation to installation we will not only inspire your dreams, but we will bring them to life in your home. Our commitment to you is that we will do everything within our power to deliver the best in home flooring experience in North America. Our proprietary collection of first quality flooring selections including Carpet, Hardwood, Tile, Laminate, Vinyl, Area Rugs and Eco-Friendly options are brought to you from major manufacturers, ensuring they will perform to the highest industry standards. From product selection to installation, we are committed to your 100% satisfaction.

Project Information

INSTALLATION OF NEW CARPET THROUGHOUT TOWN HALL OFFICE BLDG

Proposal Information

REMOVE EXISTING GLUE DOWN CARPET AND HAUL AWAY
 INSTALL NEW SHAW CONTRACT TERASU COLLECTION - KUSA TILE - COLOR SKY 24 X 24 CARPET TILE -NYLON
 MOVE FURNITURE AND RESET AFTER INSTALLATION IS DONE PER AREA

Conference/ Town Meeting , Town Attorney, Springsteen office, Community Standards Director, Hallway Town Attorney office, Terri Bayard , Small Hallway Meeting RM, Office Support Area , Hall Outside Town Clerk Office, Valerie's Office, Town Clerk office , Conference RM

Description / SKU	Quantity
SHAW CONTRACT TERASU COLLECTION - KUSA TILE - COLOR SKY 24 X 24 CARPET TILE -NYLON	317.41 SQYD
Pressure Sensitive Carpet Adhesive	3.0 EA
Standard Carpet Installation	288.56 SQYD
Removal and Haul Away of Carpet Glue Down	288.56 SQYD
Heavy Furniture Move	2597.0 SQFT
Soft Surface Freight	317.41 SQYD

\$28,205.0

Warranty and Insurance Information

Warranty: We carry a one-year warranty on workmanship and each manufacturer's warranty is provided to you on the products.

Insurance: We carry a \$1,000,000 Liability Policy. Certificates to be provided upon request.

Please Note: Except for any unforeseen sub-floor, plumbing, electrical, and /or structural issues, the price below is the price you will pay. In the event of unforeseen circumstances, we will stop work and discuss the options with you prior to progressing. In this situation, there may be additional costs to complete the job properly.

Floor Prep: Additional leveling materials will be billed at a rate of \$100/bag which includes materials and labor.

Licenses and Insurance: Palm Beach County U-21669, \$1,000,000 Liability Policy. Certificate will be provided upon request.

Grand Totals

Total	Deposit	Balance
\$28,205.0	\$14,103.0	\$14,102.0

Signature

Authorized Signature

Date

Customer's Signature

Date

SATISFACTION GUARANTEE

Floor Coverings International (FCI) sets standards of acceptability on floor covering products and subcontracted installation services which exceed industry standards. Floor covering products carry specific manufacturer warranties; some of these warranties include wear warranties, stain resistance warranties, and flame retardant properties. Ask your FCI representative for the warranties applicable to the product you purchased. Installation warranties are provided by the installation company contracted to install your flooring. FCI uses reasonable efforts to contract with reputable installation companies who guarantee their work, but is not liable for the conduct of the installation firm.

DISPUTES

Should litigation occur, all parties agree, the non-prevailing party shall incur the reasonable attorney fees and cost of litigation of the prevailing party. Any contractor, subcontractor, or materialman who provides home improvement goods or services pursuant to your home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien.

TERMS AND CONDITIONS

Each FCI franchise is independently owned and operated under the FCI trademark. Subject to the terms and conditions herein stated, Seller agrees to sell and deliver to Buyer, and Buyer agrees to accept, the merchandise herein described. Until the total purchase (and installation) price is paid in full, title to and ownership of the property purchased under this contract shall be and remain in the FCI representative and shall only vest in the Buyer after such payment in full.

1. Buyer agrees that deposits made on special orders or cut orders cannot be refunded. **BUYER FURTHER AGREES THAT BUYER MAY CANCEL A CONTRACT FOR PURCHASE OF GOODS BEFORE INSTALLATION ONLY, AND THAT SELLER WILL RETURN ALL MONIES DEPOSITED, LESS 25% FOR RESTOCKING, MEASURING AND FREIGHT CHARGES.**
2. Buyer agrees to reimburse Seller for all reasonable expenses incurred in the collection of any unpaid contract balance, including reasonable attorney's fees.
3. Buyer agrees that Seller will not be responsible for delays or failures in delivery or installation caused by strikes or other causes beyond Seller's control; that Seller is not responsible for consequential damages, and that Seller is not responsible for shortages of material when sale was based on measurements or plans submitted by Buyer.
4. Buyer agrees to allow Seller to inspect and endeavor to correct any condition complained of, and that refusal to allow either constitutes a waiver of Buyer's rights to assert a claim or file suit against Seller.
5. Buyer and Seller agree that this contract is the complete agreement between the parties, and that everything which the Buyer expects the Seller to perform is written hereon; Buyer and Seller further agree that this contract can be modified in writing only.
6. Buyer hereby agrees that the terms of payment shall be Cash on Delivery, unless other arrangements are made and noted hereon; Buyer further agrees that late payments shall be subject to 1 1/2% per month (18% per annum) delinquency charge on any unpaid contract balance, calculated from date of delivery.
7. All merchandise subject to commercially acceptable dye lot variations as defined by industry standards. Labor does not include cutting off any doors that do not clear carpet. We are not responsible for breakage in removal and replacing of shoe mouldings. All rug sizes are approximate.

BUYER'S RIGHT TO CANCEL

FCI wants you to join the ranks of our satisfied customers. If for any reason, you are unhappy with your order, you have the right to cancel and we are furnishing you with this Buyer's Right to Cancel:

Customer may cancel this transaction without any penalty or obligation within three (3) business days following the above date. If Customer so cancels, any property traded in, any payments made by Customer under this Sales Agreement, and any negotiable instrument executed by Customer will be returned within ten (10) business days following the receipt by FCI of the cancellation notice, and any security interest arising out of the transaction will be cancelled.

