

**TOWN OF LAKE HAMILTON
MINUTES
TOWN COUNCIL REGULAR MEETING
TUESDAY, NOVEMBER 2, 2021
6:00 PM**

The Town Council of Lake Hamilton held a Regular Meeting on Tuesday November 2, 2021, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 6:00 p.m.

INVOCATION

Invocation was given by Angie Hibbard

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all.

ROLL CALL

Roberson, Tomlinson, O'Neill, Vice Mayor Wagner, and Mayor Kehoe were present. Town Administrator Irvine, and Attorney Maxwell were present. Town Clerk Sandovalsoto was present via virtual conference.

SCHEDULED PRESENTATIONS

Chief Teague's Presentation

Chief Teague presented Deborah Thompson with a plaque recognizing her as the first certified female police officer for Lake Hamilton.

Town Hall Landscape Plan

Administrator Irvine noted that the plan was included in the packet and CD Director Leonard had additional recommendations that needed to be incorporated into the plan regarding canopy cover. The area near the storage area will need to be changed and there will also be an educational area that is incorporated into the plan. Mayor Kehoe asked the time frame for completion and Administrator Irvine stated that the plans are intended to be complete by February 2022.

CONSENT AGENDA

Motion made by Wagner and a second by O'Neill to approve consent agenda item a, and b.
No comments.

Motion Passed 5-0.

RECOGNITION OF CITIZENS

There was no one signed in to speak.

OLD BUSINESS

Future Planning Discussion- Update on WUP/AWS/WW – Administrator Irvine stated she and Attorney Cloud are still working with Rennie Heath regarding developers' agreements for Scenic Terrace South Capacity Funding. She also reported that the consultants continue to communicate and proceed with wastewater capital projects as directed by Council. Town staff and Pennoni continue to work with SWFMD on the WUP renewal.

-Mayor Kehoe closed the regular meeting at 6:16 PM and opened the public hearing.

Second reading of Ordinance O-21-20

Attorney Maxwell read the title for the record.

An ordinance amending Ordinance 2011-03, the 2030 Lake Hamilton comprehensive plan, by adding a property rights element/policy as required by general law; providing for the administrative correction of scrivener's errors; repealing all ordinances in conflict herewith; providing for severability; and providing for an effective date.

No public comment was received.

Motion made by O'Neill and a second by Tomlinson to approve Ordinance O-21-20.

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

Motion Passed 5-0.

Second reading of Ordinance O-21-21-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, amending the comprehensive plan of the Town of Lake Hamilton, Florida, said amendment being known as amendment 21S04, amending the future land use map classification from agricultural to industrial for a 10.17 acre parcel of land located on the west side of Detour Road 552 feet south of the intersection of Detour Road and Hatchineha Road; and transmitting said amendment to the Department of Economic Opportunity for compliance review; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by Wanger and a second by Roberson to approve the second reading of Ordinance O-21-21. A roll call vote was taken, Roberson aye, Tomlinson aye, O'Neill aye, Wagner aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-22-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, amending the comprehensive plan of the Town of Lake Hamilton, Florida, said amendment being known as amendment 21S05, amending the future land use map classification from commercial service to retail/ office/ residential for a 0.34 acre parcel of land located on the northeast corner of Omaha Street s and Smith Avenue; and transmitting said amendment to the Department of Economic Opportunity for compliance review; providing for severability; and providing for an effective date.

No public comment was received.

Motion made by O'Neill and second by Tomlinson to approve the second reading of Ordinance O-21-22 and amended such motion to include document exhibits: to be a part of the record.

No public comments were received.

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

Motion Passed 5-0.

Second reading of Ordinance O-21-24-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, rezoning a 10.17 acre parcel of land located on the west side of Detour Road 552 feet south of the intersection of Detour Road and Hatchineha Road from Agriculture to M-I industrial zoning district; repealing all ordinances in conflict herewith; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by Wagner and a second by O'Neill to approve Ordinance O-2021-24. No comment. A roll call vote was taken. O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-25-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, rezoning a 0.34 acre parcel of land located on the northeast corner of Omaha Street s and Smith Avenue from C-1 highway commercial to C-2 neighborhood commercial zoning district; repealing all ordinances in conflict herewith; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by O'Neill and a seconded by Tomlinson to approve Ordinance O-21-25. No comments. A roll call vote was taken. Wagner aye, Roberson aye, Tomlinson aye, O'Neill aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-26-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, enacting the temporary moratorium in order to study, review and to amend the land development regulations for signs, residential subdivision markers and billboards located in the municipal limits of the Town of Lake Hamilton; providing for a six-month term to be extended if necessary, by the town council; providing for early termination if the project is complete; providing for the rescission or extension of said moratorium by the adoption of a subsequent ordinance, by an amendment to the town's land development regulations or as otherwise mandated by operation of law; providing for conflicts; providing for severability; providing an effective date.

