Town of Lake Hamilton

Town Council Regular Meeting Agenda – November 4, 2025

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

Phyllis Hall, Mayor
Robert Mathis, Vice Mayor
Cora Perry Roberson, Council Member Seat 1
Carmen Demanche, Council Member Seat 4

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO ALLEGIANCE

4. ROLL CALL

5. PROCLAMATION

A. Veterans Day Proclamation

6. PRESENTATION

A. Presentation of the 2023-2024 Financial Statements, Mike Brynjulfson CPA

B. Presentation of the 2023-2024 Audit, Trisha Floyd - Ramos & Floyd CPAs

C. Cassel Development Conceptual plan presentation and Council discussion.

7. 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. October 14, 2025, Regular Council Meeting minutes

8. 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.

9. OLD BUSINESS

A. Continued from October 14, 2025 Regular Council Meeting - Consider approval and implementation of the Transportation Action Plan provided by Pennoni and Associates.

10. NEW BUSINESS

A. First Reading of Ordinance 2025-XX: An applicant-initiated amendment to the Future Land Use Map of the Town of Lake Hamilton specifically changing the Future Land Use designation for a parcel that totals approximately 8.28 acres, generally located along the south side of Main Street between 8th street and 7th street. (parcel 272817-000000-022020) from Town Residential Lands 2.5 (RES 2.5) to Town Residential Lands 5 (RES 5).

B. First Reading of Ordinance O-25-XX An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a parcel of land approximately 8.28 acres, located on the south side of Main Street between 7th Street and 8th Street (parcel 272817-000000-022020) from Town Single-Family (R-2) to Town Planned Unit Development (PUD).

C. First Reading of Ordinance 2025-xx Restricting the use of Shipping Containers in C-1 and C-2 Zoning Districts and Establishing Design Standards.

D. Consider Approval of Change Order #1 for Water Treatment Phase II Project awarded to TLC.

E. Consider Approval for Contingency amount for future change orders for Phase II Water Treatment Project and Authorizing Town Administrator to execute future change orders.

F. Consider Grapple Truck 2 year Lease for Sanitation Department.

G. Consider Purchase of a Van for Facilities Maintenance.

H. Consider Parks and Recreation Advisory Board Recommendation to create a Golf Cart Parade in conjunction with the Tree Lighting Ceremony.

I. Consider Parks and Recreation Advisory Board motion designating and creation of Park Area on Sample Ave.

J. Council Direction for the Town Hall Parking Lot Expansion.

K. Council Direction on Downtown Improvements for Design.

L. Discussion and Direction from Council on the construction of a sidewalk along Detour Road from Kokomo Rd. to the Scenic Terrace development.

M. Vice Mayor Mathis request of renaming "Main Street".

11. STAFF REPORTS

TOWN ADMINISTRATORS REPORT

TOWN CLERK REPORT

TOWN ATTORNEY REPORT

TOWN COUNCIL COMMENTS

12. ADJOURNMENT

13. 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.

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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:

FROM: Brittney Sandoval, Town Administrator

AGENDA ITEM: Veterans Day Proclamation

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Veterans Day Proclamation

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):
Veterans Day Proclamation.pdf

Town of Lake Hamilton

PROCLAMATION

Veterans Day

WHEREAS, Veterans Day has its origins in November 11, 1918, armistice which brought World War I to a conclusion; and

WHEREAS, The Allied victory of World War I affirmed the strength of great nations acting together for high purposes; and

WHEREAS, The people of the United States caused through their elected representatives the designating of November 11 as a federal legal holiday which in 1954 became officially known thereafter as Veterans Day; and

WHEREAS, Veterans Day continues to be celebrated and commemorated with solemn observances in honor of all Americans who have served their country in times of war and conflict; and the full benefits of planning require public elected and appointed officials who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, Veterans Day has become a significant part of our American heritage as we recognize the millions of our citizens whose military service has had a profound effect on history; and

WHEREAS, The courage, honor, sacrifice, and dedication which veterans of the United States armed forces have displayed in the cause of justice, freedom, and democracy are most worthy of recognition.

NOW, THEREFORE, I Phyllis Hall, by virtue of the authority vested in me as Mayor of the Town of Lake Hamilton, in the State of Florida, do hereby call upon all citizens to commend America's veterans and observe Tuesday, November 11th, as

Veterans Day

and ask that the day be observed with appropriate ceremonies in honor of those who have served to preserve our principles of Justice, Freedom, and Democracy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Town of Lake Hamilton, Florida to be affixed this 4th day of November 2025.

(Seal)

_____

Phyllis Hall, Mayor

6.A

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Nancy Oakes, Finance Director

AGENDA ITEM: Presentation of the 2023-2024 Financial Statements, Mike Brynjulfson CPA

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Presentation of the 2023-2024 Financial Statements, Mike Brynjulfson CPA

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: NA

RECOMMENDATION:

6.B

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Nancy Oakes, Finance Director

AGENDA ITEM: Presentation of the 2023-2024 Audit, Trisha Floyd - Ramos & Floyd CPAs

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Presentation of the 2023-2024 Audit, Trisha Floyd - Ramos & Floyd CPAs

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: Cassel Development Conceptual plan presentation and Council discussion.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: The proposed conceptual plan shows a 35+/- acre mixed use development located on the East and West sides of US 27 to include 312 apartments, 80 condominiums, 20,400 sq.ft. of retail space, marina, and 12,800 sq.ft. of restaurant space.

The main access will be from US 27 with a secondary access to Lake Dr. to the South.

Please see attached plan for discussion.

Please note that this concept plan is non-binding and has not been reviewed for compliance with the Town's Land Development Code and other regulatory agencies.

