Town of Lake Hamilton

Town Council Regular Meeting Agenda – May 5, 2026

Time: 6:00 P.M.
Location: Chambers 100 Smith Avenue

Phyllis Hall, Mayor
Robert Mathis, Vice Mayor
Carmen Demanche, Council Member Seat 4

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO ALLEGIANCE

4. ROLL CALL

Swearing in Town Council Member Seat 1 and Town Council Member Seat 3

Appointment of Vice-Mayor per Town Charter, Section 2.04 (b)

5. PRESENTATION

A. Presentation to Council, introducing new Council Members to the Town's membership with the Polk Regional Water Cooperative (PRWC).

6. CONSENT AGENDA

Note: Members of the Council may remove items from the Consent Agendas if they wish to discuss them. Requests for removal need to be made known to the Mayor under the Approval of the Order of Business at the beginning of the meeting.

A. April 14, 2026, Canvass Board Audit System Meeting minutes

B. April 14, 2026, Regular Council Meeting minutes

7. PUBLIC COMMENT – NON-AGENDA ITEMS (Limited to 3 Minutes)

Your Town Council welcomes and invites citizens to comment on items (Non- Agenda Items) of community interest/concern or to bring forth areas of personal attention which may not have been fully addressed by Town Staff after prior contact to Town Hall, the Council may immediately act on any item or may request it be placed on a future agenda for further consideration.

8. OLD BUSINESS

9. NEW BUSINESS

A. First Reading Ordinance O-2026-XX: an applicant-initiated amendment amending the future land use classification of one (1) parcel comprising +/-11.16 acres (parcel identification number: portion of 272817-000000-011030, generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27 from Town Agricultural Lands (AG) to Town Commercial Service (CS).

B. First Reading of Ordinance O-2026-XX; an applicant-initiated request amending the zoning classification of a parcel comprising +/-11.16 acres (parcel identification number: portion of (272817-000000-011030), generally located along the south side of Kokomo Road, approximately 400 ft. East of US 27, from Town Agricultural (AG) to Town Highway Commercial (C-1).

C. First Reading of Ordinance O-2026-XX: an applicant-initiated request amending the future land use classification of a portion of one (1) parcel comprising +/-35.08 acres (parcel identification number: portion of 272817-000000-011030, generally located along the south side of Kokomo Road, approximately 700 ft. East of US 27 from Town Agricultural Lands (AG) to Town Residential Lands 5 (Res-5).

D. First Reading of Ordinance O-2026-XX: an applicant-initiated request amending the zoning classification of a portion of one (1) parcel comprising +/-39.92 acres (parcel identification numbers: (portion of 272817-000000-011030) and parcel 272817-0000000-11010, generally located along the south side of Kokomo Road, approximately 700 ft. East of US 27 from Agricultural Lands (AG) to PUD.

E. Resolution R-2026-XX for the Right of Way Dedication for Parcel ID 272809000000024330 (Water Treatment Facility).

F. Consider Interlocal Agreement with Grady Judd, Polk County Sheriff's Office, for Telecommunication and IT Services.

G. Consider Administrative Approval for SHIP (State Housing Initiatives Partnership) Replacement (Reasonable Accommodation) request for 802 Scenic Hwy S., Lake Hamilton, FL 33851

10. STAFF REPORTS

TOWN ADMINISTRATORS REPORT

TOWN CLERK REPORT

TOWN ATTORNEY REPORT

TOWN COUNCIL COMMENTS

11. ADJOURNMENT

12. Any opening invocation that is offered before the official start of the Town Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Town Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Town Council or the town staff, and the Town is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Person in attendance at the Town Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the Town Council Chambers or exit the Town Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Any person desiring to appeal any decision made by the Town Council, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense, as the Town does not provide one. (F.S.286.26.105)
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).

5.A

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Patrick Henry, Public Services Director

AGENDA ITEM: Presentation to Council, introducing new Council Members to the Town's membership with the Polk Regional Water Cooperative (PRWC).

DATE: May 5, 2026

SUMMARY & RECOMMENDATION: Polk Regional Water Cooperative (PRWC). PRWC's role is to proactively identify alternative water sources and projects that will protect and sustain our future regional water supply. PRWC will specifically identify sustainable groundwater sources, develop strategies to meet our future water demands, determine needed infrastructure for treatment and distribution, and establish consistent rules for fairly meeting all water supply needs across the County. Oversight of PRWC is solely in the hands of the elected officials from the sixteen Polk County member governments.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: The Town of Lake Hamilton has previously committed a financial commitment with the PRWC. This item does not contain a direct financial impact.

RECOMMENDATION:

ATTACHMENT(S):
Why we need the PRWC.png
Lake Hamilton May 2026.pptx

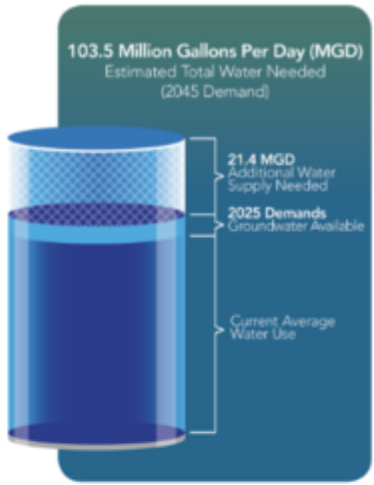


The State of Florida has made the planning and management of sustainable water resources one of its top environmental and legislative priorities. In Polk County, we also know something needs to be done if we are going to ensure the future of our precious water supply and responsibly meet the individual and regional water supply needs of our communities. In 2017, working together to address our future water supply needs, Polk County and its fifteen municipal governments agreed to form a new agency to lead planning for our collective future water supply needs. That agency is the Polk Regional Water Cooperative (PRWC). PRWC's role is to proactively identify alternative water sources and projects that will protect and sustain our future regional water supply. PRWC will specifically identify sustainable groundwater sources, develop strategies to meet our future water demands, determine needed infrastructure for treatment and distribution, and establish consistent rules for fairly meeting all water supply needs across the County. Oversight of PRWC is solely in the hands of the elected officials from the sixteen Polk County member governments.

Why We Need PRWC

Polk County is included in what is known as the Central Florida Water Initiative (CFWI) Planning Area, an area where three local water management districts have come together to develop a regional water supply plan for "traditional" sources such as the Upper Floridan aquifer. This plan identifies sustainable water supply for all water uses while also protecting water resources and related natural systems. However, declines in groundwater levels, spring flows, river flows, lake levels, and wetlands, as well as increases in groundwater chloride concentrations, have occurred in the CFWI Planning Area and are predicted to increase if the region continues to rely on the Upper Floridan aquifer as its sole water source.

Using 2020 data on the estimated water supply available from the Upper Floridan aquifer, the CFWI water management districts have determined that the amount of additional water that can be withdrawn from the Upper Floridan aquifer for each county in the CFWI Planning Area will be exhausted around 2025. While permitted withdrawals from the UFA will be reduced, continued population growth will further increase the demand for water to meet commercial and residential needs. It is projected that utilities in Polk County will need to supply nearly 106 MGD of water by 2045. However, only a portion of this water supply demand can be met under current permitted withdrawal from the UFA. To meet the additional water supply demand beyond 2025, PRWC anticipates the need to develop and implement solutions to conserve water or produce over 28 MGD in non-traditional or alternative water supply.





Lake Hamilton

Polk Regional Water Cooperative

May 5, 2026

PRWC Overview

PRWC is a regional agency of Polk County and 15 municipal governments

- Identify alternative water supplies (AWS) and projects
- Ensure sustainable water sources
- Determine/Construct infrastructure needs
- Meet future water demands

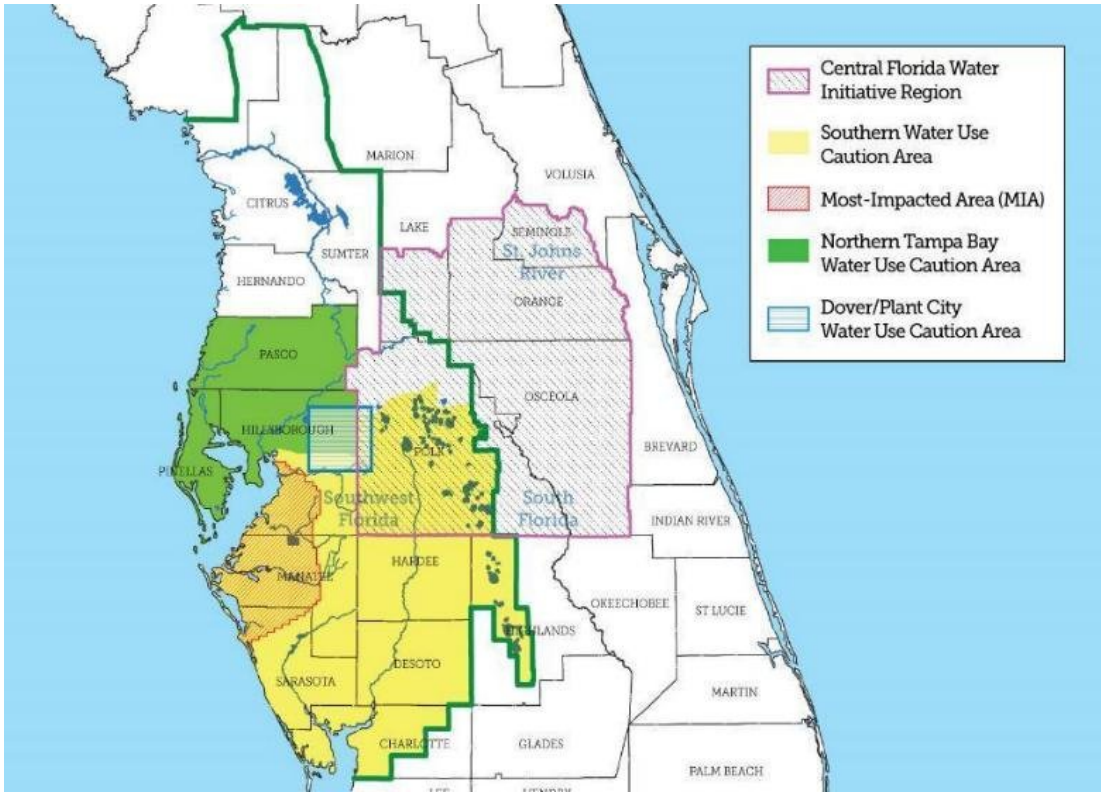
POLK REGIONAL WATER COOPERATIVE

- 2012 - Identified water supply challenge
- 2016 - Formed countywide cooperative (Interlocal Agreement)
- 2018 - Selected and studied 4 AWS projects (Combined Projects)
- 2022 - Implementation of AWS (Implementation Agreements)
- Today - Final design and construction of 2 AWS Projects
- Today - $200+ million in investments so far
- Today - Funding/finance package in-place
- 2028 - Water available Southeast Project
- 2032 – Water available West Polk Project

Polk County Water Supply - Key Drivers

POLK REGIONAL WATER COOPERATIVE

- Regulatory environment influences in Polk County are significant
  - Two water use caution areas
    - Southern Water Use Caution Area
    - Central Florida Water Initiative (CFWI) Region
  - CFWI limitations on existing UFA supplies
    - Protect water resources (lakes, rivers, springs, wetlands)
- A high-growth area, water demands expected to grow significantly

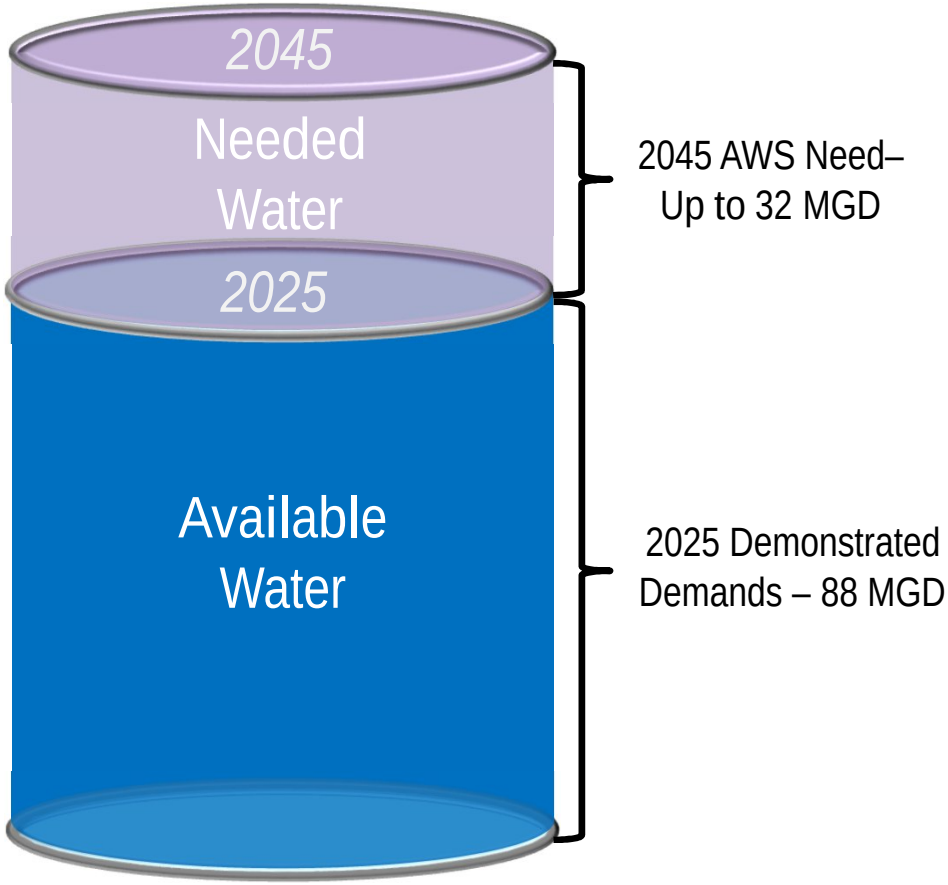


POLK REGIONAL WATER COOPERATIVE

CFWI Restrictions on Upper Floridan Aquifer

- Traditional water sources are now restricted based on environmental harm concerns
- CFWI Rule adopted by Legislature in 2021 restricts UFA use.
- Polk County is projected to need up to 32 million gallons per day in “alternative” water supplies to meet 2045 demands.
- Polk County AWS options are limited and expensive.

Central Florida Water Initiative
CFWI Water for Tomorrow



POLK REGIONAL WATER COOPERATIVE

CFWI Impacts to Polk County

- Estimated Water Use at end of 2025
  - Approximately 88 MGD
  - That is all the water we can use from Upper Floridan aquifer for public supply
- Future water needs to come from Alternative Water Supply (AWS)
- PRWC is constructing two AWS Projects
  - Southeast LFA Wellfield
    - Permitted for 30 MGD
    - Expect 20 MGD
  - West Polk LFA Wellfield
    - Permitted for 10 MGD
    - Expect 10 MGD

WUP NUMBER	UTILITY NAME	2024 Gross Water Use (gpd)	2024 % of Total Gross Use
7119	AUBURNDALE	6,634,297	8.14%
341	BARTOW	3,240,118	3.98%
5750	DAVENPORT	2,211,740	2.71%
5893	DUNDEE	796,199	0.98%
6920	EAGLE LAKE	805,414	0.99%
645	FORT MEADE	639,092	0.78%
5870	FROSTPROOF	433,073	0.53%
8522	HAINES CITY	6,936,097	8.51%
6624	LAKE ALFRED	1,691,123	2.07%
2332	LAKE HAMILTON	418,590	0.51%
4658	LAKE WALES	2,408,470	2.95%
4912	LAKELAND ELECTRIC AND WATE	23,824,657	29.23%
6124	MULBERRY	467,506	0.57%
8468	POLK CITY	441,209	0.54%
6507	Polk County Utilities - CRUSA	1,214,553	23.92%
8054	Polk County Utilities - ERUSA	547,952	
6509	Polk County Utilities – NERUSA	10,164,173	
6505	Polk County Utilities - NWRUSA	3,133,663	
6508	Polk County Utilities - SERUSA	722,202	
6506	Polk County Utilities - SWRUSA	3,713,003	
4607	WINTER HAVEN	11,064,770	13.58%
TOTAL		81,507,901	100%





Southeast Wellfield – Phase 1

$572M = Cost for design and construction of treatment facility plus transmission pipelines, land acquisition, injection wells *(January 2026 Business Plan)*

- Permitted for 30 MGD of Drinking Water
- 7.5 MGD of drinking water in 2028 (Phase 1)
    - 16.3 MGD total by 2045
- Desalination by reverse osmosis
- 61 miles finished water transmission main
- 6 miles raw water transmission main
- 5 Lower Floridan aquifer raw water wells
- 1 injection well (8,030 feet deep) w/ second well in consideration
- $239M in grant funding (42% of total)

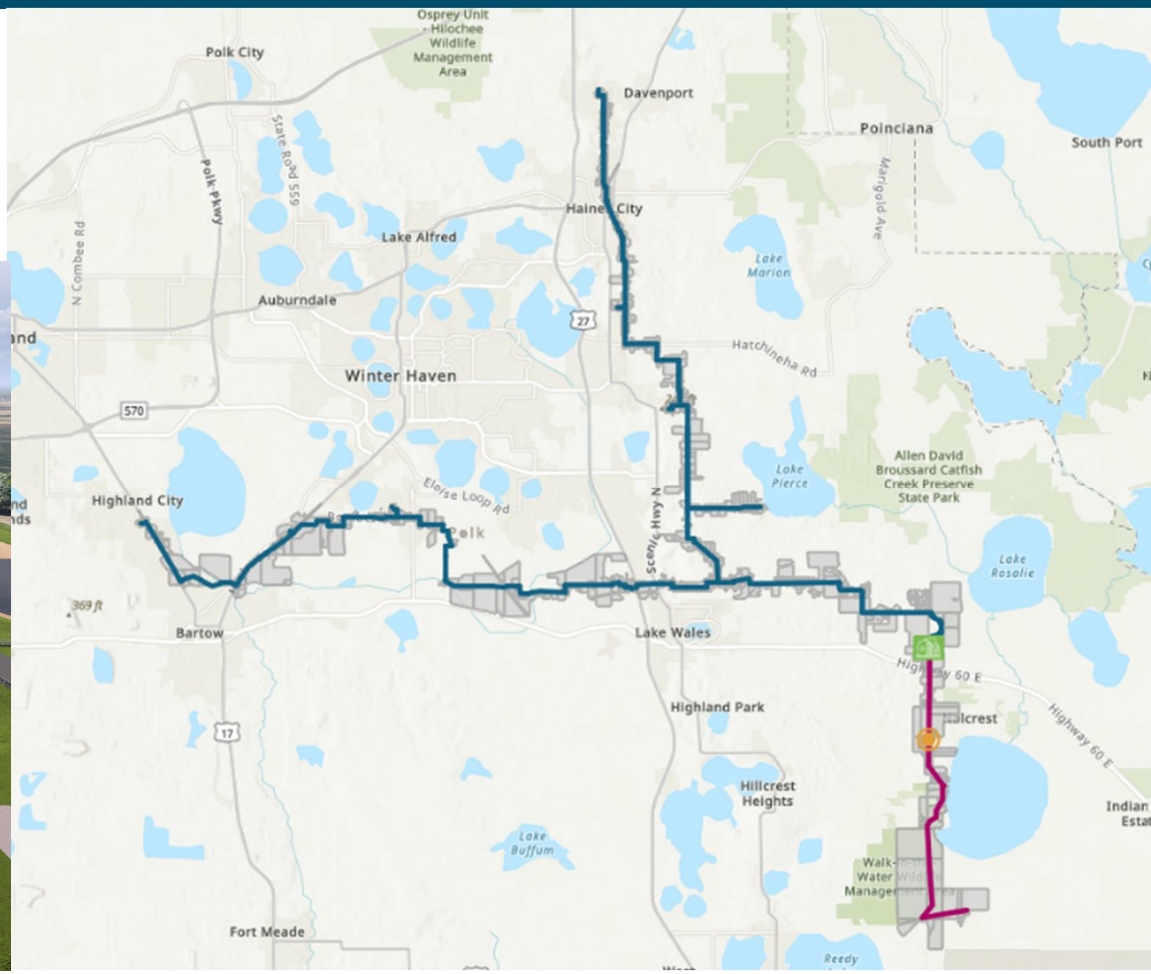
Project Members	2045 Water Allotment (MGD)	2045 Water Allotment (%)
Auburndale	1.65	10.12%
Bartow	0.36	2.21%
Davenport	2.72	16.69%
Dundee	0.90	5.52%
Eagle Lake	0.65	3.99%
Haines City	3.5	21.47%
Lake Alfred	1.0	6.13%
Lake Hamilton	0.50	3.07%
Lakeland	0.10	0.61%
Polk County	3.40	20.86%
Winter Haven	1.52	9.32%
Total	16.30	100%

SE Wellfield – Phase 1

POLK REGIONAL WATER COOPERATIVE

- January 2025: Commence major plant and pipeline construction
- Spring 2028: Substantial completion







West Polk Wellfield – Phase 1

$221M = Cost for design and construction of treatment facility plus transmission pipelines, land acquisition, injection wells *(January 2026 Business Plan)*

- 10 MGD Permitted Facility/Planned Capacity
- 2.5 MGD of drinking water in 2032 (Phase 1)
  - 7.88 MGD by 2045
- Desalination by reverse osmosis
- < 1 mile transmission
- 4 raw water wells, 1 deep injection well
- Construction commence Late 2029
- Construction Complete 2032
- $68M grant funding (31%)

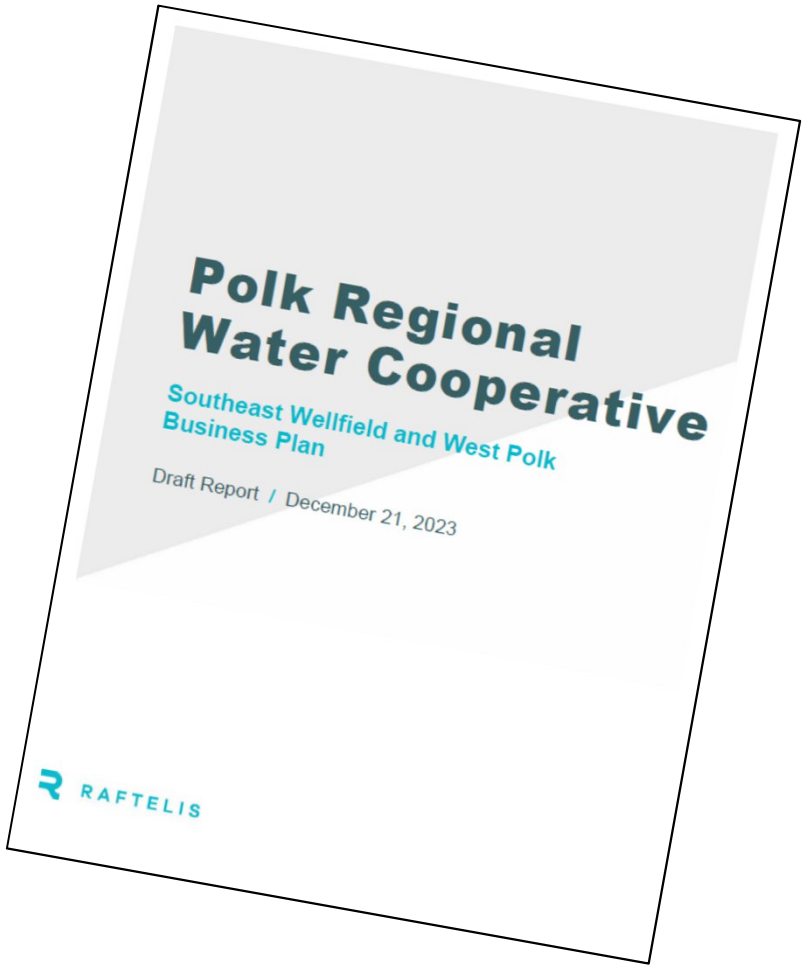
Project Members	2045 Water Allotment (MGD)	2045 Water Allotment (%)
Auburndale	0.10	1.269%
Bartow	0.36	4.568%
Lakeland	6.31	80.077%
Polk City	0.03	0.380%
Polk County	0.98	12.436%
Winter Haven	0.10	1.270%
Total	7.88	100%

POLK REGIONAL WATER COOPERATIVE

PRWC Business Plan

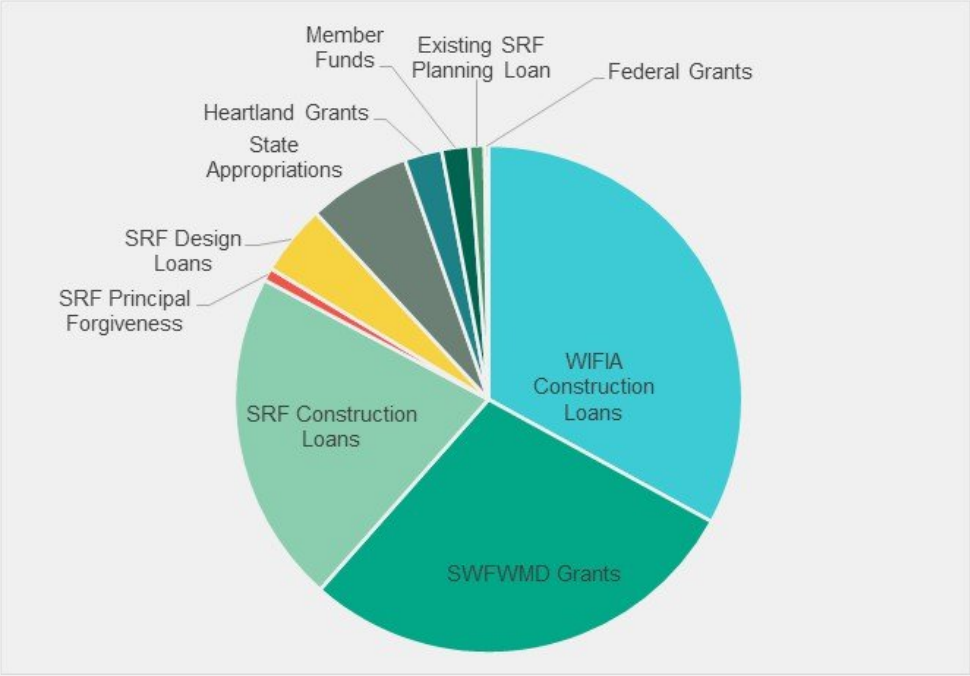
Business Plan

- Projects anticipated costs to Members
  - Inclusive of all costs
  - Required of Master Bond Resolution
  - Updated annually
  - Incorporates new planning assumptions
- Provides members ability to plan for costs
  - Updated rate studies
  - Determine member revenue options



POLK REGIONAL WATER COOPERATIVE

How is PRWC funded?



Description	Program Costs [*]	Funding Percentage
WIFIA Construction Loans	$262,520,159	33.0%
SWFWMD Grants	$227,322,907	28.6%
SRF Construction Loans	$169,227,487	21.3%
SRF Principal Forgiveness	$6,538,148	0.8%
SRF Design Loans	$35,805,303	4.5%
State Appropriations	$52,013,487	6.5%
Heartland Grants	$19,016,222	2.4%
Member Funds	$13,877,415	1.7%
SRF Planning Loan	$7,664,177	1.0%
Federal Grants	$2,038,635	0.3%
	$796,023,939	100.0%

[*] Amounts comprise all project costs, including debt service reserve fund (DSRF) requirements that qualify as approved WIFIA expenditures.

POLK REGIONAL WATER COOPERATIVE

What is cost to each member?

Proposed 2026 Business Plan (Dec. 2025) – Preliminary Estimates

Member	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Auburndale	$ 688,479	$ 1,267,457	$ 3,567,419	$ 4,655,837	$ 4,826,848	$ 5,000,939	$ 5,427,189	$ 5,711,534	$ 5,947,593	$ 6,240,270
Bartow	$ 289,192	$ 491,652	$ 993,595	$ 1,234,342	$ 1,312,611	$ 1,649,630	$ 2,029,000	$ 2,324,998	$ 2,408,714	$ 2,507,852
Davenport	$ 910,418	$ 1,761,657	$ 5,554,402	$ 7,347,231	$ 7,608,499	$ 7,748,938	$ 8,311,409	$ 8,665,362	$ 9,038,041	$ 9,502,565
Dundee	$ 334,095	$ 631,954	$ 1,886,310	$ 2,479,256	$ 2,565,675	$ 2,612,130	$ 2,798,168	$ 2,915,241	$ 3,038,508	$ 3,192,152
Eagle Lake	$ 218,601	$ 422,116	$ 1,328,827	$ 1,757,449	$ 1,819,938	$ 1,853,542	$ 1,988,041	$ 2,072,691	$ 2,161,819	$ 2,272,906
Fort Meade	$ 7,399	$ 10,121	$ 10,171	$ 10,231	$ 10,297	$ 10,365	$ 10,436	$ 10,510	$ 10,587	$ 10,667
Haines City	$ 1,259,267	$ 2,392,039	$ 7,271,307	$ 9,577,972	$ 9,914,488	$ 10,095,585	$ 10,819,602	$ 11,275,400	$ 11,755,306	$ 12,353,381
Lake Alfred	$ 336,104	$ 648,783	$ 2,041,818	$ 2,700,338	$ 2,796,352	$ 2,847,988	$ 3,054,633	$ 3,184,695	$ 3,321,637	$ 3,492,315
Lake Hamilton	$ 167,502	$ 324,083	$ 1,021,735	$ 1,351,515	$ 1,399,575	$ 1,425,409	$ 1,528,872	$ 1,593,981	$ 1,662,534	$ 1,747,981
Lake Wales	$ 46,916	$ 66,642	$ 66,796	$ 67,010	$ 67,257	$ 67,515	$ 67,782	$ 68,060	$ 68,350	$ 68,651
Lakeland	$ 1,492,696	$ 2,393,964	$ 2,527,660	$ 2,649,918	$ 3,422,188	$ 9,006,287	$ 14,368,477	$ 18,745,426	$ 19,358,162	$ 20,031,276
Mulberry	$ 1,089	$ 1,125	$ 1,155	$ 1,197	$ 1,246	$ 1,296	$ 1,348	$ 1,402	$ 1,459	$ 1,517
Polk City	$ 6,315	$ 9,591	$ 9,558	$ 9,847	$ 13,500	$ 40,009	$ 65,394	$ 86,141	$ 89,023	$ 92,178
Polk County	$ 1,825,627	$ 3,234,599	$ 7,974,709	$ 10,225,351	$ 10,671,688	$ 11,715,024	$ 13,249,035	$ 14,370,664	$ 14,931,068	$ 15,615,182
Winter Haven	$ 695,758	$ 1,252,709	$ 3,373,510	$ 4,377,494	$ 4,536,613	$ 4,704,610	$ 5,104,807	$ 5,372,976	$ 5,591,947	$ 5,863,211
Frost Proof	$ 973	$ 1,012	$ 1,053	$ 1,096	$ 1,140	$ 1,186	$ 1,233	$ 1,283	$ 1,335	$ 1,388
TOTAL	$ 8,280,432	$ 14,909,505	$ 37,630,027	$ 48,446,085	$ 50,967,914	$ 58,780,452	$ 68,825,425	$ 76,400,366	$ 79,386,082	$ 82,993,493

POLK REGIONAL WATER COOPERATIVE

FY2027 Payments

Member	Business Plan Projected Payments	Additional Conservation Expenses	Additional Combined Projects	Total FY 2027
Auburndale	$ 688,479	$ 5,370	$ 79,500	$ 773,350
Bartow	$ 289,192	$ 2,624	$ 77,711	$ 369,527
Davenport	$ 910,418	$ 1,790	$ 10,399	$ 922,607
Dundee	$ 334,095	$ 648	$ 25,158	$ 359,902
Eagle Lake	$ 218,601	$ 656	$ 14,983	$ 234,241
Fort Meade	$ 7,399	$ 518	$ 4,387	$ 12,305
Haines City	$ 1,259,267	$ 5,621	$ 57,696	$ 1,322,585
Lake Alfred	$ 336,104	$ 1,077	$ 19,120	$ 356,301
Lake Hamilton	$ 167,502	$ 340	$ 447	$ 168,289
Lake Wales	$ 46,916	$ 1,952	$ 31,961	$ 80,829
Lakeland	$ 1,492,696	$ 19,293	$ 280,878	$ 1,792,868
Mulberry	$ 1,089	$ -	$ 6,110	$ 7,199
Polk City	$ 6,315	$ 356	$ 18,785	$ 25,456
Polk County	$ 1,825,627	$ 15,794	$ 365,857	$ 2,207,279
Winter Haven	$ 695,758	$ 8,958	$ 107,007	$ 811,723
Frost Proof	$ 973	$ -	$ -	$ 973
TOTAL	$ 8,280,432	$ 65,000	$ 1,100,000	$ 9,445,432

Questions?