CD Assistant Hibbard noted there were individuals expressing interest in temporary signs and suggested those be allowed during the sign moratorium They must be renewed after 30 days. There was discussion regarding the changes need to the regulations before the moratorium expires.

Motion made by O'Neill and a second by Wagner to approve Ordinance O-21-26. Jill Kitto, business owner, questioned why there was a moratorium.

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

Motion Passed 5-0.

Second reading of Ordinance O-21-27-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, partially repealing the temporary moratorium adopted to study, review and to amend the land development regulations for certain non-residential land uses and commercial and industrial zoning districts; located adjacent to the State Road 17 transportation corridor; providing for early termination because the project is complete; providing for conflicts; providing for severability; providing an effective date.

Someone questioned if the moratorium was only for Highway 27.

Motion made by O'Neill and a second by Wagner to approve Ordinance O-21-27. A roll call vote was taken. Tomlinson aye, O'Neill aye, Wagner aye, Roberson aye, Kehoe aye. **Motion passed 5-0.**

NEW BUSINESS

First reading of Ordinance O-21-28-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, amending the comprehensive plan of the Town of Lake Hamilton, Florida, said amendment being known as amendment 21S06, amending the future land use map classification from residential lands 1 to residential lands M for a 1.14 acre parcel of land located on the northeast corner of the intersection of Main Street and Fifth Street; and transmitting said amendment to the department of economic opportunity for compliance review; providing for severability; and providing for an effective date.

Motion made by O'Neill and a second by Wagner to approve the first reading of Ordinance O-21-28.

No public comments were received.

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

Motion Passed 4-1.

First reading Ordinance O-21-29-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, rezoning a 1.14 acre parcel of land located on the northeast corner of the intersection of Main Street and Fifth Street from R-1 - single family residential to R-4 - single family residential zoning district; repealing all ordinances in conflict herewith; providing for severability; and providing for an effective date.

Roberson questioned how many lots there would be. CD Director Leonard stated there are 2 existing houses now and when divided they would still have to meet minimum lot widths if divided.

Motion made by O'Neill and a second by Wagner to approve the first reading of Ordinance O-21-29.

Mr. Perry Kemp stated that the decisions council takes are very tough. A roll call vote was taken. Wagner aye, Roberson aye, Tomlinson aye, O'Neill aye, Kehoe aye. **Motion Passed 5-0.**

First reading of Ordinance O-21-30-

Attorney Maxwell read the title for the record.

An ordinance amending chapter 16, land development code; amending article II, administration and enforcement, section 16-42, development requiring site plan approval; amending article III, land use, amending section 16-111, PUD planned unit development; creating division 3, planned unit development district regulations and procedures; creating section 16-112, purpose and intent; creating section 16-113, applicability; creating section 16-114, approval procedures; creating section 16-115, PUD standards; creating section 16-116, application content and submittal requirements; creating section 116-117, effect of approval of plan; renumbering section 16-112, medical marijuana treatment center dispensing facilities; renumbering section 16-113 – 16-135, reserved; renumbering division 3, height, area and bulk regulations; renumbering division 4, requirements for specific uses; amending article IV, subdivisions, creating section 16-206, subdivisions of 50 or more lots; renumbering section 16-206 – 16-233, reserved, of the code of ordinances of the Town of Lake Hamilton Florida; providing for severability; repealing all ordinances in conflict herewith; and providing for an effective date.

CD Director Leonard gave an overview of the Ordinance.

Motion made by Roberson and a second by O'Neill to approve the first reading of Ordinance O-21-30.

No public comments were received.

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

Motion Passed 5-0.