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

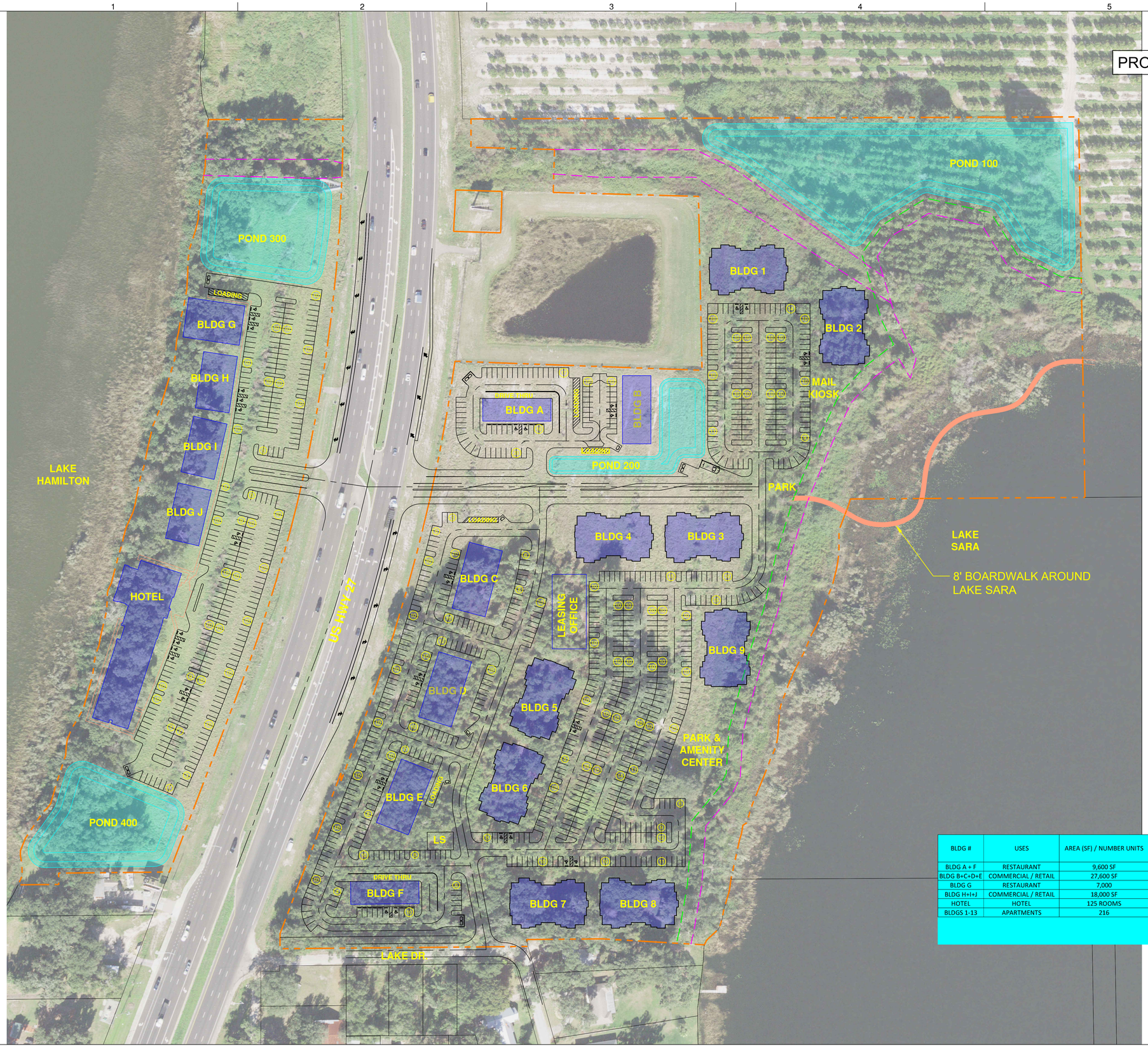
ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

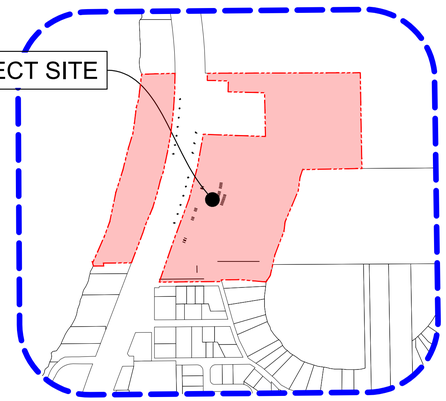
FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Lake Hamilton Preliminary Site Plan-Rev3.pdf





LOCATION MAP

NORTH

80 40 0 80 160

SCALE: 1"=80'
(FULL SIZE, 24"x36")
SCALE: 1"=160'
(HALF SIZE, 11"x17")

LEGEND

- PROPERTY LINE
- WETLAND LINE
- WETLAND SETBACK LINE

SITE DATA TABLE

PARCEL ID's	27-28-17-000000-014010 & 27-28-17-829000-000190
TOTAL AREA	±35.42 AC
ONSITE SURFACE WATERS	1.82 AC
EXISTING ZONING	A (AGRICULTURE)
EXISTING USE	VACANT

PROPOSED DEVELOPMENT (MIXED USES DEVELOPMENT):

NUMBER OF UNITS (RES.):	312 APARTMENTS
	80 CONDOMINIUMS
PROPOSED COMMERCIAL:	
COMM. / RETAIL:	20,400 SF
REST. / MARINA	7,000 SF
RESTAURANT:	4,800 SF
LOTS SETBACK	
FRONT :	20-FT MIN.
REAR :	10-FT MIN.
SIDE (STREET):	15-FT

- POTABLE WATER AND SANITARY SEWER SERVICES PROVIDED BY POLK COUNTY UTILITIES DEPARTMENT
- STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED

BLDG #	USES	AREA (SF) / NUMBER UNITS	PARKING REQUIREMENTS				
			REQUIRED		PROVIDED		
			REGULAR	TOTAL	REGULAR	HANDICAP	TOTAL
BLDG A + F	RESTAURANT	9,600 SF	4 SPACES/BLDG + 1/100 SF GFA	108	104	4	108
BLDG B+C+D+E	COMMERCIAL / RETAIL	27,600 SF	1 SPACE / 300 SF GFA	92	84	8	92
BLDG G	RESTAURANT	7,000	4 SPACES/BLDG +1 SPACE/ 75 SF/GFA	97	94	3	97
BLDG H+I+J	COMMERCIAL / RETAIL	18,000 SF	1 SPACE / 300 SF GFA	60	57	3	60
HOTEL	HOTEL	125 ROOMS	3 PER BLDG +1.25 / ROOM	160	156	4	160
BLDGS 1-13	APARTMENTS	216	2 SPACES PER UNIT	432	481	10	491
			TOTALS	**949**	**976**	**32**	**1,008**

SUNSHINE ENGINEERING DESIGN
Civil Engineering · Planning · Surveying
10227 Arbor Side. Tampa, Fl, 33647
(813) 390-9842
iurdaneta@sunshine-ed.com

"INVESTIGATE BEFORE YOU EXCAVATE"

CALL SUNSHINE ● 1-800-432-4770
FL. STATUTE 553.851 (1975) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

State of Florida Seal
IVAN DARIO URDANETA LICENSE No. 72375 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Ivan D. Urdaneta, P.E. Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic document.