POLK REGIONAL WATER COOPERATIVE

6.A

Town of Lake Hamilton

Town Council

Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: April 14, 2026, Canvass Board Audit System Meeting minutes

DATE: May 5, 2026

SUMMARY & RECOMMENDATION:

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
April 10, 2026 Canvas Board Meeting minutes.pdf

TOWN OF LAKE HAMILTON
2026 MUNIPAL GENERAL ELECTION
CANVASS BOARD AUDIT MEETING MINUTES
TUESDAY, APRIL 14, 2026
5:10 PM

The Canvassing Board meeting was held at the Lake Hamilton Town Hall located at 100 Smith Avenue, Lake Hamilton, FL., 33851, on Tuesday, April 14, 2026, at 5:10 PM.

CALL TO ORDER

Town Clerk Jacqueline Borja called the meeting to order at 5:10 p.m.

ROLL CALL

Town Clerk Jacqueline Borja, Vice Mayor Robert Mathis and Town Council Member Carmen Demanche. Town Attorney Anthony Sabatini arrived at 5:15 pm.

APPROVAL OF MINUTES

Motioned made by Council Member Carmen Demanche and second by Vice Mayor Robert Mathis to approve APRIL 7, 2026, CANVASSING BOARD MEETING MINUTE and APRIL 10, 2026, CANVASSING BOARD MEETING MINUTES.
All in consensus. Motion passed 4-0

CANVASS BOARD MEETING BUSINESS

The purpose of this meeting is to conduct a manual audit of the voting system. There were two races on the ballot, and the random selection was for the Town Council Seat 1 to be audited. The ballots were counted and then sorted and placed in the following stacks:
Ballots on which the voter overvoted; ballots on which the voter undervoted; ballots on which the voter marked the race in a manner that might not have been read by the voting systems tabulator.

Vice Mayor Robert Mathis and Council member Carmen Demanche audited the ballots.
10 ballots were placed in the stack for ballots which the voter undervoted. The ballots were counted for the person indicated on the ballots.
The manual tabulation result were Marisol Ortega had 121 votes, and John Deshane had 108 votes matching the election results. The audited number matched the official results.

Motion made by Vice Mayor Mathis and seconded by Council Member Demanche to approve the overall accuracy of the audit was 100%.
All in consensus. **Motion passed 4-0.**

The board signed the voting system post-election audit report and manual audit team worksheet for tabulating ballots.

ADJOURNMENT:

Motion made by Vice Mayor Mathis and seconded by Council Member Demanche to adjourn the meeting at 5:56 p.m. **Motion passed 4-0.**

ATTEST:

Town Attorney Anthony Sabatini

Jacqueline Borja, Town Clerk

Council Member Carmen Demanche

Minutes prepared by Jacqueline Borja

Manual Audit Team Worksheet
for DRE Ballots

County: Polk

Date of Election: 4/7/26

☐ *Check box if provisional ballots are included in Early Voting and Election Day ballots, instead of being reported separately.

Precinct Number: 1

Race: Council Seat 1 (☐ Check box if race permitted more than 1 vote.)
Indicate here the "Vote for no more than" number: ____

Candidate or Issue	Manual Audit Tally			
	Early Voting (EV)	Election Day (ED)	Provisional (PV)*	Totals
Marisol Ortega	5	33		121
	31	28		
	4	32		
~~Joshua Cottino~~				
John Deshone	19	33		108
		28		
		31		
		4		
Write-in Candidates				
Undervotes (*i.e.*, blank votes)	11	8		10

Audit Team Members:

Printed Name	Signature	Date
Carmen R. Demanche		04/14/2026
Robert Mathis		04-14-2026

Rule 1S-5.026, F.A.C.

DS-DE 105A (eff. 01/2014)

6.B

Town of Lake Hamilton

Town Council
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: April 14, 2026, Regular Council Meeting minutes

DATE: May 5, 2026

SUMMARY & RECOMMENDATION:

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
April 14, 2026 Regular Council Meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
TOWN COUNCIL REGULAR MEETING
TUESDAY, APRIL 14, 2026 6:00 PM

The Town Council of Lake Hamilton held a Town Council Regular Meeting on Tuesday, April 14, 2026, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER
Mayor Hall called the meeting to order at 6:00 pm.

INVOCATION
Led by Council Member Roberson.

PLEDGE TO ALLEGIANCE
Led by all.

ROLL CALL
Hall, Mathis, Demanche and Roberson were present.

PROCLAMATION

National Donate Life Month Proclamation
Mayor Hall read the National Donate Life Month Proclamation.

Child Gun Safety Education Month
Mayor Hall read the Child Gun Safety Education Month proclamation.

PRESENTATION

Juneteenth Event Funding Request
Christine representing the Juneteenth committee presented to the Council.
Motion made by Demanche and a second by Roberson to approve Juneteenth Event Funding Request for the amount of $6,000 for the event that includes the stage, Bounce House, $2,200 towards entertainment and the rest for staffing.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

Award Presentations
Town Administrator Sandoval awarded Mathew Jones as employee of the month.

CONSENT AGENDA

Note: Members of the Council may remove items from the Consent Agendas if they wish to discuss them. Requests for removal need to be made known to the Mayor under the Approval of the Order of Business at the beginning of the meeting.

Motion made by Roberson and a second by Demanche to approve the consent agenda.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

March 3, 2026, Regular Council Meeting

March 6, 2026, Special Meeting minutes

March 9, 2026, RFQ Bid opening meeting minutes

April 8, 2026, RFQ Bid 2026-02 bid opening meeting minutes

PUBLIC COMMENT – NON-AGENDA ITEMS (Limited to 3 Minutes)

William Wallence commented
Enrique Nunuz commented
Joshua Collier commented

OLD BUSINESS

Community Redevelopment Area request update.
Town Administrator Sandoval presented the item to the Council.
The council discussed.
The council was in consensus to direct staff to pursue it.

NEW BUSINESS

Requesting the Designation and Authorization to Negotiate with the top ranked firm for RFQ # 2026-01.

Public Works Director Henry Presented
Motion made by Demanche and a second by Mathis to approve To allow the Town Administrator and the Public Works Director for the Designation and Authorization to Negotiate with the top ranked firm for RFQ # 2026-01.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

Consider Parks and Recreation Board recommendation on having the Fourth of July event on Friday. July 3rd, 2026.
Public Works Director Henry presented to the Council.
Motion made by Roberson and a second by Demanche to approve Parks and Recreation Board recommendation on having the Fourth of July event on Friday. July 3rd, 2026.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

Consider Pennoni Agreement for Downtown and Community Development Plan that Council requested at the November 4, 2025 Regular Council Meeting.
Steve Elias with Pennoni presented the scope of the project along with his planner Mural Bishop to the Council.
The council discussed.
Motion made by Roberson and a second by Mathis to approve Pennoni Agreement for Downtown and Community Development Plan that Council requested at the November 4, 2025, Regular Council Meeting.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

Consider Special Exception request for a dock for Floridino's Restaurant as per Land Development Code Sec. 16-489 (c).
Town Administrator Sandoval presented.
Shawna Schuette from the Community Development department further explained and answered questions in regard to the request.
Motion made by Demanche and a second by Mathis to approve Special Exception request for a dock for Floridino's Restaurant as per Land Development Code Sec. 16-489 (c) for phase 1.

A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye.
Motion passed 4-0.

Mutual Termination Agreement for Terminating Wastewater Services with the Town of Dundee.
Public Works Director Henry presented.

Motion made by Mathis and a second by Demanche to approve Mutual Termination Agreement for Terminating Wastewater Services with the Town of Dundee.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye. **Motion passed 4-0.**

Consider Piggybacking on the City of Lake Wales Contract #21-494 for General / Building Contractor Services and Approve Proposal from SEMCO Construction, Inc to Erect a Pre-Engineered Metal Building at the Water Treatment Plant to replace existing awning structure that was damaged during the last Hurricane.

Resolution R-2026-XX Budget Amendment to transfer funds
Public Works Director Henry presented.
Mayor Hall read the resolution for the record.
Tammy Pence commented.
Motion made by Demanche and a second by Mathis to approve Piggybacking on the City of Lake Wales Contract #21-494 for General / Building Contractor Services and Approve Proposal from SEMCO Construction, Inc to Erect a Pre-Engineered Metal Building at the Water Treatment Plant to replace existing awning structure that was damaged during the last Hurricane. Resolution R-2026-XX Budget Amendment to transfer funds.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye. **Motion passed 4-0.**

Consider Awarding RFQ #2026-02 Employee Benefit Insurance Brokerage Services to Brown and Brown.
Town Administrator Sandoval presented to the Council.
Motion made by Demanche and a second by Mathis to approve Awarding RFQ #2026-02 Employee Benefit Insurance Brokerage Services to Brown and Brown.
A roll call vote was taken. Hall aye, Mathis aye, Demanche aye, and Roberson aye. **Motion passed 4-0.**

STAFF REPORTS

Town Administrator Sandoval: She submitted the staff reports to the Council. She updated the Council that she has offered a candidate for the planner position and that she currently interviewing for the Finance Director position. She also updated the Council that staff will now working on the upcoming be July event.

Town Clerk Borja: She announced the 2026 Municipal Election has concluded and the system audit was successful.

ADJOURNMENT

Mayor Adjourned at 7:57 pm.

Any opening invocation that is offered before the official start of the Town Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Town Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Town Council or the town staff, and the Town is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Person in attendance at the Town Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of

Allegiance. You may remain seated within the Town Council Chambers or exit the Town Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Any person desiring to appeal any decision made by the Town Council, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense, as the Town does not provide one. (F.S.286.26.105)

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).

ATTEST:

_____
Phyllis Hall, Mayor

_____
Jacqueline Borja, Town Clerk

_____
Brittney Sandoval, Town Administrator

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Planning Commission

FROM: Shawna Schuette, Assistant Planner I

AGENDA ITEM: First Reading Ordinance O-2026-XX: an applicant-initiated amendment amending the future land use classification of one (1) parcel comprising +/-11.16 acres (parcel identification number: portion of 272817-000000-011030, generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27 from Town Agricultural Lands (AG) to Town Commercial Service (CS).

DATE: May 5, 2026

SUMMARY & RECOMMENDATION: The applicant is requesting a Future Land Use change from Town Agricultural Lands (AG) to Town Commercial/Service. The applicant also has a companion rezoning application requesting Town Highway Commercial (C-1) to facilitate a commercial development. The attached staff report provides an analysis of the request.

Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_FLU_Commercial.pdf
Kokomo_Groves_Commercial_FLU_Staff_Report__1_.docx

ORDINANCE O-26-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA AMENDING THE FUTURE LAND USE CLASSIFICATION OF ONE (1) PARCEL COMPRISING +/-11.16 ACRES (PARCEL IDENTIFICATION NUMBER: PORTION OF 272817-000000-011030, GENERALLY LOCATED ALONG THE SOUTH SIDE OF KOKOMO ROAD, APPROXIMATELY 400 FT. EAST OF US 27 FROM TOWN AGRICULTURAL LANDS (AG) TO TOWN COMMERCIAL SERVICE (CS); TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR REPEALS; PROVIDING FOR CODIFICATION; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIBENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and mandates the Town of Lake Hamilton, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide their future development and growth; and

WHEREAS, Kokomo Grove LLC. An active Florida corporation (the "Applicant") requests to change the Future Land Use from Town Agricultural Lands (AG) to Town Commercial/Service (CS) classification on approximately +/-11.16 acres generally located along the south side of Kokomo Road, approximately 400 ft. East of US 27, legally described in Exhibit "A"; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council held a public hearing on the small-scale Future Land Use Amendment as shown in Exhibit "B", with due public notice having provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the Town Council has determined it necessary to adopt this Map Amendment to the Town's Comprehensive Plan, which are attached hereto as Exhibit "B" and is attached and made a part thereof to ensure that the Plan is in full compliance with the Laws of the State of Florida ; to preserve and enhance present advantages ; encourage the most appropriate use of the land, water and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the Town of Lake Hamilton.by this reference made a part hereof, to ensure that the Comprehensive Plan is in full compliance with the laws of the State of Florida; and

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

SECTION 1. ORDINANCE PROVISIONS.

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 FUTURE LAND USE MAP.

The Future Land Use Map of the Town's Comprehensive Plan is hereby amended and reflect the change the Future Land Use from Town Agricultural Lands (AG) to Town Commercial/Service (CS) classification for the subject properties as legally described in Exhibit "A" and mapped as shown on Exhibit "B" which is attached and made part hereof.

SECTION 3. TRANSMITTAL TO AGENCIES:

A copy shall be provided to the Florida Commerce and review agencies as required by Section 163.3187, Florida Statutes.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrases be declared unconstitutional.

SECTION 5. CONFLICTS.

All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

SECTION 6. REPEALING.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. CODIFICATION.

An official, true, and correct copy of this Ordinance and the Town's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Administrator or his/her designee, without need of public hearing, by filing a corrected or re- codified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE.

The small-scale amendment shall not become effective until thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of ___, 2026.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ____ day of ___, 2026.

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	**Yes**	**No**
Roberson		
Mathis		
Demanche		
Hall		

EXHIBIT "A"

TOWN OF LAKE HAMILTON
COMPREHENSIVE PLAN AMENDMENT
Ordinance O-26-xx

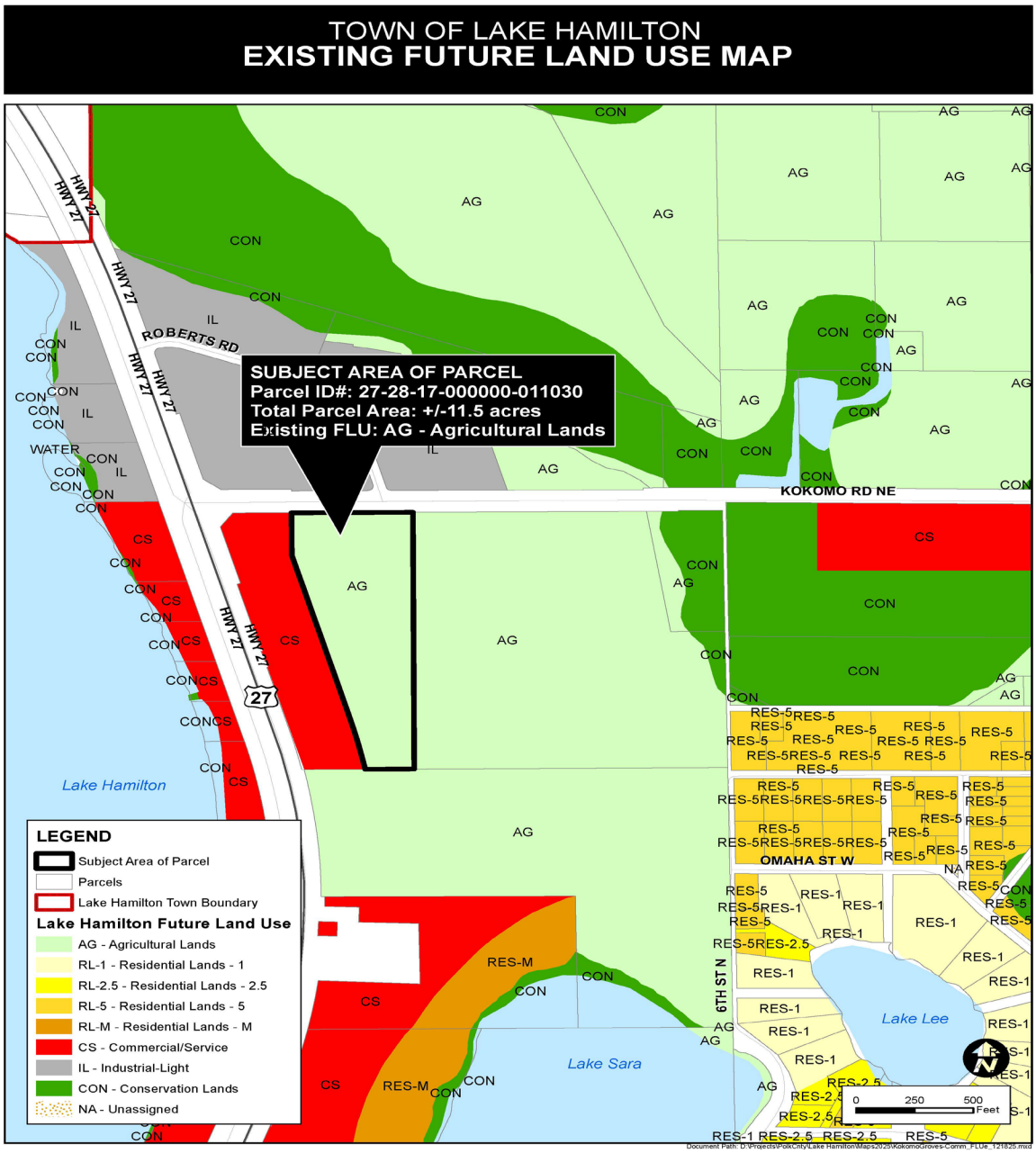
Kokomo Grove LLC.

Legal Description

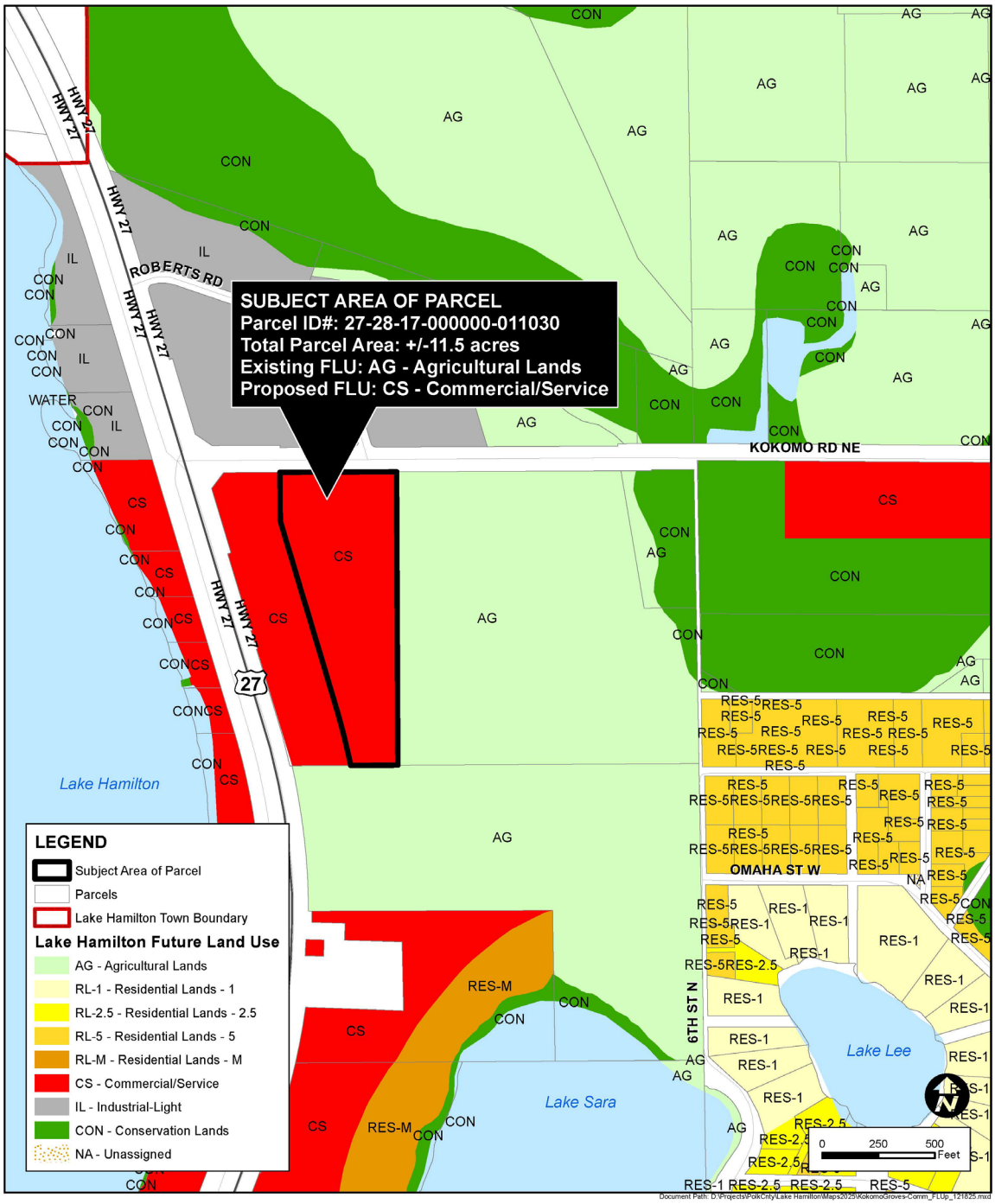
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S89°45'06"W A DISTANCE OF 1328.95 FEET; THENCE S00°14'54"E A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-2602, AND THE POINT OF BEGINNING. THENCE S00°14'54"E A DISTANCE OF 1299.52 FEET TO THE SOUTH LINE OF THE NORTH 22 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; RUN THENCE ALONG SAID SOUTH LINE OF THE NORTH 22 FEET, S89°47'07"W A DISTANCE OF 199.22 FEET TO A NON TANGENT AND NON RADIAL POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3254.79 FEET, A DELTA ANGLE OF 05°00'48”, AND A CHORD WHICH BEARS N14°13'23”W A CHORD DISTANCE OF 284.70 FEET, SAID CURVE BEING CONCENTRIC AND 265.00 FEET RADIALLY EAST FROM THE EAST RIGHT OF WAY LINE OF STATE ROAD 25 (U.S. HIGHWAY 27) ACCORDING TO STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 1618-202; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 284.79 FEET; RUN THENCE ALONG A LINE PARALLEL AND OFFSET 265.00 EAST OF SAID EAST RIGHT OF WAY LINE, N16°43'46”W A DISTANCE OF 842.11 FEET; THENCE N00°14'54”W A DISTANCE OF 215.62 FEET TO SAID SOUTH RIGHT OF WAY LINE OF S-546 (KOKOMO ROAD). RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°45'06”E A DISTANCE OF 506.88 FEET TO THE POINT OF BEGINNING.

Parcel (portion of): 272817-000000-011030

EXHIBIT "B"
Excerpts from Future Land Use Map:



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton

Town
Council
FLU Staff Report
May 5, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: **Community Development**

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**
Ordinance 2026-xx: An applicant-initiated amendment to the Future Land Use Map of the Town of Lake Hamilton specifically changing the Future Land Use Map designation for a portion of a parcel that totals approximately 11.16 acres, generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27 (portion of parcel 272817-000000-011030, from Agricultural Lands (AG) to Commercial/Service (CS).

AGENDA & HEARING DATES:

Town Council Meeting (First Reading): May 5, 2026; 6:00 PM
Town Council Meeting (Second Reading): June, 2 2026 6:00PM

Attachments
Location Map Aerial Photo | Existing Future Land Use Map | Proposed Future Land Use Map | Ordinance 2026-xx Kokomo Grove Future Land Use

Overview:

APPLICATIONS	
Owner	Kokomo Grove, LLC.
Agent	Tim Campbell, Esq.
Property Size	± 11.16 acres
Property Location	Generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27
Parcel ID	(portion of parcel 272817-000000-011030
Future Land Use: Existing	Town Agricultural Lands (AG)
Future Land Use: Proposed	Town Commercial/Service (CS)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting a Future Land Use change from Town Agricultural Lands (AG) to Town Commercial/Service. The applicant has a companion rezoning application requesting Town Highway Commercial (C-1) to facilitate a commercial development. Descriptions for both the existing and proposed Future Land Use are provided as follows:

Town of Lake Hamilton Comprehensive Plan, Future Land Use Element, Policy

Existing Future Land Use:

Policy 1.2.2: Agriculture Lands (AG)

a) **Purpose:**
The primary functions of Agricultural Lands, as designated on the Future Land Use Map, shall be to protect and encourage areas which have a long-term agricultural character, while providing for low density residential use, and to protect unique native habitats and maintain open space.

b) **Range of Potential Uses:**
Citrus groves, farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, rural residential uses, mining, transmission towers, wells and storage tanks.

c) **Range of Potential Density/Intensity:**
The maximum gross residential density is 0.2 dwelling units per acre and the maximum floor area ratio for non-residential development

Proposed Future Land Use:

1.2.8: Commercial/Service (CS)

a) **Purpose:**
Identification of areas which are established for commercial uses of a service nature, including highway oriented businesses, and which are restricted in permissive use and/or intensity in direct relationship to their specific location.

b) **Range of Potential Uses:**

Motels, restaurants, curio shops, fruit sales, recreation uses, automotive service stations, automotive sales and service, machinery and equipment assembly and repair, warehousing, and public or semi-public uses.

c) Range of Potential Density/Intensity:

The maximum floor area ratio for non-residential development shall not exceed 0.5.

OBJECTIVE 5.1: DESIGNATE AREAS FOR THE DEVELOPMENT OF RETAIL COMMERCIAL AREAS AT LOCATIONS AND INTENSITIES WHICH WILL BE COMPATIBLE WITH THE ESTABLISHED FUNCTIONAL AND AESTHETIC CHARACTER OF THE COMMUNITY.

Policy 5.1.1: Encourage the grouping of related retail commercial uses within individual commercial centers or areas so as to define and strengthen the function of said areas, to provide convenient shopping opportunities, and to permit the efficient provision and use of public facilities and services.

Policy 5.1.2: Utilize the zoning regulations to establish the grouping and concentration of retail commercial uses at nodal points in the community having immediate access to the major roadway system and to necessary public facilities and services.

This request can be considered to meet Polices 5.1.1 and 5.1.2.

COMPREHENSIVE PLAN COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request for the property, the potential change could result in a potential increase of 243,000 sq.ft of non-residential.

Table 1:
Analysis of Impacts from Proposed Future Land Use Map Amendment

	Existing FLU: Agricultural Lands (AG) 11.16 (acres)	**Proposed FLU: Commercial Service (CS) (11.16 acres)**
Density/Intensity	1 du/ac No Commercial	FAR 0.5
Density Potential	11 dwellings	243,000 sq.sf. of non -residential
Difference	No commercial	No residential

The proposed Future Land Use, can be considered compatible with the Comprehensive Plan conditions and can be considered compatible with the surrounding area based on the Future Land Uses assigned to nearby properties within the Town limits. More information is available in the Land Use Analysis located below:

Land Use Analysis:

The subject property is surrounded by properties within the incorporated Town limits, which has been assigned Town Agricultural Lands (AG) to the East a FLU amendment application to Residential Lands (RL-5) has been submitted; Town Agricultural Lands (AG) to the South; Across Kokomo Rd. to the North is Industrial Light (IL); and to the West is Commercial Service (CS) owned by the same owner.

To the East is a vacant property with a proposed residential PUD zoning under same (ownership). The property to the north is developed with warehouses, zoned Industrial (M-1). To the South is vacant agricultural property, zoned AG. To the West is vacant property zoned C-1 owned by the same party.

The Land Use Matrix below outlines the existing and proposed Future Land Use and zoning of the subject property and the adjacent properties. The proposed Future Land Use and Zoning Maps are also provided for reference.

Land Use Matrix

Northwest	North	Northeast
FLU: Town Industrial Light (IL) **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses
West	**Subject Property**	**East**
FLU: Commercial Service **ZONING**: C-1 **EXISTING USE:** Vacant	**EXISTING FLU:** Agricultural **PROPOSED FLU:** Town C/S **EXISTING ZONING:** Town AG **PROPOSED ZONING:** Town C-1 (see companion application) **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: C-1 **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant

Public Facilities and Services Analysis:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water

At this time, the Town can provide potable water for the development. An 8" water line exists along the north side of Kokomo Rd. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

At this time, the Town can provide sanitary sewer for the development. An 8" force main exists along the South property line. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Transportation/Traffic:

The subject property has access to Kokomo Rd. to the North, which is maintained by the Town maintained. At this time, a traffic study was not conducted. When specific uses are identified, during a construction plan review, a traffic study will be provided and reviewed.

Trip generation rates using ITE code 822, 11th edition, anticipated to generate 1,055 ADT's and 128 peak hr trips. Please note: that this property will be developed in conjunction with the adjacent property to the West and will require a major traffic study at the time of construction plans are submitted for review.

Schools

The proposed commercial will not impact Polk County schools.

Recreation/Open Space:

There are no requirements for commercial to provide recreation/open space.