First reading of Ordinance O-21-31-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, relating to water and sewer utilities; amending the code of ordinances of the Town of Lake Hamilton, Florida (the "code"); amending chapter 32 of the code entitled "Town of Lake Hamilton utilities code", to add section 32-17, entitled "Water utilities manual of standards and specifications for design and construction"; providing for codification; providing for conflicts; providing for severability; and providing an effective date.

Public Works Director Lewellen stated that the Town needs a manual on hand. There are still some things missing, but they will deal with it on a case-by-case basis.

Motion made by O'Neill and a second by Wagner to approve the first reading of Ordinance O-21-31.

No public comments were received.

A roll call vote was taken. Tomlinson aye, O'Neill aye, Wagner aye, Roberson aye, Kehoe aye. a second by Wagner to approve the first reading of Ordinance O-21-31. **Motion Passed 5-0.**

-Mayor Kehoe Closed the Public Hearing at 7:33 pm and resumed the regular council meeting.

Resolution R-2021-14-

Attorney Maxwell read the title for the record.

A resolution adopting Crump Road Estates, a replat of two acres of parcel of the plat of Magnolia Shores; providing for severability; and providing for an effective date.

CD Director Leonard stated that the proposed replat meets Florida Statutes and staff recommends approval. O'Neill stated his concerns about the Crump Road access have been addressed. However new concerns arise when or if the property is sold. Mayor Kehoe stated they were just approving the subdivision. It should be terminated upon transfer of ownership.

Attorney Maxwell indicated that the town could attached an agreement to be recorded with the plat.

There was consensus to table this item until the next meeting.

Resolution R-2021-15-

Attorney Maxwell read the title for the record.

A resolution of the town council of the Town of Lake Hamilton, Florida adopting a budget amendment for the Town of Lake Hamilton for fiscal year 2020-2021; reflecting an amendment to revenue generated together with the sources of the revenue; delineating an amendment to the expenditures by department of activity; providing for conflicts, severability, and effective date. Administrator Irvine stated that the CPA worked on balancing the expenses v. revenue so that expenses do not exceed revenue.

Motion made by O'Neill and a second by Wagner to approve Resolution R-2021-15.

No public comments were received. A roll call vote was taken. O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye. **Motion Passed 5-0.**

Resolution R-2021-16-

Attorney Maxwell read the title for the record.

A resolution of the Town of Lake Hamilton, Florida; authorizing the exercise of the Town's power of eminent domain for the purpose of acquiring the necessary property interests for the Town of Lake Hamilton water and wastewater improvement project.

Tom Cloud incorporated some changes and there was an exhibit "A" with described changes along with the Resolution after review.

No public comments were received.

Motion made by O'Neill and a second by Wagner to approve Resolution R-2021-16. A roll call vote was taken. Wagner aye, Roberson aye, Tomlinson nay, O'Neill aye, Kehoe aye. **Motion Passed 4-1.**

Staff Reports-

Town Administrator- Irvine stated a Special meeting would probably be needed and asked to schedule on for 17th of November at 6:00 PM. She gave an update on applicants for the finance position. She received 3 and there was only 1 with municipal experience. It was decided to wait and resubmit the job opening again. She also updated the council on the status of the interlocal for the Grand with Dundee.

Town Clerk- included in packet.

Police Department- included in packet.

Code Enforcement- none.

Community development

Public Works- There was discussion regarding Town Hall and the issues with the building.

ATTORNEY COMMENTS: Attorney Maxwell gave an update regarding the BTR tax increase, and she will look at what Dundee and Haines City have in place. She also said she will bring an agreement to the council for the expert attorney on sign ordinances.


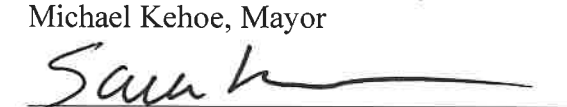
COUNCIL COMMENTS: There was discussion regarding billboards and the process of implementing mandatory guidelines. Tomlinson reported that Chicago and Detour needs a stop sign and he asked if the carpet place on the corner has sold. It was reported that the business moved to the Bobby T building across the street and the former location is for sale. He also asked about ballfield lights. It was also reported that the Presbyterian Church on Main Street has closed.

ADJOURNMENT:

Motion made by O'Neill and a second by Wagner to adjourn the meeting at 8:48 PM. **Motion Passed 5-0.**

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor

Sara K. Irvine, Town Administrator