



Town of Lake Hamilton
Planning Commission Agenda – April 29, 2024

Time: 10:00 A.M.
Location: Town Council Chambers
100 Smith Avenue

CHAIR KATHY ALEXANDER – VICE CHAIR FREDDIE CORBIT
BOARD MEMBERS – ROBERT LATIMAR

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. BUSINESS**
 - A. Ordinance O-2024-08 Comprehensive Plan Amendment 24-16ESR**

ADJOURNMENT

ATTN: PERSONS WITH DISABILITIES. In accordance with the American with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding, please contact the Town Clerks Office at 863-439-1910, at least forty-eight (48) hours prior to the meeting, provide a written request to the Office of the Town Clerk. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice).



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Lake Hamilton Town Council

FROM: Chris Kirby, Town Planner

AGENDA ITEM: Ordinance O-2024-08 Comprehensive Plan Amendment 24-16ESR

DATE: May 7th, 2024

SUMMARY & RECOMMENDATION : Comprehensive Plan Amendment amending the Towns current Future Land Use Map from Agriculture Lands to Residential Lands 5. Staff recommends approving Ordinance O-2024-08

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☒

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒ If Yes, Please Explain:

RECOMMENDATION: Approve

ATTACHMENTS: Ordinance O-2024-08

ORDINANCE O-2024-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF LAKE HAMILTON FLORIDA SAID AMENDMENT BEING KNOWN AS 24-16ESR, AMENDING THE CURRENT AND FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURAL LANDS TO RESIDENTIAL LANDS - 5 FOR 120.0 ACRES OF LAND LOCATED 1300' EAST OF DETOUR ROAD ADJACENT TO THE SOUTH SIDE OF LAKE HATCHINEHA ROAD; TRANSMITTING SAID ADMENDMENT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR COMPLIANCE REVIEW; PROVIDING FOR SEVERALBILITY; AND PROVIDNG FOR AN EFFECTIVE DATE.

WHEREAS, a petition to rezone territory into the Town of Lake Hamilton has been filed requesting the Town rezone certain property herein described; and

WHEREAS, the Town of Lake Hamilton deems it expedient and practical to amend the Town's comprehensive plan, and

WHEREAS, the property herein is part of the unified corporate area with respect to municipal services and benefits.

NOW THEREFORE BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The provisions set forth in the recitals of this Ordinance (whereas clauses) are hereby adopted by the Town Council as legislative findings and intent of the Ordinance.

SECTION 2. AMENDMENT TO THE COMPREHENSIVE PLAN.

The Town of Lake Hamilton Comprehensive Plan, Future Land Use Map is hereby amended as set forth in Exhibit "A".

SECTION 3. SEVERABILITY.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 4. COPY OF ORDINANCE ON FILE.

A copy of this Ordinance shall be kept on file in the office of the Lake Hamilton Town Clerk.

SECTION 5. CONFLICTS WITH OTHER ORDINANCES.

That portion of any Ordinance which may be in conflict with this Ordinance is hereby repealed with the adoption of this Ordinance.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective on the 31st day after its adoption by the Town Council of the Town of Lake Hamilton unless challenged by an affected person within 30 days after adoption. If challenged with 30 days after adoption, this Ordinance will not become effective until the state land planning agency or the Administration Commission, respectively, issues a formal determination that the adopted small scale development amendment is in compliance.

SECTION 7. INCORPORATION INTO COMPREHENSIVE PLAN.

It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the Town; and that sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Comprehensive Plan is accomplished, sections of this Ordinance may be renumbered or relettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Administrator or her designee, without need of public hearing, by filing a corrected or recodified copy of same with the Town Clerk.

INTRODUCED AND PASSED on first reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this 7th day of May 2024.

PASSED AND ADOPTED on second reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this 7th day of May 2024.

TOWN OF LAKE HAMILTON, FLORIDA

MICHAEL KEHOE, MAYOR

ATTEST:

JACQUELINE BORJA, TOWN CLERK

Approved as to form:

HEATHER MAXWELL, TOWN ATTORNEY

Record of Vote	Yes	No
Roberson		
Kehoe		
Slavens		
Wagner		

Exhibit A

Parcel Number: 272822-000000-014030 (Per Book 07746, Pages 0489 – 0490):

Parcel One:

The NW 1/4 of the SE 1/4 of the NW 1/4, and the NW 1/4 of the SW 1/4 of the NE 1/4, and the NE 1/4 of the SE 1/4 of the NW 1/4, and the South 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida.

TOGETHER WITH that certain Non-Exclusive Access Easement dated March 1999, between Vivian L. Haren, as grantor, and Alternate 27 Dundee Grove Partnership, a Florida general partnership, as grantee, as recorded in OR Book 4201 at page 1148, public records of Polk County, Florida.

Parcel Number: 272822-000000-031020 (Per Book 07746, Pages 0489 – 0490):

Parcel Two:

The NW 1/4 of the NE 1/4 of the NW 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida, Less and Except road right of way for State Road 542.

Parcel Number: 272822-000000-013030 (Per Book 9908, Pages 0263 – 0266):

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida, Less State Road right-of-way as described in O.R. Book 455, Page 427, public records of Polk County, Florida

<u>Parcel ID Number</u>	<u>Taxing District</u>	<u>Acreage</u>	<u>Property Owner</u>
319_272822-000000-011030	Polk -Unincorp	29.75	Cassidy Property Investments, LLC 346 E. Central Avenue Winter Haven, FL 33880
329_272822-000000-011020		9.68	
TOTAL		39.43	
323_272822-000000-011010	Polk -Unincorp	9.31	Cassidy Holdings, LLC (75%) and Cassidy Holdings Group, Inc. (25%) 346 E. Central Avenue Winter Haven, FL 33880
421_272822-000000-013040	Polk -Unincorp	9.96	McGrady Road Investment, LLC 346 E. Central Avenue

			Winter Haven, FL 33880
TOTAL FOR ALL		120	