OWNER: CASSELL DEVELOPMENT, LLC
305 AVENUE K SE.
LAKE HAMILTON, FL 33851

PROJECT: LAKE HAMILTON MASTER DEVELOPMENT
US. HWY 27
LAKE HAMILTON, FLORIDA

REVISIONS

NO.	ISSUED	DATE

SCALE: 1" = 80'

DATE: JUNE 2025

SHEET TITLE: PRELIMINARY SITE PLAN

DWG NO.: PSP-100

SHEET: OF

C:\Users\ivanu\Dropbox\1-SED\3 - Projects\SED\Carson\Lake Hamilton\10 - Preliminary\Preliminary Site Plan Rev3.dwg [24x36] Plotted on: Sep 10, 2025 - 4:52pm by ivanu

7.A

Town of Lake Hamilton

Town Council

Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: October 14, 2025, Regular Council Meeting minutes

DATE: November 4, 2025

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):
October 14, 2025 Regular Council Meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES TOWN COUNCIL REGULAR MEETING TUESDAY, OCTOBER 14, 2025 6:00 PM

The Town Council of Lake Hamilton held a Town Council Regular Meeting on Tuesday, October 14, 2025, 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 Mathis

PLEDGE TO ALLEGIANCE

Led by all.

ROLL CALL

Hall, Roberson, Mathis, and Demanche were present. Slavens was absent.

PROCLAMATION

Proclamation for Community Planning Month

Mayor Hall presented proclamation for Community Planning Month.

PRESENTATION

Employee of the Quarter

Town Administrator Sandoval presented the Employee of the Quarter to Mike Martinez.

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 Mathis to approve consent agenda with September 9, 2025, Regular Council Meeting minutes; September 16, 2025, First Budget hearing FY 2025-26 Meeting minutes; September 26, 2025, Second Budget hearing FY 2025-26 meeting minutes; and Parks & Recreation application.
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-**

0. September 9, 2025, Regular Town Council Meeting minutes

September 16, 2025, First Budget Hearing FY 2025-2026 meeting minutes

September 26, 2025, Second Budget Hearing FY 2025-2026 meeting minutes

Parks & Recreation Application

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

Howard Cone commented

Cheryl Giacomazzi commented.
Billy Young commented.

OLD BUSINESS

Second Reading and Adoption of Ordinance O-2025-XX Amending the Onsyte Performance Systems current rate and replacing with the existing wastewater rates already adopted. Passed on First Reading on September 9, 2025.
Town Attorney Sabatini read the title for the record.
Public Works Director Henry presented.
Mayor Hall opened the hearing for public comments.
Charles Walter commented.
Mayor Hall closed the Hearing for public comments.
Motion made by Mathis and a second by Demanche to approve Second Reading and Adoption of Ordinance O-2025-XX Amending the Onsyte Performance Systems current rate and replacing with the existing wastewater rates already adopted. Passed on First Reading on September 9, 2025.
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

Second Reading and Adoption of Ordinance O-2025-XX Amending Section 32-16 of the Towns Utility Code regarding leak adjustments.
Passed on first Reading on September 9, 2025.
Town Attorney Sabatini read the title for the record.
Public Works Director Henry presented.
Mayor Hall opened the hearing for public comments.
No public comments were made; the hearing was closed.
The Council Discussed.
Motion made by Demanche and a second by Mathis to approve Second Reading and Adoption of Ordinance O-2025-XX Amending Section 32-16 of the Towns Utility Code regarding leak adjustments. Passed on first Reading on September 9, 2025.
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

NEW BUSINESS

Resolution R-2025-XX Updating the Cross-Connection Control Policy.
Mayor Hall read the title for the record.
Mayor Hall opened the hearing for public comments.
No public comments were made; the hearing was closed.
Public Works Director Henry presented
The Council Discussed.
Motion made by Mathis and a second by Roberson to approve Resolution R-2025-XX Updating the Cross-Connection Control Policy.
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

Resolution R-2025-XX Update Signers on Town Bank Accounts
Town Administrator Sandoval presented.

Motion made by Demanche and a second by Mathis to approve Resolution R-2025-XX Update Signers on Town Bank Accounts
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

Consider approval and implementation of the Transportation Action Plan provided by Pennoni and Associates.
Community Development Director Ball presented.
Steve Elias and Mohammad from Pennoni presented.
Mayor Hall opened the hearing for public comments.
Joshua Collier commented.
Glen Lawhorn commented.
Howard Cone commented.
Misael Ortega commented.
Charles Walter commented.
Motion made by Mathis and a second by Roberson to continue implementation of the Transportation Action Plan provided by Pennoni and Associates to the next meeting
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

Request to purchase a Police Admin Vehicle.
Chief of police Votour presented.
Motion made by Mathis and a second by Roberson to approve the Police impact fee from GL code 001-521-644 to purchase a Police Admin vehicle.
A roll call vote was taken. Hall aye, Roberson aye, Mathis aye, and Demanche aye. **Motion passed 4-0.**

STAFF REPORTS

Town Administrator Sandoval- Submitted to Council the amendment to the state revolving fund 1 to loan agreement DW531651.
Motioned made by Demanche second by Roberson to approve amendment to the state revolving fund 1 to loan agreement DW531651.
Motioned passed 4-0. Town Administrator Sandoval submitted to the Council the staff report. She announced to Council of the upcoming events; the Trunk or Treat on Friday, October 31, 2025, and the 39 miles on Scenic Hwy for Saturday, November 1st, 2025. She also discussed with the Council of the Christmas Lightening Tree event and a golf cart parade route. She asked Council if there was interest in a CRA program. **The Council was all in consensus** to direct staff to start the process for a CRA project on downtown and JT Miller Subdivision. Charles Walter commented, Misael Ortega commented and Marisol commented.

Town Clerk Report- Town Clerk Borja announced to the Council of the upcoming meeting. The Florida League of Cities committee members meeting will be in Orlando on the October 17, 2025. Town Clerk asked Council Member Roberson if she will attend the Florida League of Cities conference on December 3 -5, Council Member Roberson said yes. Town Clerk also informed the Council of invitation to Chamber Members luncheon on October 21, 2025, in Haines city and the open house for the Habitat for humanity restore Dundee on October 23, 2025, at 4pm. The Council replied they would attend. Town Clerk Borja ask the Council for direction for the Seat 3 vacancy.
Motioned by Mathis second by Roberson to post the vacancy for 30 days and for the candidates to apply via application. The interviews will happen on the December Regular Council meeting, and the Council will vote on who to appoint for Seat 3. **Motioned passed 4-0.**

Town Attorney- made no comments.

