

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

The Cloud Lake Council meeting was called to order by Mayor Marion Chateau-Flagg at 7:08 p.m. on Thursday, January 12, 2023.

Attending:	Marion Chateau-Flagg	Mayor
	Russ Nidy	Vice Mayor/Council Seat #1
	Kathleen Hock	Council Member Seat #2
	Beatriz Wallace	Council Member Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	Battalion Chief Tracey Adams	PBCFR (arrived 7:25pm)
Absent:	Cory Dolling	Council Member Seat #3

Also attending: There were no members of the public present.

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

3. APPROVAL OF THE CONSENT AGENDA: Motion by Vice Mayor Nidy, seconded by Council member Hock approving the November 10, 2022 and December 8, 2022 Council meeting minutes, January 12, 2023 Clerk's Report and December 2022 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: D/S Schnell unable to attend due to a back injury, however emailed a report indicating 1 illegal dumping across from Town Hall and one 911 hangup on E. Chandler in addition to a few traffic stops on Southern Blvd. Mayor Chateau-Flagg added our security camera showed at 11pm a dark blue pickup with a half-size trailer emptied palm fronds and bags of broken concrete and other material, unable to capture tag number. The Clerk added Mike Ranger disposed of the bags of material.

B. PALM BEACH COUNTY FIRE RESCUE: arrived at 7:25pm, see report below with Unfinished Business at Item 6C

C. BUILDING OFFICIAL: No report

D. CODE ENFORCEMENT: No report

5. AGREEMENTS, CONTRACTS, ORDINANCES AND/OR RESOLUTIONS: none

6. UNFINISHED BUSINESS:

A. OUTFRONT MEDIA PROPOSED BILLBOARD LEASE, ADDENDUM A1, AND DIGITAL SIGN AGREEMENT PER FS70.20: Mr. Doney summarized the financial terms included in the four Miramar leases:

(1) Site 1 - Minimum rent of \$350,000 per year or 36% annual gross revenue plus \$650,000 bonus paid at commencement of lease

(2) Site 2 - Minimum rent of \$300,000 per year or 36% annual gross revenue plus \$300,000 bonus paid at commencement of lease

(3) Site 3 - Minimum rent of \$300,000 per year or 36% annual gross revenue plus \$300,000 bonus paid at commencement of lease.

(4) Site 4 - Minimum rent of \$175,000 per year or 36% annual gross revenue plus \$124,000 bonus paid at commencement of lease.

Mr. Doney added this is quite different than what has been proposed to the town, does not know why offering the Town \$100,000 annually plus \$20,000 per year bonus. Consultant Geoff Sluggett also reviewing the Miramar leases. At the request of Vice Mayor Nidy, Mr. Doney will contact Stacy Jenkins at Outfront Media requesting they explain the difference between our offer and the Miramar leases. If decide to go out for bids should do it 3 to 4 months before lease expires Mach 2024.

B. UPDATE ON CLOUD LAKE DRAINAGE PLAN LANG ROAD AND WILSON ROAD USING ARPA FUNDS: no new information

C. UPDATE ON TOWN HALL RENOVATION PROJECT: Council authorized the payment of the remaining balance due be paid to Wallace Surveying. Architect says if cost of roof is less than 50% of cost of building we will not have to demolish building. We can do project in phases.

PBC Battalion Chief Tracey Adams arrived and reported the firefighters in this area, in addition to their regular calls, participated in many community events and toy drives over the holidays along with collecting \$1,250 to sponsor a child from Wynnebrook Elementary School (on Drexel Road north of Belvedere Road and west of the Town of Haverhill) to go to Washington DC with the school safety patrol and saw her off on the train.

Council member Hoock taking architect's cost proposal back to obtain more specific information on what it includes, such as, are they going to use our engineered plans and add a porch to the east side of the building. Project description calls for a new roof and porch on the east and south sides of the building. No porch is planned for the south side of the building, just a stand-alone pergola. We also need to find out what should be done first, roof, stucco, etc. and realize costs have not decreased that much since project originally bid 9 months ago.

D. TOWN WEBSITE PROPOSALS: Council member Hoock spoke to someone about a website and would like to obtain more information to bring back to Council next month.

E. FINAL REPORT on TOWN CHRISTMAS PARTY DEC. 10TH AND SPECIAL EVENTS: Everyone had a good time especially with the events beginning at noon with the Blood mobile, Waste Management, PBSO therapy dogs, and PBC Fire Rescue then the party beginning at 4:00pm with food, crafts, games and hayride. The Clerk thanked the Mayor and Vice Mayor for completing the final arrangements while she was in the hospital. It was decided to do the same next year with the blood mobile and special events beginning earlier.

7. NEW BUSINESS:

A. HOME OCCUPATION APPLICATION – PAT BEALL AT 100 WILSON ROAD: Pat Beall unable to attend tonight because of a torn hamstring making it difficult to walk well and sit. The Clerk read the application for a media/publication office occupying approximately 16' x 18' front room of the home (floor plan and square footage of room attached). Office use only, no foot traffic. **Motion** by Vice Mayor Nidy and seconded by Council Member Hoock approving the Home Occupation for Pat Beall at 100 Wilson Road. The motion passed unanimously on a 4-0 vote with Council Member Dolling absent.

