

TOWN VARIANCE HEARING & COUNCIL MEETING MINUTES

TOWN COUNCIL CHAMBERS

JUNE 16, 2026

VARIANCE HEARING

1. **CALL TO ORDER AND ROLL CALL:** Variance Hearing called to order by Mayor Russ Nidy at 7:01pm on Tuesday, June 16, 2026.

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

Members from the public present: Ginny Jantz, 112 E Chandler Road, Keith Munyan, 111 E Chandler Road - variance applicant, Bill Stevens and Joao Pereira representing the applicant

2. **PURPOSE OF THE VARIANCE HEARING:** Town Council as the Board of Adjustment to consider a variance request and make a finding. It is necessary to have 4 members present to approve or deny a request, must meet Section 28-16(d)(2) Zoning Code in that criteria is special conditions exist and do not result from actions of applicant; will not confer special privilege on applicant that is denied to other lands, buildings, or structures in same zoning district; would deprive applicant of rights commonly enjoyed by other properties in same zoning district under terms of this chapter and would work unnecessary and undue hardship on applicant; is the minimum variance to make possible reasonable use of land, building or structure; granting variance will be in harmony with general intent and purpose of this Chapter; and will not be injurious to area involved or detrimental to public welfare. The Board will hear this case tonight as presented by the applicant and ask questions on these 2 requests and can act on them individually or both together.
3. **CONFIRM COUNCIL AS THE BOARD OF ADJUSTMENT:** Council confirmed as Board of Adjustment
4. **VERIFICATION LETTERS SENT TO ADJACENT PROPERTY OWNERS WITHIN 100 FEET:** Letters sent to property owners within 100 feet of all sides of property (Hicks, Maly, Jantz, Gravelin, Knowlton), applicant and his representatives, posted on Town Bulletin Board and Town website on May 29th. A legal Notice appeared in The Palm Beach Post on June 2, 2026
5. **PRESENTATION BY THE APPLICANT** Joao Pereira of Roma Contracting Solutions acting on behalf of owner Keith Ronald Munyan stated Mr. Munyan would like to proceed with extensive renovation at his home located at 111 East Chandler Road in Cloud Lake. To do so would like to extend his existing covered walkway, 2.5 feet from west boundary to an existing entrance door on the west side of the home, propose constructing an open-sided roof structure approximately 20 feet in length and 11 feet, 4 inches in width which will be no closer than 2.5 feet from the west property line. In addition, install a shed in the rear west corner of the property no closer than 2.5 feet from west side property line.
6. **COMMENTS FROM THE PUBLIC:** Ginny Jantz, 112 East Chandler Road had no objections to the requests.

7. **DISCUSSION AND ACTION BY THE BOARD:** Board has no questions or comments. Neighbor directly to the west, Andrew Hicks, at 109 East Chandler Road, unable to attend tonight asked Mayor Nidy to relay to Council he had no objections to the requests. **Motion** by Council Member Powell-Sardinas and seconded by Council Member Tyson to accept and grant both requests. The motion passed unanimously on a 5-0 vote. Attorney Bill Doney will prepare the Order Granting Variance.

8. **ADJOURNMENT:** 7:13pm by Mayor Russell Nidy

COUNCIL MEETING

1. **CALL COUNCIL MEETING TO ORDER:** 7:14 pm by Mayor Russ Nidy, roll call same as above

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 May 14, 2026 Council meeting minutes and received for filing the Town Clerk's June 16, 2026 Report and May 2026 Financial Report, passed unanimously on a 5-0 vote.

5. **MONTHLY ACTIVITY REPORTS:**

A. **PALM BEACH COUNTY SHERIFF'S OFFICE:** No activity in May, more area patrols occurring

B. **PALM BEACH COUNTY FIRE RESCUE:** 4 medical calls in May

C. **MAYOR:** No report

D. **BUILDING OFFICIAL:** No activity

E. **CODE ENFORCEMENT:** Illegal camping occurring again at 101 Wilson Road, owner notified to remove them and their possessions, Deputy Ekstrom met with Kyle on property this morning offering assistance and again, refused help, Code Enforcement preparing notice today to go to property owner to remedy situation. A private individual offered help to Sarah for her and Kyle but she refused. Clerk contacting Special Magistrate for available dates for Code Enforcement Hearing.

6. **AGREEMENTS, CONTRACTS, ORDINANCES PROCLAMATIONS AND/OR RESOLUTIONS:** None

7. **UNFINISHED BUSINESS:**

A. **TOWN HALL INTERIOR RENOVATION WORK:** (1) Work has been completed except for few paint touchups. Consensus not to paint barn doors, place a sealer on them with no bottom track to be added. No track for bottom of doors as floor not even and have more flexibility without track. Will not come off if pulled outward (2) Mayor Nidy thanked Council Member Hoock for removing the red and green covers on the exterior lights. (3) Council Member Hoock requested Council consider a sealer for the floors. (4) No interior window treatment needed (shades, blinds or film).

B. **DRAINAGE, THE PRESERVE and LAKES:** (1) Pete Flagg obtained estimate to remove lily pads in lake (does not include Gem Lake) \$9,150 for mechanical removal of invasive weeds, dumping debris on shore edge plus \$700 for initial chemical application post mechanical removal. Vice Mayor will be working with Pete for their removal by small boat once boat is secured for use, Clerk offered her Jon Boat but thinks repair needed for the trolling motor. (2) Vice Mayor Chateau-Flagg reported Tom Lisi upset with Plantwell's weed eating ringling (going around the tree several times with a machine) and damaging the base some of the trees in The Preserve. She and Tom met with Carmelo from Plantwell in the past and he told them to send them a bill when something damaged. About 2 months ago Tom sent a bill for \$300 for damages but has received no response. Tom feels they are not respecting The Preserve, she told him they are basically doing this work for

free along with all the work they did 2 years ago valued at \$40,000 - \$50,000 at no cost. Because of that the Preserve is about 90% native making it easier for Santiago to work. It looks good there now. She planned to go to Plantwell and inquire about the bill for the 3 or 4 endangered trees and who to contact if there are problems in the future but has not had time. Long term would like to place pavers around about 20 of the small trees. Clerk to contact Plantwell. It was mentioned there are pavers around areas where trees were previously located at Maly's, perhaps they would be available.

8. **NEW BUSINESS:** None

9. **MAYOR, COUNCIL AND STAFF COMMENTS:** Council Member Hoock reported trash remains along the wall and hedge at 200 Lang Road, would like them notified to have it picked up.

10. **ADJOURN COUNCIL MEETING:** Motion by Vice Mayor Chateau-Flagg, seconded by Council Member Tyson to adjourn the meeting at 7:53 pm, motion carried unanimously on a 5-0 vote.

Dorothy C Gravelin

Dorothy Gravelin, Town Clerk

Approved by Council _____