M**otioned made** by Mathis and second by Demanche to add on the agenda for the next meeting the change of Main Street to Charlie Kirk.
Motioned passed 3-1.
Marisol Ortega commented.

ADJOURNMENT

Mayor adjourned the meeting at 7:56 pm.

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ATTEST:

_____

Phyllis Hall, Mayor

_____

Jacqueline Borja, Town Clerk

_____

Brittney Sandoval, Town Administrator

9.A

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: Continued from October 14, 2025 Regular Council Meeting - Consider approval and implementation of the Transportation Action Plan provided by Pennoni and Associates.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: This item was continued from the October 14, 2025 Regular Council Meeting to give Council an opportunity to talk with the Engineer to get more information regarding the plan.
Work began on this Transportation Action Plan back in 2022 due to unprecedented requests for annexations and development. Due to staff turnover, it was not competed. In April 2025, staff requested additional funding to complete this study.

This Transportation Action Plan will help guide future roadway improvements and provide staff the necessary tools for implementation. The Executive summary lists the recommendations for your review and approval.

Key recommendations are:

1. Establishing a Concurrency Management Network
2. Adopting the Traffic Impact Study Methodology
3. Establishing a network grid and roadway cross-sections

A full copy of the study is included in your agenda packet.

If the action plan is approved by Town Council, these recommendations will be incorporated into the Comprehensive Plan and Land Developemnt Code for codification.

The consultant and staff will be available to answer any questions. A short PowerPoint presentation will be presented.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: There will be no incurred direct costs associated with this study. However, there will be indirect costs for implementation. At this time staff cannot quantify these costs. Additional funding may come from developer required improvements, payment of impact fee's, and application fee's.

RECOMMENDATION:

ATTACHMENT(S):
TOLH StratTransActPlan v1.2_9-30-25.pdf

401 Third Street SW
Winter Haven, FL 33880
T: 863-324-1112
F: 863-294-6185

www.pennoni.com

September 30, 2025

Project No. LAKHA21004

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

RE: FINAL SUBMITTAL – TRANSPORTATION MODEL AND PLANNING REPORT

Dear Ms. Sandoval:

We are pleased to submit the attached revised FINAL Report for the referenced planning effort to help the Town establish a framework to manage its growing roadway network. This submittal includes feedback provided by Town staff and the following documents:

1) Summary Report Memorandum;
2) Summary Report Tables and Figures;
3) Town Development Information (Attachment A) – Data used for model input
4) 2045 Transportation Model Output Plots (Attachment B);
5) Draft Traffic Impact Study Methodology (Attachment C); and
6) Transportation Policy Alternatives Discussion (Attachment D).

Please advise when a public presentation is planned and we will be happy to meet and discuss these documents at your convenience.

We sincerely appreciate the opportunity to assist the Town of Lake Hamilton with this important Project.

Sincerely
Pennoni





Steven L. Elias, P.E.
Municipal Division Manager

Mohammed Abdallah, PE, PTOE
Senior Transportation Planner

MEMORANDUM

September 29, 2025

Re: Town of Lake Hamilton
Strategic Transportation Action Plan
Lake Hamilton, Florida
Project № 22086.02

Executive Summary

The Town of Lake Hamilton has taken an important step toward shaping the future of its transportation system through the development of this Strategic Action Plan. The plan provides a high-level framework to guide future growth, improve mobility, and ensure safe and efficient travel for all users of the roadway.

Based on collaboration with Town staff, four priority actions are recommended for immediate implementation:

1. **Endorse Policy Option #3 (Attachment D)**
    a. This option enables the Town to establish a transportation concurrency management system guided by the roadway network plan. It promotes context-sensitive design features and considers various performance measures, including multimodal transportation/complete streets, safety, and accessibility, rather than focusing solely on capacity.
    b. Authorize staff to create a concurrency management system to monitor available roadway capacity and require development to mitigate impacts, ensuring growth occurs in step with transportation infrastructure.

2. **Adopt the Traffic Impact Study (TIS) Methodology (Attachment C)**
    a. Implement the standardized TIS methodology to ensure consistent, transparent, and defensible evaluation of transportation impacts from new development.

3. **Endorse the Roadway Network Grid and Cross-Sections (Figure 4 & 7)**
    a. Adopt the proposed roadway network grid layout and cross-sections as the foundation for future right-of-way preservation, roadway design, intersection improvements, and multimodal improvements.

These focused recommendations will provide the Town with a clear, manageable path to strengthen its transportation planning process while supporting sustainable growth and development. To implement these recommendations, Town staff will play a critical role in updating

the Comprehensive Plan and Land Development Regulations to ensure alignment with the recommended action.

Introduction

The Town of Lake Hamilton is nestled between US 27 Highway and Scenic Highway/SR 17, east of Lake Hamilton, south of Haines City, and north of Dundee in northeast Polk County, Florida, as illustrated in **Figure 1**.

The Town is experiencing significant growth, pressured by its strategic location, natural surroundings, and unique characteristics. The Town commissioned this transportation planning review to plan for the current and future transportation infrastructure needs of the Town. The Lake Hamilton's town limits and the limits of the Planning Area are illustrated in **Figure 2**.

The scope of this evaluation included the following elements:

1. Transportation modeling and analysis (for the development of a transportation plan)
2. Development of a roadway network plan (to guide planning and development efforts)
3. Preparation of traffic study methodology guidelines (to guide development applications)

The objectives of this analysis are to provide a strategic action plan to develop a concurrency management system, guide the Town's development of the transportation network and an approach for evaluating the impact of growth and development within the Town on current and future transportation facilities.

It should be noted that this analysis does not provide recommendations for transportation infrastructure investments and did not include the development and preparation of a list of prioritized transportation improvements and capital improvement plan. This review is based on the Town's current land development code and does not include specific revisions or updates to the Town Code.

Transportation improvements associated with development projects will need to be identified and determined through the Town's development review process based on project-specific traffic studies prepared by applicants and reviewed by the Town. Such studies will be guided by the information provided from this action plan and by the Town's staff.