If Customer cancels, it must make available to FCI at Customer's residence, in substantially as good condition as when received, any goods delivered to Customer under this Sales Agreement; or Customer may, as its option, comply with FCI's instructions regarding the return shipment of the goods at FCI's expense and risk.

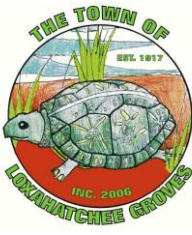
If Customer so makes the goods available and FCI does not pick them up within twenty (20) days of the date of the notice of cancellation, Customer may retain or dispose of the goods without any further obligation. If Customer fails to make the goods available, or if Customer agrees to return the goods to FCI and fails to do so, then Customer remains liable for performance of all obligations under this Sales Agreement.

To cancel this transaction, mail or deliver a signed and dated copy of this Notice of Cancellation or any written notice, or send a telegram to Floor Coverings International, _____ not later than midnight of _____ (date).

I hereby cancel this transaction.

DATE

CUSTOMER'S SIGNATURE



This is Item 3

TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL MEETING AGENDA ITEM MEMORANDUM

TO: Mayor and Town Council of the Town of Loxahatchee Groves

FROM: Jeffrey S. Kurtz, Esq., Town Attorney

DATE: June 16, 2026

SUBJECT: Approval of Resolution No. 2026- 47 Authorizing the Acting Town Manager to Enter into a Revised Agreement with B. Douglas McGibbon, P.A., for the Provision of Special Magistrate Services

Legal Sufficiency:	☒ Reviewed	☐ Not Reviewed
	☒ Approved	☐ Not Approved

Background:

The Town Council approved Resolution No. 2026-47 authorizing the Town to contract with B. Douglas McGibbon, P.A., for the provision of special magistrate services. The approved agreement had provisions in the agreement requiring certain insurance, naming the Town as an additional insured and the agreement also included indemnification language. When Mr. McGibbon first reviewed the agreement, he did not object to the language, however prior to execution of the agreement he noticed the provisions and requested they be removed as his services as special magistrate are not something the Town would require insurance for.

A special magistrate is different from most of the Town's other consultants and contractors in that they are paid to make independent decisions in the cases presented before them. While those decisions can result in litigation between the Town and respondents, and the special magistrate's decision may be found to be incorrect by a reviewing court, that decision is not something that the Town could hold the special magistrate responsible for so professional liability insurance is not warranted. Likewise, as the special magistrate's interaction with the public on behalf of the Town is as an invitee in the Town's building, a general liability policy is unwarranted. Similarly, the special magistrate does not drive anywhere on behalf of the Town so being added as an additional insured is also unwarranted. The Town's other special magistrate is not required to provide the insurance to the Town. Therefore, it is my recommendation that the insurance provisions be waived, and the Acting Town Manager be authorized to enter into a revised agreement with the McGibbon firm for special magistrate services.

Recommendation:

Approval of Resolution No. 2026-47 authorizing the Acting Town Manager to enter into a revised agreement which will not have indemnification and insurance requirements as requested by B. Douglas McGibbon, P.A. consistent the provisions in the Town's other special magistrate agreements.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2026-47

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ACTING TOWN MANAGER TO ENTER INTO A REVISED AGREEMENT WAIVING THE INSURANCE REQUIREMENTS WITHIN THE AGREEMENT WITH B. DOUGLAS MACGIBBON, P.A. FOR SPECIAL MAGISTRATE SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Loxahatchee Groves (“Town”) approved Resolution No. 2026-22 authorizing an agreement with B. Douglas McGibbon, P.A. to provide special magistrate services for the Town’s code enforcement hearings and other related hearings; and

WHEREAS, the proposed agreement contained insurance requirements and indemnification language that would be inconsistent with the Special Magistrate’s duties and responsibilities; and

WHEREAS, B. Douglas McGibbon, P.A. has requested the insurance requirements and indemnification provisions under the agreement be deleted as being burdensome and unnecessary; and

WHEREAS, the Town Attorney recommends the insurance requirements and indemnification provisions be waived; and

WHEREAS, the Town has determined it to be in the best interests of the residents of the Town to continue to have B. Douglas McGibbon, P.A. provide special magistrate services and authorize the Acting Town Manager to execute on behalf of the Town a revised Agreement for the provision of Special Magistrate services.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted as if fully set forth herein.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida hereby authorizes the Acting Town Manager to execute a revised agreement with B. Douglas McGibbon, P.A. for the provision of Special Magistrate services that does not include insurance requirements and indemnification provisions.

Section 3. The Acting Town Manager and Town Attorney are authorized to do all things necessary to implement the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective upon adoption.

Councilmember _____ offered the foregoing resolution. Councilmember seconded _____ the motion, and upon being put to a vote, the vote was as follows:

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES,
FLORIDA, THIS _____ DAY OF _____, 2026.**

ATTEST:

Voted: _____
Mayor Lisa El-Ramey, Seat 2

Acting Town Clerk

Voted: _____
Vice Mayor Manish Sood, Seat 5

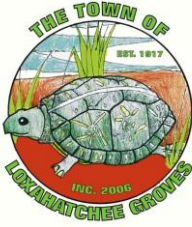
APPROVED AS TO LEGAL FORM:

Voted: _____
Councilmember Anita Kane, Seat 3

Office of the Town Attorney

Voted: _____
Councilmember Paul Coleman, Seat 4

Voted: _____
Councilmember William “Joe” Stephens, Seat 1



TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL MEETING AGENDA ITEM MEMORANDUM

TO: Mayor and Town Council of the Town of Loxahatchee Groves

FROM: Jeffrey S. Kurtz, Esq., Town Attorney

VIA: Valerie Oakes, Acting Town Manager

DATE: June 16, 2026

SUBJECT: Approval of Resolution No. 2026-48 Authorizing the Acting Town Manager to Approve a Change Order to the Contract for Town FY25 A Road and Collecting Canal Road Improvement Program with J.W. Cheatham LLC to do Additional Work Extending the Paving on E Road to North Road and Providing Driveway Apron Connections to A Road and Collecting Canal

Legal Sufficiency:	☒ Reviewed	☐ Not Reviewed
	☒ Approved	☐ Not Approved

Background:

Pursuant to Council direction the Public Works Director secured pricing for a proposed change order to the existing contract with J.W. Cheatham LLC to extend the paving of E Road to North Road and provide driveway apron connections adjacent to A Road and Collecting Canal Road. The public purpose in providing the driveway apron connections is that it will lessen the Town's maintenance responsibilities caused by edge of pavement damage by vehicles pulling onto and off the roadway. The driveway aprons are located within the Town's Roadway, Drainage and Utility easements.