Emergency Services:

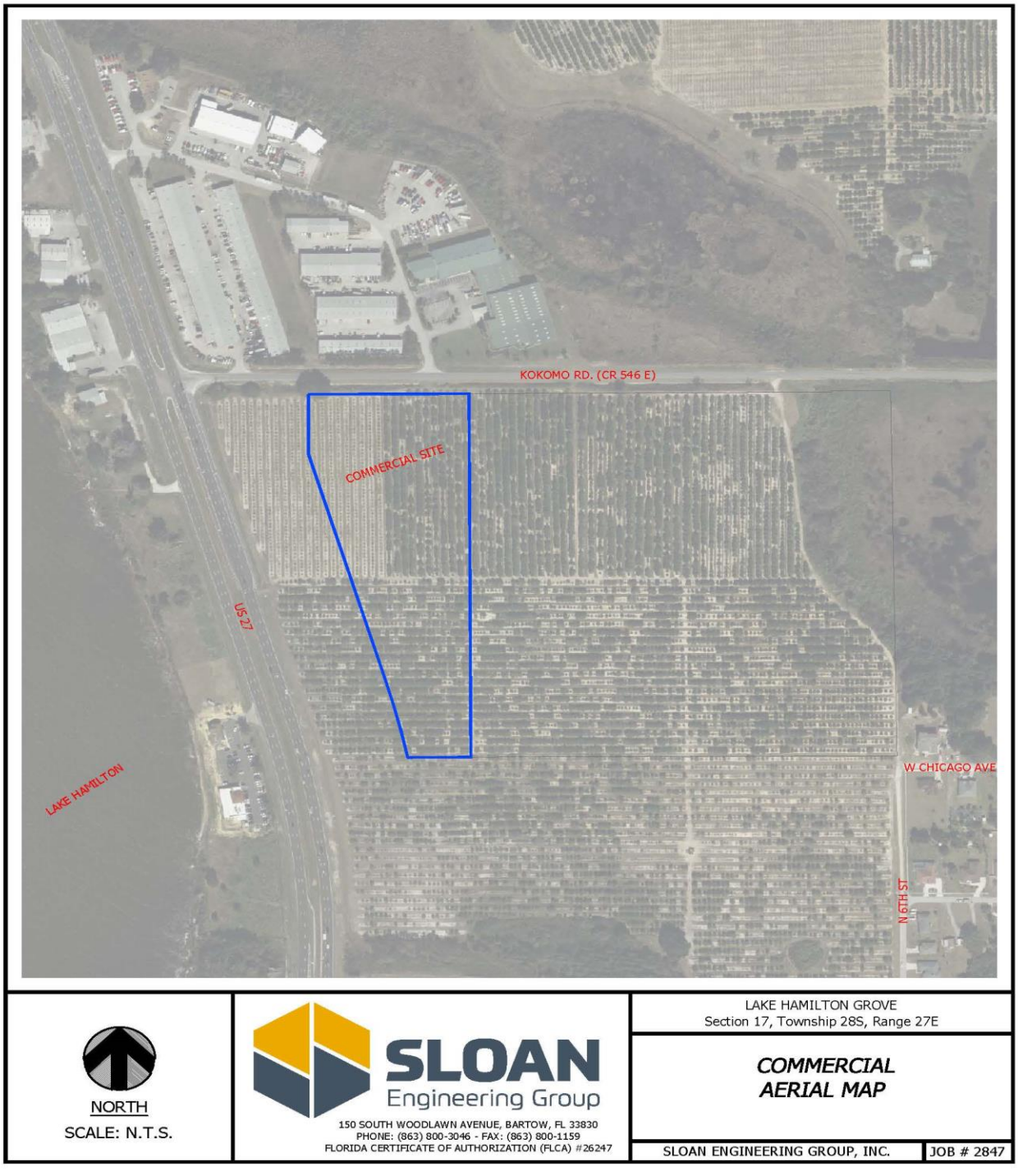
Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

- Polk County Fire Rescue – 1.5 Miles ~ 4 minutes
- Lake Hamilton Police Department – 1.5 Miles ~ 4 minutes
- Winter Haven Hospital Emergency Room – 9.9 miles ~ 22 minutes
- Lakeland Regional Hospital Emergency Room – 35.6 miles ~ 50 minutes

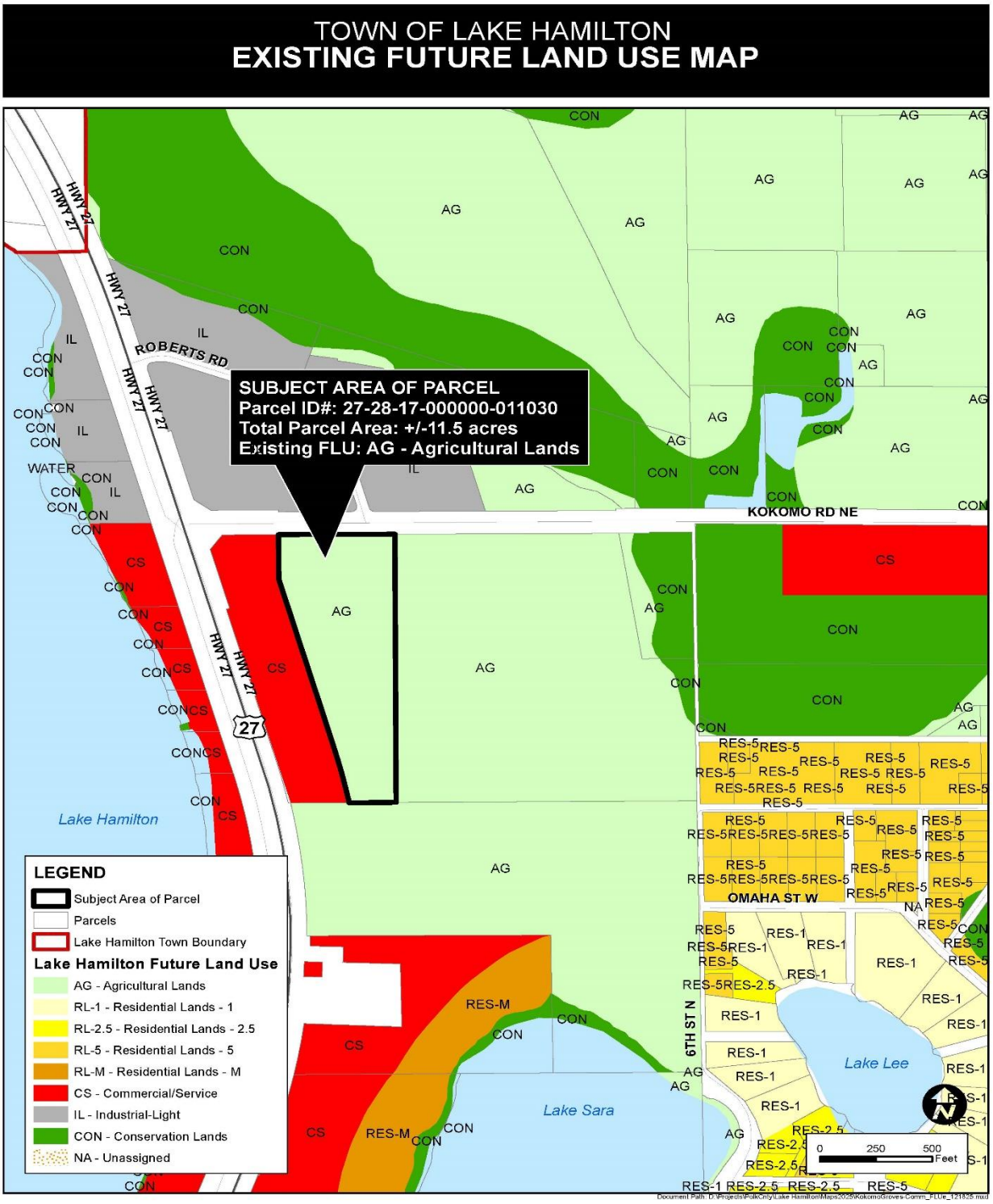
Environmental:
The site does not include wetland or floodplains. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

Recommendation:
Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

AERIAL MAP
KOKOMO GROVE COMMERCIAL

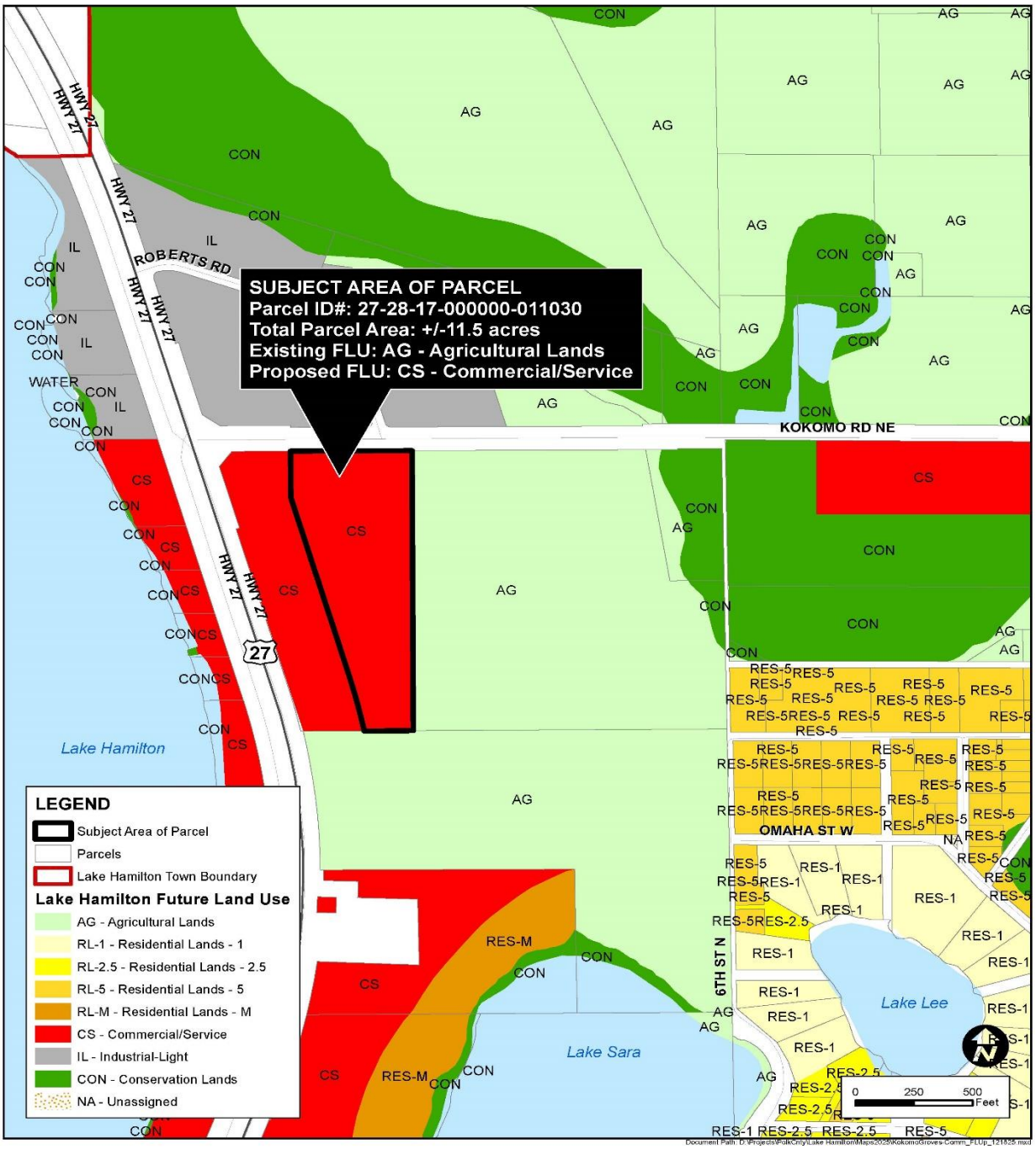


EXISTING FLU
KOKOMO GROVE COMMERCIAL



PROPOSED FLU
KOKOMO GROVE COMMERCIAL

TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH:

FROM: Shawna Schuette, Assistant Planner I

AGENDA ITEM: First Reading of Ordinance O-2026-XX; an applicant-initiated request amending the zoning classification of a parcel comprising +/-11.16 acres (parcel identification number: portion of (272817-000000-011030), generally located along the south side of Kokomo Road, approximately 400 ft. East of US 27, from Town Agricultural (AG) to Town Highway Commercial (C-1).

DATE: May 5, 2026

SUMMARY & RECOMMENDATION: The applicant is requesting to rezone from AG to C-1 to facilitate the development of a commercial retail center. The applicant has a companion FLU application requesting Commercial Service (CS) FLU designation. The attached staff report provides an analysis of the request.

Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_Zoning_Commercial.pdf
Kokomo_Groves_Commercial_Zoning_Staff_Report__1_.docx

ORDINANCE O-26-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA AMENDING THE ZONING DISTRICT OF ONE (1) PARCEL COMPRISING +/-11.16 ACRES (PARCEL IDENTIFICATION NUMBER: PORTION OF 272817-000000-011030, GENERALLY LOCATED ALONG THE SOUTH SIDE OF KOKOMO ROAD, APPROXIMATELY 400 FT. EAST OF US 27 FROM TOWN AGRICULTURAL LANDS (AG) TO TOWN HIGHWAY COMMERCIAL (C-1); AMENDING THE ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR REPEALS; PROVIDING FOR CODIFICATION; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(g), Florida Statutes, empowers local governments to adopt land development regulations to guide growth and development of the Town, and amend such regulations from time to time; and

WHEREAS, pursuant to Section 163.041(c) Florida Statutes, the Planning Commission and the Town Council have held Public Hearings to consider the rezoning of lands described below, which will amend the Zoning Map of the Town; and

WHEREAS, an application was submitted to the Town to amend the Future Land Use classification of the property from Agricultural Lands (AG) to Commercial Service (CS), said amendment having been approved by the Town Council as set forth in Ordinance O-26-xx; and

WHEREAS, an application has been submitted requesting approval of a rezoning to change the zoning from Agricultural Lands (AG) to Highway Commercial (C-1); and

WHEREAS, Public Hearings were advertised and held with due public notice to obtain public comment, and have considered all written and oral comments received during public hearings, the Town Council finds the rezoning is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan; and

WHEREAS, the zoning change will further the general health, safety, welfare, and will benefit the Town as a whole.

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

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 OFFICIAL ZONING MAP

The property rezoned is described in Exhibit "A" of this Ordinance and is attached hereto and made a part of this Ordinance.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrases be declared unconstitutional.

SECTION 5. CONFLICTS.

All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

SECTION 6. REPEALING.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. CODIFICATION.

An official, true, and correct copy of this Ordinance and the Town's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Administrator or his/her designee, without need of public hearing, by filing a corrected or re- codified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE.

The ordinance shall take effect concurrent with the effective date of Ordinance O-2026-XX.

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of ___, 2026.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ____ day of ___, 2026.

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	**Yes**	**No**
Roberson		
Mathis		
Demanche		
Hall		

EXHIBIT "A"

TOWN OF LAKE HAMILTON
COMPREHENSIVE PLAN AMENDMENT
Ordinance O-26-xx

Kokomo Grove LLC.

Legal Description

COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S89°45'06"W A DISTANCE OF 1328.95 FEET; THENCE S00°14'54"E A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-2602, AND THE POINT OF BEGINNING. THENCE S00°14'54"E A DISTANCE OF 1299.52 FEET TO THE SOUTH LINE OF THE NORTH 22 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; RUN THENCE ALONG SAID SOUTH LINE OF THE NORTH 22 FEET, S89°47'07"W A DISTANCE OF 199.22 FEET TO A NON TANGENT AND NON RADIAL POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3254.79 FEET, A DELTA ANGLE OF 05°00'48”, AND A CHORD WHICH BEARS N14°13'23”W A CHORD DISTANCE OF 284.70 FEET, SAID CURVE BEING CONCENTRIC AND 265.00 FEET RADIALLY EAST FROM THE EAST RIGHT OF WAY LINE OF STATE ROAD 25 (U.S. HIGHWAY 27) ACCORDING TO STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 1618-202; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 284.79 FEET; RUN THENCE ALONG A LINE PARALLEL AND OFFSET 265.00 EAST OF SAID EAST RIGHT OF WAY LINE, N16°43'46”W A DISTANCE OF 842.11 FEET; THENCE N00°14'54”W A DISTANCE OF 215.62 FEET TO SAID SOUTH RIGHT OF WAY LINE OF S-546 (KOKOMO ROAD). RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°45'06”E A DISTANCE OF 506.88 FEET TO THE POINT OF BEGINNING.

Parcel (portion of): 272817-000000-011030

EXHIBIT "B"
Excerpts from Existing Zoning Map:

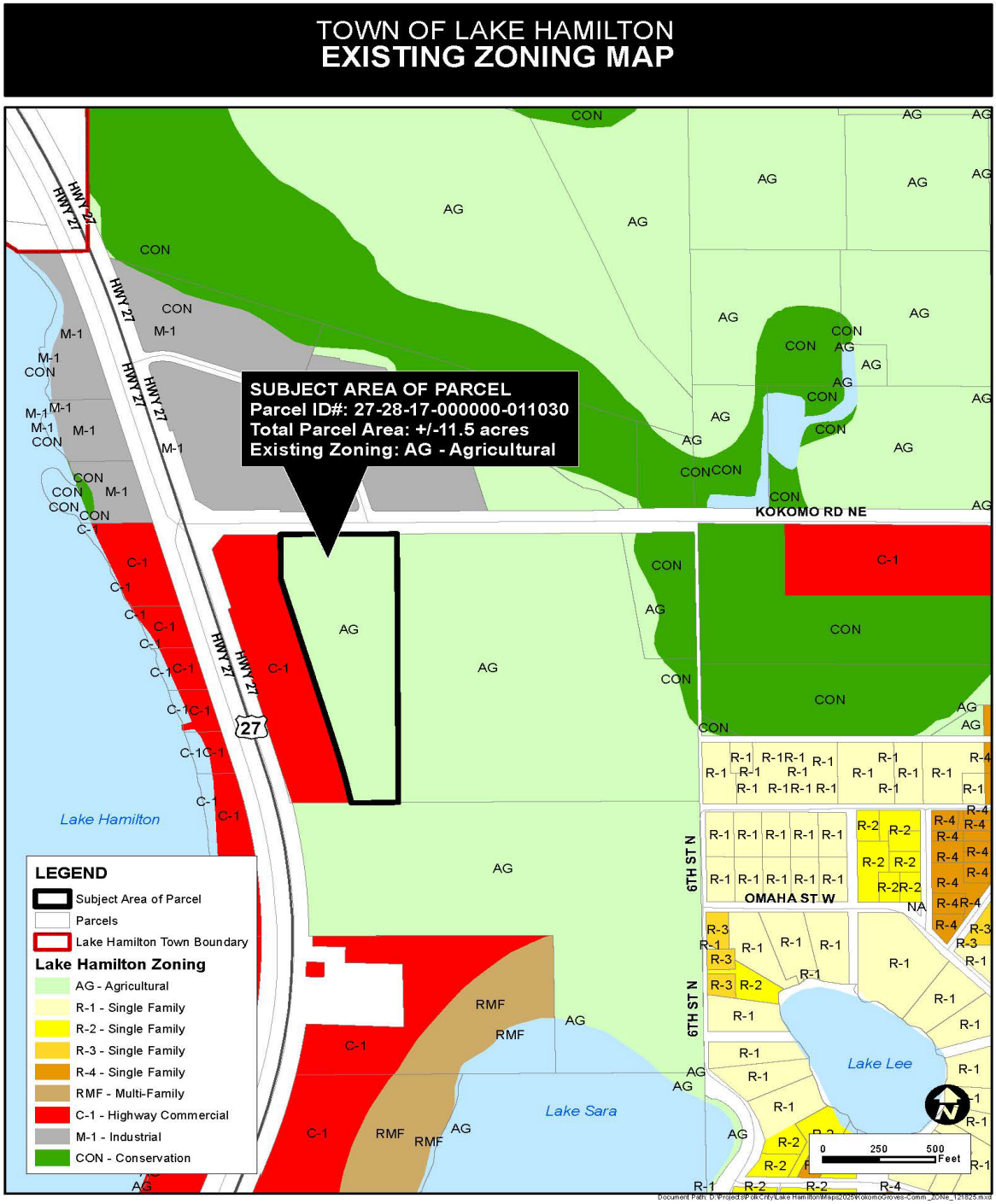
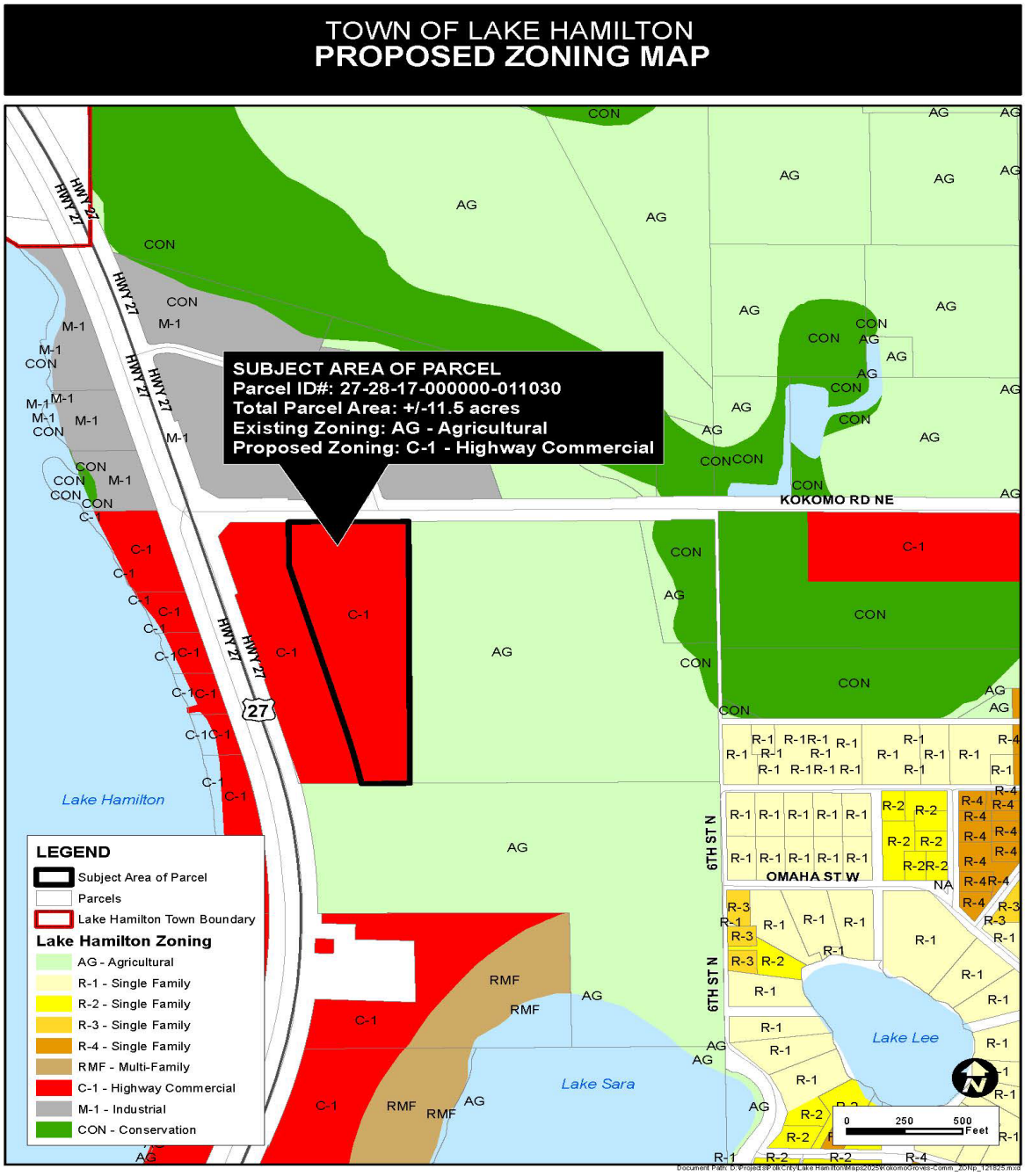


EXHIBIT "B"
Excerpts from Proposed Zoning Map:



Town of Lake Hamilton

Town Council

Zoning Staff Report

May 5, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **COMMERCIAL REZONING**
Ordinance 2026-XX: An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a portion of a parcel of land that totals approximately 11.16 acres, generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27 (portion of parcel 272817-000000-011030, from Agricultural Lands (AG) to Town Highway Commercial (C-1).

AGENDA & HEARING DATES:
Town Council Meeting (First Reading): May 5, 2026; 6:00 PM
Town Council Meeting (Second Reading): June 2, 2026 6:00PM

Attachments
Aerial Photo | Existing Zoning Map | Proposed Zoning Map | Ordinance 2026-xx Zoning

Overview:

APPLICATIONS	
Owner	Kokomo Grove, LLC.
Agent	Tim Campbell, Esq.
Property Size	± 11.16 acres
Property Location	Generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27
Parcel ID	(portion of parcel 272817-000000-011030
Zoning: Existing	Town Agricultural Lands (AG)
Zoning: Proposed	Town Highway Commercial C-1)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting to rezone from AG to C-1 to facilitate the development of a commercial retail center. The applicant has a companion FLU application requesting Commercial Service (CS) FLU designation. Descriptions for both the existing and proposed zoning districts are provided as follows:

Existing Agricultural (AG) Zoning District:

Sec. 16-104 Agricultural District

The AG zoning district summary was removed from the code in 2013. Per Sec. 16-103.1 (chart A-1) Design Standards, AG zoning requires a minimum 1 lot, minimum lot width of 200 ft., and a minimum floor area of 1,500 sq.ft.

Proposed Highway Commercial (C-1) Zoning District:

Sec. 16-108. C-1 Commercial District.

(a) Scope, purpose and permitted uses. This section applies to the C-1 commercial district. The purpose of the C-1 commercial district is to:

(1) Provide for commercial uses of land and buildings along certain highway frontage in a manner that will recognize its economic utility in servicing the motoring public;

(2) Establish certain criteria to promote traffic safety in such service; and

(3) Minimize any adverse effect of such commercial uses on adjoining residential or agricultural districts.

Permitted principal uses are as provided in Table 16-103.1(A), table of land uses.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Zoning Map designations for the property.

Table 1:

Analysis of Impacts from Proposed Rezoning

	Existing Zoning: Agricultural Lands (AG) 11.16 (acres)	Proposed Zoning: Highway Commercial (C-1) (11.16 acres)
Density/Intensity	1 du/ac No Commercial	FAR 0.5
Density Potential	11 dwellings	243,000 sq.sf. of non -residential
Difference	No commercial	No residential

The proposed zoning change can be considered compatible with the surrounding area based on the Future Land Uses and zoning on nearby properties. More information is available in the Land Use Analysis located below

Zoning Analysis:

The subject property is surrounded by properties within the incorporated Town limits, which has been assigned Town Agricultural Lands (AG) to the East (FLU application to Residential Lands (RL-5); Town Agricultural Lands (AG) to the South; Across Kokomo Rd. to the North is Industrial Light (IL); and to the West is Commercial Service (CS) owned by the same owner.

To the East is a vacant property with a proposed residential PUD zoning under same (ownership). The property to the north is developed with warehouses, zoned Industrial (M-1)..To the South is vacant agricultural property, zoned AG. To the West across US 27 is Port 27 an outdoor commercial entertainment complex, zoned C-1.

The Land Use Matrix below outlines the existing and proposed Future Land Use and zoning of the subject portion of the property, the existing Future Land Use and zoning of adjacent properties, and the existing land use of the subject and adjacent properties. Proposed Future Land Use and Zoning Maps are also provided for reference.

Land Use Matrix

Northwest	North	Northeast
FLU: Town Industrial Light (IL) **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses
West	**Subject Property**	**East**
FLU: Commercial Service **ZONING**: C-1 **EXISTING USE:** Vacant	**EXISTING FLU:** Agricultural **PROPOSED FLU:** Town C/S **EXISTING ZONING:** Town AG **PROPOSED ZONING:** Town C-1 (see companion application) **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: C-1 **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant

<u>Public Facilities and Services Analysis</u>:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water

At this time, the Town can provide potable water for the development. An 8" water line exists along the north side of Kokomo Rd. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

At this time, the Town can provide sanitary sewer for the development. An 8" force main exists along the South property line. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Transportation/Traffic:

The subject property has access to Kokomo Rd. to the North, which is maintained by the Town maintained. At this time, a traffic study was not conducted. When specific uses are identified, during a construction plan review, a traffic study will be provided and reviewed.

Trip generation rates using ITE code 822, 11th edition, anticipated to generate 1,055 ADT's and 128 peak hr trips. Please note: that this property will be developed in conjunction with the adjacent property to the West and will require a major traffic study at the time of construction plans are submitted for review.

Schools

The proposed commercial will not impact Polk County schools.

Recreation/Open Space:

There are no requirements for commercial to provide recreation/open space.