Background

The Town originally commissioned the Pennoni and Traffic & Mobility Consultants team in the spring of 2022 to develop a traffic model and support planning efforts, with work beginning on April 5, 2022. However, in August 2022, the Town directed the team to discontinue efforts. April 2025, Pennoni was directed to resume and complete the original study, utilizing many of the assumptions from the initial scope in order to minimize near-term planning costs, and provide a transportation policy discussion on transportation concurrency. To support this approach, The previously completed transportation modeling was used without updates to reflect recent infrastructure improvements such as the New School Road upgrades, Kokomo Road and US 27 Highway signalization, and other local developments.

Additionally, the proposed future improvements currently under consideration, including the Polk Parkway extension through the Town and extension to Power Line Road, have not been incorporated into the model at this stage.

Roadway Network Plan

The existing transportation facilities within the Town of Lake Hamilton follow a grid system with roadways aligned in the north-south and east-west directions. Primary corridors are generally spaced ½ mile apart. This system is consistent with historical town planning methods. It represents an efficient and connected transportation network that provides the Town and its residents with multiple options for capacity, mobility, and system maintenance in the present and into the future. Additionally, a transportation grid allows the Town to provide capacity to accommodate growth while constraining most roadways to two-lane roadways that would be appropriately scaled, context-sensitive facilities to support the character of the Town. The existing roadway network is illustrated in **Figure 3**.

Therefore, the Town's planned transportation network honors the historical grid by proposing to maintain, complete, or introduce north-south and east-west roadway corridors. When complete, the existing and planned corridors would result in a complete network of 2-lane facilities laid on an approximately ½ mile grid within the Town's planning area. A planned 4-lane section of Kokomo Road is expected from US 27 Highway to Scenic Highway/SR 17 to facilitate additional growth and development in the surrounding area. The proposed 2045 roadway network plan is illustrated in **Figure 4**, which is recommended for adoption by the Town for implementation as part of future development project reviews and negotiations. An interconnected street network shall be encouraged to enhance mobility, safety, and accessibility throughout the Town. Where feasible, new roadway extensions or alignments should be designed to link neighborhoods, parks, schools, and businesses, reducing reliance on major roads. The use of cul-de-sacs should be discouraged, except where natural features, site constraints, or social impacts make them necessary, to support walkability and community resilience.

Access Management

To maintain roadway safety and preserve traffic flow, individual residential driveways shall be discouraged on roadways classified as collectors or higher, whenever appropriate. Alternative access through local streets or shared driveways should be prioritized.

Transportation Modeling

The Florida Department of Transportation's District One Regional Planning Model (D1RPM) Version 2.0 was used as the base for modeling the transportation needs of the Town.

The 2045 base model was reviewed and updated with additional roadway connections and traffic analysis zones (TAZs) within the study area to better reflect the existing primary roadway facilities and land development in the study area.

The D1RPM model was updated to include the following roadways in the study area to reflect the base network conditions:

- Water Tank Road
- W. Main Street
- Chicago Avenue
- Weiberg Road
- Alford Road
- H.L. Smith Road
- Brice Groves Road
- Tyner Road

Additionally, the updated D1RPM base model was used to reflect the planned roadway grid in the study area. The following facilities were added to the model to reflect the planned network conditions:

- Hughes Road
- Alford Road Extension
- Weiberg Road Extension
- Brice Grove/H.L. Smith Connector
- N-S Connector Road
- 6th Street Connector

The model's socio-economic data was also reviewed and updated to reflect the planned development activity anticipated by the Town of Lake Hamilton and in the study area. Information and projections for future development activity were obtained from Town staff. The data included the location and potential development programs for various parcels located within the Town Planning Area. The development information provided by the Town and included in the transportation model is provided in **Attachment A** and illustrated in **Figure 5**.

The D1RPM currently includes 3 TAZs that are fully within the study area and 9 TAZs that are partially within the study area. The model was updated to provide a total of 21 TAZs that more granularly represent the study area. Existing and planned land uses were converted to appropriate socio-economic data for inclusion in the 21 TAZs, and corresponding adjustments

were made to the 12 existing TAZs. The TAZs and connectors are illustrated in **Figure 6**.

The model was executed with the base and planned roadway networks to obtain projected traffic volumes in the study areas. The development information model network and year 2045 volume output plots are provided in **Attachment B**.

Roadway Network Characteristics

The existing roadway network within the study area is comprised approximately 21 miles of 2-lane undivided arterial and collector roadways, as illustrated in **Figure 3**. The existing roadway network characteristics were inventoried and are presented in **Table 1**. It is evident from the existing conditions inventory that numerous roadway corridors currently lack standard roadway features, such as shoulders, sidewalks, or bicycle lanes. While pavement and lane widths were not directly inventoried for this effort, it was noted that multiple roadways do not provide standard width cross sections or travel lanes.

The planned transportation network includes multiple extensions of existing roadways and the introduction of new paved corridors, including Hughes Road and the "North-South Connector Road" as illustrated in **Figure 4**. The planned roadway network segments are listed in **Table 2**.

Projected Capacity Conditions

An analysis of existing and projected capacity on the roadway network was conducted based on the network characteristics described in the previous section. Existing traffic volumes were obtained from the Polk TPO's *2025 Roadway Network Database* as described for the nearest roadway segments to those reflected in the Lake Hamilton Roadway Network Table. The existing conditions analysis is presented in **Table 3** and reveals that all roadway segments within the Town's planning area are currently operating within their capacities. The volume to capacity ratio ranges from 2% to 45% use of capacity, which indicates that the existing network has significant remaining capacity to accommodate growth.

Projected traffic volumes in the year 2045 were obtained from the transportation models prepared as described in the previous section. The model was run for the "No-Build" scenario, which assumes that the existing roadway corridors remain as the only available roadway facilities to serve the projected development and growth in the Town. The "Build" scenario was also modeled to include the planned roadway connections and the realization of the planned transportation grid as presented in **Figure 4**. The projected 2045 conditions analysis are provided in **Table 4**.

The results of the analysis indicate that the "No-Build" scenario would require additional capacity to be provided on SR 17/Scenic Highway, CR 546/Kokomo Road, and Main Street. However, the construction of the planned grid would provide sufficient connectivity and alternative travel

corridors so that all roadway segments within the Town of Lake Hamilton's planning area could continue to operate adequately as 2-lane corridors.

For planning purposes, it is recommended to plan for a 4-lane divided cross-section on Kokomo Road from US 27 to SR 17/Scenic Highway (Segment KKR010). The segment provides primary access from US 27 and is projected to reach capacity as a 2-lane road in the planning horizon, and it is projected to exceed capacity without the Hughes Road connection to US 27. This segment could provide a viable commercial corridor and gateway entrance to the Town.

