

**TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
DECEMBER 11, 2025**

The Council meeting was called to order by Mayor Russ Nidy at 7:16p.m. on Thursday, December 11, 2025.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hoock	Council Member Seat #2
	Alexandra Powell-Sardinas	Council Member Seat #3
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	D/S Jason Ekstrom	PBSO
	Battalion 10 Chief Ronald Martinez	PBCFR
Absent:	John Tyson	Council Member, Seat #4

Also attending: Virginia Standish, 1305 W Chandler Road and Ginny Jantz, 112 E. Chandler Road

2. **COMMENTS FROM THE PUBLIC:** None
3. **ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA:** None
4. **APPROVAL OF THE CONSENT AGENDA:** Motion by Council Member Hoock, seconded by Council Member Powell-Sardinas approving the November 13, 2025 Council meeting minutes, accepting the December 11, 2025 Clerk's Report, and November Financial Reports passed on a 4-0 vote with Council Member Tyson absent.
5. **MONTHLY ACTIVITY REPORTS:**
 - A. **PALM BEACH COUNTY SHERIFF'S OFFICE:** D/S Ekstrom reported 4 reports: 3 residential checks and 1 civil process. No crimes. The therapy dogs should be at the Christmas Party Saturday.
 - B. **PALM BEACH COUNTY FIRE RESCUE:** Battalion Chief Martinez reported 1 medical call in November. The Department participated in a 4-day event at headquarters on Southern Blvd. placing 1st overall in Extrication. In another 2-day regional event for paramedics placed 1st overall. PBC Fire Rescue last month requested from the Town a letter be presented to the the County Legislative Delegation supporting a bill applying to annexations in the County. Glen Ridge gave their letter of support last week. Motion by Council Member Hoock and seconded by Council Member Powell-Sardinas authorizing Mayor Nidy to sign a letter of support from Cloud Lake. Mayor Nidy read the letter which was then signed and given to Chief Martinez. The fire/rescue crews will be here this Saturday for the Christmas Party.
 - C. **MAYOR:** No report
 - C. **BUILDING OFFICIAL:** No report
 - D. **CODE ENFORCEMENT:** No report
6. **AGREEMENTS, CONTRACTS, ORDINANCES AND/OR RESOLUTIONS:**
 - A. **SECOND AND FINAL READING OF ORD. 164 AMENDING CHAPTER 28 ZONING, BY CREATING AND ADOPTING NEW ARTICLE III "CERTIFIED RECOVERY RESIDENCES":** The Ordinance was read by title only by the Attorney. This Ordinance establishes Procedures for Review and Approval of Certified Recovery Residences and a process for requesting reasonable accommodations from Local Land Use Regulations as Mandated by Florida Statue. Motion by Council Member Powell-Sardinas and seconded by Council Member Hoock finding the ordinance is consistent with the Comprehensive Plan and recommends Council adopt on second and final reading Ord. No. 164 amending Chapter 28 Zoning, by creating and adopting a new Article III "Certified Recovery Residences". The motion was approved on a 4-0 vote with Council Member Tyson absent.

A. FIRST READING OF ORD. 165 AMENDING CHAPTER 28 ZONING, AMENDING CHAPTER 28 ZONING ARTICLE I, SECTION 28-10 TO CREATE NEW SUBSECTION (13) VACANT LOT MAINTENANCE, SUBSECTION (14) CAMPING PROHIBITED AND PROVIDING REQUIREMENTS AND CRITERIA FOR MAINTENANCE OF VACANT LOTS IN TOWN.: The

Ordinance was read by title only by the Attorney. This Ordinance is in response to the illegal camping on a vacant lot in Town and the difficulty to have the inhabitants removed. **Motion** by Council Member Hoock and seconded by Council Member Sardinas-Powell finding the ordinance is consistent with the Comprehensive Plan and recommends adoption of Ord. No. 165 amending Chapter 28 Zoning, by creating new subsection (13) vacant lot maintenance, subsection (14) camping prohibited and providing requirements and criteria for maintenance of vacant lots in Town. The motion was approved on a 4-0 vote with Council Member Tyson absent.

7. UNFINISHED BUSINESS:

A. TOWN HALL INTERIOR RENOVATION: Mayor Nidy reported a valance will be placed over the barn doors. **Motion** by Council Member Hoock and seconded by Council Member Powell-Sardinas that the storage closet barn doors be painted white to match the trim throughout the building along with the valance when installed. The motion was approved on a 4-0 vote with Council Member Tyson absent. The kitchen is to be installed shortly, need to verify distance from walls for toilet. The wainscot, banquette & pergola outside in Phase 2 which is budgeted and can begin at any time.

B. DRAINAGE, THE PRESERVE and LAKES: (1) Council Member Hoock reported the Preserve looks great. Town Code Enforcement has called FDOT again about Kyle camping on state right-of-way behind 109 Shannondale Road and told they are taking care of it. Vice Mayor Chateau-Flagg reported she recently put up a large black trash bag on the fence at the end of Shannondale Road and has removed 3 overflowing bags this week and placed them in the Town garbage cans to go out tomorrow. The Clerk will contact FDOT again to have them removed. **(2)** Ginny Jantz said possibility of placing pads in certain areas for vegetation to be placed on would prevent the holes that we have now from the clamshell pickups was discussed a couple of months ago and wanted to know if any decision made to place them. It has not been discussed further. Waste Management contacted yesterday to fill the holes, and sent photos of the various areas, specifically pointed out 109 East Chandler where the pavement is breaking off and 306 Lang Road, side facing West Chandler Rd. Also noted want to be notified in advance when work is to be done so that holes are not filled with trash preventing them from filling the holes, which happened last time. We also want someone from Town to accompany the truck to ensure holes completely filled. Something needs to be done soon as it is breaking up the pavement, and some car is going to get damaged if more pavement falls off. Waste Management responded today they would get on it right away.