8. COMMENTS FROM THE PUBLIC: none

9. MAYOR, COUNCIL, and STAFF COMMENTS: (1) Clerk reported the large tree branch that fell from our ficus tree on the southeast corner at Town Hall. Justin Saunders of Total Property Control contacted the Clerk saying he checked the branch and tree and it has termites. Many of his customers are experiencing this as this type of termite infecting ficus trees are moving up from Broward County. Because the Town has a Termite Bond for the Town Hall he will extend it to the tree and treat it for termites at no charge. (2) Patty Hadden residing on Gem Lake Drive in Glen Ridge is having a lunch-time reception at her house tomorrow following the funeral of a dear friend and asked if the overflow parking would be allowed at Town Hall. She is also using Glen Ridge Town Hall for parking. Council had no problem with this request and thanks her for asking first. (3) The Mayor related she spoke to the new owner of the house at 303 and 305 Lang Road that is now an Air B&B concerning the fireworks over the lake by the renters New Year's Day and to establish an open communication with him. He was very receptive and apologized for the incident and if there was a clean-up charge he would take care of it, there was none. There is a cat situation there which the Mayor is handling, cats will be neutered not killed and discouraged from going to the property. She has been trying to get one cat to bond with her and the Vice Mayor will help with the cat left there by the previous owner. The new owner wants to work with the Town and be a good neighbor. Another concern is the number of beds means more usage on the septic tank. The Clerk mentioned the owner is aware the property is on a septic tank. The attorney will check to see if the number of persons can be limited. The Town has little control as vacation rentals are controlled by the state.

10. ADJOURNMENT: Motion made by Vice Mayor Nidy and seconded by Council Member Hooch to adjourn the meeting at 8:04pm carried unanimously on a 4-0 vote with Council Member Dolling absent.

Dorothy Gravelin
Dorothy Gravelin, Town Clerk

Approved by Council on February 9, 2023

**TOWN OF CLOUD LAKE, FLORIDA
APPLICATION FOR HOME OCCUPATION**

*Approved
by Council
on Jan 11, 2023*

PURSUANT TO SECTION 10 OF THE ZONING CODE OF THE TOWN OF CLOUD LAKE, FLORIDA, PLEASE PROVIDE THE FOLLOWING INFORMATION:

NAME OF APPLICANT: Pat Beall

ADDRESS OF PROPERTY FROM WHICH THE HOME OCCUPATION WILL BE CONDUCTED: 100 Wilson Road

OWNER OF PROPERTY: Pat Beall
(If applicant is not the property owner, attach letter of authorization from property owner)

TYPE OF HOME OCCUPATION TO BE CONDUCTED FROM THIS PROPERTY:
Media/communication

NAMES OF FAMILY MEMBERS WORKING AT THIS HOME OCCUPATION:
Pat Beall

AREA OF RESIDENCE TO BE UTILIZED FOR HOME OCCUPATION: Appx 16x 18, front room
(Attach a floor plan of the home and square footage to be devoted to home occupation)

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I FURTHER CERTIFY THAT I HAVE READ AND UNDERSTAND ALL PROVISIONS AND TERMS CONTAINED IN SECTION 10(H) OF THE CLOUD LAKE ZONING CODE AND AGREE TO COMPLY WITH THE SAME.

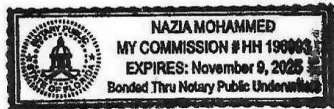
APPLICANT: Pat Beall DATE: 12/28/22

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of December, 2022, by Patricia Beall

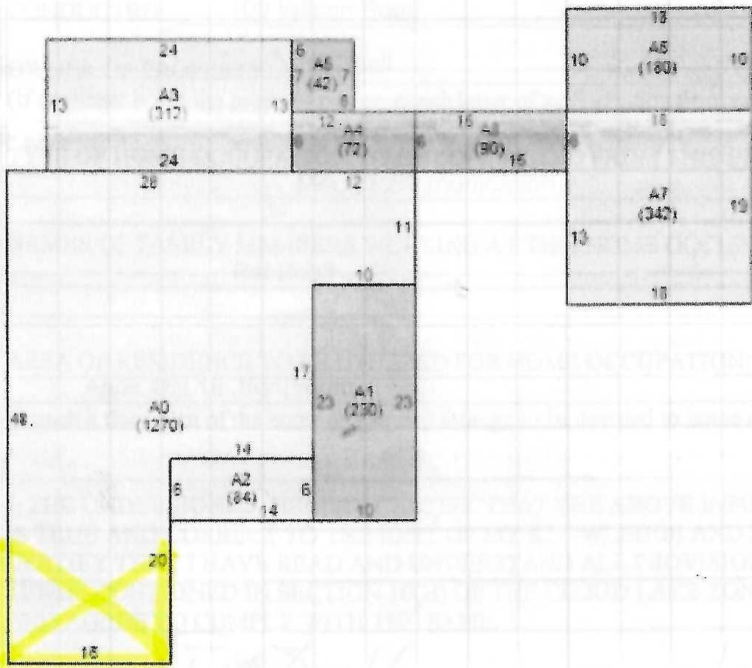
My Commission Expires: Nov 9th, 2025 (signature) Nazia Mohammed
(type or print name)

Notary Public
State of Florida



TOWN OF CLOUD LAKE, FLORIDA
 ZONING AND SUBDIVISION DEPARTMENT

Sketch for Building 1



STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on 12/28/2018 by the undersigned, who are the owners of the property described in the foregoing instrument, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