Emergency Services:

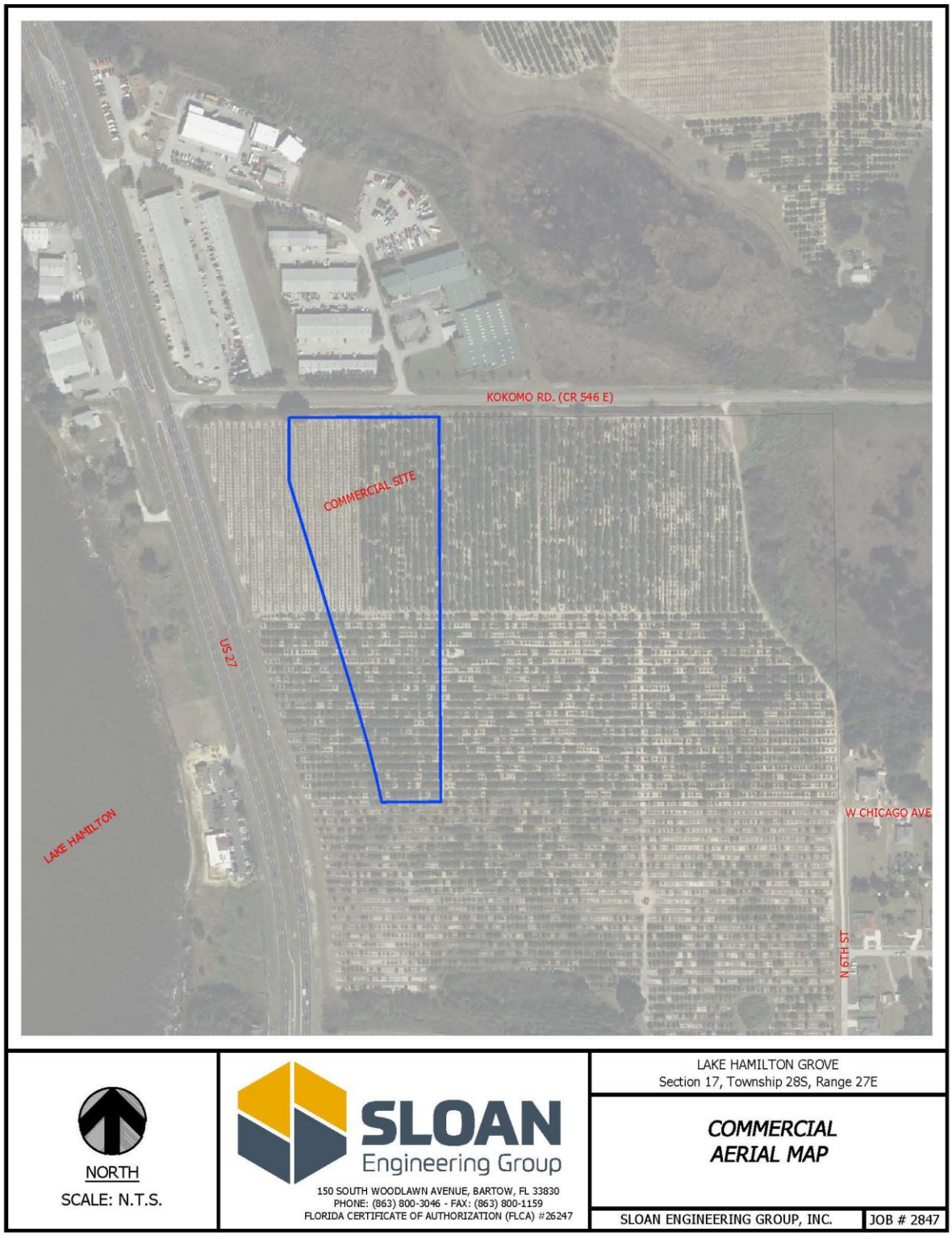
Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

- Polk County Fire Rescue – 1.5 Miles ~ 4 minutes
- Lake Hamilton Police Department – 1.5 Miles ~ 4 minutes
- Winter Haven Hospital Emergency Room – 9.9 miles ~ 22 minutes
- Lakeland Regional Hospital Emergency Room – 35.6 miles ~ 50 minutes

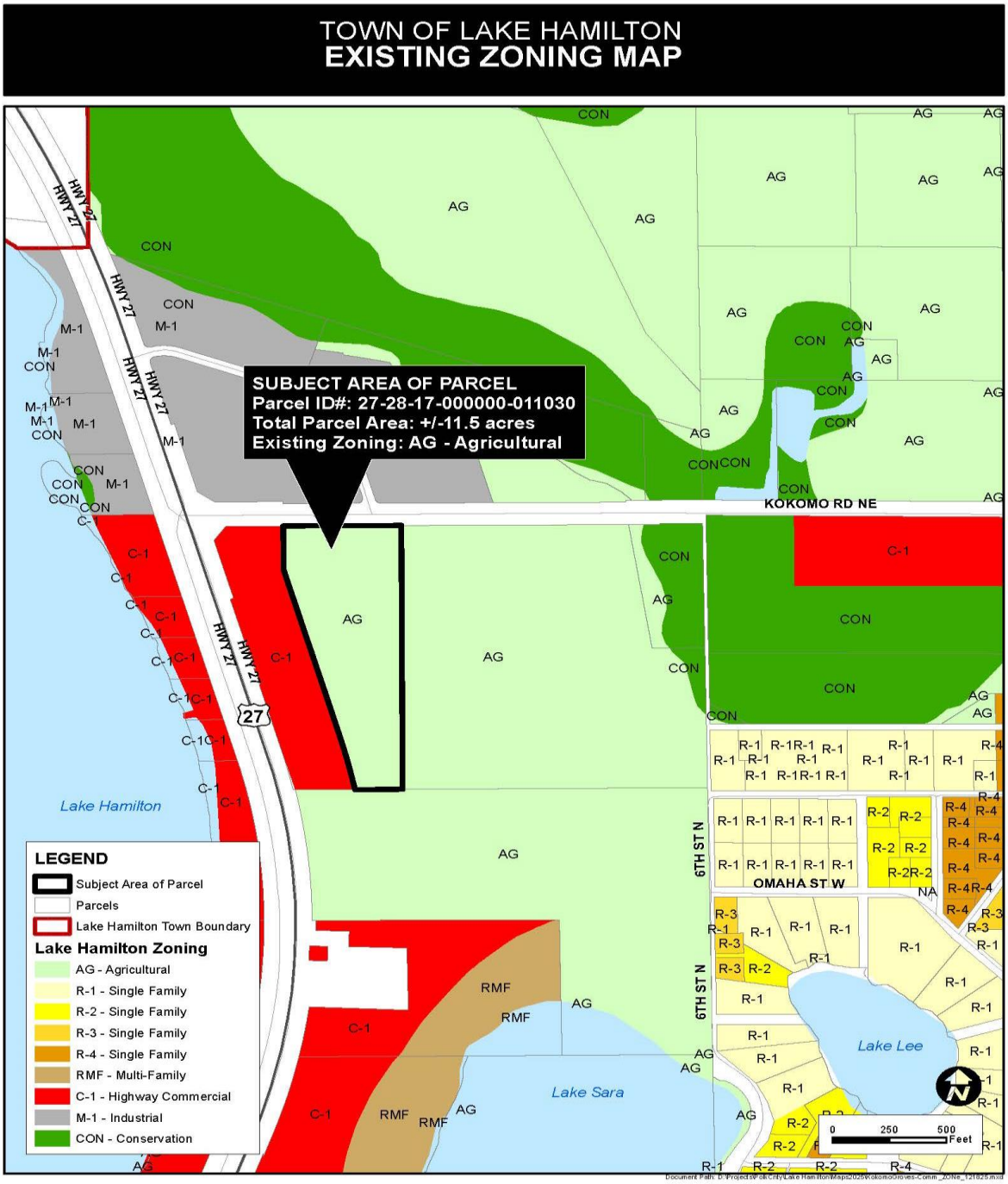
Environmental:
The site does not include wetland or floodplains. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

Recommendation:
Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

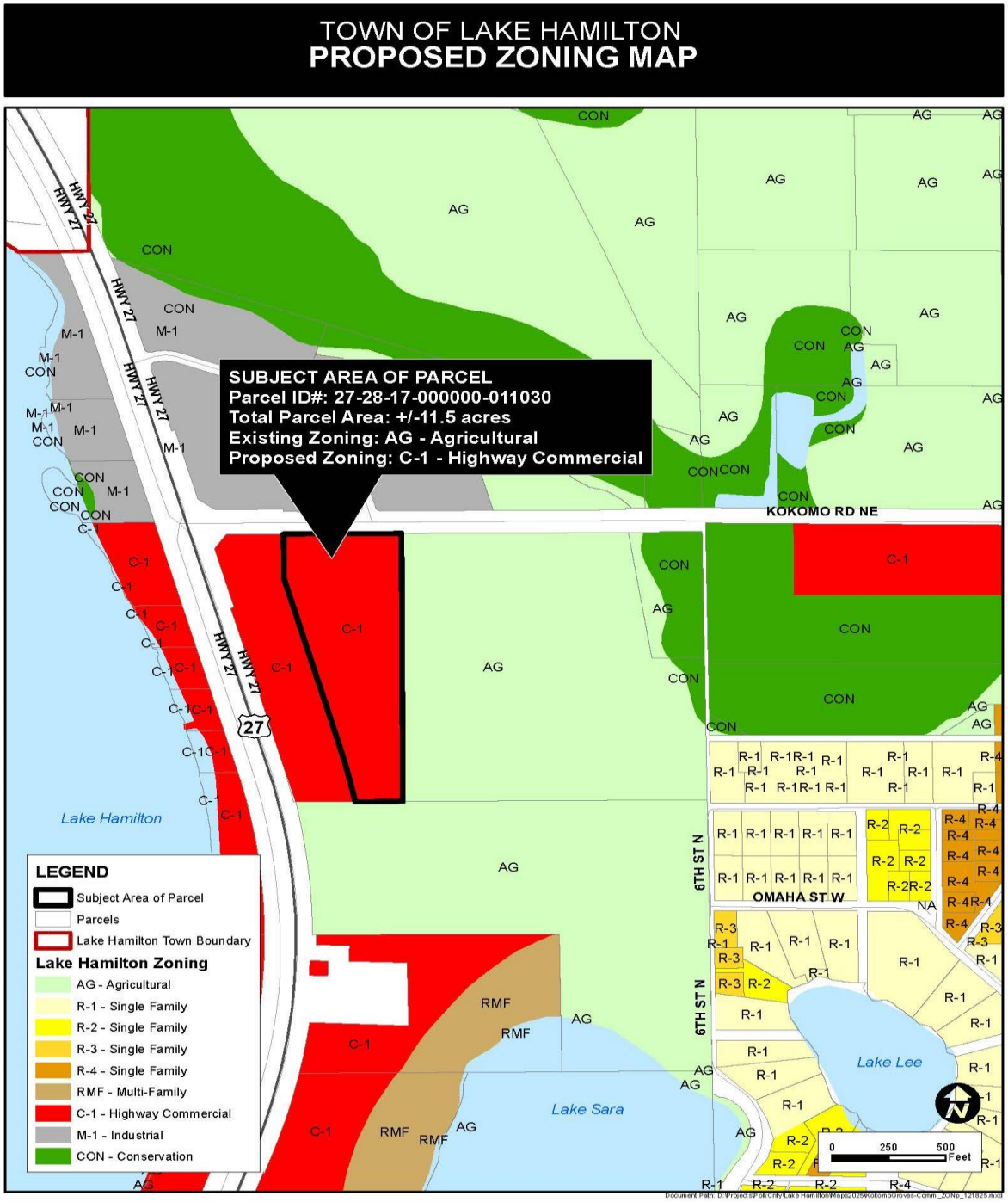
AERIAL MAP


KOKOMO RD. (CR 546 E)
COMMERCIAL SITE
US 27
LAKE HAMILTON
W CHICAGO AVE
N 6TH ST
NORTH
SCALE: N.T.S.
SLOAN
Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247
LAKE HAMILTON GROVE
Section 17, Township 28S, Range 27E
COMMERCIAL
AERIAL MAP
SLOAN ENGINEERING GROUP, INC.
JOB # 2847

Existing Zoning Map



Proposed Zoning Map



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH:

FROM: Shawna Schuette, Assistant Planner I

AGENDA ITEM: First Reading of Ordinance O-2026-XX: an applicant-initiated request amending the future land use classification of a portion of one (1) parcel comprising +/-35.08 acres (parcel identification number: portion of 272817-000000-011030, generally located along the south side of Kokomo Road, approximately 700 ft. East of US 27 from Town Agricultural Lands (AG) to Town Residential Lands 5 (Res-5).

DATE: May 5, 2026

SUMMARY & RECOMMENDATION:

The applicant is requesting a Future Land Use change from Town Agricultural Lands (AG) to Town Residential Lands (Res-5. The applicant also has a companion rezoning application requesting Town Planned Unit Development (PUD) to facilitate a residential subdivision. The attached staff report provides an analysis of the request.

Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
School_Concurrency_Letter_2025-05-05.pdf
Ordinance_O-26-XX_-_KG_FLU_Residential.pdf
Kokomo_Groves_Residential_FLU_Staff_Report__1_ (1).docx

POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Travis L. Keyes
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

ADMINISTRATION

Frederick R. Heid
Superintendent

May 5, 2025

PCSB: NB2025-050502

Kokomo Grove LLC
Attn: Timothy Campbell
500 South Florida Avenue, Suite 800
Lakeland, FL 33801
(863) 940-2040
Email: TCampbell@clarkcampbell-law.com

Dear Timothy Campbell:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Lake Hamilton Grove** project located on parcel 272817-000000-011010 and a portion of 272817-000000-011030. Currently, there is partial capacity at the **zoned** elementary however, there is adequate capacity in the adjacent zoned school. There is insufficient capacity at the zoned middle and high schools; however, there is adequate capacity in the adjacent zoned schools. **No seats are being reserved for the proposed project**. At the time the project is undergoing plat approval, the development will need to apply for a binding letter to receive school concurrency. Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Alta Vista (Zoned)	778	964	177	151 SF	22	Partial (+9)
Elbert (Adjacent)	546	996	396	151 SF	22	Yes (+54)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Shelly S. Boone (Zoned)	1,334	1,628	314	151 SF	13	No (-20)
Denison (Adjacent)	680	1,219	488	151 SF	13	Yes (+51)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,117	3,279	447	151 SF	18	No (-282)
McLaughlin (Adjacent)	328	676	121	151 SF	18	Yes (+227)

STUDENTS FIRST

Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at planning@polk-fl.net if you need any further assistance.

Sincerely,



POLK COUNTY PUBLIC SCHOOLS
STUDENTS FIRST

Malissa Celestine | Senior Coordinator, Facilities Planning
Facilities Planning & Real Estate Department | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x 313 / Malissa.Celestine@polk-fl.net

c: Shawna Schuette, Permit Technician- Town of Lake Hamilton shawna@townoflakehamilton.com
Jeffrey Ball, Community Development Director- Town of Lake Hamilton JBall@townoflakehamilton.com

ORDINANCE O-26-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA AMENDING THE FUTURE LAND USE CLASSIFICATION OF ONE (1) PARCEL COMPRISING +/-35.08 ACRES (PARCEL IDENTIFICATION NUMBER: PORTION OF 272817-000000-011030, GENERALLY LOCATED ALONG THE SOUTH SIDE OF KOKOMO ROAD, APPROXIMATELY 400 FT. EAST OF US 27 FROM TOWN AGRICULTURAL LANDS (AG) TO TOWN RESIDENTIAL LANDS (RES-5); TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR REPEALS; PROVIDING FOR CODIFICATION; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIBENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and mandates the Town of Lake Hamilton, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide their future development and growth; and

WHEREAS, Kokomo Grove LLC. An active Florida corporation (the "Applicant") requests to change the Future Land Use from Town Agricultural Lands (AG) to Town Residential Lands (Res-5) classification on approximately +/-35.08 acres generally located along the south side of Kokomo Road, approximately 400 ft. East of US 27, legally described in Exhibit "A"; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council held a public hearing on the small-scale Future Land Use Amendment as shown in Exhibit "B", with due public notice having provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the Town Council has determined it necessary to adopt this Map Amendment to the Town's Comprehensive Plan, which are attached hereto as Exhibit "B" and is attached and made a part thereof to ensure that the Plan is in full compliance with the Laws of the State of Florida ; to preserve and enhance present advantages ; encourage the most appropriate use of the land, water and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the Town of Lake Hamilton.by this reference made a part hereof, to ensure that the Comprehensive Plan is in full compliance with the laws of the State of Florida; and

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

SECTION 1. ORDINANCE PROVISIONS.

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 FUTURE LAND USE MAP.

The Future Land Use Map of the Town's Comprehensive Plan is hereby amended and reflect the change the Future Land Use from Town Agricultural Lands (AG) to Town Residential Lands (Res-5) classification for the subject properties as legally described in Exhibit "A" and mapped as shown on Exhibit "B" which is attached and made part hereof.

SECTION 3. TRANSMITTAL TO AGENCIES:

A copy shall be provided to the Florida Commerce and review agencies as required by Section 163.3187, Florida Statutes.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrases be declared unconstitutional.

SECTION 5. CONFLICTS.

All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

SECTION 6. REPEALING.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. CODIFICATION.

An official, true, and correct copy of this Ordinance and the Town's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Administrator or his/her designee, without need of public hearing, by filing a corrected or re- codified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE.

The small-scale amendment shall not become effective until thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of ___, 2026.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ____ day of ___, 2026.

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	**Yes**	**No**
Roberson		
Mathis		
Demanche		
Hall		

EXHIBIT "A"

TOWN OF LAKE HAMILTON
COMPREHENSIVE PLAN AMENDMENT
Ordinance O-26-xx

Kokomo Grove LLC.

Legal Description

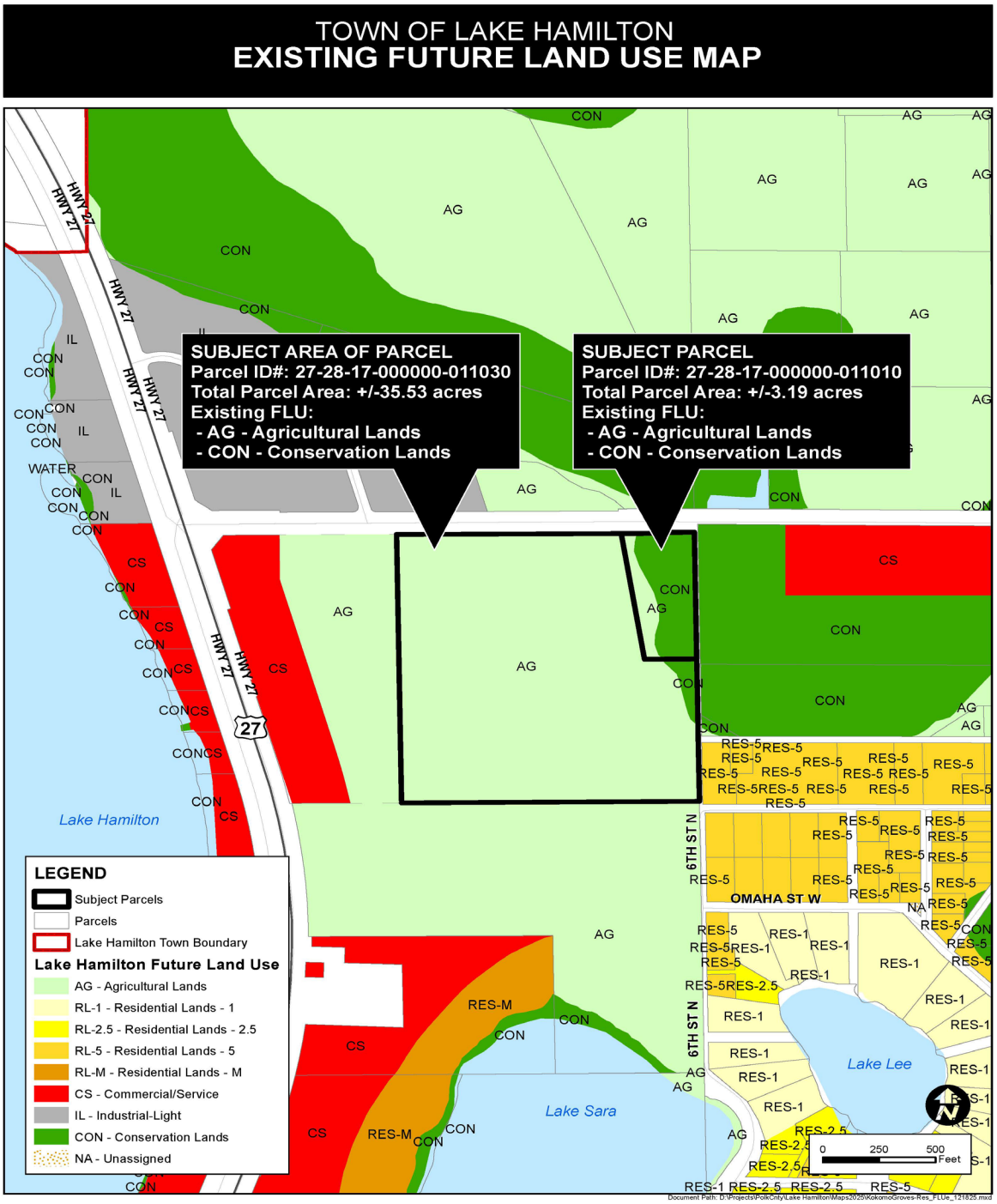
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°54'17"E A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-1602, AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID EAST LINE OF NE 1/4, S00°54'17"E A DISTANCE OF 614.19 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; CONTINUE THENCE ALONG SAID EAST LINE OF NORTHEAST 1/4, S00°54'17"E A DISTANCE OF 691.20 FEET TO THE SOUTH LINE OF THE NORTH 22 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; RUN THENCE ALONG SAID SOUTH LINE OF THE NORTH 22 FEET, S89°47'07"W A DISTANCE OF 1344.53 FEET; THENCE N00°14'54"W A DISTANCE OF 1299.52 FEET TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES: (1) N89°45'06"E A DISTANCE OF 1004.80 FEET; (2)N89°45'06"E A DISTANCE OF 136.75 FEET; (3) N00°14'54"W A DISTANCE OF 5.00 FEET; (4) N89°45'06"E A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

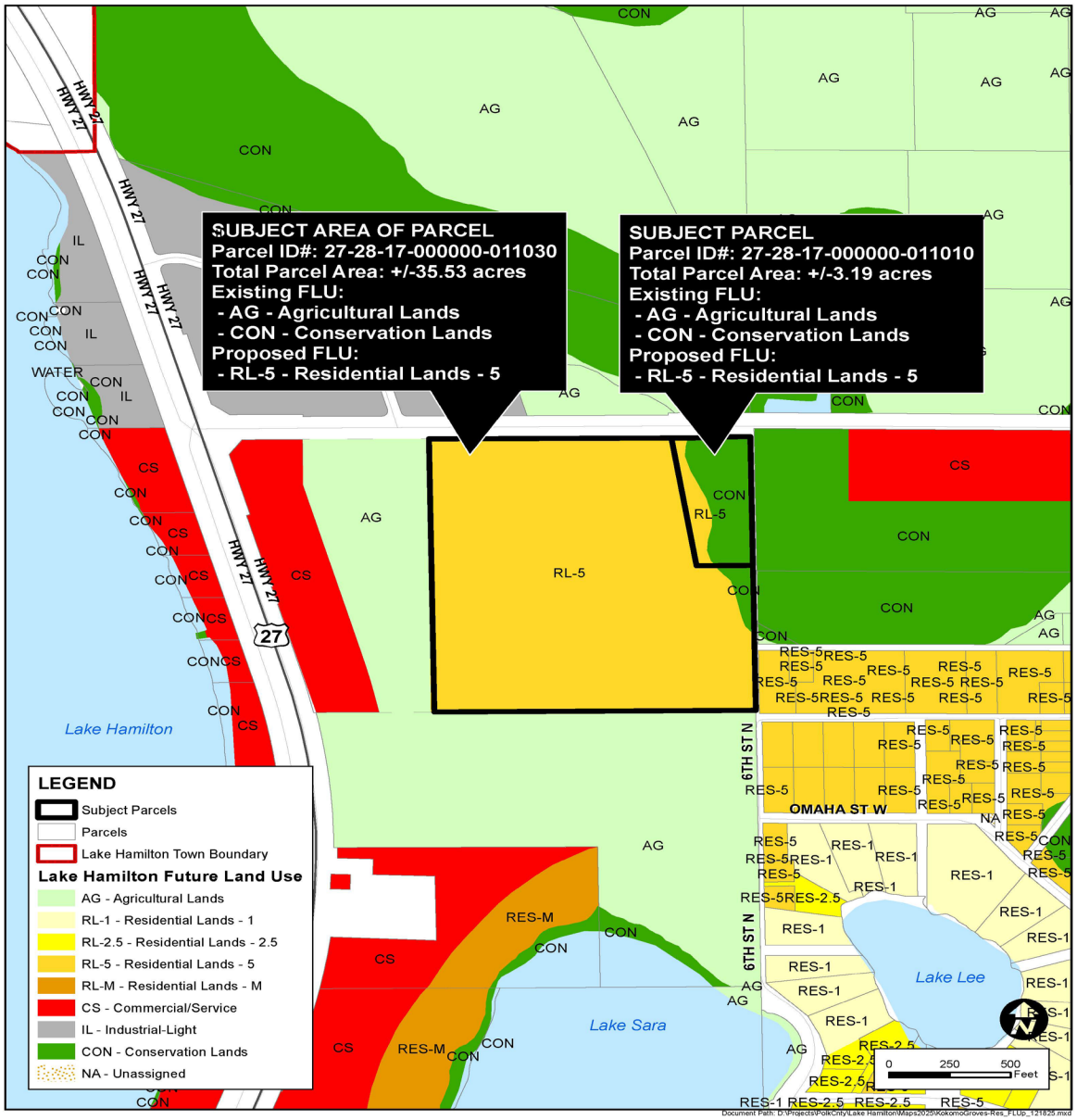
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°54'17"E A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-1602, AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID EAST LINE OF NE 1/4, S00°54'17"E A DISTANCE OF 898.29 FEET TO THE INTERSECTION WITH THE JURISDICTIONAL WETLANDS LINE; RUN THENCE ALONG SAID WETLAND LINE THE FOLLOWING NINE COURSES: (1) N61°18'06"W A DISTANCE OF 19.62 FEET; (2) N35°14'27"W A DISTANCE OF 65.82 FEET; (3) N42°55'31"W A DISTANCE OF 150.13 FEET; (4) N61°42'34"W A DISTANCE OF 85.11 FEET; (5) N08°38'21"W A DISTANCE OF 134.15 FEET; (6) N14°08'29"W A DISTANCE OF 121.53 FEET; (7) N04°17'09"W A DISTANCE OF 170.64 FEET; (8) N09°21'38"W A DISTANCE OF 252.49 FEET; (9) N20°46'59"W A DISTANCE OF 9.14 FEET TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1)N89°45'06"E A DISTANCE OF 0.36 FEET; (2) N89°45'06"E A DISTANCE OF 136.75 FEET; (3) N00°14'54"W A DISTANCE OF 5.00 FEET; (4) N89°45'06"E A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PARCEL IS 35.085 ACRES.

EXHIBIT "B"
Excerpts from Future Land Use Map:



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton

Town
Council
FLU Staff Report
May 5, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: **Community Development**

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**
Ordinance 2026-xx: An applicant-initiated amendment to the Future Land Use Map of the Town of Lake Hamilton specifically changing the Future Land Use Map designation for a portion of a parcel that totals approximately 35.08 acres, generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27 (portion of parcel 272817-000000-011030, from Agricultural Lands (AG) to Residential Lands (Res-5).

AGENDA & HEARING DATES:

Town Council Meeting (First Reading): May 5, 2026, 6:00PM
Town Council Meeting (Second Reading): June 2, 2026, 6:00PM

Attachments
Aerial Photo | Existing Future Land Use Map | Proposed Future Land Use Map | Ordinance 2026-xx

Overview:

APPLICATIONS	
Owner	Kokomo Grove, LLC.
Agent	Tim Campbell, Esq.
Property Size	± 35.08 acres
Property Location	Generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27
Parcel ID	(portion of parcel 272817-000000-011030
Future Land Use: Existing	Town Agricultural Lands (AG)
Future Land Use: Proposed	Town Residential Lands (Res 5)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting a Future Land Use change from Town Agricultural Lands (AG) to Town Residential Lands (Res-5) to allow a residential subdivision. The applicant has a companion PUD application. Descriptions for both the existing and proposed Future Land Use are provided as follows:

Town of Lake Hamilton Comprehensive Plan, Future Land Use Element, Policy

Existing Future Land Use:

Policy 1.2.2: Agriculture Lands (AG)

a) **Purpose:**
The primary functions of Agricultural Lands, as designated on the Future Land Use Map, shall be to protect and encourage areas which have a long-term agricultural character, while providing for low density residential use, and to protect unique native habitats and maintain open space.

b) **Range of Potential Uses:**
Citrus groves, farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, rural residential uses, mining, transmission towers, wells and storage tanks.

c) **Range of Potential Density/Intensity:**
The maximum gross residential density is 0.2 dwelling units per acre and the maximum floor area ratio for non-residential development

Proposed Future Land Use:

Policy 1.2.5: Residential Lands-5.0 (RES-5.0)

a) **Purpose:**
Identification of areas which are established for a medium-density residential environment of urban character, and which may be utilized for compatible short-term agricultural activities.

b) **Range of Potential Uses:**
Suburban or urban residential uses, short-term agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, and low-intensity recreational uses.

c) **Range of Potential Density/Intensity:**
The maximum gross residential density is 5.0 dwelling units per acre and the maximum floor area ratio for non-residential development shall not exceed 0.25.

COMPREHENSIVE PLAN COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request for the property, the potential change could result in a potential increase of 140 Single-Family Residential (SFR)'s.

Table 1:
Analysis of Impacts from Proposed Future Land Use Map Amendment

	Existing FLU: Agricultural Lands (AG) 11.16 (acres)	**Proposed FLU: Residential Lands (Res-5) (35.08 acres)**
Density/Intensity	1 du/ac	5 du/ac
Density Potential	35 SFR's	175 SFR's
Difference		140 SFR's

The proposed Future Land Use, can be considered an extension of Res 5 from the east side of 6th St. West to US 27 and South of Kokomo Rd. The Res-5 can also be considered as a buffer from the more intense commercial uses along US 27 and the wetlands to the East. Council may consider the request as consistent with the Comprehensive Plan and compatible with the surrounding area based on the Future Land Uses assigned to nearby properties within the Town limits. More information is available in the Land Use Analysis located below:

Land Use Analysis:

The subject property is surrounded by properties within the incorporated Town limits, which has been assigned Town Agricultural Lands (AG) to the East (wetlands); Town Agricultural Lands (AG) to the South; Across Kokomo Rd. to the North across Kokomo Rd. is Industrial Light (IL) and Agricultural Lands (AG); and to the West is a proposed change to Commercial Service (CS), owned by the same owner.

To the East is a vacant property with a proposed residential PUD zoning under same (ownership). The property to the north is developed with warehouses, zoned Industrial (M-1). To the South is vacant agricultural property, zoned AG. To the West is vacant AG property proposed to be zoned to C-1 owned by the same party.

The Land Use Matrix below outlines the existing and proposed Future Land Use and zoning of the subject property and the adjacent properties. The proposed Future Land Use and Zoning Maps are also provided for reference.

Land Use Matrix

Northwest	North	Northeast
FLU: Town Industrial Light (IL) **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Agricultural (AG)** **ZONING**: AG **EXISTING USE:** Vacant
West	**Subject Property**	**East**
FLU: Commercial Service **ZONING**: AG proposed C-1 **EXISTING USE:** Vacant	**EXISTING FLU:** Agricultural **PROPOSED FLU:** Town Res-5 **EXISTING ZONING:** Town AG **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** Agricultural/Res-5 **ZONING**: AG/R-1 **EXISTING USE:** Wetland/ SFR
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: C-1 **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural/Res-5 **ZONING**: AG/R-1 **EXISTING USE:** Vacant/SFR

<u>Public Facilities and Services Analysis</u>:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water

At this time, the Town can provide potable water for the development. An 8" water line exists along the north side of Kokomo Rd. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

At this time, the Town can provide sanitary sewer for the development. An 8" force main exists along the South property line. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Transportation/Traffic:

The subject property has access to Kokomo Rd. to the North, which is maintained by the Town maintained. At this time, a traffic study was performed and determined a westbound left turn decel lane and an eastbound right turn lane is required.

