

TOWN OF CLOUD LAKE
LOCAL PLANNING AGENCY PUBLIC HEARING
TOWN COUNCIL CHAMBERS
DECEMBER 11, 2025

The Cloud Lake Local Planning Agency Public Hearing meeting was called to order by Mayor Nidy at 7:00p.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
Absent::	John Tyson	Council Member Seat #4

Also attending: Cloud Lake resident Ginny Jantz, 112 E. Chandler Road and Cloud Lake Property Owner Virginia Standish, 1305 W. Chandler Road

The Town Council, sitting as the Local Planning Agency, is conducting a public hearing to consider proposed amendments to the Town's Zoning Code and to make recommendations to the Town Council concerning the consistency of the proposed amendments with the Comprehensive Plan.

At the conclusion of the public hearing before the Local Planning Agency, the Town Council will meet in regular session to consider on second and final reading the adoption of an Ordinance 164 and to consider on first reading the adoption of an Ordinance 165 both to amend its Zoning Code.

Town Attorney Bill Doney stated the Council appointed itself as its Local Planning Agency. State law requires any ordinance that affects land development must first be reviewed by the local planning agency. In this case, the Town Council acting as the Local Planning Agency for the Town of Cloud Lake must determine if these amendments are consistent with the Town's Comprehensive Plan.

Ordinance No. 164: This is the ordinance to deal with the Certified Recovery Residences that Council passed on first reading last month. Ordinance No. 164 was read by title only by the attorney. This ordinance is mandated by state law.

ORDINANCE NO. 164

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CLOUD LAKE, FLORIDA, AMENDING CHAPTER 28 "ZONING", OF THE TOWN'S CODE OF ORDINANCES, BY CREATING AND ADOPTING A NEW ARTICLE III "CERTIFIED RECOVERY RESIDENCES" TO ESTABLISH 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 STATUTE; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The attorney added these homes must be licensed and can come in to a single family zoning district by state law if less than 6 residents.

Public Comment:

Virginia Standish requested and was given a copy of the ordinance and asked if there is a minimum distance between these homes? Yes, it is in state law.

Motion by Council Member Powell-Satdinas and seconded by Council Member Hooch finding Ordinance No. 164 consistent with the Town Comprehensive Plan and recommends Council adopt the ordinance on second and final reading. The motion passed on a 4-0 vote with Council Member Tyson absent.

Ordinance No. 165: Town Attorney Bill Doney stated this is the ordinance to be heard on first reading on issues pertaining to vacant lots and specifically to address the problem the Town had with camping on a vacant lot and read the ordinance by title only.

ORDINANCE NO. 165

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CLOUD LAKE, FLORIDA, AMENDING CHAPTER 28 "ZONING" OF THE TOWN'S CODE OF ORDINANCES BY AMENDING ARTICLE I. IN GENERAL, SECTION 28-10 GENERAL PROVISIONS AND SUPPLEMENTARY DISTRICT REGULATIONS. TO CREATE NEW SUBSECTION (13) VACANT LOT MAINTENANCE AND A NEW SUBSECTION (14) CAMPING PROHIBITED; PROVIDING REQUIREMENTS AND CRITERIA FOR THE MAINTENANCE OF VACANT LOTS IN THE TOWN; PROVIDING A PROHIBITION OF CAMPING IN ALL ZONING DISTRICTS IN THE TOWN; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Public Comment:

Virginia Standish asked the definition of "camping" and asked if this includes RV's as well. An RV cannot be placed on a vacant lot but is permitted on a residential lot either in side or rear yard, however cannot be occupied.

Motion made by Council Member Hooch and seconded by Council Member Powell-Sardinas recommending to the Town Council that the proposed Ordinance No. 165 is consistent with the Town Comprehensive Plan and recommending it proceed to first reading. The motion passed unanimously on a 4-0 vote with Council member Tyson absent.

Motion made by Council Member Powell-Sardinas seconded by Council Member Hooch to adjourn the meeting at 7:16 p.m. passed unanimously on a 4-0 vote with Council member Tyson absent.

Dorothy C. Gravelin
Dorothy Gravelin, Town Clerk

Approved by Council on _____