Any future transportation deficiencies resulting from the impacts of new development or redevelopment, including those identified following the adoption of this policy, shall be addressed through proportionate mitigation and shall not be considered the sole financial responsibility of the Town. Developers whose projects create a deficiency shall enter into a proportionate share agreement. The proposed improvements must be included in the Town's Capital Improvement Program (CIP) in order to be considered.

Suggested Standard Cross Sections

The Town of Lake Hamilton does not currently have roadway standards or cross-sections that it has adopted for its roadway network. As the Town continues to plan for the current and future transportation network maintenance and expansion, it is recommended that standards be developed for the transportation network within the planning area.

As described in **Table 2**, the planned roadway network will be a collection of Town, County, and State maintained collectors. In the context of the Town of Lake Hamilton the proposed roadway classifications and functions are described as follows:

- Major Collector – Primary roadway facility that moves traffic in and through the town with connections to arterials and regional facilities. Throughput capacity should be maintained on these facilities with reduced/limited access connections, requirements for improvements where access is provided, and when intersecting lower classification roads, traffic control should provide priority to these approaches (e.g., SR 17/Scenic Highway, CR 546/Kokomo Road, CR 542/Lake Hatchineha Road).
- Minor Collector – Local roadways that provide connections to the arterial and collector network while serving the access needs of individual properties along the corridor (e.g., Main Street, Crump Road)
- Local Road – Local streets that primarily provide direct access to adjacent land and connect properties to major collector and minor collector roadways.

The conceptual standard cross section requirements for consideration by the town are included in **Figure 7**. The cross sections provide guidance on the linear right-of-way needs for the various planned facilities in the Town. Additionally, consideration for expanded right-of-way on approach to the primary intersections of the various collector roadways should be made. A sketch of flares and minimum corner clips is included in **Figure 8**.

It should be noted that the sketches do not represent final design standards, nor should they be used in lieu of detailed engineering of roadway and intersection layouts with full consideration of grades, control, sight distance, and other factors affecting roadway and intersection design.

Traffic Impact Study Methodology Guidelines

A standard traffic impact study methodology was prepared for the Town to provide uniform guidance to applicants for development within the Town limits. The methodology generally follows the requirements of Polk County and the Polk TPO with additional adjustments specific to the Town. The methodology guidelines provide direction regarding the study area, study network, methods of analysis, access evaluation, roadway segmentation, and primary intersections. A copy of the final methodology is included in **Attachment C**.

Transportation Policy Discussion

As part of the Town's transportation planning efforts, a policy evaluation was conducted to identify suitable concurrency management strategies that align with current Florida Statutes and best practices. Three options were reviewed and summarized in **Attachment D**. Option #3 is recommended for implementation by the Town. Each alternative was assessed based on its ability to support context-sensitive improvements, generate funding for capacity and multimodal enhancements, and ensure fair-share contributions from development.

Recommendations

The Town of Lake Hamilton has taken a significant step toward developing and implementing a plan to guide future growth. To complete the effective implementation of the plan, the following additional action items are recommended for immediate consideration:

Short Term Recommended Actions

1. Endorse the recommendations of the strategic transportation action plan, including:
    a. Endorse the proposed roadway network plan as the guide for planning future rights of way and transportation improvements in the Town.
    b. Endorse the proposed cross sections prepared to guide the improvements desired within the Town's roadway network for further development and adoption.
    c. Adopt the traffic impact study methodology developed as part of this work effort (see **Attachment C**) to help ensure uniform evaluation and implementation.
    d. Authorize staff to establish a tracking system of existing and available capacity for roadways and intersections within the Town for use in planning and maintaining the transportation network.
    e. Authorize staff to consider and seek adequate R/W dedications by new development applications and redevelopment applications to support the future implementation of the Roadway Network Plan.
    f. Authorize staff to implement a consistent review of transportation and infrastructure impacts of all new development and redevelopment applications affecting the Town based on the traffic impact study methodology and the transportation strategic action plan.
2. Endorse **Policy Option #3** as presented**.** This option enables the Town to modernize its existing transportation concurrency system guided by the roadway network plan. It promotes context-sensitive design features and considers various performance measures, including multimodal transportation/complete streets, safety, and accessibility, rather than focusing solely on capacity. This hybrid approach is cost-effective, defensible, and scalable as the Town continues to grow.

Long Term Recommendations

1. Coordinate the ongoing EAR amendment process and development of the Town's updated comprehensive plan with the findings and recommendations of the strategic transportation action plan to guide the towns current and future transportation planning efforts.
2. Develop and adopted a prioritized list of transportation improvements and long-range transportation plan to guide the Town's future investment and funding priorities, as well as

support planning efforts and engagement with local, regional, state, and private funding partners to deliver the Town's transportation network.

3. Evaluate and update the Town Code, including the Land Development Code and Land Development Regulations (LDR), to meet the current and future needs of the town in relation to planned development and growth projects that require public infrastructure, such as roads and mobility facilities, while incorporating the adopted transportation policies and procedures.
    a. Update the Town's LDR's to require all developments to have safe and adequate access as a condition of approval (requiring paved access along their frontage, sidewalks, turn lanes, capacity improvements, capital contributions as appropriate, R/W dedication, etc.)
    b. Finalize and adopt the Town's standard roadway cross sections and associated transportation elements in the Code and LDR.
    c. Adopt a requirement and process for new development and redevelopment to provide safe and adequate access and to support the Town's transportation planning priorities where they are impacted.
    d. Adopt a requirement and process for the Town to issue impact fee credits for transportation investments implemented on the Town's roadway network in accordance with Section 163.31801(5), Florida Statutes.
4. Continue to monitor progress of the Polk Parkway with the FDOT and Florida's Turnpike Enterprise for plans to fund design and construction of the proposed expressway. The expressway is currently planned to pass through the eastern boundary of the Town of Lake Hamilton's planning area.
5. Coordinate future transportation plans as well as applications for growth and development with the Polk TPO, Polk County, FDOT, and adjacent cities as appropriate to ensure that the Town's transportation needs are adequately addressed.
6. Actively participate in the Polk TPO process by advocating for TPO funding for Town transportation improvement projects guided by the Roadway Network Plan and future concurrency needs.
7. Coordinate with the Polk Transit Authority, Citrus Connect, and the Polk TPO to plan for and provide fixed route transit services to the Town of Lake Hamilton.