Trip generation rates using ITE code 215, 11th edition, anticipated to generate 1,100 ADT's and 87 peak hr trips.

Schools

A non-binding school concurrency letter from the PCSD is included in the packet. Currently, there is partial capacity at the zoned elementary however, there is adequate capacity in the adjacent zoned school. There is insufficient capacity at the zoned middle and high schools; however, there is adequate capacity in the adjacent zoned schools. No seats are being reserved for the proposed project. At the time the project is undergoing plat approval, the development will need to apply for a binding letter to receive school concurrency.

Recreation/Open Space:

Based on the Town's recreation and open space level of service standard of 4.5 acres per 1,000 population. Under the PUD zoning the site would permit a maximum of 170 single-family homes. Based on 170 dwelling units, the project would require 2.73 acres of land (170 lots x 3.57 persons per home x 4.5/1000). The companion PUD concept plan shows adequate open space and recreation space.

Emergency Services:

Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

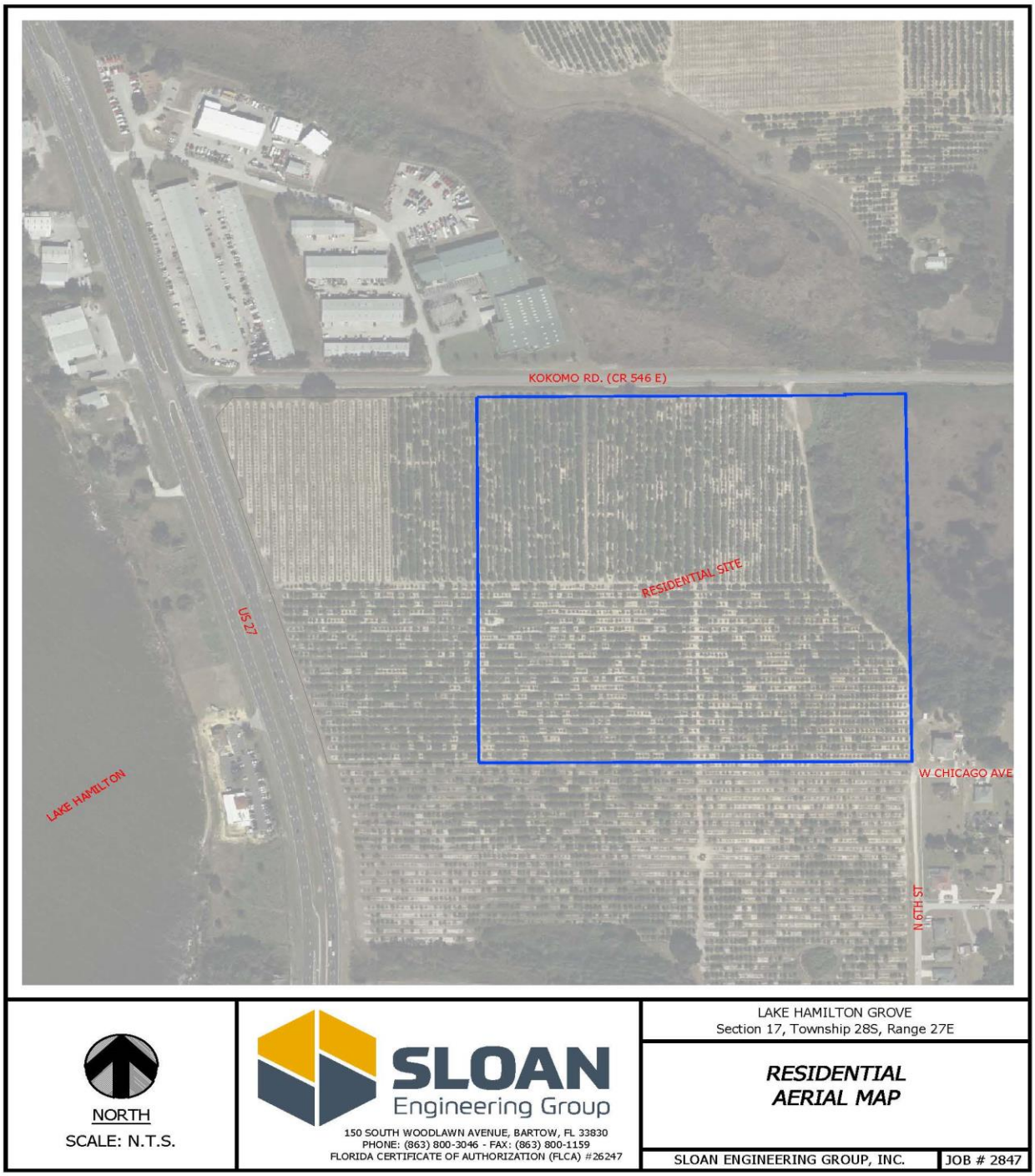
- Polk County Fire Rescue – 1.5 Miles ~ 4 minutes
- Lake Hamilton Police Department – 1.5 Miles ~ 4 minutes
- Winter Haven Hospital Emergency Room – 9.9 miles ~ 22 minutes
- Lakeland Regional Hospital Emergency Room – 35.6 miles ~ 50 minutes

Environmental:

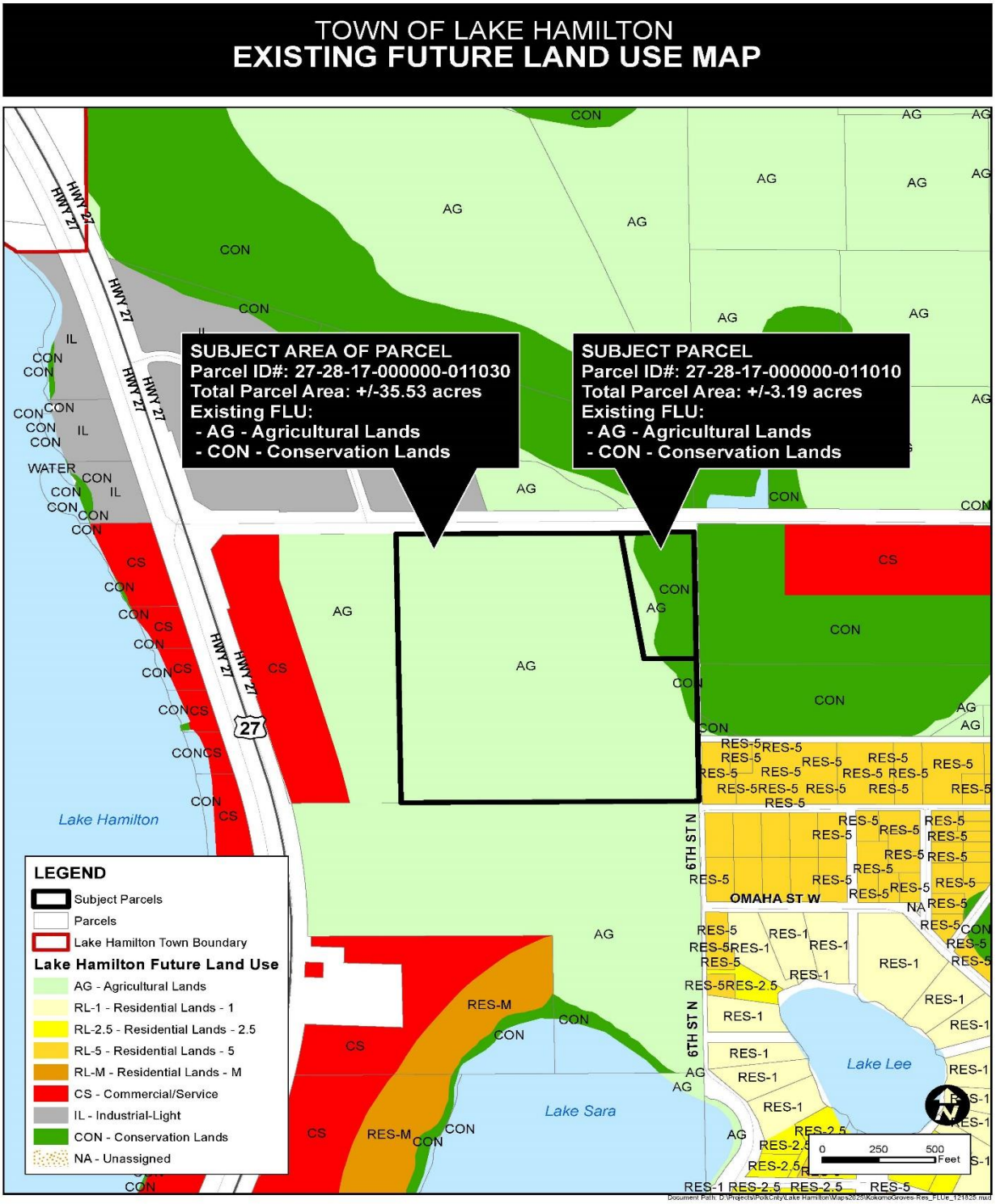
A portion of the property includes wetlands and floodplains. A wetland survey was provided and the area determined to be wetlands are not included in this request. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

Recommendation:
Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

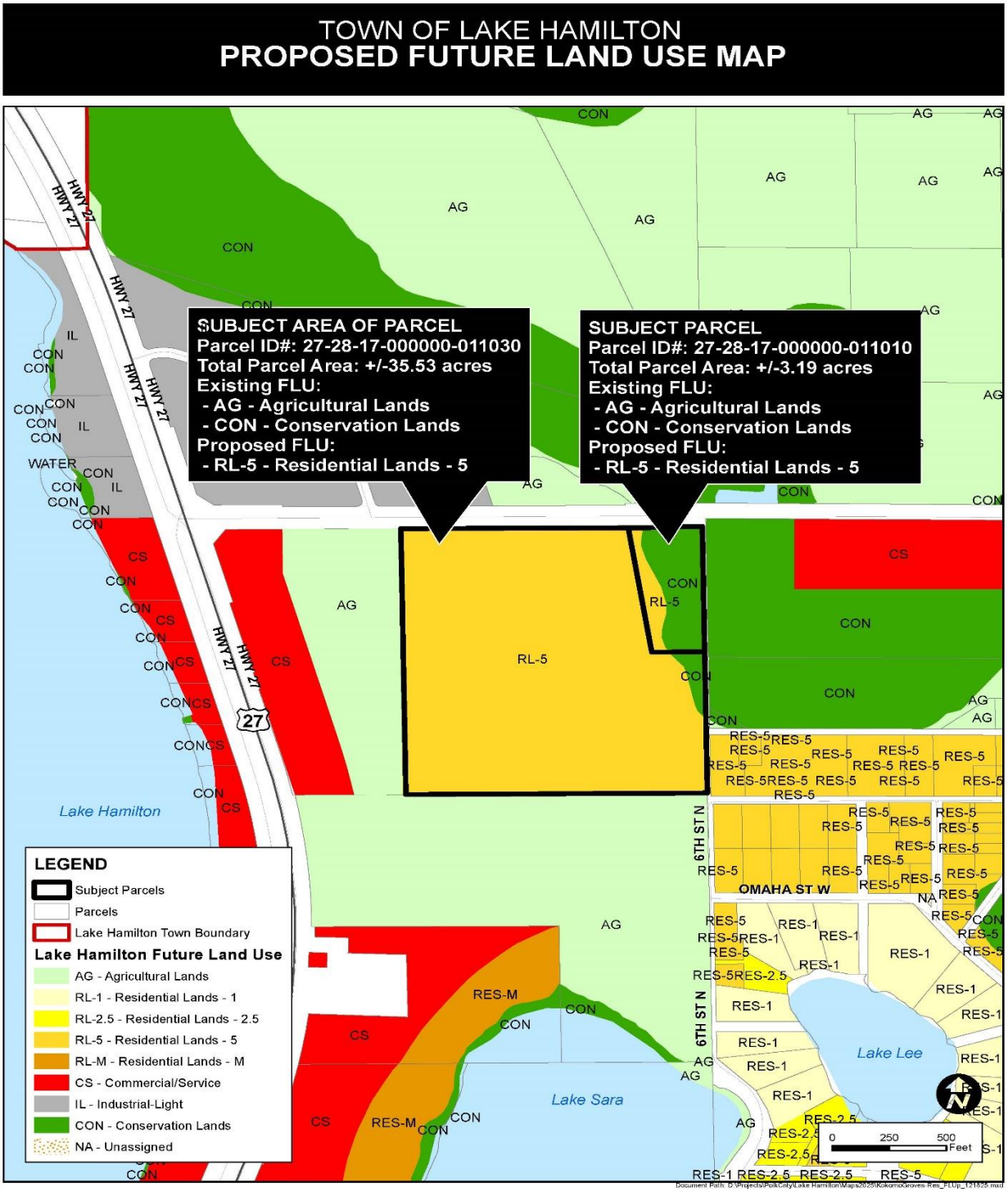
AERIAL\LOCATION MAP
KOKOMO GROVE RESIDENTIAL
(LESS WETLANDS)



EXISTING FLU
KOKOMO GROVE RESIDENTAL



PROPOSED FLU
KOKOMO GROVE RESIDENTIAL



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Planning Commission

FROM: Shawna Schuette, Assistant Planner I

AGENDA ITEM: First Reading of Ordinance O-2026-XX: an applicant-initiated request amending the zoning classification of a portion of one (1) parcel comprising +/-39.92 acres (parcel identification numbers: (portion of 272817-000000-011030) and parcel 272817-0000000-11010, generally located along the south side of Kokomo Road, approximately 700 ft. East of US 27 from Agricultural Lands (AG) to PUD.

DATE: May 5, 2026

SUMMARY & RECOMMENDATION:

The applicant is requesting to rezone from AG to PUD to facilitate the development of a residential subdivision. The applicant has a companion FLU application requesting Residential Lands (Res-5) FLU designation. The attached staff report provides an analysis of the request.

Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_Zoning_Residential_PUD.pdf
Kokomo_Staff_Report_PUD_current.pdf
School_Concurrency_Letter_2025-05-05 (1).pdf
Kokomo_Staff_Report_PUD_current.docx

ORDINANCE O-26-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA AMENDING THE ZONING DISTRICT OF TWO (2) PARCELS COMPRISING +/-39.92 ACRES (PARCEL IDENTIFICATION NUMBER: PORTION OF 272817-000000-011030 AND 272817-0000000-11010, GENERALLY LOCATED ALONG THE SOUTH SIDE OF KOKOMO ROAD, APPROXIMATELY 400 FT. EAST OF US 27 FROM TOWN AGRICULTURAL LANDS (AG) TO TOWN PLANNED UNIT DEVELOPMENT (PUD); AMENDING THE ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR REPEALS; PROVIDING FOR CODIFICATION; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(g), Florida Statutes, empowers local governments to adopt land development regulations to guide growth and development of the Town, and amend such regulations from time to time; and

WHEREAS, pursuant to Section 163.041(c) Florida Statutes, the Planning Commission and the Town Council have held Public Hearings to consider the rezoning of lands described below, which will amend the Zoning Map of the Town; and

WHEREAS, an application was submitted to the Town to amend the Future Land Use classification of the property from Agricultural Lands (AG) to Residential Lands (Res-5), said amendment having been approved by the Town Council as set forth in Ordinance O-26-xx; and

WHEREAS, an application has been submitted requesting approval of a rezoning to change the zoning from Agricultural Lands (AG) to Planned Unit Development (PUD); and

WHEREAS, Section 16-103 of the Lake Hamiton Code of Ordinances establishes Zoning Districts, including Planned Unit Development (PUD) District; and

WHEREAS, Public Hearings were advertised and held with due public notice to obtain public comment, and have considered all written and oral comments received during public hearings, the Town Council finds the rezoning is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan; and

WHEREAS, the zoning change will further the general health, safety, and welfare, and will benefit the Town as a whole.

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

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 OFFICIAL ZONING MAP

The property rezoned is described in Exhibit "A" of this Ordinance and is attached hereto and made a part of this Ordinance. The Planned Unit Development (PUD) and is shown in Exhibit "B", which is attached hereto and made a part of this Ordinance. The concept Plan is attached as Exhibit "C" of this Ordinance and contains a complete and accurate depiction of the design for development of lots, internal roadways, buffers, amenity areas, parks, trails, open space and stormwater management areas, all of which will be detailed and verified for compliance with this Ordinance when the plat and construction plans are developed and submitted to the Town. The narrative is attached as Exhibit "D" of this Ordinance and contains development standards, development program, and other conditions. The regulations of the PUD District contained in the Lake Hamiton Code of Ordinances, the Land Development Regulations, and the conditions stated in this section of this Ordinance shall govern further public review and the construction plans submitted to the Town for development of the property within this PUD District. A Developers Agreement containing the provisions and conditions of this Ordinance shall be in place prior to the commencement of construction of the subdivision.

Conditions:

1. At a minimum, the active recreation tracts shall include the full-range amenities to serve all age groups with emphasis on the target population the market area will produce as prospective buyers of the homes. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half of the lots in the project shall have received a Certificate of Occupancy prior to the construction of the active recreation facilities. The Developer may be permitted to replace any amenity discussed herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton Development Director at construction plan review.
2. Perimeter landscape buffer widths as depicted on the concept plan and comply the landscaping requirements with in Section 16-335. A 6ft. high decorative masonry block or precast wall is required along Kokomo Rd. and adjacent to any commercial property.
3. The Developer shall comply with the regulations of the Polk County School Board regarding school concurrency by the time the subdivision plat is certified to the Town for review and approval. The applicant shall submit a non-binding letter of concurrency from the Polk County School Board prior to application for subdivision plan approval.
4. A master stormwater plan for the site is required at the time the subdivision plat is certified to the Town for review and approval. The Homeowners Association (HoA)

shall be responsible for the permits, ownership, maintenance and repair of the installed system.

5. The Town shall be included in any decision by the developer regarding street and community lighting design and service. The HoA will be responsible for all costs associated with street and community lighting, including any monthly utility payments, lease of equipment, maintenance and repair of the installed system.

6. The Master Development Plan is conceptual in nature. The narrative will identify any alternative development standards and are incorporated herein. Development must meet all code requirements and/or engineering standards, prior to final Plat approval unless expressly waived.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrases be declared unconstitutional.

SECTION 5. CONFLICTS.

All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

SECTION 6. REPEALING.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. CODIFICATION.

An official, true, and correct copy of this Ordinance and the Town's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Administrator or his/her designee, without need of public hearing, by filing a corrected or re- codified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE.

The ordinance shall take effect concurrent with the effective date of Ordinance O-2026-XX.

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of ___, 2026.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ____ day of ___, 2026.

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	**Yes**	**No**
Roberson		
Mathis		
Demanche		
Hall		

EXHIBIT "A"

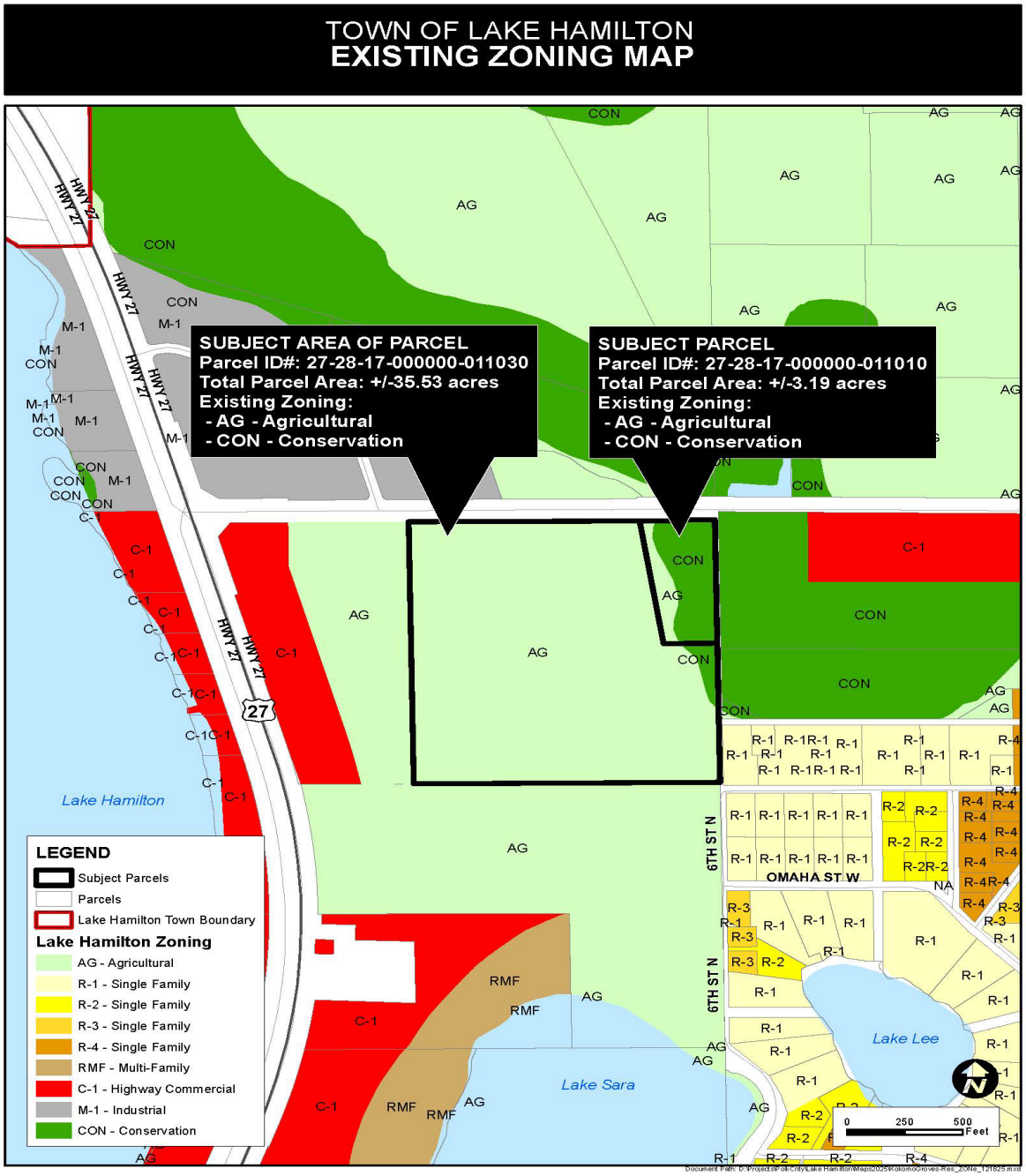
TOWN OF LAKE HAMILTON
PUD REZONING RESIDENTIAL
Ordinance O-26-xx

Kokomo Grove LLC.

Legal Description

COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°54'17"E A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-1602, AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID EAST LINE OF NE 1/4, S00°54'17"E A DISTANCE OF 614.19 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; CONTINUE THENCE ALONG SAID EAST LINE OF NORTHEAST 1/4, S00°54'17"E A DISTANCE OF 691.20 FEET TO THE SOUTH LINE OF THE NORTH 22 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; RUN THENCE ALONG SAID SOUTH LINE OF THE NORTH 22 FEET, S89°47'07"W A DISTANCE OF 1344.53 FEET; THENCE N00°14'54"W A DISTANCE OF 1299.52 FEET TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES: (1) N89°45'06"E A DISTANCE OF 1004.80 FEET; (2)N89°45'06"E A DISTANCE OF 136.75 FEET; (3) N00°14'54"W A DISTANCE OF 5.00 FEET; (4) N89°45'06"E A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Excerpts from Existing Zoning Map:



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP

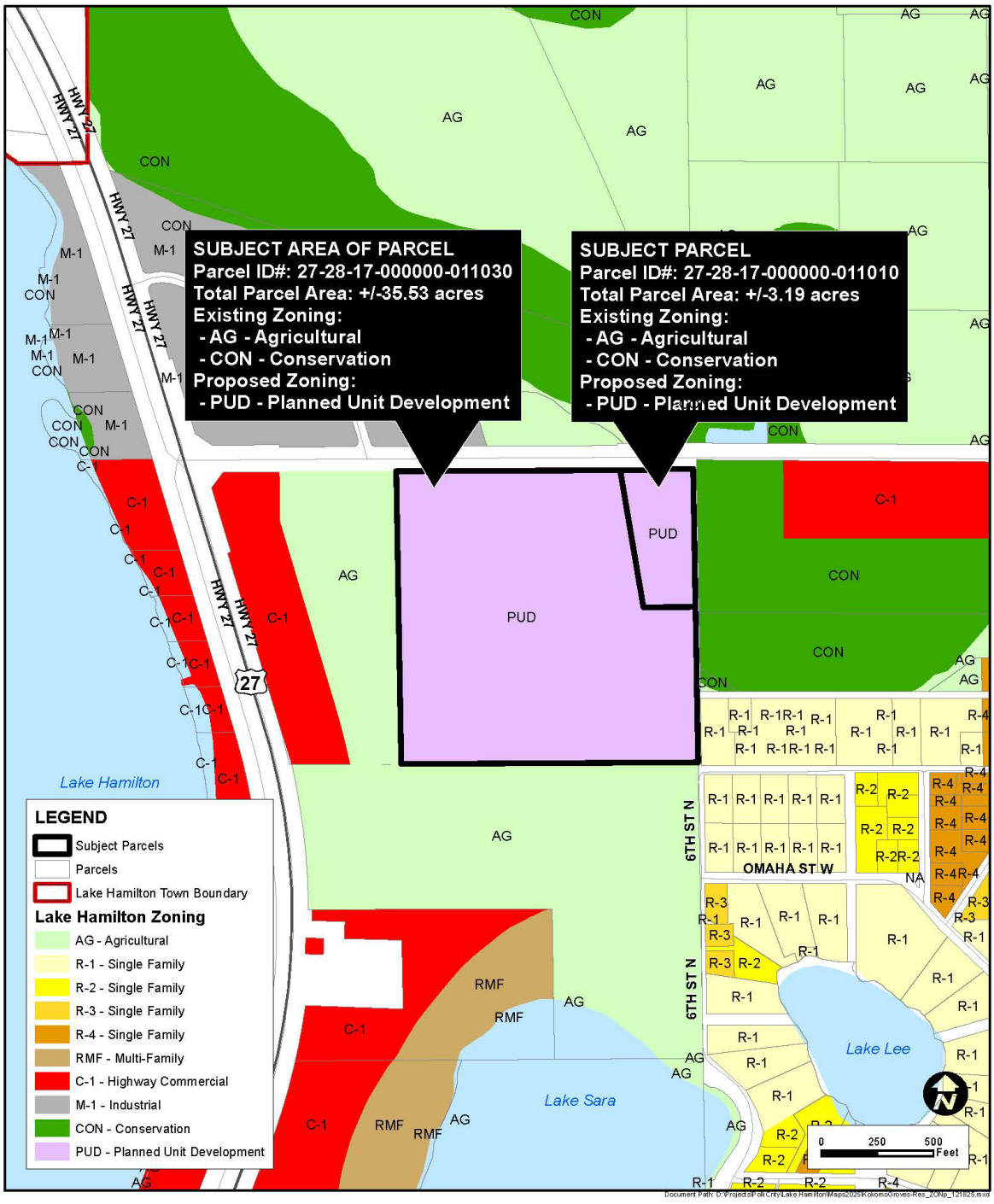


EXHIBIT "C"
Concept Plan

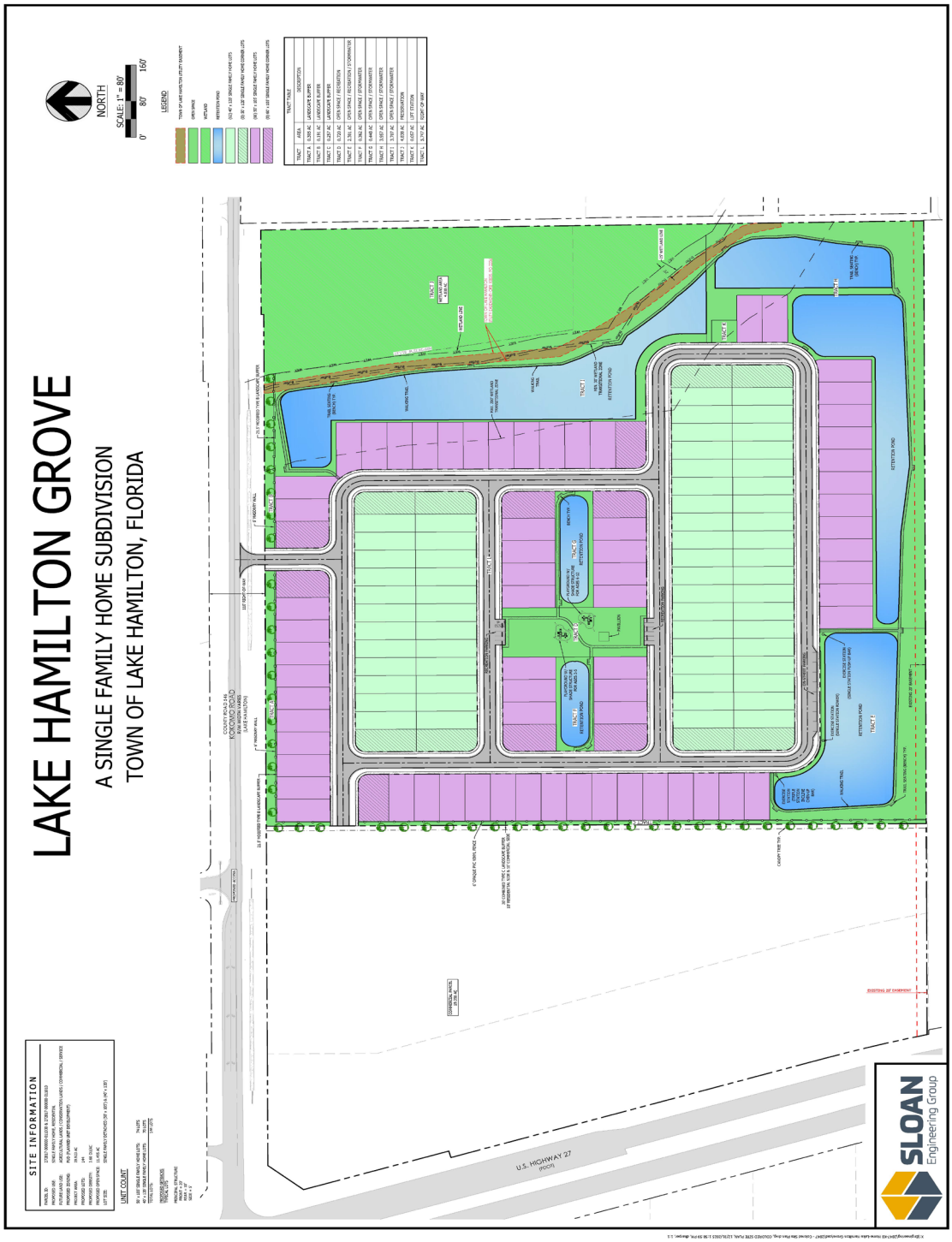
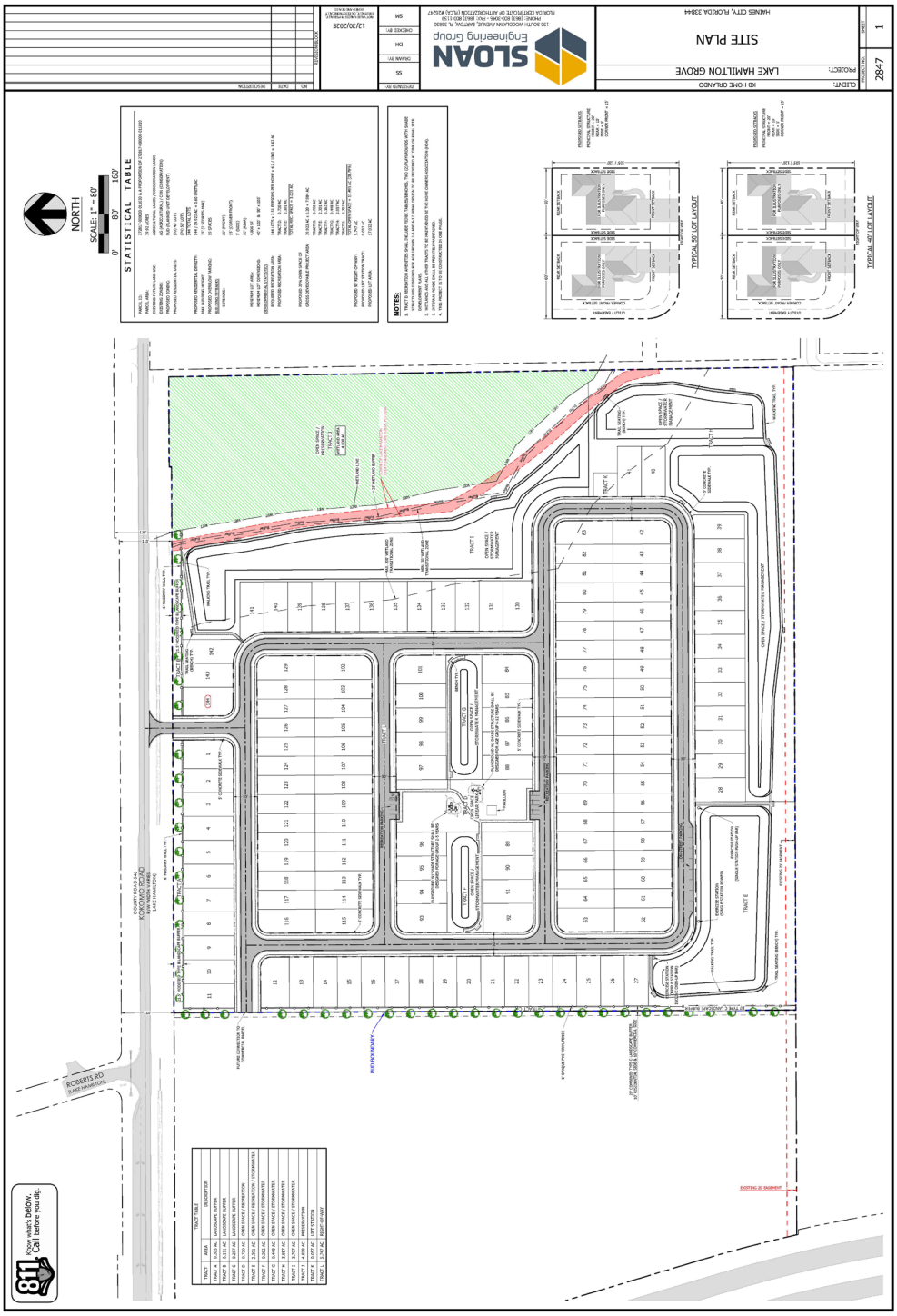