The total cost of the change order is \$41,261. Funding for the increased cost is available within the Town's Capital Improvement Fund.

Recommendation:

Approval of Resolution No. 2026-48 authorizing the Acting Town Manager to approve change order to the contract with J.W.Cheatham.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2026-48

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AUTHORIZING CHANGE ORDER MODIFYING THE CONTRACT WITH J.W. CHEATHAM, LLC FOR FY25 A ROAD AND COLLECTING CANAL ROAD IMPROVEMENT PROGRAM TO PROVIDE ADDITIONAL SERVICES BEING THE EXTENSION OF E ROAD PAVING AND DRIVEWAY APRON CONNECTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town has awarded a Contract to J.W. Cheatham for the Town's FY 25 A Road and Collecting Canal Road Improvement Program as the selected vendor to IFB #2025-02 in the amount of \$657,015; and

WHEREAS, the Town requested the Contractor complete additional work extending the paving on E Road another 750 feet to North Road and providing driveway apron connections along A Road and Collecting Canal Road; and

WHEREAS, the Contractor submitted a Change Order Request for the additional work in the amount of \$41,261; and

WHEREAS, the Town has determined the attached Change Order Request serves a public purpose and funding is available within the Capital Improvement Fund.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted as if fully set forth herein.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida authorizes the Acting Town Manager to execute a change order to the Contract in the amount of \$41,261 and revise the scope of services to include the work as set forth in the attached proposal.

Section 3. The Acting Town Manager and Town Attorney are authorized to do all things necessary to implement the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective upon adoption.

Councilmember _____ offered the foregoing resolution. Councilmember seconded the motion, and upon being put to a vote, the vote was as follows:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS __ DAY OF JUNE, 2026.

ATTEST:

Acting Town Clerk

Voted: _____
Mayor Lisa El-Ramey, Seat 2

Voted: _____
Vice Mayor Manish Sood, Seat 5

Voted: _____

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember William “Joe” Stephens, Seat 1

Voted: _____
Councilmember Anita Kane, Seat 3

Voted: _____
Councilmember Paul Coleman II, Seat 4



**J. W.
CHEATHAM
LLC**

**Road Building &
Earthmoving Contractors**

May 19, 2026

Town of Loxahatchee Groves
245 W. D Road
Loxahatchee Groves, FL 33470

Attn: Craig Lower

Ref: "Town FY25 A Road & Collecting Canal Road Improvement Program"

Dear Mr. Lower

As per your request, I submit the following Change Order for extending E Road by 750 linear feet and adding two foot driveway aprons on A Road & Collecting Canal Road at the above referenced project. See Schedule "A" & "B".

Qualifications are as stated below:

- Driveway Aprons shall be paid by actual field measurements.
- No item included unless specifically stated.

Your timely review and approval is requested.

Respectfully,

Michael Wonnell

Michael Wonnell

Project Manager

J.W. Cheatham, LLC.

7396 Westport Place West Palm Beach, FL 33413 Phone: (561) 471-4100 Fax: (561) 471-8348

Page 1 of 1

Town FY25 A Road & Collecting Canal Road Improvement Program(Change Order # 1)
Schedule of Values (Schedule "A")

E Road Extension @ 750 LF x 18'

Mobilization	1	LS	@	\$	1,711.00	/LS	\$	1,760.00
Finish Baserock	1500	SY	@	\$	2.50	/SY	\$	3,750.00
Prime Baserock	1500	SY	@	\$	0.85	/SY	\$	1,275.00
2.5" SP 12.5 Asphalt	1500	SY	@	\$	17.60	/SY	\$	26,400.00
6" White Thermoplastic Stripe	1500	LF	@	\$	1.10	/LF	\$	1,650.00
6" Yellow Thermoplastic Stripe	750	LF	@	\$	2.20	/LF	\$	1,650.00
Subtotal:							\$	36,485.00

A Road & Collecting Canal Road (2' Driveway Aprons)

Finish Baserock	228	SY	@	\$	2.50	/SY	\$	570.00
Prime Baserock	228	SY	@	\$	0.85	/SY	\$	193.80
2.5" SP 12.5 Asphalt	228	SY	@	\$	17.60	/SY	\$	4,012.80
Subtotal:							\$	4,776.60

Driveway Apron (Schedule "B") A & Collecting**Canal Road****Width****Length****SY**

1	2.00	92	20.44
2	2.00	36	8.00
3	2.00	22	4.89
4	2.00	74	16.44
5	2.00	87	19.33
6	2.00	47	10.44
7	2.00	35	7.78
8	2.00	35	7.78
9	2.00	37	8.22
10	2.00	41	9.11
11	2.00	63	14.00
12	2.00	30	6.67
13	2.00	36	8.00
14	2.00	50	11.11
15	2.00	36	8.00
16	2.00	43	9.56
17	2.00	29	6.44
18	2.00	49	10.89
19	2.00	18	4.00
20	2.00	23	5.11
21	2.00	29	6.44
22	2.00	37	8.22
23	2.00	23	5.11
24	2.00	30	6.67
25	2.00	25	5.56
Total SY's :			228.22

mike.wonnell@jwcheatham.com

From: Craig Lower <clower@loxahatcheegrovesfl.gov>
Sent: Tuesday, May 12, 2026 3:07 PM
To: mike.wonnell@jwcheatham.com
Subject: Re: J.W. Cheatham, LLC (Revised COI)
Attachments: JW Cheatham Contract_compressed.pdf

Good Afternoon,

Please give me call on the change orders

Town council has asked for two add on (change orders).

