

**TOWN OF CLOUD LAKE
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
OCTOBER 12, 2023**

The Cloud Lake Council meeting was called to order by Mayor Russ Nidy at 7p.m. on Thursday, October 12, 2023.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen HOOK	Council Member Seat #2
	Beatriz Wallace	Council Member Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	Deputy Kayla Schnell	PBSO
Absent:	Cory Dolling	Council Member Seat #3

Also attending: Cloud Lake property owner Virginia Standish, 1305 W. Chandler Road

2. ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA: None

3. APPROVAL OF THE CONSENT AGENDA: Motion by Council Member HOOK and seconded by Council Member Wallace approving the September 14, 2023 Council meeting minutes, Clerk's Report, and Financial Reports passed unanimously on a 4-0 vote with Council Member Dolling absent.

4. MONTHLY ACTIVITY REPORTS:

A. PALM BEACH COUNTY SHERIFF'S OFFICE: Deputy Schnell reported no property crime in Cloud Lake. Glen Ridge had an isolated incident of vandalism, owner knew who committed the crime. Mounted Unit set to come to the Christmas Party and hoping for the Rescue Dogs as well.

B. PALM BEACH COUNTY FIRE RESCUE: Battalion Chief Tracey Adams is taking some time off and District Chief Rickey Rodriguez, RN is covering her position but is unable to attend tonight.

C. BUILDING OFFICIAL: Clerk reported debris cleared from exterior of property at 108 Shannondale Road and expect permit applications to be submitted soon. Quite an improvement seen already.

D. CODE ENFORCEMENT: Violation notice given to 200 Lang Road regarding overgrowth of shrubs and grass. The nephew inherited property at 1455 Shannondale Road and is being contacted about overgrown grass.

5. AGREEMENTS, CONTRACTS, ORDINANCES AND/OR RESOLUTIONS:

A. RESOLUTION NO. 2023-04 VACATION RENTAL REGISTRATION AND RENEWAL FEES: The Ordinance adopted last month for vacation rentals provided for registration and fees to be set by Resolution. The initial registration fee will be \$450.00 and \$100.00 annual renewal fee. **Motion** by Council Member Wallace seconded by Council Member HOOK approving Res. No 2023-04 providing a schedule of fees and annual renewal of a registration for vacation rental properties, passed unanimously on a 4-0 vote with Council Member Dolling absent. This will take effect December 31, 2023. The Clerk will send the registration application, copy of the Town Noise Ordinance No.159 and Vacation Rental Ordinance No.160 to the owner within 2 weeks.

6. UNFINISHED BUSINESS:

A. UPDATE ON TOWN HALL RENOVATION PROJECT: The project went out for bid October 1, 2023 and there is a Pre-bid meeting tomorrow morning at 10am at Town Hall. Bids close at 10am on November 1st. We have received 8 requests for the Bid Application Package, 2 of which were construction networks who will post it on their websites.

B. UPDATE ON SEPTIC-TO-SEWER PROJECT: Telephone conference call held between PBC Utilities, Cloud Lake and Glen Ridge outlining the process for converting from septic-to-sewer. Petitions are required

from property owners agreeing or refusing the project, if enough approved, a cost estimate will be done by PBC. The process should take a couple of years. Mayor Nidy reported need to determine if we can tie into the line on Southern Boulevard in front of the commercial properties and see if the size of the line is big enough. If it, it is would be quicker than other options. He did not say if it would be a gravity system or another type. The County has a 20-year financing plan at a rate of 5½% interest, a lien would be placed on the property and the cost placed on the property tax bill as a non-ad valorem tax. There is also an additional cost to run the line from the street to the house and the abandonment of the septic tank. Virginia Standish added at her property in another municipality they put it on the monthly water bill.

C. UPDATE ON REQUEST TO CONTACT GLEN RIDGE re: FLUSHING THE LAKES: The Mayor was not at the meeting concerning the flushing the water in the lakes so there was not much of a discussion of flushing the water between the two lakes. Whenever the drainage pump is activated to lower the water level, there is a flush at that time. It has been activated twice this year.

7. NEW BUSINESS:

A. REQUEST TO ESTABLISH SETBACKS FOR ACCESSORY BUILDINGS: Richard Castaglia, 107 East Chandler Road, would like to place a storage building in his rear yard but is unable to do so because of the building setbacks (7½ feet from the side property line, 30 feet from the water and 15 feet between buildings). He would like to put the building in the northwest corner of his lot. He would like more relaxed setbacks for accessory buildings as other cities have. He does not want to apply for a variance as he feels this should apply to all properties. Anthony Miller, 105 Shannondale Road, wanted to put a storage building in the northwest corner of his lot but could not meet the setbacks so abandoned the project. Included in the Council packet is a copy of the Haverhill setbacks for accessory buildings. Other municipalities have different setbacks for accessory buildings but there is not a copy for Council to review. Council can limit the size and height of the structure. Accessory uses would be Private only: garages and carports, swimming pools, spas and hot tubs, cabanas, saunas, greenhouses, gazebos, tennis courts, utility buildings or storage sheds. Mr. Doney asked why 30 feet was established for properties on the water. The Clerk said it was that way in the previous zoning ordinance, perhaps was a FEMA regulation. She will contact our planner about it. Mr. Doney continued, those properties on the water own out to the center of the lake so how is the submerged land calculated in establishing a setback. The Clerk responded, the intent was 30 feet from the shoreline but Mr. Doney questioned how the shoreline is determined. Mr. Doney will prepare a draft ordinance to be considered next month. All of this should be addressed. Virginia Standish asked how these changes will affect FEMA regulations and was informed FEMA does not regulate accessory structures.

8. COMMENTS FROM THE PUBLIC: Virginia Standish thanked Council for pursuing and being proactive on the septic-to-sewer option and contacting Glen Ridge on the Gem Lake flushing.

9. MAYOR, COUNCIL, and STAFF COMMENTS: The Literacy Coalition 2023 Read for the Record is Thursday, October 26th. The Vice Mayor has read to her students since the inception of the program and the Mayor read to two classes at Westgate Elementary last year and had a great time. Both plan to read again this year and encourage others to do the same. It is very rewarding This is being held throughout the United States and there is a competition in Palm Beach County between the municipalities to see who can get the most people involved, do not have to be an elected official. The Clerk will email information to Council. The Vice Mayor also incorporates a craft with the reading.

10. ADJOURNMENT: Motion by Council Member Hoock, seconded by Vice Mayor Chateau-Flagg to adjourn the meeting at 7:29pm, passed unanimously on a 4-0 vote with Council Members Dolling absent.

Dorothy Gravelin, Town Clerk

Approved by Council on _____