EXHIBIT "D"
DEVELOPMENT STANDARDS



Development Standards

Town of Lake Hamilton

Planning Commission

PUD Staff Report

March 11, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **PUD REZONING**

Ordinance 2026-xx: An applicant-initiated amendment to the Official Zoning Map of the Town of specifically changing the zoning for parcels of land that total approximately 39.92 acres, located on the located along the south side of Kokomo Road, approximately 400 ft. east of US 27 (portion of parcel 272817-000000-011030 and 272817-0000000-11010) from Town Agriculture (AG) to Town Planned Unit Development (PUD).

AGENDA & HEARING DATES:

Planning Commission Meeting: Wednesday, March 11, 2026 at 5:30 PM
Anticipated Town Council Meeting (First Reading): April 7, 2026; 6:00 PM
Anticipated Town Council Meeting (Second Reading): May 5, 206 6:00PM

Attachments

Aerial Photo | Location Map | | Existing Zoning Map | Proposed Zoning Map | Proposed Concept Plan | Development Standards| Ordinance 2026-xx

Overview:

APPLICATIONS	
Owner	Kokomo Grove, LLC.
Agent	Tim Campbell, Esq.
Property Size	± 39.92 acres
Property Location	Generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27
Parcel ID	(portion of parcel 272817-000000-011030 and 272817-0000000-11010
Zoning: Existing	Town Agricultural Lands (AG)
Zoning: Proposed	Town Planned Unit Development (PUD)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting to rezone from AG to PUD to facilitate the development of a 144-lot residential subdivision. The 4.88 acre wetland is included in the PUD zoning, however it is not included in the FLU amendment (no density increase will be granted, if approved).The applicant has a companion FLU application requesting Residential Lands (Res-5) FLU designation. Descriptions for both the existing and proposed zoning districts are provided as follows:

Existing Agricultural (AG) Zoning District:

Sec. 16-104 Agricultural District

The AG zoning district summary was removed from the code in 2013. Per Sec. 16-103.1 (chart A-1) Design Standards, AG zoning requires a minimum 1 lot, minimum lot width of 200 ft., and a minimum floor area of 1,500 sq.ft.

Permitted principal uses are as provided in Table 16-103.1(A), table of land uses.

Proposed Planned Unit Development (PUD) zoning district:

The purpose of this district is to provide flexible land use and design regulations and to allow planned diversification and integration of uses and structures, while retaining to the town the authority to establish limitations and regulations thereon for the benefit of the public health, safety, and welfare. It is the intent of the planned unit development (PUD) processes to reduce improvement costs through a more efficient use of land, to preserve natural amenities and environmental assets by permitting a more economical and concentrated use of building areas, to provide maximum opportunity for the application of innovative concepts and generally more flexibility for sound planning than may be achieved in other zoning districts. This district is a "floating" district which is not placed on the official zoning map of the town until application is made and a rezoning and plan of development are approved by the town council in accordance with the requirements of this division.

(a) Generally. A PUD shall be permitted only upon an order of the Town Council approving the development plan which includes approval of the PUD concept plan and development standards. No PUD development plan shall be approved unless it complies with the eligibility standards in this division and all relevant provisions in this Code.

(b) Standards that may be varied. Development standards that depart from certain standards of this Code may be proposed and approved through the PUD process in consideration of unique, innovative, and superior project design. Where not specified in the PUD, the applicable standards of this Code shall apply. Standards that may be varied shall include the following:

(1) Setbacks.

(2) Lot coverage.

(3) Height.

(4) Landscaping.

(5) Internal buffering.

(6) Off-street parking.

(7) Signage.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Zoning Map designations for the property.

Table 1:
Analysis of Impacts from Proposed Rezoning

	Existing Zoning: Agricultural (AG) (35.08 acres)	**Proposed Zoning: PUD (39.92 gross acres) (35.08 net acres)**
Density/Intensity	1 du/ac	4.1 du/ac
Density Potential	35 residential lots	PUD 144 residential lots
Difference	Net increase of 109 SFR's	

The proposed zoning change can be considered compatible with the surrounding area based on the Future Land Uses and zoning on nearby properties. More information is available in the Land Use Analysis located below

Zoning Analysis:

The subject property is surrounded by properties within the incorporated Town limits. To the East is a wetland with a Conservation zoning. The property to the north is developed with warehouses, zoned Industrial (M-1). To the South is vacant agricultural property, zoned AG. To the West is AG zoned property under the same ownership. There is an application to change this property to commercial.

The Matrix below outlines the existing and proposed Future Land Use and Zoning of the subject property and the existing Future Land Use and the Zoning of adjacent properties, and the existing land use and zoning of the adjacent properties.

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Northwest	North	Northeast
FLU: Town Industrial Light (IL) **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL)** **ZONING**: Industrial (M-1) **EXISTING USE:** warehouses	**FLU: Town Industrial Light (IL) and AG** **ZONING**: Industrial (M-1) and Agricultural (AG) **EXISTING USE:** Warehouses/vacant
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FLU: AG proposed Commercial Service (CS) **ZONING**: AG proposed (C-1) **EXISTING USE:** Vacant	**EXISTING FLU:** Agricultural **PROPOSED FLU:** Town Res-5 **EXISTING ZONING:** Town AG **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** Conservation **ZONING**: Conservation **EXISTING USE:** Wetland
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The following is a summary analysis of the potential impacts on existing public facilities and services.

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74 50’ lots. Development standards as further depicted.

2. Project will be developed in 1 phase.

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AERIAL\LOCATION MAP



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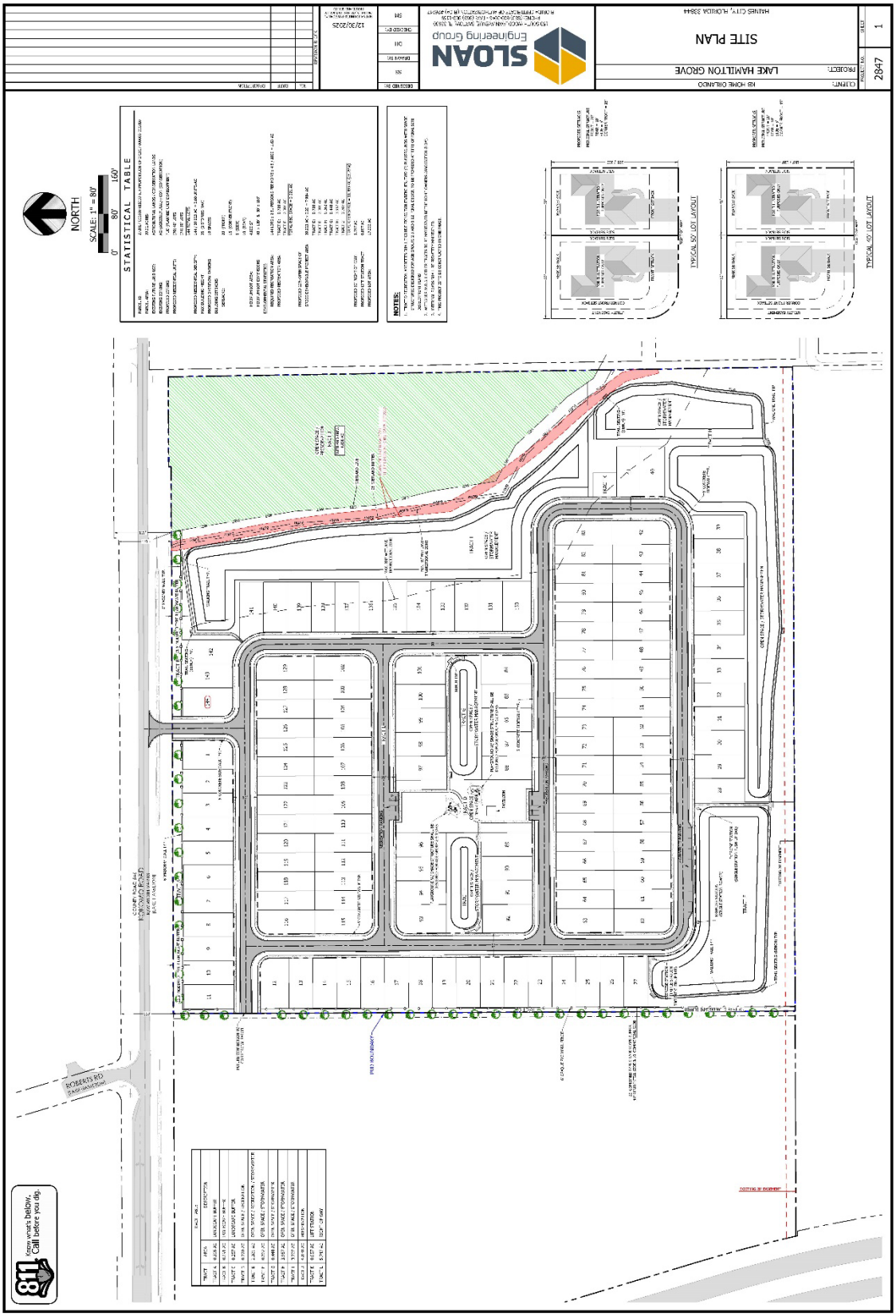
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THE AREA OF THE ABOVE DESCRIBED PARCEL IS 39.923 ACRES.

Concept Plan




SITE PLAN
LAKE HAMILTON GROVE
RS HOME ORLANDO
HAINES CITY, FLORIDA 33844
SLOAN Engineering Group
12/30/2025
NORTH
SCALE: 1" = 80'
0' 80' 160'
STATISTICAL TABLE
NOTES:
TYPICAL 50' LOT LAYOUT
TYPICAL 60' LOT LAYOUT
ROBERTS RD
Know what's below. Call before you dig.
811

NARRATIVE

STATISTICAL TABLE

PARCEL ID: 272817-000000-011030 & A PROPORTION OF 272817-000000-011010

PARCEL AREA: 39.92 ACRES
EXISTING FUTURE LAND USE: AGRICULTURAL LANDS / CONSERVATION LANDS EXISTING ZONING: AG (AGRICULTURAL) / CON (CONSERVATION)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED RESIDENTIAL UNITS: (70) 40' LOTS
(74) 50' LOTS

144 TOTAL LOTS
PROPOSED RESIDENTIAL DENSITY: 144 / 39.923 AC = 3.60 UNITS/AC MAX
BUILDING HEIGHT: 35' (2 STORIES MAX)
PROPOSED OVERFLOW PARKING: 19 SPACES BUILDING SETBACKS
SETBACKS: 20' (FRONT)
15' (CORNER FRONT)
5' (SIDE)
10' (REAR)
MINIMUM LOT AREA: 4,800 SF
MINIMUM LOT DIMENSIONS: 40' x 120' & 50' x 105' DEVELOPMENTAL STATISTICS

REQUIRED RECREATION AREA: 144 LOTS x 2.51 PERSONS PER HOME x 4.5 / 1000 = 1.63 AC

PROPOSED RECREATION AREA: TRACT D: 0.720 AC
TRACT E: 2.301 AC

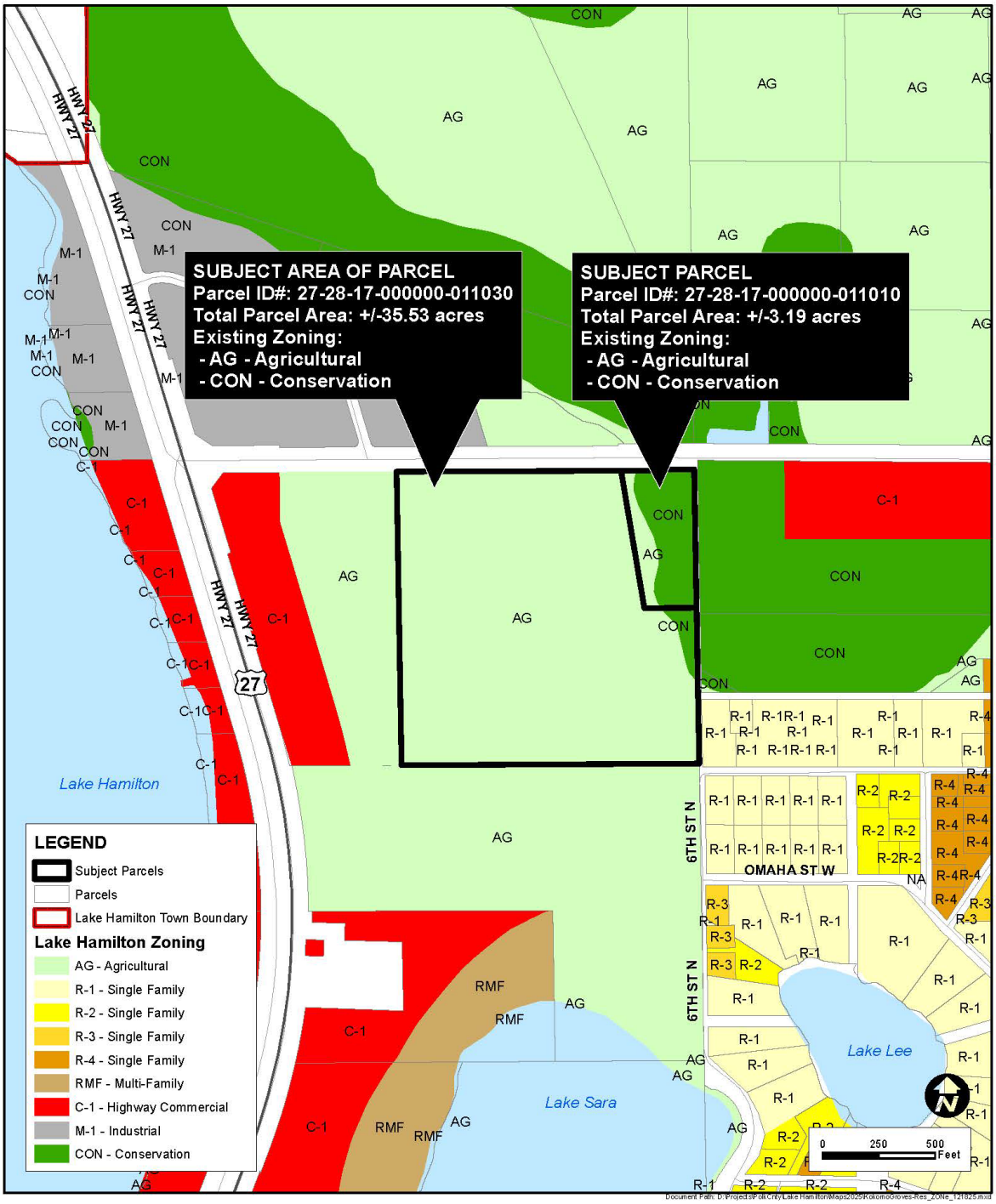
TOTAL REC. SPACE = 3.021 AC

PROPOSED 20% OPEN SPACE OF
GROSS DEVELOPABLE PROJECT AREA: 39.923 AC x 0.20 = 7.984 AC
TRACT D: 0.720 AC TRACT E: 2.301 AC TRACT F: 0.362 AC TRACT G: 0.448 AC
TRACT H: 3.957 AC TRACT I: 3.707 AC

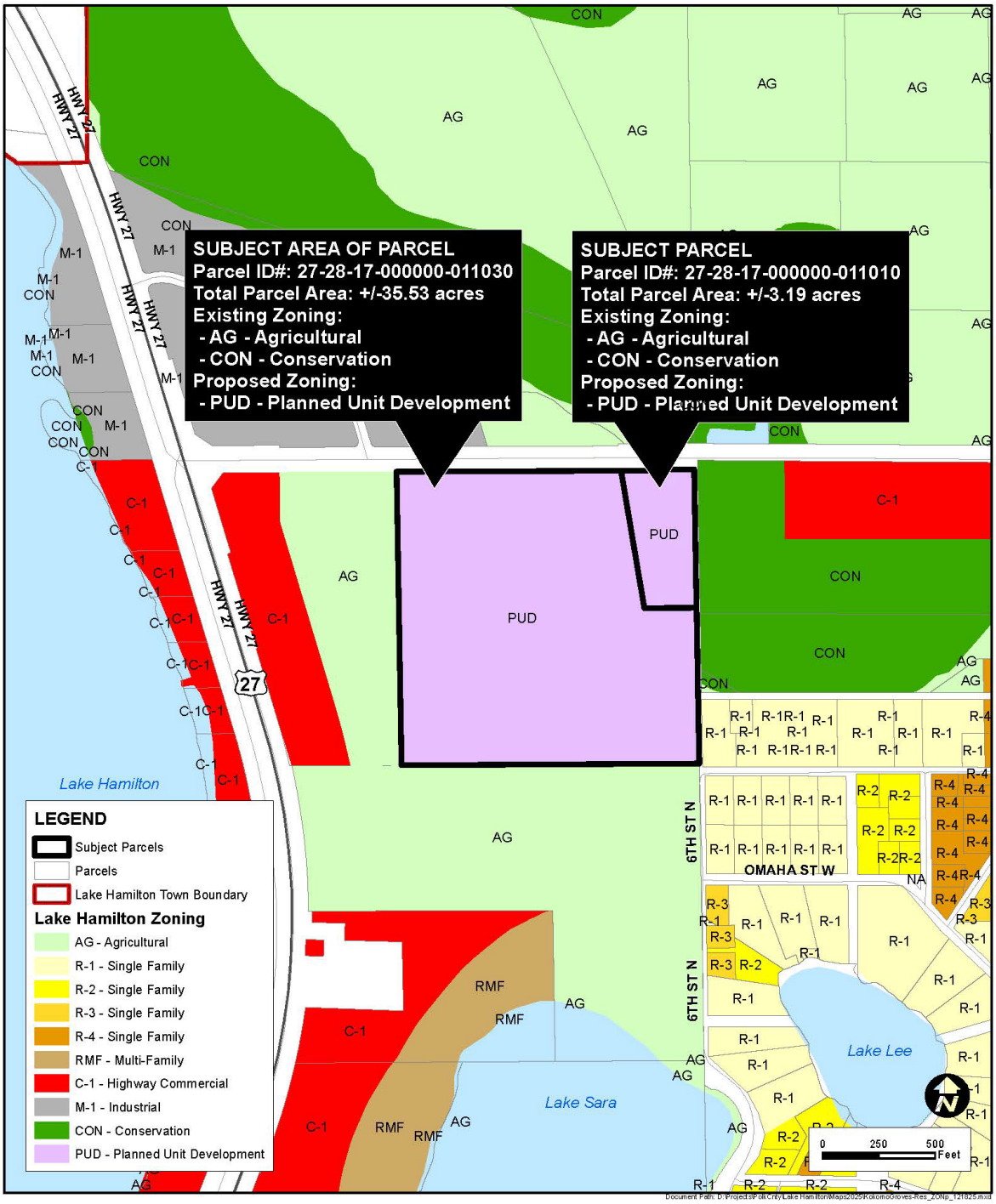
TOTAL OPEN SPACE = 11.495 AC (28.79%)

PROPOSED 50' RIGHT-OF-WAY: 5.747 AC PROPOSED LIFT STATION TRACT: 0.057 AC PROPOSED LOT AREA: 17.032 AC

TOWN OF LAKE HAMILTON
EXISTING ZONING MAP



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP



POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Travis L. Keyes
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

ADMINISTRATION

Frederick R. Heid
Superintendent

May 5, 2025

PCSB: NB2025-050502

Kokomo Grove LLC
Attn: Timothy Campbell
500 South Florida Avenue, Suite 800
Lakeland, FL 33801
(863) 940-2040
Email: TCampbell@clarkcampbell-law.com

Dear Timothy Campbell:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Lake Hamilton Grove** project located on parcel 272817-000000-011010 and a portion of 272817-000000-011030. Currently, there is partial capacity at the **zoned** elementary however, there is adequate capacity in the adjacent zoned school. There is insufficient capacity at the zoned middle and high schools; however, there is adequate capacity in the adjacent zoned schools. **No seats are being reserved for the proposed project**. At the time the project is undergoing plat approval, the development will need to apply for a binding letter to receive school concurrency. Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Alta Vista (Zoned)	778	964	177	151 SF	22	Partial (+9)
Elbert (Adjacent)	546	996	396	151 SF	22	Yes (+54)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Shelly S. Boone (Zoned)	1,334	1,628	314	151 SF	13	No (-20)
Denison (Adjacent)	680	1,219	488	151 SF	13	Yes (+51)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,117	3,279	447	151 SF	18	No (-282)
McLaughlin (Adjacent)	328	676	121	151 SF	18	Yes (+227)

Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at planning@polk-fl.net if you need any further assistance.

Sincerely,



POLK COUNTY PUBLIC SCHOOLS
STUDENTS FIRST

Malissa Celestine | Senior Coordinator, Facilities Planning
Facilities Planning & Real Estate Department | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x 313 / Malissa.Celestine@polk-fl.net

c: Shawna Schuette, Permit Technician- Town of Lake Hamilton shawna@townoflakehamilton.com
Jeffrey Ball, Community Development Director- Town of Lake Hamilton JBall@townoflakehamilton.com

Town of Lake Hamilton

Town Council

PUD Staff Report

May 5, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: **COMMUNITY DEVELOPMENT**

SUBJECT: **PUD REZONING**

Ordinance 2026-xx: An applicant-initiated amendment to the Official Zoning Map of the Town of specifically changing the zoning for parcels of land that total approximately 39.92 acres, located on the located along the south side of Kokomo Road, approximately 400 ft. east of US 27 (portion of parcel 272817-000000-011030 and 272817-0000000-11010) from Town Agriculture (AG) to Town Planned Unit Development (PUD).

AGENDA & HEARING DATES:

Town Council Meeting (First Reading): May 5, 2026; 6:00 PM
Town Council Meeting (Second Reading): June 2, 206 6:00PM

Attachments

Aerial Photo | Location Map | | Existing Zoning Map | Proposed Zoning Map | Proposed Concept Plan | Development Standards| Ordinance 2026-xx

Overview:

APPLICATIONS	
Owner	Kokomo Grove, LLC.
Agent	Tim Campbell, Esq.
Property Size	± 39.92 acres
Property Location	Generally located along the south side of Kokomo Road, approximately 400 ft. east of US 27
Parcel ID	(portion of parcel 272817-000000-011030 and 272817-0000000-11010
Zoning: Existing	Town Agricultural Lands (AG)
Zoning: Proposed	Town Planned Unit Development (PUD)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting to rezone from AG to PUD to facilitate the development of a 144-lot residential subdivision. The 4.88 acre wetland is included in the PUD zoning, however it is not included in the FLU amendment (no density increase will be granted, if approved).The applicant has a companion FLU application requesting Residential Lands (Res-5) FLU designation. Descriptions for both the existing and proposed zoning districts are provided as follows:

Existing Agricultural (AG) Zoning District:

Sec. 16-104 Agricultural District

The AG zoning district summary was removed from the code in 2013. Per Sec. 16-103.1 (chart A-1) Design Standards, AG zoning requires a minimum 1 lot, minimum lot width of 200 ft., and a minimum floor area of 1,500 sq.ft.

Permitted principal uses are as provided in Table 16-103.1(A), table of land uses.

Proposed Planned Unit Development (PUD) zoning district:

The purpose of this district is to provide flexible land use and design regulations and to allow planned diversification and integration of uses and structures, while retaining to the town the authority to establish limitations and regulations thereon for the benefit of the public health, safety, and welfare. It is the intent of the planned unit development (PUD) processes to reduce improvement costs through a more efficient use of land, to preserve natural amenities and environmental assets by permitting a more economical and concentrated use of building areas, to provide maximum opportunity for the application of innovative concepts and generally more flexibility for sound planning than may be achieved in other zoning districts. This district is a "floating" district which is not placed on the official zoning map of the town until application is made and a rezoning and plan of development are approved by the town council in accordance with the requirements of this division.

(a) Generally. A PUD shall be permitted only upon an order of the Town Council approving the development plan which includes approval of the PUD concept plan and development standards. No PUD development plan shall be approved unless it complies with the eligibility standards in this division and all relevant provisions in this Code.

(b) Standards that may be varied. Development standards that depart from certain standards of this Code may be proposed and approved through the PUD process in consideration of unique, innovative, and superior project design. Where not specified in the PUD, the applicable standards of this Code shall apply. Standards that may be varied shall include the following:

(1) Setbacks.

(2) Lot coverage.

(3) Height.

(4) Landscaping.

(5) Internal buffering.

(6) Off-street parking.

(7) Signage.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Zoning Map designations for the property.

Table 1:
Analysis of Impacts from Proposed Rezoning

	Existing Zoning: Agricultural (AG) (35.08 acres)	**Proposed Zoning: PUD (39.92 gross acres) (35.08 net acres)**
Density/Intensity	1 du/ac	4.1 du/ac
Density Potential	35 residential lots	PUD 144 residential lots
Difference	Net increase of 109 SFR's	

The proposed zoning change can be considered compatible with the surrounding area based on the Future Land Uses and zoning on nearby properties. More information is available in the Land Use Analysis located below

Zoning Analysis:

The subject property is surrounded by properties within the incorporated Town limits. To the East is a wetland with a Conservation zoning. The property to the north is developed with warehouses, zoned Industrial (M-1). To the South is vacant agricultural property, zoned AG. To the West is AG zoned property under the same ownership. There is an application to change this property to commercial.