TABLES

Table 1 – Existing Network Characteristics

Seg Num	Roadway	Segment Limits		Length	Lanes	Lk Hamilton Classification	Polk Designation	LOS Std	PHD Capacity	Posted Speed	Characteristics				
		From	To								Paved	Shoulders	Transit	Sidewalks	Bike Lanes
S17010	SR 17/Scenic Hwy	Haines City Limit	Hughes Rd	0.4	2	Major Collector	Urban Collector	D	640	45	Y	Y	N	P	P
S17020	SR 17/Scenic Hwy	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Major Collector	Urban Collector	D	640	45	Y	Y	N	P	P
S17030	SR 17/Scenic Hwy	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Major Collector	Urban Collector	D	640	45	Y	Y	N	P	P
S17040	SR 17/Scenic Hwy	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Major Collector	Urban Collector	D	640	45	Y	Y	N	P	P
S17050	SR 17/Scenic Hwy	Lk Hatchineha Rd/CR 542	Weiberg Rd Extension	0.5	2	Major Collector	Urban Collector	D	640	45	Y	Y	N	P	P
DET010	Detour Rd	Haines City Limit	Hughes Rd	0.4	2	Collector	Urban Collector	E	790	45	Y	N	N	N	N
DET020	Detour Rd	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	Urban Collector	E	790	25	Y	N	N	N	N
DET030	Detour Rd	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector	Urban Collector	E	790	45	Y	N	N	N	N
DET040	Detour Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector	Urban Collector	E	790	45	Y	N	N	N	N
DET050	Detour Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	Urban Collector	E	790	45	Y	N	N	P	N
ALF050	Alford Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector		E	790	30	Y	N	N	N	N
HLS010	H.L. Smith Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector		D	790	35	Y	N	N	N	N
HLS020	H.L. Smith Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	Rural Minor Collector	D	790	40	Y	N	N	N	N
BGR010	Bice Grove Rd	Haines City Limit	Hughes Rd	0.4	2	Collector	Rural Minor Collector	D	790	45	Y	N	N	N	N
BGR020	Bice Grove Rd	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	Rural Minor Collector	D	790	45	Y	N	N	N	N
BGR030	Bice Grove Rd	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector		D	790	45	Y	N	N	N	N
KKR010	CR 546/Kokomo Rd	US 27	SR 17/Scenic Hwy	0.9	2	Major Collector	Urban Collector	E	790	55	Y	N	N	N	N
KKR020	CR 546/Kokomo Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Major Collector	Urban Collector	D	790	40	Y	N	N	P	P
KKR030	CR 546/Kokomo Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	Urban Collector	D	790	55	Y	N	N	P	P
KKR040	CR 546/Kokomo Rd	NS Connector Rd	Alford Rd Ext	0.5	2	Collector	Urban Collector	D	790	55	Y	N	N	P	P
KKR050	CR 546/Kokomo Rd	Alford Rd Ext	Bice Grove Rd	1	2	Collector	Urban Collector	D	790	55	Y	N	N	P	P
KKR060	CR 546/Kokomo Rd	Bice Grove Rd	Lk Hamilton East Limit	0.5	2	Collector	Urban Collector	D	790	55	Y	N	N	P	P
WTR010	Water Tank Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Collector	Urban Collector	E	790	45	Y	N	N	N	N
WTR020	Water Tank Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	Urban Collector	D	750	45	Y	N	N	N	N
WTR030	Water Tank Rd	NS Connector Rd	Alford Rd Ext	0.5	2	Collector	Urban Collector	D	750	45	Y	N	N	N	N
WTR040	Water Tank Rd	Alford Rd Ext	H.L. Smith Rd	0.7	2	Collector	Urban Collector	D	750	45	Y	N	N	N	N
WTR050	Water Tank Rd	H.L. Smith Rd	Bice Grove Rd	0.3	2	Collector	Urban Collector	D	750	45	Y	N	N	N	N
WTR060	Water Tank Rd	Bice Grove Rd	Lk Hamilton East Limit	0.5	2	Collector	Urban Collector	D	640	45	Y	N	N	N	N
CRR010	Crump Rd	Canal	US 27	0.9	2	Collector	Urban Collector	D	720	35	Y	P	N	P	N
MNS010	Main Street	US 27	6th St	0.5	2	Minor Collector	Urban Collector	E	790	25	Y	P	N	P	N
MNS020	Main Street	6th St	SR 17/Scenic Hwy	0.4	2	Minor Collector	Urban Collector	E	790	25	Y	P	N	P	N
LHR010	CR 542/Lk Hatchineha Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Major Collector	Urban Collector	D	790	45	Y	Y	N	N	N
LHR020	CR 542/Lk Hatchineha Rd	Detour Rd	NS Connector Rd	0.5	2	Major Collector	Urban Collector	D	790	45	Y	Y	N	N	N
LHR030	CR 542/Lk Hatchineha Rd	NS Connector Rd	Alford Rd	0.5	2	Major Collector	Urban Collector	D	790	45	Y	Y	N	N	N
LHR040	CR 542/Lk Hatchineha Rd	Alford Rd	H.L. Smith Rd	0.7	2	Major Collector	Urban Collector	D	790	45	Y	Y	N	N	N
LHR050	CR 542/Lk Hatchineha Rd	H.L. Smith Rd	Lk Hamilton East Limit	0.7	2	Major Collector	Urban Collector	D	790	55	Y	Y	N	N	N
WBR010	Weiberg Rd	Detour Rd	NS Connector Rd	0.5	2	Collector		D	640	35	Y	N	N	N	N
WBR020	Weiberg Rd	NS Connector Rd	Alford Rd	0.5	2	Collector		D	640	35	Y	N	N	N	N
WBR030	Weiberg/Edwards Rd	Alford Rd	H.L. Smith Rd	0.7	2	Collector		D	640	45	Y	N	N	N	N

* LOS Std = Adopted LOS, PHD Capacity = Peak Hour Directional Capacity, Y = Yes, N = No, P = Partial, n/a = Not Applicable