One will be on the E road portion. Extending the paving another 750ft

The other will be on A road and Collecting canal portion. They are asking for driveway aprons approximately 25-28

I hope you have received the signed contract if not here it is.

Thank you

Craig Lower
Public Works Director, CDM
Town of Loxahatchee Groves
245 W. D Road
Loxahatchee Groves, FL 33470
Clower@loxahatcheegrovesfl.gov
Direct: (561) 807-6671



**LOXAHATCHEE
GROVES**
F L O R I D A

From: mike.wonnell@jwcheatham.com <mike.wonnell@jwcheatham.com>
Sent: Friday, May 8, 2026 2:20 PM
To: Kenthia White <kwhite@loxahatcheegrovesfl.gov>; Jeff Kurtz <jkurtz@loxahatcheegrovesfl.gov>
Cc: Craig Lower <clower@loxahatcheegrovesfl.gov>
Subject: RE: J.W. Cheatham, LLC (Revised COI)

Thank you

Sincerely,
Michael Wonnell
Project Manager
J.W. Cheatham, LLC

COMMITTEE WORKSHEETS RECEIVED

SECTION 1 — DEFINING “RURAL” IN LOXAHATCHEE GROVES

In your opinion, what does the term “rural” mean within the context of the Town of Loxahatchee Groves?

Consider: community identity, agriculture and equestrian lifestyle, open space preservation, roadway character, environmental preservation, density, and community values.

Response:

By Wikipedia’s definition: “A rural town is a small, geographically isolated settlement surrounded by open countryside, farmland, or natural landscapes. These communities are defined by their low population density, lack of extensive infrastructure, and an economy typically rooted in agriculture, forestry, or the extraction of raw materials rather than heavy industry.”

Within the context of the town of Loxahatchee Groves, Okeechobee Blvd. North seems to have more land where houses are not so close from one another. F Road and E Road Meet with Crestwood Park, which is a big field of wetland/ lakes.

Within the context of the town of Loxahatchee Groves, Okeechobee Blvd. South is not a rural area. We have immediate access to busy traffic roads and homes are closer to one another compared to Okeechobee Blvd. North.

Rural areas and wildlife habitats are fundamentally linked. I moved to Loxahatchee Groves in 2020. We used to see wild rabbits, armadillos, coyotes, and even a panther once. However, this has changed. It’s been a while since we saw rabbits or armadillos. I saw a young coyote dead by Southern Blvd recently. This is extremely sad.

There are towns in Florida with many plant nurseries and nursery fields that are not necessarily located in rural areas designation.

The equestrian lifestyle could serve as a powerful catalyst for reviving our “rural” culture. It might be a good idea to start considering the equine industry as a possible backbone for the town’s “rural” prosperity. I would like to know more about council member Anita Kane’s Equestrian State concept as this might be the best and only way to preserve our “rural” culture.

SECTION 2 — STRATEGIC PILLARS

Identify three (3) to four (4) major strategic pillars that support the Town's overall vision, quality of life, and protection of resident property values.

Examples: Rural Preservation, Infrastructure & Drainage, Public Safety, Community Engagement, Agriculture & Equestrian Support, and Government Transparency.

Response:

Public safety should be #1. I don't know about the rest of the Loxahatchee Grove area. But I do know that in San Diego Drive, we have many families with children. We should guarantee the safety of family and children, no questions asked. Tax budget is designed to pay and guarantee police patrolling and safety. Loxahatchee residents, homeowners, taxpayers should have what we pay for.

In addition, our busy roads will be safer with police patrolling. Statistically, the presence of police reduces traffic accident rates, home invasion and thefts, crimes over all.

Rural preservation and tree conservation are intrinsically linked. This is my #2.

Council member Anita Kane spoke about something very important in the last council member meeting (June 2, 2026). She said we should not be approving trees removal until the site plan is approved. I saw with my own eyes two Florida pine trees go down and that was brutal to watch. The landowner didn't even have a loan approved to build a home; yet he was given permits to remove 2 Florida pine trees. This was very irresponsible.

People move to rural areas, but they don't want to have trees because they are high maintenance. My suggestion is that we really need to start drawing the line when it comes to tree removals.

Equestrian support is my #3. We need to have more conversations about Equestrian Centers, Equine Tourism etc.

Article from Equine Land Conservation Resources

Seven Steps to Planning for an Equestrian-Friendly Community for Community Leaders and Planners; Date August 13, 2014;

"Equestrian estates provide vital support to rural areas by stimulating the local economy, preserving open green space, and funding agricultural conservation."

SECTION 3 — COMMUNITY CONCEPTS & INITIATIVES

Identify one (1) to two (2) concepts, programs, initiatives, or ideas that could help promote or encourage the strategic pillars identified above.

Examples may include, equestrian trail systems, agricultural education, agritourism branding, historic preservation initiatives, or community events.

Concept / Initiative #1:

Community events:

Google:

“Florida’s Sunshine Law does not prohibit towns from accepting donations to fund community events. The open government statute primarily dictates that discussions among elected officials remain public, rather than regulating how funds are raised. However, [Florida](#) municipalities typically require formal donation policies to maintain transparency and prevent conflicts of interest”

“Many municipalities and regional groups accept donations to fund community events. In the [Loxahatchee Groves](#) and [Palm Beach County](#) area, you can directly contribute to or sponsor local festivities through established community networks.”

During June 2, 2026 meeting, Council Member Manish Stood tried to talk about the possibility of seeking donations to fund the 20th year Towns Anniversary. There was a lot of confusion and misinterpretation around that subject. I see an opportunity here to bring this subject back. If this is feasible, can we have more conversations around this?

Concept / Initiative #2:

I have to think about a second one.

Addendum - what is the town's mission & vision. I looked for our vision & mission in our website. I couldn't find it. make it visible. we need to start promoting our vision among residents. Live our life to it's standard.

SECTION 4 — BOARD PRIORITIES & REQUESTS TO TOWN COUNCIL

Please identify projects, initiatives, policies, or priorities that your board or committee believes should be requested of the Town Council for consideration.

