

**TOWN OF LAKE HAMILTON  
MINUTES  
TOWN COUNCIL REGULAR MEETING  
TUESDAY, AUGUST 3, 2021  
6:00 PM**

The Town Council of Lake Hamilton held a Regular Meeting on Tuesday March August 3, 2021, at 100 Smith Ave., Lake Hamilton, FL 33851.

**CALL TO ORDER**

Mayor Kehoe called the meeting to order at 6:03 p.m.

**INVOCATION**

Invocation was given at the budget workshop.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was given at the budget workshop.

**ROLL CALL**

Roberson, Tomlinson, O'Neill, Vice Mayor Wagner, and Mayor Kehoe were present. Town Administrator Irvine, Town Attorney Dawson, and Town Clerk Sandovalsoto were present.

**SCHEDULED PRESENTATIONS**

Sam Killebrew, State Representative, presented the Town with an American Flag that flew over the Capital. This flag was gifted for the flagpole at the new town hall.

Mayor Kehoe read a Proclamation for the Florida Water Professionals, declaring August as Florida Water Professionals Month.

Chief Parnell presented the Council with the summary of calls for the Polk County Fire Department for Lake Hamilton.

**CONSENT AGENDA**

**Motion made** by Wagner and a second by Tomlinson to approve consent agenda item a, b, and c.

**Motion Passed 5-0.**

**RECOGNITION OF CITIZENS**

Charlotte Rubush expressed concerns regarding the traffic coming from the Hidden Lakes Subdivision.

Reverend Williams addressed the Council to express concerns regarding the traffic on S.R. 17 and he believes a traffic light should be placed at S.R. 17 and Kokomo Road.

**OLD BUSINESS**

**Future Planning Discussion- Update on WUP/AWS/WW - Community Development**  
Director Leonard and Steve Elias with Pennoni to give an update on water, sewer and traffic as it

relates to ongoing development proposals and water use permit renewal. Doug continues to present capacity agreement and funding agreements to the developers who have submitted applications. The town has not received any signed agreements or funding. Town staff and consultants are working to get the WUP renewal application into SWFMD by August 18<sup>th</sup>. Town Council previously approved moving forward with a lower Floridian Aquifer well and Elias reported the town should commit \$1.5 million immediately to move the project forward. Ground water modeling will need to be conducted. Update on Septic to Sewer project. CDD Leonard reported that the current projected development that is being proposed to the town would be approximately 2151 units total.

**Pennoni Task Order for FDEP WW grant application** – An opportunity for a WWTF grant has presented. Irvine pointed out that this task order has a relation to the one for Professional Engineer Report on wastewater but this specific task was not part of that agreement. **Motion made** by O'Neill and a second by Wagner to approve Task Order in the amount of \$7,500. No public comment was received.  
**Motion Passed 5-0.**

**Pennoni Transportation planning/modeling support agreement** – no action taken at this time.

## **NEW BUSINESS**

-Mayor Kehoe closed the regular meeting and opened a public hearing at 6:57 PM.

### **First Reading of Ordinance O-21-15.**

Attorney Dawson read the title for the record.

An ordinance of the town council of the Town of Lake Hamilton extending the corporate limits of the town so as to include additional territory lying contiguous and adjacent to the present boundaries of the Town of Lake Hamilton, Florida; describing said additional territory; repealing all ordinances in conflict herewith and providing for applicability; providing for severability; and providing an effective date. The location is the northwest corner of Detour Road and White Clay Pit Road and containing 9.93 acres.

**Motion made** by Wagner and a second by O'Neill to approve Ordinance O-21-15 on the first reading.

No public comment was received.

A roll call vote was taken. Roberson aye, Tomlinson nay, O'Neill aye, Wagner aye, Kehoe aye.

**Motion Passed 4-1.**

### **First Reading of Ordinance O-21-16**

Attorney Dawson read the title for the record.

An ordinance of the town council of the Town of Lake Hamilton, Florida, adopting a planned unit development (PUD) named "Hamilton Bluff", located between Hatchineha Road on the south and Kokomo Road on the north with Scenic Highway (SR17) as its western boundary and its eastern boundary lying three-eighths (3/8) of a mile east of Detour Road in sections 10, 15 and 16, township 28 south, range 27 east, Polk County, Florida; repealing all ordinances in conflict herewith; providing for severability; and providing an effective date.

CDD Leonard presented the Ordinance for Hamilton Bluff's Planned Unit Development. It will include commercial property on SR17 and includes paving of Church Street. Leonard introduced

Heather Wertz, PE President of Absolute Engineering, engineer firm of record for the development. She provided a presentation of the proposed development and improvements. CDD Leonard stated that the planning commission recommended council approval with a 60/40 mix of 40 & 50 wide lots, however developer would like council to consider a 50/50 of 40- and 50-foot-wide lots.