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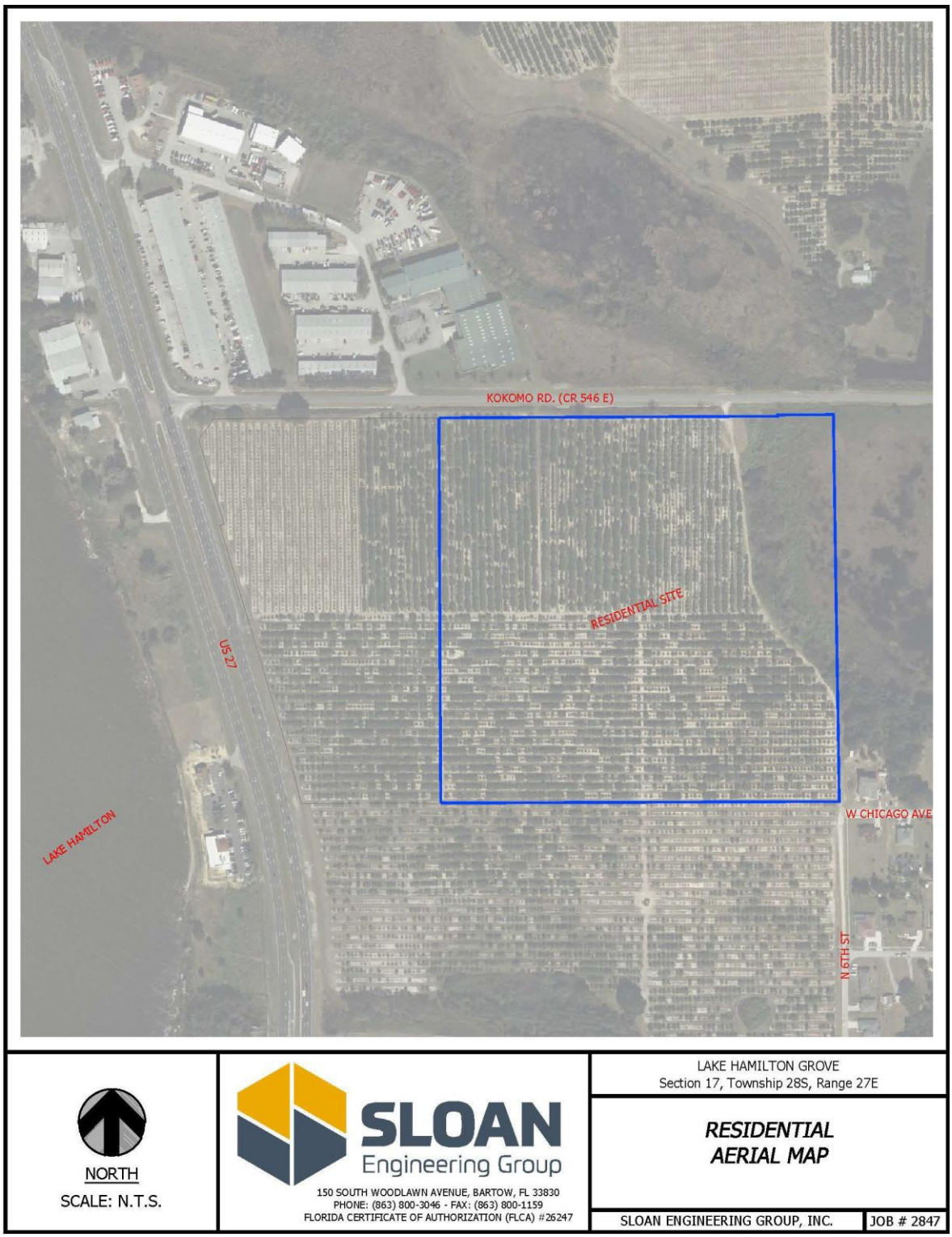
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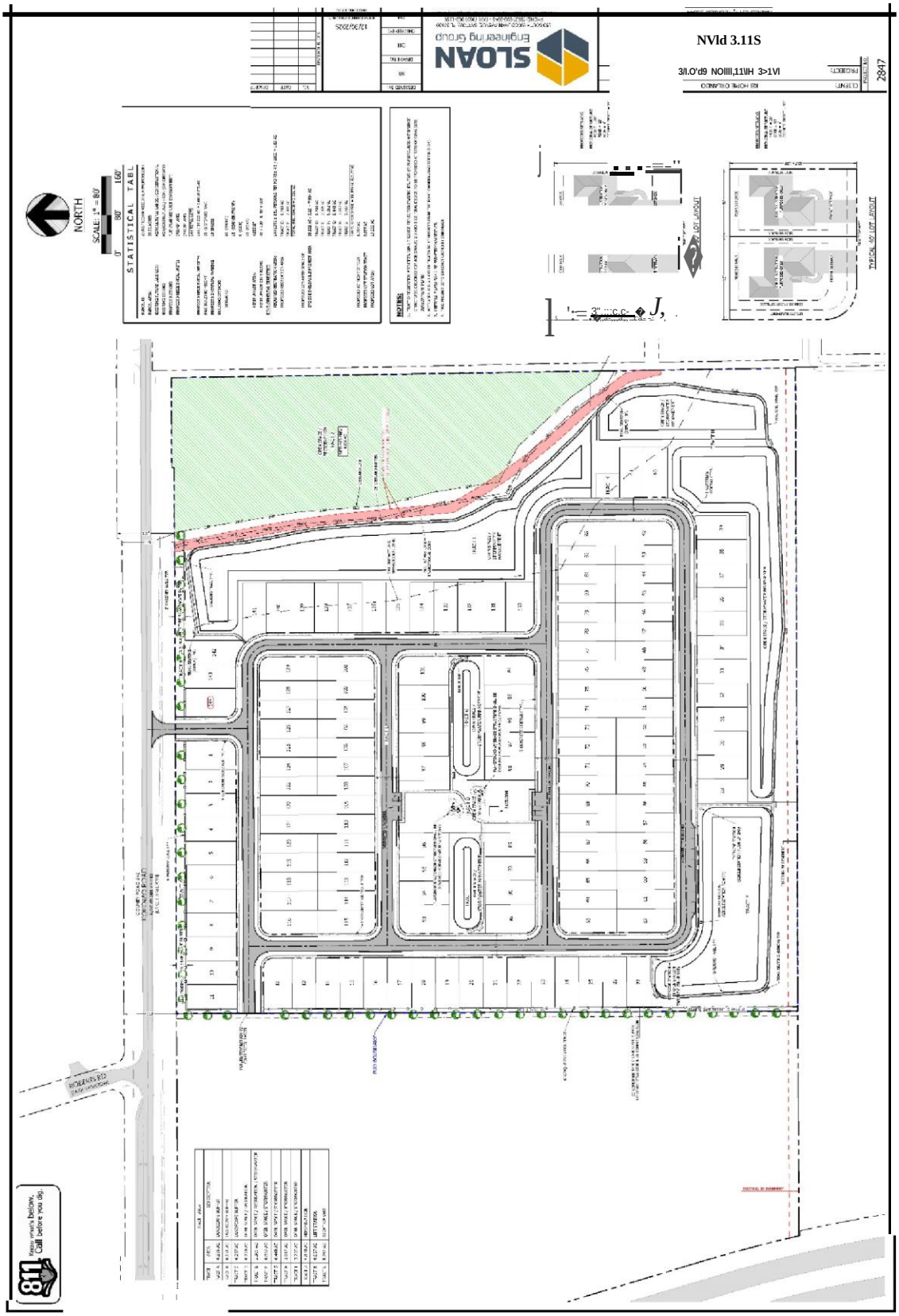
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MINIMUM LOT AREA: 4,800 SF
MINIMUM LOT DIMENSIONS: 40' x 120' & 50' x 105' DEVELOPMENTAL STATISTICS

REQUIRED RECREATION AREA: 144 LOTS x 2.51 PERSONS PER HOME x 4.5 / 1000 = 1.63 AC

PROPOSED RECREATION AREA: TRACT D: 0.720 AC
TRACT E: 2.301 AC

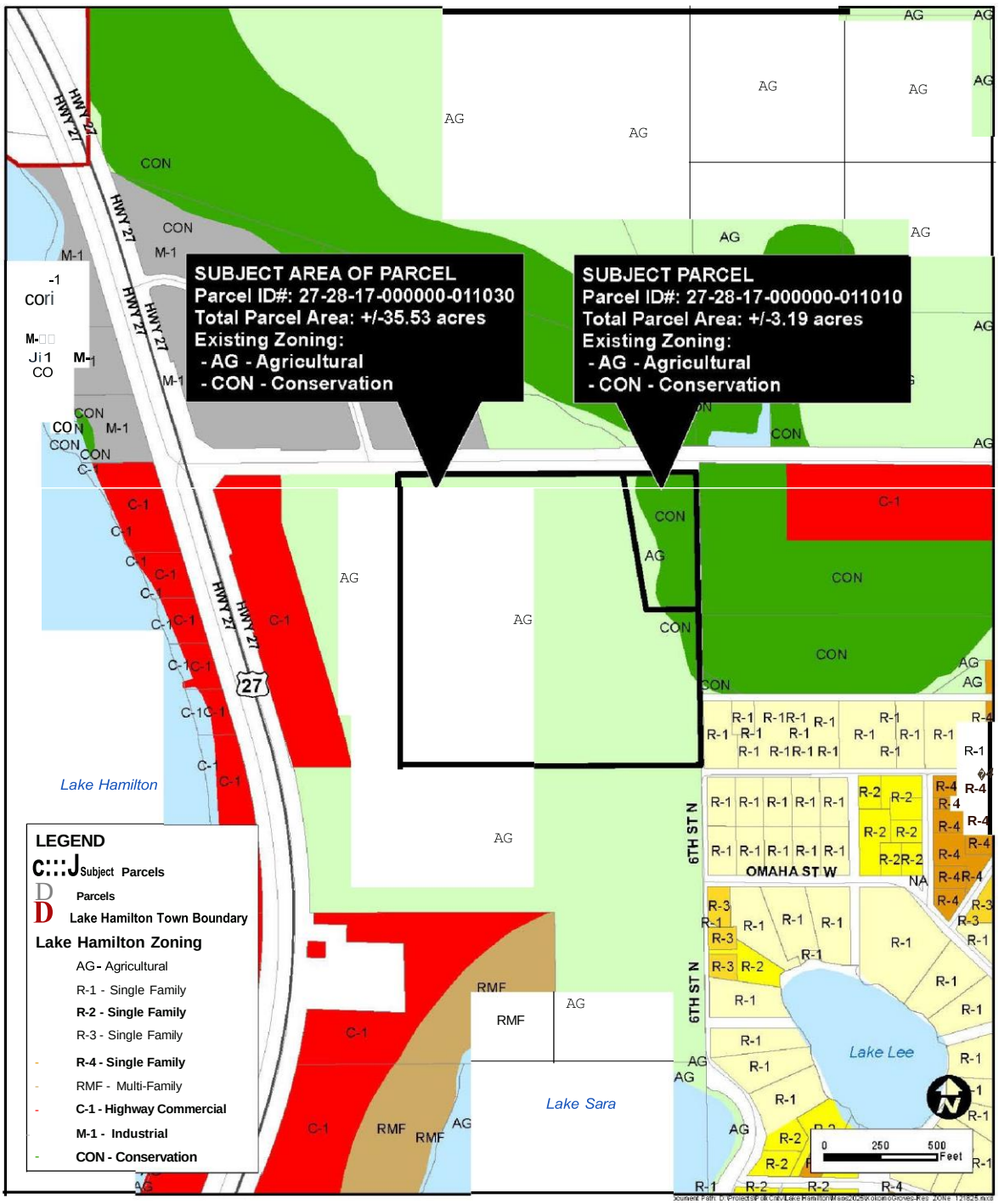
TOTAL REC. SPACE = 3.021 AC

PROPOSED 20% OPEN SPACE OF
GROSS DEVELOPABLE PROJECT AREA: 39.923 AC x 0.20 = 7.984 AC
TRACT D: 0.720 AC TRACT E: 2.301 AC TRACT F: 0.362 AC TRACT G: 0.448 AC
TRACT H: 3.957 AC TRACT I: 3.707 AC

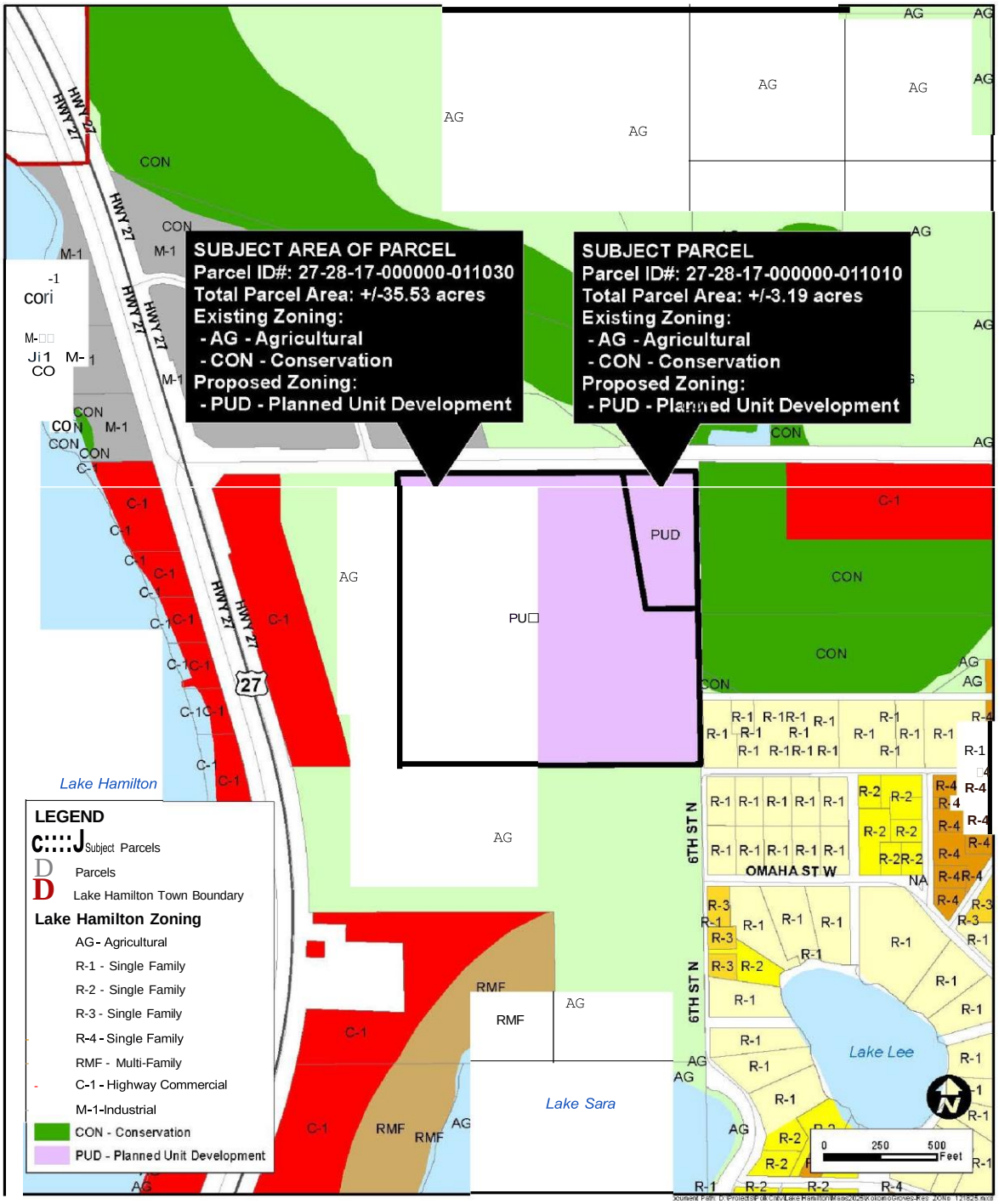
TOTAL OPEN SPACE = 11.495 AC (28.79%)

PROPOSED 50' RIGHT-OF-WAY: 5.747 AC PROPOSED LIFT STATION TRACT: 0.057 AC PROPOSED LOT AREA: 17.032 AC

TOWN OF LAKE HAMILTON
EXISTING ZONING MAP



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Patrick Henry, Public Services Director

AGENDA ITEM: Resolution R-2026-XX for the Right of Way Dedication for Parcel ID 272809000000024330 (Water Treatment Facility).

DATE: May 5, 2026

SUMMARY & RECOMMENDATION: Staff wishes to dedicate a portion of the Water Treatment Plant Property as a perpetual public right of way. We have discovered that the water plant parcel extends over the road on Church Street offering no ROW. The lack of ROW prevents any future public services becoming available without granting easements. 40' will granted on the east side of the parcel with Council's approval.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No Financial Impact

RECOMMENDATION:

ATTACHMENT(S):
Second Amended Resolution and Dedication.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, FLORIDA, AUTHORIZING AND APPROVING AN AMENDED RIGHT-OF-WAY EASEMENT DEDICATION OVER TOWN-OWNED PROPERTY; ACCEPTING THE DEDICATED PUBLIC RIGHT OF WAY FOR PUBLIC USE; AUTHORIZING RECORDING IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Hamilton, Florida (the "Town"), is a Florida municipal corporation and the fee simple owner of certain real property located in Polk County, Florida, with Polk County Parcel ID Number 272809000000024330 (the "Property"); and

WHEREAS, the Town Council has determined that it is in the public interest to dedicate a portion of the Property as a perpetual public right of way easement for roadway, ingress and egress, pedestrian, drainage, and public utility purposes; and

WHEREAS, the Town Council previously authorized and approved a 25-foot perpetual right of way easement over the Property; and

WHEREAS, the Town Council wishes to amend the dedicated easement so that it is a 40-foot easement instead of the original 25-foot easement, in order to provide enough right-of-way for utility installation; and

WHEREAS, the portion of the Property to be dedicated as a public right of way is more particularly described and depicted in Exhibit "B" to the Right-of-Way Easement Dedication attached hereto; and

WHEREAS, the Town Council desires to authorize the execution of the amended Right-of-Way Easement Dedication and to accept the dedication on behalf of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, FLORIDA:

Section 1. Approval and Authorization. The Town Council hereby approves the amended Right-of-Way Easement Dedication attached hereto and authorizes the Mayor to execute the Dedication on behalf of the Town.

Section 2. Acceptance. The Town Council hereby accepts the public right of way easement dedicated by the Town for roadway, ingress and egress, pedestrian, drainage, and public utility purposes.

Section 3. Recording. The Town Clerk is hereby authorized and directed to record this Resolution together with the executed Right-of-Way Easement Dedication in the Official Records of Polk County, Florida.

Section 4. Conflicts. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed, and the provisions of this Resolution shall prevail.

Section 5. Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

RESOLVED this ___ day of _____, 2026 by the Town Council of the Town of Lake Hamilton, Florida.

TOWN OF LAKE HAMILTON, FLORIDA

By: _____
Phyllis Hall, Mayor

ATTEST:

_____
Jacqueline Borja, Town Clerk

Prepared by/return to
Francheska Sabatini
Sabatini Law Firm P.A.
1601 E. 1st Ave.
Mount Dora, FL 32757
407-965-6380
francheska@sabatinilegal.com

RIGHT-OF-WAY EASEMENT DEDICATION

THIS RIGHT-OF-WAY EASEMENT DEDICATION ("Dedication") is made this _____ day of _____, 2026, by the Town of Lake Hamilton, a Florida municipal corporation whose address is 100 Smith Avenue, Lake Hamilton, Florida 33851 (the "Town").

WHEREAS, The Town is the fee simple owner of certain real property located in Polk County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, The Town wishes to dedicate a portion of the Property consisting of the eastern 40 feet of the Property as a perpetual public right of way easement, as depicted in Exhibit "B" attached hereto and incorporated herein, for roadway and public utility purposes.

NOW THEREFORE, the Town of Lake Hamilton makes the following Right-of-Way Easement Dedication.

1. Recitals. The above recitals are true and correct and incorporated herein by reference.

2. Grant of Right-of-Way. The Town does hereby dedicate, grant, and convey to the public forever a public right of way over, under, and across that portion of the Property as more particularly described and depicted in Exhibit "B" attached hereto and incorporated herein by reference (the "Right-of-Way"). The Right-of-Way is dedicated for roadway, ingress and egress, pedestrian, drainage, and public utility purposes, together with all rights necessary and incidental to the full public use and enjoyment thereof.

3. Authority. This Dedication has been duly authorized by Resolution of the Town of Lake Hamilton, Florida.

4. **Recording.** This Instrument shall be recorded in the official records of Polk County, Florida, together with the acceptance resolution referenced herein.

IN WITNESS WHEREOF, the Town has executed this Right-of-Way Easement Dedication as of the Effective Date.

TOWN OF LAKE HAMILTON

By: _____
Phyllis Hall, Mayor

ATTEST

_____
Jacqueline Borja, Town Clerk

Approved as to form and legal sufficiency:

_____
Anthony Sabatini, Town Attorney

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [ ]physical presence or [ ] online notarization, this ____ day of _____**, 2026**, by Phyllis Hall as Mayor of the Town of Lake Hamilton, on behalf of the Town. She is personally known to me or has produced _____ as identification.

_____

Notary Public, State of Florida

Exhibit "A"

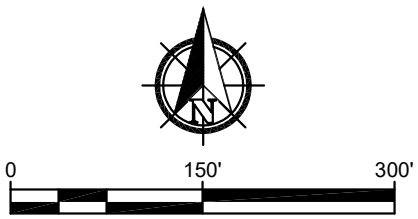
Parcel I. D. Number 092827-000000-024010

The East 357.62 feet lying north of the northerly right-of-way line (and the westerly prolongation) of the 50-foot right-of-way of Orange Street of the following described parcel:

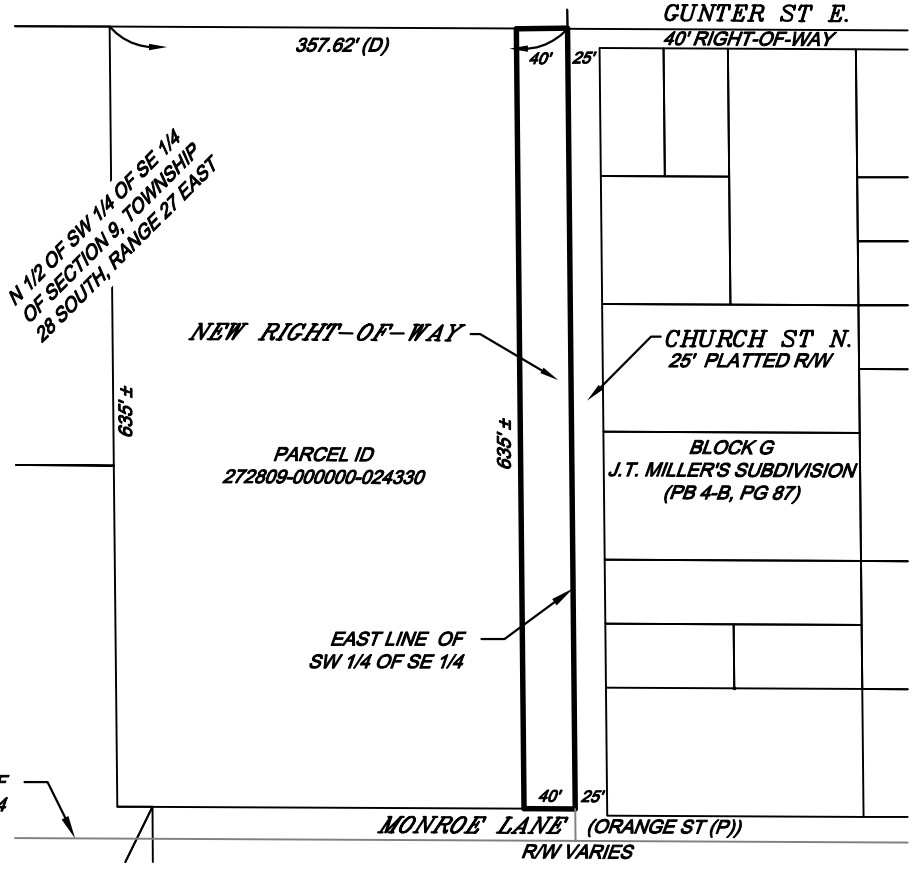
The North 1/2 of the Southwest 1/4 of the Southeast 1/4, Section 09, Township 28 South, Range 27 East; LESS - Beginning at the Southeast corner of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, run Westerly 25 feet; thence, run Northeasterly to a point on the East boundary of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 at a point 50 feet northerly of the Point of Beginning; thence, run Southerly along said East boundary, 50 feet to the Point of Beginning; and LESS the South 50 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and Less US Highway 27-A (US Highway 17 North).

LEGEND

ID	– Identification
LB	– Licensed Business
LS	– Licensed Surveyor
PLS	– Professional Land Surveyor
R/W	– Right–of–way
(D)	– Deed Distance
(F)	– Field Distance
PB	– Plat Book
PG	– Page
SEC	– Section
TWP	– Township
RNG	– Range



SCALE: 1" = 150'



DESCRIPTION: (Prepared by Pennoni)

The East 40.00 feet of the East 357.62 feet of the North 1/2 of the Southwest 1/4 of the Southeast 1/4, of Section 9, Township 28 South, Range 27 East, Polk County, Florida, north of the westerly extension of Monroe Lane right–of–way (formerly Orange Street) depicted in J.T. Miller's Subdivision, recorded in Plat Book 4–B, Page 87, Public Records of Polk County, Florida.

SURVEY NOTES:

1) This is not a boundary survey.

2) The parent parcel information shown hereon was obtained from the Polk County Property Appraiser's records. The adjoining parcel lines, if shown, are approximate and are shown graphically for reference only.

December 9, 2025
Date

Robert F DuBois Digitally signed by Robert F DuBois Date: 2026.04.24 06:42:54 -04'00'

ROBERT F. DuBOIS, PSM
Florida License No. LS5293
PENNONI ASSOCIATES INC.
Florida License No. LB8126

NO.	REVISION DESCRIPTION	DATE	BY
3	REVISE WIDTH OF PARCEL TO 40'	04/24/2026	LSS
2	REVISE WIDTH OF PARCEL TO 30'	04/13/2026	LSS
1	ADD "NEW RIGHT-OF-WAY" LABEL	02/13/2026	LSS

The seal and signature appearing on this document were authorized by Robert F. DuBois, PSM., (LS No. 5293) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 **F** 863.294.6185

CHURCH STREET AND MONROE LANE
SE 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FL

LEGAL DESCRIPTION

TOWN OF LAKE HAMILTON

PROJECT	LAKHA24005
DATE	2025-12-09
DRAWING SCALE	1" = 150'
DRAWN BY	AJS
APPROVED BY	RFD

V-DESC

SHEET 1 OF 1

U:\ACCOUNTS\LAKHA\LAKHA24005 - MONROE ST. WTP TECH CONSTRUCTION SERVICES\DESIGN\VSECURE\PH. 04 - LEGAL\PRODUCTION\LAKHA24005-VW-RDLGL-REV3.DWG PLOTTED: 4/24/2026 6:17:40 AM, BY: SCOTT SEIBERT PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: –

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Chris Votour, Chief of Police

AGENDA ITEM: Consider Interlocal Agreement with Grady Judd, Polk County Sheriff's Office, for Telecommunication and IT Services.

DATE: May 5, 2026

SUMMARY & RECOMMENDATION: This interlocal agreement with the Sherriff's Office is for ongoing Telecommunication and IT Services and the renewal of that agreement. Staff recommends approval of the agreement.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: The agreement is for ongoing services contracted by the Sherriff's Office, the item was budgeted under G/L #001-521-031.

RECOMMENDATION:

ATTACHMENT(S):
Interlocal Agreement For Signature (PDF)

Sheriff Grady Judd
Polk County
1891 Jim Keene Blvd. • Winter Haven, FL 33880-8010 • Phone: 863.298.6200 • www.polksheriff.org

April 10, 2026

Ms. Brittany Sandoval, Town Administrator
Post Office Box 126
Lake Hamilton, Florida 33851

Re: Interlocal Agreement with the Polk County Sheriff's Office

Dear Ms. Sandoval

Please find the enclosed copy of the above agreement for Telecommunications and IT services with the Polk County Sheriff's Office. At your earliest convenience, please have it executed and return the original copy to my attention at the Polk County Sheriff's Office

Should you have any questions or need anything additional, please feel free to call me at 298-6587.

Sincerely,

John W. Lees
Staff Attorney, Office of Legal Affairs

JWL/mkc
Enclosure
xc: File

FSD
CSB MDC
GCS

INTERLOCAL AGREEMENT

THIS AGREEMENT is made by and between the Town of Lake Hamilton, a municipality of the State of Florida, located within the boundaries of Polk County, Florida (hereinafter referred to as "TOWN") and Grady Judd, as Sheriff of Polk County, a Constitutional Officer of the State of Florida (hereinafter referred to as "SHERIFF").

WHEREAS, the TOWN is desirous of maintaining a high level of telecommunications services in conjunction and harmony with its fiscal policies of sound, economical management; and

WHEREAS, the TOWN desires to ensure its informational needs are met during normal daily activities and during emergencies; and

WHEREAS, the TOWN is desirous of obtaining its telecommunications services through a contractual relationship with the SHERIFF; and

WHEREAS, the SHERIFF has agreed to provide the TOWN a high level of professional telecommunications services and the TOWN is desirous of contracting for such services upon the terms and conditions hereinafter set forth; and

WHEREAS, the TOWN after evaluation of options for the provision to its residents of telecommunications services enumerated herein, has made a determination that the interests of its residents will be best served by contracting with SHERIFF and the TOWN is desirous of obtaining its enforcement related telecommunications services through a contractual relationship with SHERIFF; and

WHEREAS, this Agreement is undertaken for the benefit of the general public so that, via cooperative effort, the parties may make the most efficient use of their resources, and is

authorized by and entered into pursuant to Chapter 163, Florida Statutes, and other applicable law; and

WHEREAS, the parties are acting pursuant to the authority contained in their respective charters, general law and Section 163.01, Florida Statutes.

NOW, THEREFORE, in consideration of the sums hereinafter set forth and for other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, IT IS HEREBY AGREED AS FOLLOWS:

ARTICLE 1 – DEFINITIONS

1.1. For the purposes of this Agreement, the following terms shall have the respective meanings hereinafter set forth:

a. Services for the purpose of this agreement shall be interpreted to include law enforcement and fire/rescue emergency 9-1-1 calls each day of the year on a twenty-four (24) hour per day basis.

b. Telecommunicator shall mean an individual who is appointed by the SHERIFF, and defined as a person who receives, processes, and dispatches calls for service.

ARTICLE 2 – TELECOMMUNICATIONS

2.1 The SHERIFF shall provide to the TOWN professional telecommunications services within and throughout the jurisdiction of the TOWN.

2.2 Upon receipt of the emergency call from within the TOWN's jurisdiction, the SHERIFF will coordinate dispatch and radio communication services for law enforcement for the TOWN.

2.3 Telecommunication services shall encompass all those duties and functions of the type coming within the jurisdiction of, and customarily provided by, an agency receiving, processing, and dispatching calls for service.

2.4 Performance of all duties and responsibilities of the telecommunicators shall be in accordance with SHERIFF's General Orders and this Agreement.

2.5 The parties acknowledge that communications interoperability has been identified as a critical element of the public safety response network. The parties agree to acquire and utilize the same radio communications technology platform in order to be directly interoperable with all other agencies on the system. Radio communications technology platform refers to the radio equipment (portables, mobiles, control stations, consoles) which operate on the current radio system. The equipment utilized must be capable of direct interoperability using a shared system and shared channels or talk groups without requiring any type of manual process or intervention such as gateways, bridges, patches, etc.