Priority Requests:

1. Paving of the roads. We all know that this is critical to modern infrastructure. Some roads are paved. I think there is more paving to complete.

2. Use truck weight and height advisory signs instead of building a gate and make Tangerine Drive private. I had a small discussion with council member Joe Stephens about this. I gave him the idea. We need to try advisory measures first. The reinforcement of policing for compliance might be necessary. (I think this also falls under Planning and Zoning as the road access and right of way is under discussion)

Loxahatchee Groves residents should be able to enjoy the right of pathway to all roads without exceptions.

3. I don't have another project in mind at the moment.

4.

5.

SECTION 5 — ADDITIONAL COMMENTS OR IDEAS

Please provide any additional comments, recommendations, concerns, or ideas related to the future of Loxahatchee Groves.

This is totally a new experience for me. I might be new to the Planning and Zoning Committee; however, I will do everything within my power to do research, read, and understand the information, language and semantics that define Planning and Zoning. I want to bring some kind of value to the committee. I have the conviction of knowing that no idea or conversation is too small or too big to process. Thank you,

SUBMITTED BY

Board/Committee: Planning and zoning

Name: Lissette Vazquez Martinez

Date: 06/09/26

TOWN OF LOXAHATCHEE GROVES

Strategic Visioning & Priorities Worksheet

PURPOSE

The purpose of this worksheet is to assist the Town Council, advisory boards, and committees in identifying priorities, initiatives, and long-term goals for the future of the Town of Loxahatchee Groves. This exercise is intended to promote collaborative planning efforts focused on preserving the Town's unique rural character and enhancing overall quality of life for current and future generations.

SECTION 1 — DEFINING "RURAL" IN LOXAHATCHEE GROVES

In your opinion, what does the term "rural" mean within the context of the Town of Loxahatchee Groves?

Consider: community identity, agriculture and equestrian lifestyle, open space preservation, roadway character, environmental preservation, density, and community values.

Response:

Low density Ag/Res (no less than 1 house per 5 acres) community that supports farming, ranching, and livestock activities with native plants, green space, and wildlife.

SECTION 2 — STRATEGIC PILLARS

Identify three (3) to four (4) major strategic pillars that support the Town's overall vision, quality of life, and protection of resident property values.

Examples: Rural Preservation, Infrastructure & Drainage, Public Safety, Community Engagement, Agriculture & Equestrian Support, and Government Transparency.

Response:

- ① Keep commercial on Southern Blvd & South of Tangerine
- ② Preserve and encourage the growth of native plants and wildlife areas
- ③ Support local ag farms & businesses

SECTION 3 — COMMUNITY CONCEPTS & INITIATIVES

Identify one (1) to two (2) concepts, programs, initiatives, or ideas that could help promote or encourage the strategic pillars identified above.

Examples may include, equestrian trail systems, agricultural education, agritourism branding, historic preservation initiatives, or community events.

Concept / Initiative #1:

① Remove non-conforming business on Dkeechobee Blvd

Concept / Initiative #2:

② Start a fund to buy property to preserve for wildlife

② Apply for grants to buy native plants to plant around town

② **SECTION 4 — BOARD PRIORITIES & REQUESTS TO TOWN COUNCIL**

② Apply grants to give residents plants for planting on their property

Please identify projects, initiatives, policies, or priorities that your board or committee believes should be requested of the Town Council for consideration.

③ Start a Green Market - Invite local farmers/ag businesses to sell their products.

Priority Requests:

1. _____
2. _____
3. _____
4. _____
5. _____

SECTION 5 — ADDITIONAL COMMENTS OR IDEAS

Please provide any additional comments, recommendations, concerns, or ideas related to the future of Loxahatchee Groves.

SUBMITTED BY

Board/Committee: _____

Name: _____

Date: _____

TOWN OF LOXAHATCHEE GROVES

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In your opinion, what does the term "rural" mean within the context of the Town of Loxahatchee Groves?

Consider: community identity, agriculture and equestrian lifestyle, open space preservation, roadway character, environmental preservation, density, and community values.

Response:

A community of large lots maintaining our 5 acre minimum for larger ones that want to split with a strong equestrian presence while trying to preserve our tree canopy with common sense but not overly restrictive policies toward new development

SECTION 2 — STRATEGIC PILLARS

Identify three (3) to four (4) major strategic pillars that support the Town's overall vision, quality of life, and protection of resident property values.

Examples: Rural Preservation, Infrastructure & Drainage, Public Safety, Community Engagement, Agriculture & Equestrian Support, and Government Transparency.

Response:

Smart growth in our commercial corridor with buffers for near by homes. No high traffic businesses within local neighborhoods - example... businesses with more than 9 or 10 employees and large amounts of traffic that disturb the tranquility and safety of our neighborhood streets.
Forward Thinking planning toward growth.

SECTION 3 — COMMUNITY CONCEPTS & INITIATIVES

Identify one (1) to two (2) concepts, programs, initiatives, or ideas that could help promote or encourage the strategic pillars identified above.

Examples may include, equestrian trail systems, agricultural education, agritourism branding, historic preservation initiatives, or community events.

Concept / Initiative #1: Finish the trail system

Concept / Initiative #2: _____

SECTION 4 — BOARD PRIORITIES & REQUESTS TO TOWN COUNCIL

Please identify projects, initiatives, policies, or priorities that your board or committee believes should be requested of the Town Council for consideration.

Priority Requests:

1. Smart, but not overly restrictive growth along Southern + Okeechobee
2. One for One Tree replacement of specimen trees or even
3. 2 for 1 = ex 2 slash plant 1 cypress → rare species
4. 3 for 1 = ex 3 slash plant 1 oak → large canopy
5. Flexibility when not detrimental to our community

SECTION 5 — ADDITIONAL COMMENTS OR IDEAS

Please provide any additional comments, recommendations, concerns, or ideas related to the future of Loxahatchee Groves.