C. TOWN CHRISTMAS PARTY SATURDAY, DECEMBER 13th AT TOWN HALL BEGINNING AT 4PM: The party is this Saturday. Final decorating 6pm Friday and on Saturday morning. The tent, tables and table cloths being delivered tomorrow. Council Member Hoock requested placing a sign-up sheet for volunteers to help with projects or events throughout the year.

8. NEW BUSINESS:

A. VULNERABILITY ASSESSMENT SECOND ROUND OF PUBLIC OUTREACH MEETINGS SCHEDULED FOR FEBRUARY 2026: First part completed and Draft Report available, copy in Clerk's office. Another outreach meeting is to be held in February with the date to be determined in January. Cloud Lake and Glen Ridge will again meet jointly at our Town Hall.

9. MAYOR, COUNCIL AND STAFF COMMENTS: (1) The STOP sign on Wilson at Shannondale needs to be straightened, new sign Open Sunrise to Sunset for The Preserve, No Parking sign in cul-de-sac by The Preserve and Dead End sign for East Chandler to replace No Outlet sign. **(2)** Bills proceeding for legislature regarding no property tax amendments. There are bills being considered for Constitutional Amendments to go on the November ballot: **HJR201** aim to remove non-school property taxes for homesteaded homes which would shift the burden to businesses and non-homesteaded properties, **HJR203** would Phase out elimination of non-school property tax for homesteads by annually increasing the exemption of \$100,000 over a period of 10 years and is similar to HJR201, **HJR205** would eliminate non-school property tax for homesteads for persons age 65 or older by exempting homestead property tax from all levies other than school

districts for people older than 64, **HJR207** an assessed home value homestead exemption of non-school property tax by adding a homestead exemption for levies outside school levies equal to 26% of the remaining assessed value after applying existing exemptions, **HJR209** Property insurance relief homestead exemption of non-school property tax by targeting homestead properties that have home insurance by increasing the existing exemption by \$100,000, protects school levies and shields law enforcement funding, **HJR211** seeks to increase the maximum value of the Save Our Homes benefit which can be transferred to a new homestead for all levies except school districts, law enforcement funding would be untouched, **HJR213** modifies limitations on property assessment increases by capping all levies up to 3% of the assessment for the prior year or based on the percent change in the Consumer Price Index, whichever is lower, **HJR215** modifies the Save Our Homes portability benefits for married couples establishing a joint homestead and prevents the previous year's millage rate from taking effect unless approved by a 2/3 vote of the governing body. Before session begins January 13th there will be changes and additions to the proposed Constitutional Amendments. **(3)** Vice Mayor Chateau-Flagg said AirBNB at 303 Lang Road setting traps and she had 2 cats with cut tails apparently from the traps and has had no possums in yard lately. Others said they still have possums. She thinks poisoning is going on too. She feels like she is living next to a hotel and now have light pollution, 4 or 5 flood lights shine right on her back yard and 6-10 strands of lights go up over their house going 20'-30' high in back and front yard, she can't enjoy her backyard because of the lights, would be ok if had a motion sensor and shut off at midnight. Council Member Hoock asked if she had contacted them and told no, as he does not answer her calls. Council Member Hoock said he has been responsive to her calls. Additionally, trash cans are always out. Council Member Hoock said others leave their cans out off the road as they cannot physically take them in and bring them out again. Virginia Standish recommended asking Property Manager to come to a town meeting so these complaints can be addressed. The Clerk has not had an opportunity to talk to the Property Manager lately, but when she has brought any problem to his attention it was promptly addressed. The Vice Mayor would like to see a weekly or monthly rental rather than 24-hour or 2-day rental. The Clerk added we cannot pre-empt state law which permits it in a residential district. **(4)** Clerk attended the PBI Citizens Committee on Airport Noise (CCAN) meeting this morning which concerned the flight restrictions related to Mar-a-Lago. The Department of Airports and Palm Beach County have sent letters to the FAA and U.S. Secret Service asking why permanent flight restrictions went into effect with no advance notice and to continue through October 2026, meaning they are in effect even when the President is not in residence here. It is understood and there are no objections to a temporary flight restriction when the President is in residence at Mar-a-Lago. No response to either letter. A Flamingo Park resident played an audio of a plane going over his house beginning at a decibel of 65 and going to 85 before passing over the house. Congresswoman Frankel has a meeting scheduled with the Federal Aviation Administration (FAA) but Secret Service advised they are unable to attend.

10. ADJOURN COUNCIL MEETING: Motion by Council Member Powell-Sardinas, seconded by Council Member Hoock to adjourn the meeting at 8:07m passed 4-0 with Council Member Tyson absent.

Dorothy C. Gravelin
Dorothy Gravelin, Town Clerk

Approved by Council _____