The parties agree to adhere to the communications protocols, including the requirement to utilize common radio terminology (codes, plain text), which may be discipline specific between fire-rescue and law enforcement.

2.6 The parties recognize that each agency may have specific response matrices that dictate which resources will be sent to specific responses, though these may differ from like agencies. The SHERIFF shall dispatch the appropriate units for emergency incidents based on each agencies' requirements and directives.

2.7 The purpose of this Agreement shall be to receive calls for emergency assistance, to efficiently coordinate response resources to emergencies and to efficiently and effectively coordinate public safety/emergency services radio communications.

ARTICLE 3 – INFORMATION TECHNOLOGY SERVICES

3.1 The TOWN shall be entitled through agents and employees of the SHERIFF to Information Technology Services for police personnel.

3.2 The SHERIFF will provide Information Technology Services support to TOWN's police personnel to access SHERIFF's Information Technology Staff for assistance related to the proper operation of their town-owned Information Technology equipment. This assistance will be provided in the following areas:

(a). Connectivity – To include VPN support, air card diagnostics, voice and data land-line support and net motion.

(b). Hardware – To include desktop and laptop diagnostic service. Any recommended replacements are the responsibility of the TOWN and that cost is not part of this Agreement.

(c). Peripherals – Support will be provided relating to Automated Vehicle Locator (AVL), Global Positioning System (GPS), Driver's License Readers and Property & Evidence Bar Code Readers.

(d). Software – Support will be provided for the following software solutions:

- CAD;
- Mobile Cad;
- Field Reporting;
- Records Management System;
- Automated Jail Booking and Data Transfer;

- Database management and systems file maintenance; and
- Reports and Web Based Data Query.

3.3 The SHERIFF agrees to provide IT services in support of the nine (9) machines and the lease of the seven (7) laptops.

3.4 The SHERIFF agrees to refresh the vehicle mobile computer equipment every four (4) years.

3.5 As this agreement contemplates the exchange of Criminal Justice Information ("CJI") of which may be routinely shared for the administration of criminal justice, the parties agree as follows:

(a) Sheriff will provide Town access to the software in §1.(d) above through a FIPS 140-2 certified encrypted path.

(b) Sheriff and Town may also exchange CJI as needed, via voice and/or physical paper dissemination.

(c) Both Sheriff and Town will utilize the records for criminal justice purposes.

(d) Sheriff and Town agree to abide by all applicable local, state, and federal laws, rules and regulations, with regards to the use of said electronic systems.

(e) Both parties agree to abide by all the terms and conditions of the Criminal Justice User Agreement executed between the FDLE and each party, to include but not limited to the FBI CJIS Security Policy.

(f) Both Sheriff and Town agree that they shall make use of the records for authorized criminal justice purposes only.

(g) Both parties will disseminate CJI related information obtained from one another only for criminal justice purposes.

(h) Both parties agree to maintain any information obtained from one another in a secure place, and destroy records containing such information in compliance with all applicable federal and state laws.

(i) All CJIS data transmitted over any public network segment must be encrypted as required by the FBI CJIS Security Policy.

(j) To the extent provided by the laws of Florida, the parties agree to be responsible for the violations, negligent acts or omissions of their own personnel arising out of or involving any information contained in, received from, entered into or through the receipt of the records.

(k) Both parties must ensure all devices with connectivity to CJI systems and/or data employ virus protection software and such software shall be maintained in accordance with the software vendor's published updates; and will promptly and fully patch Windows and other software present on all such devices, after any necessary testing, upon such patches becoming available.

(l) CJI may only be accessed via computers or interface devices owned by the parties or contracted entities. Personally owned devices shall not be authorized to access, process, store, or transmit CJI. Vendors under contract with the hosting agency may be allowed access provided all requirements of the FBI CJIS Security Addendum are complied with and member security training is current as required by the FBI CJIS Security Policy.

(m) All policies, procedures and operating instructions contained in the FBI CJIS Security Policy are hereby incorporated into and made a part of this agreement, except to the extent that they are inconsistent herewith or legally superseded by higher authority.

(n) Both Sheriff and Town will have a written policy for discipline of personnel who access CJI for purposes that are not authorized, disclose information to unauthorized individuals or in an unauthorized manner, or violate CJIS rules, regulations or operating procedures.

(o) Town shall submit instances of violations to the proper point of contact with the Sheriff for follow up.

(p) Sheriff and Town have an obligation to report instances of misuse to the FDLE for follow up of applicable investigation and applicable discipline in compliance with the FBI CJIS Security Policy.

(q) Sheriff reserves the right to deny CJI or related records to any individual based on valid, articulable concerns for the security and integrity of CJIS and related programs/systems information.

3.6 The Town agrees to comply with all terms and conditions of the User Agreement between the Florida Department of Law Enforcement ("FDLE") and the Polk County Sheriff's

Office in effect as of the date of this Agreement and as the same may be amended or replaced from time to time. The Sheriff will provide the Town with a copy of the current FDLE User Agreement and any subsequently executed amendment or replacement thereof upon the Town's request and at no cost to the Town.

ARTICLE 4 – CONSIDERATION

4.1. Law Enforcement Telecommunication Services. TOWN shall pay the SHERIFF as payment in full for law enforcement telecommunication services as agreed to be performed the sum of forty six thousand seven hundred thirty six dollars ($46,736.00) for the term of this Agreement.

4.2 Information Technology Services. In addition to the amounts listed in paragraph 4.1, TOWN shall also pay the SHERIFF as payment in full the sum of one thousand four hundred dollars ($1,400.00), to lease the seven laptops, and one thousand three hundred fifty dollars ($1,350.00), for information technology services to support nine machines, for the term of this Agreement.

4.3 The TOWN shall make quarterly payments in advance for the base contract. Quarterly payments shall be made prior to October 1, 2026, January 1, 2027, April 1, 2027 and July 1, 2027.

ARTICLE 5 – AUDIT OF RECORDS

The TOWN or designee may, upon reasonable notice to the SHERIFF, examine the existing SHERIFF's records relating to the services provided pursuant to the terms of this Agreement.

ARTICLE 6 – HOLD HARMLESS

6.1 To the extent and limits permitted by controlling law, the SHERIFF will indemnify and hold harmless the TOWN against any claims, and the cost of defending such claims, arising directly or indirectly, as a result of, or in connection with any negligent acts or omissions of the SHERIFF's office or its deputies', agents', or employees' performance of the services required by this Agreement.

6.2 To the extent and limits implemented under controlling law, the TOWN will indemnify and hold the SHERIFF harmless against any claims, and the cost of defending such claims, arising directly or indirectly, or as a result of, or in connection with any negligent acts or omissions of the TOWN, its agents', or employees' related to this Agreement.

6.3 Nothing contained herein shall be construed to limit or modify the provision of Section 768.28, Florida Statutes, as it applies to the TOWN and the SHERIFF. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the SHERIFF or the TOWN pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third parties receive any benefit whatsoever from the indemnification provided herein.

6.4 The parties hereto agree that nothing contained herein shall in any way waive the sovereign immunity that they enjoy presently under the Constitution, common law, or statutes of the State of Florida and particularly with respect to Chapter 768, Florida Statutes. The parties agree that the TOWN's determination to cause the provision of services by this Agreement is an exercise of the legislative function of and by the TOWN and that at no time will the TOWN exercise any specific operational control over the activities of any of the members of the SHERIFF's office.

6.5 For purposes of this provision, the TOWN's employees shall not be deemed agents or servants of the SHERIFF and the SHERIFF's employees shall not be deemed agents or servants of the TOWN. The SHERIFF and the TOWN will at all times be entitled to the benefits of sovereign immunity as provided in Florida Statutes, Section 768.28, and common law. Nothing contained in this Agreement shall be construed as a waiver of sovereign immunity.

ARTICLE 7 – INDEPENDENT CONTRACTOR

The SHERIFF, for the purpose of this Agreement, is and shall remain an independent contractor; provided, however, such independent contractor status shall not diminish the power and authority vested to the SHERIFF.

ARTICLE 8 – TERM

This Agreement shall remain in full force and effect commencing October 1, 2026, and ending September 30, 2027, all dates inclusive, unless the Agreement is otherwise extended or terminated in accordance with the terms hereof.

ARTICLE 9 – TERMINATION

This Agreement may be terminated by either party for any or no cause by giving advance notice to the other party of not less than one hundred and eighty (180) days in the manner set forth in Article 11 of this Agreement. However, termination of this Agreement shall not abridge or modify the obligations pertaining to the reestablishment of telecommunication services and the parties agree there will be no lapse in said services.

ARTICLE 10 – AUTHORITY TO EXECUTE; NO CONFLICT CREATED

10.1 The SHERIFF, by his execution hereof, does hereby represent to the TOWN that he has full power and authority to make and execute this Agreement pursuant to the power so vested in him under the Constitution and Laws of the State of Florida to the effect:

(a). His making and executing this Agreement shall create a legal obligation upon himself and the Polk County Sheriff's Office.

(b). This Agreement shall be enforceable by the TOWN according and to the extent of the provisions hereof.

10.2 Nothing herein contained and no obligation on the part of the SHERIFF to be performed hereunder is intended to in any way be contrary to or in contravention of any policy of insurance or surety bond required of the SHERIFF pursuant to the laws of the State of Florida or any policy, rule, and/or ordinance of the County, or the laws of the State of Florida.

10.3 The TOWN Mayor, by his/her execution hereof, does represent to the SHERIFF that he/she has full power and authority to make and execute this Agreement on behalf of the TOWN.

10.4 Nothing herein contained and no obligation on the part of the TOWN to be performed herein under is intended to in any way be contrary to or in contravention of any policy, rule and/or ordinance of the TOWN or the laws of the State of Florida.

ARTICLE 11 – NOTICE

All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States Mail, registered or certified, return receipt requested, postage

prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of the TOWN, to:

Town of Lake Hamilton

P.O. Box 126

Lake Hamilton, Florida 33851

In case of the SHERIFF, to:

Polk County Sheriff's Office

Attn: Office of Legal Affairs

1891 Jim Keene Blvd

Winter Haven, Florida 33880

ARTICLE 12 – NON-ASSIGNABILITY

The SHERIFF shall not assign any of the obligations or benefits imposed hereby or contained herein, unless upon the written consent of the TOWN, which consent must be evidenced by a duly passed resolution.

ARTICLE 13 – THIRD PARTIES

In no event shall any of the terms of this Agreement confer upon any third person, corporation, or entity other than the parties hereto any right or cause of action for damages claimed against any of the parties to this Agreement arising from the performance of the obligation and responsibilities of the parties herein or for any other reason.

ARTICLE 14 – JOINT PREPARATION

The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

ARTICLE 15 – ENTIRE AGREEMENT

This Agreement constitutes the complete understanding of the parties and merges and supersedes any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.

ARTICLE 16 – SEVERABILITY

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

ARTICLE 17 – AMENDMENTS OR MODIFICATIONS

Either party may at any time during the term of this Agreement request amendments or modifications. Requests for amendment or modifications of this Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the Agreement. Should the parties consent to modification of the Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.

MOC

ARTICLE 18 – GOVERNING LAW

This Agreement shall be governed by the laws of the State of Florida as to all matters, including but not limited to matters of validity, construction, effect and performance.

ARTICLE 19 – FORUM AND VENUE

All actions regarding this Agreement shall be formed and venued in a court of competent subject matter jurisdiction, in Polk County, Florida, or the Federal Middle District Court of Florida, located in Tampa, Florida.

IN WITNESS WHEREOF, the parties have caused this interlocal agreement to be executed for the uses and purposes set forth herein.

POLK COUNTY SHERIFF'S OFFICE
BY ANDRIA MCDONALD, EXECUTIVE DIRECTOR

andriaMcDonald

Date: 4/9/20

ATTEST

Marilyn Craig

WITNESS TO ANDRIA MCDONALD

APPROVED AS TO FORM:
BY SHERIFF'S GENERAL COUNSEL

TOWN OF LAKE HAMILTON
BY PHYLLIS HALL, MAYOR

ATTEST
BY TOWN CLERK



_____

_____

Date:_____

APPROVED AS TO FORM

BY:_____
TOWN ATTORNEY

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Shawna Schuette, Assistant Planner I

AGENDA ITEM: Consider Administrative Approval for SHIP (State Housing Initiatives Partnership) Replacement (Reasonable Accommodation) request for 802 Scenic Hwy S., Lake Hamilton, FL 33851

DATE: May 5, 2026

SUMMARY & RECOMMENDATION:

The Community Development Department (planning/zoning) recommends Administrative Approval of the replacement SFR build with the following conditions:

Compatibility: The new build shall adhere to the dimensional standards (setbacks, height, and lot coverage) of the most compatible residential zoning district.

Affordability: The property must remain "affordable" for the duration required by the SHIP recorded mortgage/lien.

Site Specificity: This accommodation is applicant-specific; any future change in use or abandonment for more than 180 days shall cause the property to revert strictly to the underlying commercial zoning.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: Attorney reviewed for legal authority & compliance

RECOMMENDATION:

ATTACHMENT(S):
Recommendation for 802 Scenic Hwy - Reasonable Accommodation Request.pdf

Recommendation

To: Town Council and Town Administrator

From: Shawna Schuette, Assistant Planner I - Community Development Department

Date: May 5, 2026

Subject: Administrative Approval for SHIP SFR Replacement (Reasonable Accommodation)

PROPERTY: Parcel ID: 272816-823000-041012 – 802 Scenic Hwy N

I. PROJECT DESCRIPTION

This project involves the demolition of an existing, substandard 1925 single-family residence and the construction of a modern, code-compliant, and accessible single-family home. The new structure will be funded through the State Housing Initiatives Partnership (SHIP) program. Although the parcel is currently zoned Commercial, this residential replacement is being processed under the Town's discretionary authority to authorize affordable housing and its federal obligation to provide reasonable accommodations.

II. BACKGROUND & FINDINGS OF FACT

1. Physical Assessment & Life-Safety Necessity:

A comprehensive assessment of the existing 1925 wood-frame, pier-foundation structure has determined:

Structural Failure: Extensive damage from wood-boring organisms has compromised the flooring structure, exposed wall framing, and roof trusses, rendering the home structurally unsound.

Substantial Improvement Threshold: The cost to rehabilitate the electrical, plumbing, and mechanical systems exceeds 50% of the structure's market value. Per the Florida Building Code and local ordinances, this triggers a mandatory requirement to bring the entire structure up to current code, making rehabilitation cost prohibitive.

2. Applicant Eligibility & Programmatic Vetting:

The property is privately owned by a verified low-income applicant who has been vetted and qualified under the Local Housing Assistance Plan (LHAP). This qualification establishes the project as a priority "affordable housing" initiative under s. 420.0004, F.S.

3. Zoning Mismatch & Hardship:

The current Commercial zoning does not reflect the property's historical or actual usage. This zoning designation was not self-created by the resident and acts as a regulatory barrier to the SHIP-funded replacement. Strict enforcement would cause undue hardship for the resident, potentially resulting in displacement and the loss of their primary residence.

4. Disability Nexus & Necessity of Accommodation:

To fulfill the Town's obligations under the Federal Fair Housing Act, the following to establish the "necessity" for this accommodation:

Continuity of Care: The applicant relies on an established network of local medical providers and support systems within the immediate vicinity. Displacing the resident would disrupt essential care and jeopardize their ability to maintain independence.

Lack of Housing Alternatives: A review of local inventory confirms a critical shortage of affordable, single-family homes that are both accessible and located near the applicant's support network.

Specific Accessibility Requirements: Unlike existing market-rate housing, the proposed replacement build will be custom-designed with specific ADA-compliant features (e.g., zero-entry thresholds, roll-in showers) required to accommodate the resident's physical limitations.

III. LEGAL AUTHORITY & COMPLIANCE

Town of Lake Hamilton Fair Housing Code (Sec.18-62) Declaration of Policy. It is the policy of the Town in keeping with the laws of the United States of America and the spirit of the constitution of the state, to promote through fair, orderly and lawful procedures the opportunity for each person so desiring to obtain housing of such person's choice in this jurisdiction without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person.

Florida Live Local Act (Section 166.04151(6), F.S.): The Department request to exercise its "self-executing discretionary authority to approve affordable housing development on any parcel zoned for commercial or industrial use, notwithstanding any other local ordinance."

Federal Fair Housing Act (FHA): This approval would be granted as a Reasonable Accommodation. It is necessary to provide an individual with a disability an equal opportunity to enjoy a safe dwelling. This waiver is reasonable as it does not fundamentally alter the Town's overall zoning or future land use.

Section 504 of the Rehabilitation Act: As a recipient of state/federal funds through the SHIP program, the Town must ensure its land-use policies do not discriminate against low-income individuals with disabilities.

IV. RECOMMENDATION & CONDITIONS

The Planning and Zoning Department recommends Administrative Approval of the replacement SFR build with the following conditions:

Compatibility: The new build shall adhere to the dimensional standards (setbacks, height, and lot coverage) of the most compatible residential zoning district.

Affordability: The property must remain "affordable" for the duration required by the SHIP recorded mortgage/lien.

Site Specificity: This accommodation is applicant-specific; any future change in use or abandonment for more than 180 days shall cause the property to revert strictly to the underlying commercial zoning.

Parcel Details: 27-28-16-823000-041012

Owners *Recently purchased this property? Click here.*

GRANT ERICEA ELAINE 100%

Mailing Address *(Address Change form)*

PO BOX 284
LAKE HAMILTON FL 33851-0284

Physical Street Address *Why postal city and municipality? Click here.*

802 SCENIC HWY N

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140460.00** Search Recent Sales in this Neighborhood
Subdivision	**LAKE HAMILTON PB 3A PG 34**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**1.70**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272816

HTML (opens in new tab)
Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
11164/00949	02/2020	Q	I	IRVING PAUL	$100
11023/01738	10/2019	Q	I	IRVING PAUL	$100

Outlook

RE: SETBACK | INFO REQUEST - 802 SCENIC HWY N, LAKE HAMILTON

From Smith, Joanna <JoannaSmith@polkfl.gov>
Date Wed 4/22/2026 5:52 PM
To Shawna Schuette <shawna@townoflakehamilton.com>
Cc Proto, Frank <FrankMProto@polkfl.gov>; Cooper, Jennifer <JenniferCooper@polkfl.gov>; Jeffrey Ball <jball@townoflakehamilton.com>

5 attachments (10 MB)
1425 LH Blank Plan Set.pdf; Polk County 1280 Plans.pdf; LAKE HAM CE VIOL_001.pdf; ROBINSON APPROVED ADMIN WAIVER.pdf; 20260422_181152000_iOS.jpg;

CAUTION: This email originated from outside the organization. Use caution with links and attachments.

Good afternoon,

Please see my response to each question below, attachments pertaining to this property and information about another property being constructed within the Town of Lake Hamilton through the PC HND program.

Please advise if you require any additional information.

Best regards,
Jody Smith
HOUSING REHABILITATION MANAGER

POLK COUNTY HOUSING &
NEIGHBORHOOD DEVELOPMENT
joannasmith@PolkFL.gov
OFFICE: 863-534-5545
CELL: 863-344-2086

POLK
COUNTY

From: Shawna Schuette <shawna@townoflakehamilton.com>
Sent: Wednesday, April 22, 2026 9:41 AM
To: Smith, Joanna <JoannaSmith@polkfl.gov>
Cc: Proto, Frank <FrankMProto@polkfl.gov>
Subject: Re: SETBACK | INFO REQUEST - 802 SCENIC HWY N, LAKE HAMILTON

CAUTION: This email originated from outside of the Polk County BoCC Email System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm currently reviewing this request and was not able to locate prior documentation in our records. I would like to ensure that I provide you with accurate guidance and assist you as efficiently as possible.

I am evaluating the request under applicable housing and land use regulations and will need some additional information.

1. Is this project associated with federal, state, and/or local housing programs, and are there program requirements that influence the design or occupancy? The project will be funded via our local housing program with State Housing Initiative Program (SHIP) funding which is a state funded program. The program has pre-existing floorplans that are used in all municipalities throughout Polk County. The selected design is based upon existing bedroom count, occupancy, lot size/access, and setbacks. None of our floorplans offer a garage. The program does not have funding to include that and in all other municipalities to date that requirement has been administratively waived. We will also request an administrative waiver for irrigation. The program can offer minimal landscaping if required by the local ordinance.
2. Can you provide a brief explanation of why demolition and reconstruction is proposed instead of rehabilitation of the existing structure? The existing SFR was constructed in 1925, is a Wood Frame, Pier structure. Our assessment has determined that the cost to rehabilitate this structure, and the electrical, plumbing and mechanical systems exceed the 50% of value mark and would require the entire structure to be brought up to current code. Also, during the assessment, it was discovered that extensive damage has occurred to the flooring structure, exposed wall framing and truss areas from wood boring organisms.
3. Are there specific reasons this site is being used for this project, as opposed to other available residentially zoned properties? The property is privately owned by a Low – income applicant that has been vetted to meet the State Housing Initiative Program requirements for our affordable housing program. The current zoning does not meet the current or historical usage of this property, was not caused by the resident and will subsequently cause undue hardship on the resident should the request be denied.
4. Will the new structure include any accessibility features or design elements tailored to the future occupants? The concrete block SFR structure is designed to be handicap accessible via larger door openings. Also, with slab on grade construction there will be no steps from exterior of the home throughout the residence and includes a roll in shower.

5. Is the intended residential use expected to be long-term? The existing structure on the property is currently being used for residential occupancy and upon replacement of the deteriorated structure with the new proposed SFR it is anticipated to remain as residential usage for the life of the new structure (anticipated life span for this type of structure is 40-50 years).
   Would the use change if the program participation or occupancy changed? The current use of residential / occupancy would not change if the property were not participating in the program, although the structure will continue to deteriorate as the client does not have the funding to perform the Town of Lake Hamilton Code Enforcement required repairs. This property has been cited through Town of Lake Hamilton Code Enforcement, and the proposed replacement would address those violations – specifically SEC. 302.1 Exterior Property Areas, Sanitation and SEC. 304.7 Roofs and Drainage.

Polk County Housing & Neighborhood Development is currently constructing a replacement home in the Town of Lake Hamilton with the same program located at 426 Kokomo Road NE, Haines City, FL 33844. This property was provided with an administrative waiver, please see attached.

If there are any accommodation-related considerations associated with this request, please feel free to include that information as part of your response. Thank you.

Kind regards,

Shawna Schuette
Assistant Planner 1
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton, FL 33851-0126
(863) 439-1910 Office - Ext. 113
(863) 439-1421 Fax
Shawna@townoflakehamilton.com
www.townoflakehamilton.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Smith, Joanna <JoannaSmith@polkfl.gov>
Sent: Tuesday, April 21, 2026 4:55 PM
To: Shawna Schuette <shawna@townoflakehamilton.com>
Cc: Proto, Frank <FrankMProto@polkfl.gov>
Subject: RE: SETBACK | INFO REQUEST - 802 SCENIC HWY N, LAKE HAMILTON

CAUTION: This email originated from outside the organization. Use caution with links and attachments.

Hi Shawna,

Thank you so much for your quick reply and for providing the relevant zoning information. I appreciate your help as we navigate the requirements for this property.

I wanted to follow up regarding some details to ensure we're on the right track. I previously spoke with Chris Kirby on June 22, 2023, about this parcel, and he mentioned that an administrative variance would be needed to change the zoning. He also said the setback requirements would be 30 feet in the front, 10 feet on each side, and 20 feet at the rear. Could you please confirm if those setback numbers are correct for this property?

Additionally, I'd like to clarify what other zoning requirements apply to this parcel, including landscaping, irrigation, garage specifications, and any other relevant ordinances. Since this will be an affordable housing project funded through the Polk County Housing & Neighborhood Development Demolition/Replacement program, I believe there may be some exceptions or allowances for these requirements. If you could confirm or advise on any exemptions that might apply, it would really help us set the right expectations for the homeowner.

Your guidance is greatly appreciated as our program can be quite detailed, and we want to ensure everything is handled properly from the start.

Thank you again for your assistance. I look forward to your response!

Best regards,
Jody Smith

HOUSING REHABILITATION MANAGER

POLK COUNTY HOUSING &
NEIGHBORHOOD DEVELOPMENT
joannasmith@PolkFL.gov
OFFICE: 863-534-5545
CELL: 863-344-2086

802 Scenic Highway, Lake Hamilton, FL. 33851

27-28-16-823000-041012

Findings

Property is not located within any historic district and has potential for local register eligibility for listing for the following reasons:

- While the age of the house is over 50 years, the property has no significance under criterion A or B.
    - The property was owned by a pioneer of Lake Hamilton, William Hosmer, but evidence confirms that he was residing on a different property.
- Resource has potential significance under criterion C, but a site visit would be required to determine. History of additions and alterations is unknown.

History of Property Ownership:

- 1913: W.J. Howey and wife deed the property to William Hosmer
- 1914: Property platted in January as Lake Hamilton Plat Book 3, Page 34.
    - Lot 1, Block 41
- February 24, 1914: William Hosmer and wife to W.J. Howey Land Co.
    - Only the south half of Lot 1 Block 41 is sold
- January 22, 1915: William Hosmer and wife to Sherman F. Pinaire
    - The north ½ of Lot 1 Block 41 is sold
- 1920: Census records show Sherman F. Pinaire and his family: wife, Mary and children, Owen, Helen, and John S.
    - November 1920: Sherman F. Pinaire et. Al to Owen H. Pinaire (his oldest son)
        - The north 1/2/ of Lot 1 Block 41 is sold
- 1923: John E. Dilsaver and Bernice E. Pinaire to Owen Pinaire
    - The N ½ of the S ½ is sold
- 1933: Owen Pinaire dies at a young age. Presumably the property goes to his siblings, as the next deed for the property lists his siblings.
    - From 1933-onward, the legal description groups both the north ½ and the north ½ of the south ½ together. These lots were separated originally. The south ½ of the south ½ of the property is not included in the legal description.
- 1954: warranty deed made from the siblings Helen, John and Violet (youngest) to Robert W. Porter and Charles S. Safford
- 1982: Charles S. Safford to Albert B. Basine and Emma Bastine.

- 1987: Emma becomes legal guardian of Charles and sells the property to B.C. Hunt and Nancy C. Hunt.
- 2002: Nancy C. Hunt and Scott Schumaker become trustees of B.C. Hunt Revocable Trust and sell the property to Paul Irving and Karlene King (unmarried persons as joint tenants)
- 2020: Karlene King transfers full ownership to Paul Irving and his wife, Ericea Elaine Grant

DiRocco, Paul

From: Lisa Harris <harrisl@townoflakehamilton.com>
Sent: Wednesday, August 13, 2025 8:31 AM
To: DiRocco, Paul
Subject: [EXTERNAL]: RE: 802 Scenic Hwy

Good morning:
Just wanted to recap from our conversation yesterday 8/13/25. This home has been on H&D's list to have a home built since 2023. It is now close to being approved and you asked for Code Enforcement to be lenient to allow the process to continue. The code case 20250042 is scheduled to go before the September Special Magistrate. I can ask for additional time to allow the home and other structrures to be demo'd. Once the commercial vehicles have been removed and all delapidated structures are removed I can close my case. What I need the owner to understand is that her family members can not under any circumstances park commercial vehicles on this property for it would be in violation of dual uses (residential and commercial). The property has been used for residential purposes for years. If you have any questions, please reach out to me.

Thank you
Lisa

From: DiRocco, Paul <pauldirocco@polk-county.net>
Sent: Tuesday, August 12, 2025 2:49 PM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Cc: lharris@townoflakehamilton.com
Subject:

CAUTION: This email originated from outside the organization. Use caution with links and attachments.

POLK COUNTY

Paul DiRocco
Housing Technician II
Housing & Neighborhood Development
1290 Golfview Avenue Suite 167
P. O. Box 9005, Drawer HSO4
Bartow, FL 33831-9005
(863)-534-5616 Fax 863-534-0349
Email – PaulDirocco@Polk-County.net

Code Enforcement Special Magistrate
Town of Lake Hamilton

My Hours
Tues
Wed
Thurs
7:30 - 2:30
Am Pm

TOWN OF LAKE HAMILTON, Violation No:20250042
Petitioner,
vs.
Ericea Elaine Grant

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Ericea Elaine Grant of P O Box 284, Lake Hamilton, FL 33851-0284, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 802 Scenic Hwy N, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris _____ 7/18/25

Lisa Harris Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on 7·18·25.

(AFFIX NOTARY STAMP)

Notary Public State of Florida
Jeannea Colon
My Commission HH 652741
Expires 3/17/2029

_____
Notary Public, State of Florida

Jeannea Colon.
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250042	**Date of Violation:** 05/29/2025	**Property Address:** 802 Scenic Hwy N Lake Hamilton, FL 33851
Property Owner(s): Ericea Elaine Grant	**Property Owner(s) Address:** P O Box 284 Lake Hamilton, FL 33851-0284	**Mailing Address:**
Parcel Number: 272816-823000-041012		
Property Description: LAKE HAMILTON PB 3A PG 34 BLK 41 LOT 1 LYING WEST OF STATE ROAD NO 17 LESS NORTH 316 FEET OF SAID LOT 1 AND LESS THE SOUTH 1/2 OF THE SOUTH 1/2 OF		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): CH. 30 SEC. 30-1 TRAFFIC AND VEHICLES - WEIGHT LIMITATION	
Violation(s) Description: (a) As used in this section, the term "prohibited vehicles" shall be defined so as to include all dump trucks, semi-trucks and trailers, and any other motorized vehicle or trailer having an empty gross vehicle weight in excess of five tons, or 10,000 pounds.	
Violation(s): SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation	
Violation(s) Description: Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.	
Violation(s): SEC. 304.7 ROOFS AND DRAINAGE	
Violation(s) Description: THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.	
Narrative: Remove all commercial vehicles including dump truck, remove all junk / debris and outside storage and repair / replace areas of roofing that are deteriorated	
Recommended Corrective Action: Please remove all commercial vehicles to include commercial trailer in the back of the property. Remove all junk / debris, and repair / replace roof	
To Be Corrected By: 8/18/25	**Re-Inspection Date:** 8/19/25
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748061

Code Enforcement Special Magistrate
Town of Lake Hamilton

CH. 30 SEC. 30-1
TRAFFIC AND VEHICLES
- WEIGHT LIMITATION

SEC. 302.1 EXTERIOR
PROPERTY AREAS,
Sanitation

SEC. 304.7 ROOFS AND
DRAINAGE

Narrative:

Recommended corrective action:
Please remove all commercial vehicles to include commercial trailer in the back of the property. Remove all junk / debris, and repair / replace roof


2:11 PM | Apr 22, 2026
Wed
802 Scenic Hwy S, Lake Hamilton FL 33844
Weather: Sunny 70°F
© N3HWXN3CNEYKY Timemark Verified
Photo by
Timemark