SUBMITTED BY

Board/Committee: ULDC

Name: Robert Austin

Date: 6-6-26

TOWN OF LOXAHATCHEE GROVES

Strategic Visioning & Priorities Worksheet

PURPOSE

The purpose of this worksheet is to assist the Town Council, advisory boards, and committees in identifying priorities, initiatives, and long-term goals for the future of the Town of Loxahatchee Groves. This exercise is intended to promote collaborative planning efforts focused on preserving the Town's unique rural character and enhancing overall quality of life for current and future generations.

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In your opinion, what does the term "rural" mean within the context of the Town of Loxahatchee Groves?

Consider: community identity, agriculture and equestrian lifestyle, open space preservation, roadway character, environmental preservation, density, and community values.

Response:

Live and let live that supports uniqueness, thrift and a lifestyle based on productive land use. It is almost a solitary family-compound existence. It is a feudal, land-based ~~conservation and protection of nature and wildlife.~~ conservation and protection of nature and wildlife.

SECTION 2 — STRATEGIC PILLARS

Identify three (3) to four (4) major strategic pillars that support the Town's overall vision, quality of life, and protection of resident property values.

Examples: Rural Preservation, Infrastructure & Drainage, Public Safety, Community Engagement, Agriculture & Equestrian Support, and Government Transparency.

Response:

Protection comes from within, meaning town staff, vendors and other leadership defends our Charter, Comprehensive Plan, UDC instead of modifying it support non-conforming uses and outsiders wanting to decimate it.

Town staff needs to become more conservative in spending in all facets and reduction ~~in~~ number of employees, AS WELL AS

~~stop hiring~~ Executing redundancy in hiring vendors + consultants performing duplicate and unnecessary efforts. Also need to stop hiring friends + family members, who need jobs. Clean-up AR + payments for people no longer employed by the Town.

SECTION 3 — COMMUNITY CONCEPTS & INITIATIVES

Identify one (1) to two (2) concepts, programs, initiatives, or ideas that could help promote or encourage the strategic pillars identified above.

Examples may include, equestrian trail systems, agricultural education, agritourism branding, historic preservation initiatives, or community events.

Concept / Initiative #1:

Annual country fair (during winter season) ^{Feb/March}

Concept / Initiative #2:

Veteran's Day Parade

SECTION 4 — BOARD PRIORITIES & REQUESTS TO TOWN COUNCIL

Please identify projects, initiatives, policies, or priorities that your board or committee believes should be requested of the Town Council for consideration.

Priority Requests:

1. Conservative spending with documentation
2. Hold staff to quantifiable, job performance
3. ~~work~~ work within boundaries of state law
4. and statutes
5. Finish linear ~~and~~ park

SECTION 5 — ADDITIONAL COMMENTS OR IDEAS

Please provide any additional comments, recommendations, concerns, or ideas related to the future of Loxahatchee Groves.

Confront the brutal facts - change is painful. Plan for growth and embrace success will happen.

SUBMITTED BY

Board/Committee: ULDC

Name: Laura Danowski

Date: JUNE 8, 2026

Rural Definition i. Ag residential, low density, open space, natural environment, tree canopy and conservation, less urban structure, large properties. ii. Animal trails, wildlife iii. Large equestrian properties. iv. Lots of Trees, animals, 2 lane roads. Motorist wave when passing. No two houses or properties look the same

Strategic Pillars i. Protect conservation easements, protect canal infrastructure, new commercial blend into the existing environment . Strengthen landscaping code – non uniform perimeter landscaping/lake shores ii. Public safety – get back PBSO, Rural preservation – do not remove trees until stie plan approved, Equestrian support – support equestrian estates/ranches. iii. Encourage equestrian trails – Protect Conservation easements, Crime prevention – bring back volunteer Citizens on Patrol iv. Rural preservation – keep 1 dwelling unit per 5 acres, preserve trees, Public Safety – obtain solid long-term contract with PBSO, Maintain existing infrastructure using minimum staff time.

Concepts/Board Requests i. Weir system to hold water in canals North of Okeechobee ii. Improve and connect trails iii. More community Events – utilize existing policy to allow donations for community events iv. Adopt wildlife lighting, adopt Rural Vista guidelines for design and architectural regulations, maintain open space, No increase in living space, Maintain canals so they work properly v. Pave roads vi. Restrict trucks based upon truck weight and height before closing roads vii. More equestrian trails – get grant money, Maintenance of roads – finish so people can ride and be safe, create community events for children like equestrian shows, 4H program, create a community events area viii. Finish paving the main road grid to reduce grading and road rock costs, use box blade for dead end roads. develop a 10 year plan for canal bank restoration, enter into a long-term contract with PBSO, reduce staffing to minimal levels – only do what we can afford to do ix. Create Town Mission and Vision statements and post on the Town website. Create a culture that aligns with these statements.

AT Sherry, Chair

uldc committee presentation

RURAL DEFINITION...

For the ULDC, RURAL as it pertains to Loxahatchee Groves means...

Maintaining the community's low-density goals by upholding (fortifying) the existing standard of 1 (one) dwelling unit per 5 acres, while encouraging (nay, demanding) the preservation of open and green spaces and the natural landscapes that define (or should define) our unique and endangered identity.

Rural living includes supporting agricultural endeavors and industry that contribute to the local economy and reinforce the town's bucolic character. It also means promoting conservation and environmental stewardship to protect and preserve our natural resources, native tree canopy, green spaces and the wildlife habitats that rely on those resources. Rural development should respect town's Rural Vista Guidelines to ensure that any future commercial growth is thoughtfully designed and scaled to complement the community's values, agricultural heritage and quality of life rather than diminish them.