**Motion made** by O'Neill and a second by Wagner to approve Ordinance O-21-16 with 50 percent 40-foot-wide lots and 50 percent 50 wide foot lots and the contingency that the financial agreements and deposits are executed and paid before second reading and the developer participate in a comprehensive traffic study with town consultant.

Charlotte Rubush questioned how long until sewer would be available, and staff responded 20 months if funding is committed to.

Mr. Heath stated that the developer will do their own traffic study and submit it for review.

A roll call vote was taken. Tomlinson nay, O'Neill aye, Wagner aye, Roberson aye, Kehoe aye.

**Motion Passed 4-1.**

**First reading of Ordinance O-21-17**

Attorney Dawson read the title for the record.

An ordinance of the town council of the Town of Lake Hamilton, Florida, amending chapter 16, Land Development Code; amending article III, Land Use, Section 16-103.1, zoning district summary table, and Section 16-109, C-2 limited commercial district; providing for severability; repealing all ordinances in conflict herewith; and providing for an effective date.

**Motion made** by Wagner and a second by O'Neill to approve Ordinance O-21-17.

CD Director Leonard presented the Ordinance, which establishes a neighborhood commercial district.

**Wagner amends motion** to include Grocery Stores up to 22,000 square feet.

O'Neill seconds the amended motion.

No public comment received.

A roll call vote was taken. O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye.

**Motion Passed 5-0.**

The public hearing was closed at 7:48 PM and the regular meeting resumed.

**Resolution R-2021-09**

**Attorney Dawson read the title for the record**

A resolution adopting the Marie Villa Sample's subdivision replat, a replat of the northeast corner of lot 24, replat of Marie Villa Sample's subdivision, providing for severability; and providing for an effective date.

CD Director Leonard stated this was a small scale 2 lot subdivision and it met all requirements under Florida Statute and staff recommends approval. The property owner gave 10 feet setback for the property.

**Motion made** by O'Neill and a second by Wagner to approve Resolution R-2021-09 approving the Marie Villa Sample subdivision replat.

Charlotte Rubush questioned about a temporary building, and CD Director stated he will find out the information and let her know.

A roll call vote was taken. O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye.

**Motion Passed.**

**Robles Property Unpaved Road Development-**

CD Director Leonard addressed the Council and stated a letter was included in the packet with the intentions of Mr. Robles to construct a large home with no frontage on a paved street. Historically, he stated, one could build if they lay the engineered base for the road. The financial contribution for the paving of the road, that is being requested from the property owner is \$3,150. Calvin Ford, who lives at 202 Nebraska Blvd, expressed his opinion that the road does not need paved.

**Motion made** by O'Neill and a second by Wagner to approve the property exemption for Mr. Robles and the financial contribution from Mr. Robles in the amount of \$3,150. **Motion Passed 5-0.**

**Staff Reports-**

**Town Administrator-** Town Administrator Irvine reported that the TRIM meeting needed to be reset and recommends it be held on September 14, 2021, at 6 PM and the final hearing on September 22, 2021, at 6 PM. The Town is currently hiring for maintenance workers and do not need to have a CDL. She noted that they have contracted with Republic to pick up brush debris on Saturday.

**Town Clerk-** Included in packet

**Police Department-** The back-to-school splash will be held this Saturday at Town Hall.

**Code Enforcement-** Code enforcement violations can no longer be made anonymously. A name must be given to record to report a violation.

**Community development-** CD Assistant Hibbard noted town had received the notice to proceed with FRDAP grant for Detour Ball Park.

**Public Works-** PW Director Lewellen stated he did not have time to prepare a report due to being short staffed and he is trying to hire laborer's for around \$15 an hour.

**ATTORNEY COMMENTS:** None

**COUNCIL COMMENTS:** Roberson made a statement regarding a fatal accident that occurred on Kokomo Road and the immediate need for a light at that intersection. Attorney Dawson said he could draft a resolution to encourage FDOT to put one there. A workshop will be scheduled for August 24, 2021, at 6 PM for budget and roads discussion. A representative from SUNRUN Solar addressed the Council with information regarding Solar companies.

**ADJOURNMENT:**

**Motion made** by Wagner to adjourn the meeting at 8:21 PM. **Motion Passed 5-0.**

ATTEST:

  
Brittney Sandovalsoto, Town Clerk

  
Michael Kehoe, Mayor

  
Sara K. Irvine, Town Administrator