STRATEGIC PILLARS

1. Thoughtful growth, **Promote development patterns that support the Town's long-term vision rather than isolated site-by-site decisions.**
2. Ensure that the Town charter, Comprehensive Plan, Land use Codes, Planning & Zoning and Roads and Trails and Greenways policies are aligned and consistent with one another. This consistency will provide clear guidance for residents, businesses, developers AND town decision makers (council AND staff) it will reduce unnecessary conflicts and procedural obstacles and enable the Town to implement its vision effectively. A coordinated framework will support efficient governance (fiscal responsibility), protect community values and allow Loxahatchee Groves to move forward with confidence...about preserving its RURAL character, agricultural heritage and environmental resources.
3. Keep Commercial Zoning limited to the areas designated by the Charter, and do not settle for a landscape or architectural design dominated by cookie-cutter franchises. The land and rural character of our town should not bear the burden of preserving community identity on their own. If commercial development wants to operate within our Town's borders, it must be required to adhere to our rural design guidelines. Buildings, site plans, architecture, landscaping, signage, lighting and overall design should reflect what we as a Town deem the character of the community. The adaptable element should be the development itself-not the town's heritage, landscape or identity. Growth should fit the community...not force the community to fit the growth. Future generations should inherit a town with more trees, more open space and a stronger sense of place than exists today.
4. This one is a little tricky...and I may be speaking out of turn.. most of the committee submitted their written "homework"....which was easy for me to compile and hopefully I got it right. However not all were written and I did not want to omit those comments. The feeling I got in our discussion was to preserve Loxahatchee Groves "historical" identity. Many, many, many, MANY memories were shared about barefoot children, chickens and panthers roaming the land. As chairperson, my take-away was that we do our best to ensure that Loxahatchee Groves, maintain its rural and agricultural identity by strengthening its code to back up those ideals. Securing and identifying our borders to let folks know they are now entering, or leaving "Loxahatchee Groves" !! Taking measures to

ease the traffic throughout our Town also was a hot topic, with round-about and cut through road closures being mentioned as remedies. The trail/greenway system is also a hot topic that this committee would love to see in place, in our lifetime!!

COMMUNITY CONCEPTS AND INITIATIVES

1. RURAL CHARACTER AND DESIGN EXCELLENCE INITIATIVE

Recognition awards for exemplary development

Rural Vista Guidelines to create a community wide design frame-work requiring all new commercial and mixed-use development to reflect town's rural heritage through architecture landscaping, signage, lighting and site design.

GOAL — THAT EVERY NEW PROJECT STRENGTHEN TOWN'S IDENTITY RATHER THAN DILUTING IT.

2. Local First Initiative

Prioritize locally owned and operated businesses, artisans, agricultural enterprises over franchise development

A. Incentives for local business

B. Streamlined approvals for local business

C. Community market place and seasonal vendor programs (green markets, town yard sales, etc)

D. Help incubate unique business concepts

3. Conservation through/despite Growth

Require development to contribute directly to preserving open green space, agricultural land, tree canopy and natural features.

A. Conservation set-asides (easements in the form of green ways or scenic corridors),

B. Green corridors and wildlife connections, wildlife and "dark sky lighting

C. Preservation of historic/specimen trees

D. Robust agricultural buffers

E. Open-space dedication requirements

GOAL — Every new project leaves community greener and more resilient than before

4. Greenways, Linear Parks & Open Spaces, Canals as

Persue grants and partnerships to create a connected system of linear parks, greenways, trails and natural corridors (canals) throughout the community.

A. seek county, state, federal and private grant funding.

B. Connect parks, schools and commercial areas with trails and greenways.

C. Preserve natural habitats and drainage corridors

D. Expand recreational opportunities for residents

E. Improve walk ability, bike, equestrian access and overall public health

F. Create lasting green infrastructure that increases property values and community appeal!

5. Community Tree and Stewardship Initiative.

Identify and protect specimen and historical trees and promotes a culture of preserving and maintaining trees (especially wetlands) as a defining feature of the town

A. Plant a Tree/ don't clear cut/ transplant/ mitigate save the canopy incentive program

B. Seek grants for urban forestry and canopy expansion

C. Recognize residents and businesses that preserve mature trees

D. Strengthen/and enforce tree protection and fines if not adhered to during development

E. Encourage replacement ratios that result in more trees being planted or saved than being removed.

BOARD PRIORITIES AND REQUESTS TO TOWN COUNCIL

In my estimation of comments written and spoken...(and given the limitations of SB 180 on code changes) it is this committee's feeling that a push to find funding for linear parks, (maybe ULDC and RETGAC have some joint meetings) greenway, water conservation and drainage and open green spaces be a priority, encourage the preservation our green-ness. We can't be rural if we aren't green. We as a committee are willing to work on language regarding any of the aforementioned topics (as they might pertain to ULDC), so that, when SB 180 is no longer in effect, Town Council will have some recommendations available for it's consideration. Again this is a compilation of thoughts and ideas from our committee, to my fellow committee members...if I've left anything major out that we discussed, I apologize...this was an attempt to speak for us as a whole, and as it does or might pertain to the ULDC.

TOWN OF LOXAHATCHEE GROVES Strategic Visioning & Priorities Worksheet

SECTION 1 — DEFINING “RURAL” IN LOXAHATCHEE GROVES In your opinion, what does the term “rural” mean within the context of the Town of Loxahatchee Groves? Consider: community identity, agriculture and equestrian lifestyle, open space preservation, roadway character, environmental preservation, density, and community values.

FAAC
As both a resident and a member of the Finance Advisory and Audit Committee, I believe the term “rural” in Loxahatchee Groves means preserving the unique character, lifestyle, and land-use patterns that originally defined the Town and continue to make it distinct within Palm Beach County.

Resident
Rural character includes maintaining low-density living, protecting agricultural and equestrian uses, preserving open space and natural drainage systems, supporting property rights, and avoiding over-urbanization that would fundamentally change the community's identity. It also includes maintaining roadway character, limiting excessive traffic impacts, preserving environmental resources, and supporting a quieter and more self-sufficient way of life that many residents specifically chose when moving to Loxahatchee Groves.

Financial
From a financial perspective, preserving rural character also means making thoughtful and sustainable decisions regarding growth, infrastructure, public safety, and long-term municipal obligations. As a rural community with a limited tax base and large geographic area, the Town must carefully evaluate future costs associated with development intensity, infrastructure expansion, drainage demands, and service expectations to ensure they remain financially sustainable for residents.

In Conclusion
In my opinion, protecting the Town's rural identity and protecting resident property values are directly connected. Responsible planning, transparent government, fiscal accountability, and preservation of the Town's agricultural and equestrian heritage are all important components of maintaining the long-term quality of life that I think the residents value in Loxahatchee Groves.

SECTION 2 — STRATEGIC PILLARS Identify three (3) to four (4) major strategic pillars that support the Town's overall vision, quality of life, and protection of resident property values. Examples: Rural Preservation, Infrastructure & Drainage, Public Safety, Community Engagement, Agriculture & Equestrian Support, and Government Transparency. Response:

1. Rural Preservation & Responsible Growth

Preserve the Town's agricultural and equestrian character, low-density land use patterns, open space, and rural roadway identity while ensuring that future growth

local farming - community engagement

Especially keeping away from being an HOA.

and development remain compatible with the community's long-term vision and quality of life.

2. Fiscal Responsibility & Government Transparency

Promote responsible budgeting, long-term financial planning, transparent decision-making, and accountability to residents. The Town should prioritize sustainable spending, careful management of taxpayer resources, and policies that protect long-term financial stability without placing unnecessary burdens on residents.

3. Infrastructure, Drainage & Environmental Resiliency

Prioritize maintenance and improvement of roads, canals, drainage systems, and other core infrastructure in a manner that supports public safety, protects property values, and respects the Town's unique environmental conditions and rural design.

4. Public Safety & Protection of Property Values

Support effective public safety services while ensuring service levels, contracts, and long-term obligations remain financially sustainable and aligned with the needs of a rural community. Protecting property values includes maintaining community appearance, infrastructure reliability, and overall quality of life for residents.

SECTION 4 — COMMUNITY CONCEPTS & INITIATIVES Identify one (1) to two (2) concepts, programs, initiatives, or ideas that could help promote or encourage the strategic pillars identified above. Examples may include, equestrian trail systems, agricultural education, agritourism branding, historic preservation initiatives, or community events.

Concept / Initiative #1:

Develop a long-term Rural Infrastructure & Preservation Plan that prioritizes roadway maintenance, drainage improvements, canal management, and traffic mitigation in a manner that protects the Town's rural character while remaining financially sustainable. The plan should include long-term capital forecasting, grant opportunities, and prioritization of projects that directly protect resident property values and quality of life.

Concept / Initiative #2: Create a Rural Identity & Agricultural Support Initiative focused on promoting equestrian and agricultural heritage through community events, educational partnerships, responsible agritourism opportunities, and preservation-focused planning policies. This initiative could also encourage resident engagement while supporting local agricultural businesses and reinforcing the Town's unique identity within Palm Beach County.

SECTION 5 — BOARD PRIORITIES & REQUESTS TO TOWN COUNCIL Please identify projects, initiatives, policies, or priorities that your board or committee believes should be requested of the Town Council for consideration. Priority Requests:

Priority Requests:

1. Develop a long-term financial sustainability plan that includes multi-year budgeting, infrastructure forecasting, reserve analysis, and evaluation of future operational costs associated with growth, public safety, and capital projects.
2. Review and strengthen procurement, contracting, and financial transparency policies to ensure competitive practices, public accountability, and clear reporting of major expenditures, recurring contracts, and emergency or sole-source purchases.
3. Prioritize infrastructure and drainage improvements that directly protect resident property values, roadway safety, flood mitigation, and long-term resiliency while remaining consistent with the Town's rural character and fiscal capacity.
4. Continue evaluating public safety service models, agreements, and long-term cost structures to ensure service levels remain effective, financially sustainable, and appropriate for the unique needs of a rural community.
5. Support policies and planning initiatives that preserve the Town's agricultural and equestrian heritage, protect open space and low-density character, and maintain the overall quality of life that residents value in Loxahatchee Groves.

SECTION 6 — ADDITIONAL COMMENTS OR IDEAS Please provide any additional comments, recommendations, concerns, or ideas related to the future of Loxahatchee Groves.

As both a resident and a member of the Finance Advisory and Audit Committee, I believe it is important that future planning efforts remain focused on balancing rural preservation with long-term financial sustainability and responsible governance.

Loxahatchee Groves is unique in both its character and physical layout, and future decisions should carefully consider the long-term impacts of infrastructure expansion, development intensity, operational costs, drainage demands, traffic patterns, and public safety obligations. Maintaining the Town's rural identity will require thoughtful planning, fiscal discipline, transparency, and continued resident engagement.

I also believe the Town would benefit from increased long-term strategic planning efforts that include measurable goals, infrastructure prioritization, financial forecasting,

and periodic review of major service contracts and operational expenditures. Protecting resident property values and quality of life should remain central to future policy discussions and budget decisions.

Lastly, preserving trust between residents, staff, boards, and Town Council will continue to be critical to the Town's long-term success. Open communication, transparency, and collaborative decision-making are important components of maintaining a strong and sustainable rural community.

Strategic Plan

ITEM 5 — STRATEGIC PLANNING PILLARS This is broader than it looks.

The Town is trying to build:

- a unified strategic vision,
- rural preservation framework,
- and future policy priorities.

IMPORTANT SUBTEXT This initiative is really about:

- defining what “rural” means, —
- protecting property values, —
- and shaping future development pressure. —

The worksheet explicitly asks committees to define: —

- rural identity,
- infrastructure priorities,
- government transparency,
- agriculture/equestrian support,
- and quality of life goals.

FROM A FAAC PERSPECTIVE FAAC should keep this grounded financially. FAAC should focus on: **Strategic pillars tied to fiscal sustainability**

- Fiscal Stability
- Infrastructure Resiliency
- Rural Preservation
- Government Transparency
- Public Safety Efficiency

FAAC recommendations

1. Long-term financial planning

5-year forecasting
reserve policy review
capital planning

2. Procurement transparency

- annual reporting
- competitive review cycles

3. Infrastructure prioritization: Especially:

- drainage,
- roads,
- canal systems.

4. Preservation economics: How rural preservation affects:

- property values,
- tax base,
- and future infrastructure costs.