Table 2 – Planned Network Characteristics

Seg Num	Roadway	Segment Limits From	Segment Limits To	Length	Lanes	Lk Hamilton Classification	LOS Std	PHD Capacity	Posted Speed	Characteristics Paved	Shoulders	Transit	Sidewalks	Bike Lanes
S17010	SR 17/Scenic Hwy	Haines City Limit	Hughes Rd	0.4	2	Major Collector	D	640	45	Y	Y	N	P	P
S17020	SR 17/Scenic Hwy	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Major Collector	D	640	45	Y	Y	N	P	P
S17030	SR 17/Scenic Hwy	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Major Collector	D	640	45	Y	Y	N	P	P
S17040	SR 17/Scenic Hwy	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Major Collector	D	640	45	Y	Y	N	P	P
S17050	SR 17/Scenic Hwy	Lk Hatchineha Rd/CR 542	Weiberg Rd Extension	0.5	2	Major Collector	D	640	45	Y	Y	N	P	P
DET010	Detour Rd	Haines City Limit	Hughes Rd	0.4	2	Collector	E	790	45	Y	N	N	N	N
DET020	Detour Rd	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	E	790	25	Y	N	N	N	N
DET030	Detour Rd	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector	E	790	45	Y	N	N	N	N
DET040	Detour Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector	E	790	45	Y	N	N	N	N
DET050	Detour Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	E	790	45	Y	N	N	P	N
NSC010	NS Connector Rd	Haines City Limit	Hughes Rd	0.4	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
NSC020	NS Connector Rd	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
NSC030	NS Connector Rd	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
NSC040	NS Connector Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
NSC050	NS Connector Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
ALF010	Alford Rd Ext	Haines City Limit	Hughes Rd	0.4	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
ALF020	Alford Rd Ext	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
ALF030	Alford Rd Ext	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
ALF040	Alford Rd Ext	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
ALF050	Alford Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	E	790	30	Y	N	N	N	N
HLS010	H.L. Smith Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	0.5	2	Collector	D	790	35	Y	N	N	N	N
HLS020	H.L. Smith Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	0.5	2	Collector	D	790	40	Y	N	N	N	N
BGR010	Bice Grove Rd	Haines City Limit	Hughes Rd	0.4	2	Collector	D	790	45	Y	N	N	N	N
BGR020	Bice Grove Rd	Hughes Rd	Kokomo Rd/CR 546	0.5	2	Collector	D	790	45	Y	N	N	N	N
BGR030	Bice Grove Rd	Kokomo Rd/CR 546	Water Tank Rd	0.5	2	Collector	D	790	45	Y	N	N	N	N
HGR010	Hughes Rd	US 27	SR 17/Scenic Hwy	1.2	2	Collector	E	790	n/a	n/a	N	n/a	n/a	n/a
HGR020	Hughes Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Collector	E	790	n/a	n/a	N	n/a	n/a	n/a
HGR030	Hughes Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	E	790	n/a	n/a	N	n/a	n/a	n/a
HGR040	Hughes Rd	NS Connector Rd	Alford Rd Ext	0.5	2	Collector	E	790	n/a	n/a	n/a	n/a	n/a	n/a
HGR050	Hughes Rd	Alford Rd Ext	Bice Grove Rd	1	2	Collector	D	790	n/a	n/a	n/a	n/a	n/a	n/a
HGR060	Hughes Rd	Bice Grove Rd	Lk Hamilton East Limit	0.5	2	Collector	D	790	n/a	n/a	n/a	n/a	n/a	n/a
KKR010	CR 546/Kokomo Rd	US 27	SR 17/Scenic Hwy	0.9	4	Major Collector	E	1,800	55	Y	N	N	N	N
KKR020	CR 546/Kokomo Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Major Collector	D	790	40	Y	N	N	P	P
KKR030	CR 546/Kokomo Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	D	790	55	Y	N	N	P	P
KKR040	CR 546/Kokomo Rd	NS Connector Rd	Alford Rd Ext	0.5	2	Collector	D	790	55	Y	N	N	P	P
KKR050	CR 546/Kokomo Rd	Alford Rd Ext	Bice Grove Rd	1	2	Collector	D	790	55	Y	N	N	P	P
KKR060	CR 546/Kokomo Rd	Bice Grove Rd	Lk Hamilton East Limit	0.5	2	Collector	D	790	55	Y	N	N	P	P
WTR010	Water Tank Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Collector	E	790	45	Y	N	N	N	N
WTR020	Water Tank Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	D	750	45	Y	N	N	N	N
WTR030	Water Tank Rd	NS Connector Rd	Alford Rd Ext	0.5	2	Collector	D	750	45	Y	N	N	N	N
WTR040	Water Tank Rd	Alford Rd Ext	H.L. Smith Rd	0.7	2	Collector	D	750	45	Y	N	N	N	N
WTR050	Water Tank Rd	H.L. Smith Rd	Bice Grove Rd	0.3	2	Collector	D	750	45	Y	N	N	N	N
WTR060	Water Tank Rd	Bice Grove Rd	Lk Hamilton East Limit	0.5	2	Collector	D	640	45	Y	N	N	N	N
CRR010	Crump Rd	Canal	US 27	0.9	2	Collector	D	720	35	Y	P	N	P	N
MNS010	Main Street	US 27	6th St	0.5	2	Minor Collector	E	790	25	Y	P	N	P	N
MNS020	Main Street	6th St	SR 17/Scenic Hwy	0.4	2	Minor Collector	E	790	25	Y	P	N	P	N
LHR010	CR 542/Lk Hatchineha Rd	SR 17/Scenic Hwy	Detour Rd	0.5	2	Major Collector	D	790	45	Y	Y	N	N	N
LHR020	CR 542/Lk Hatchineha Rd	Detour Rd	NS Connector Rd	0.5	2	Major Collector	D	790	45	Y	Y	N	N	N
LHR030	CR 542/Lk Hatchineha Rd	NS Connector Rd	Alford Rd	0.5	2	Major Collector	D	790	45	Y	Y	N	N	N
LHR040	CR 542/Lk Hatchineha Rd	Alford Rd	H.L. Smith Rd	0.7	2	Major Collector	D	790	45	Y	Y	N	N	N
LHR050	CR 542/Lk Hatchineha Rd	H.L. Smith Rd	Lk Hamilton East Limit	0.7	2	Major Collector	D	790	55	Y	Y	N	N	N
WBR010	Weiberg Rd	Detour Rd	NS Connector Rd	0.5	2	Collector	D	640	35	Y	N	N	N	N
WBR020	Weiberg Rd	NS Connector Rd	Alford Rd	0.5	2	Collector	D	640	35	Y	N	N	N	N
WBR030	Weiberg/Edwards Rd	Alford Rd	H.L. Smith Rd	0.7	2	Collector	D	640	45	Y	N	N	N	N

* LOS Std = Adopted LOS, PHD Capacity = Peak Hour Directional Capacity, Y = Yes, N = No, P = Partial, n/a = Not Applicable

Table 3 – Existing Capacity Conditions

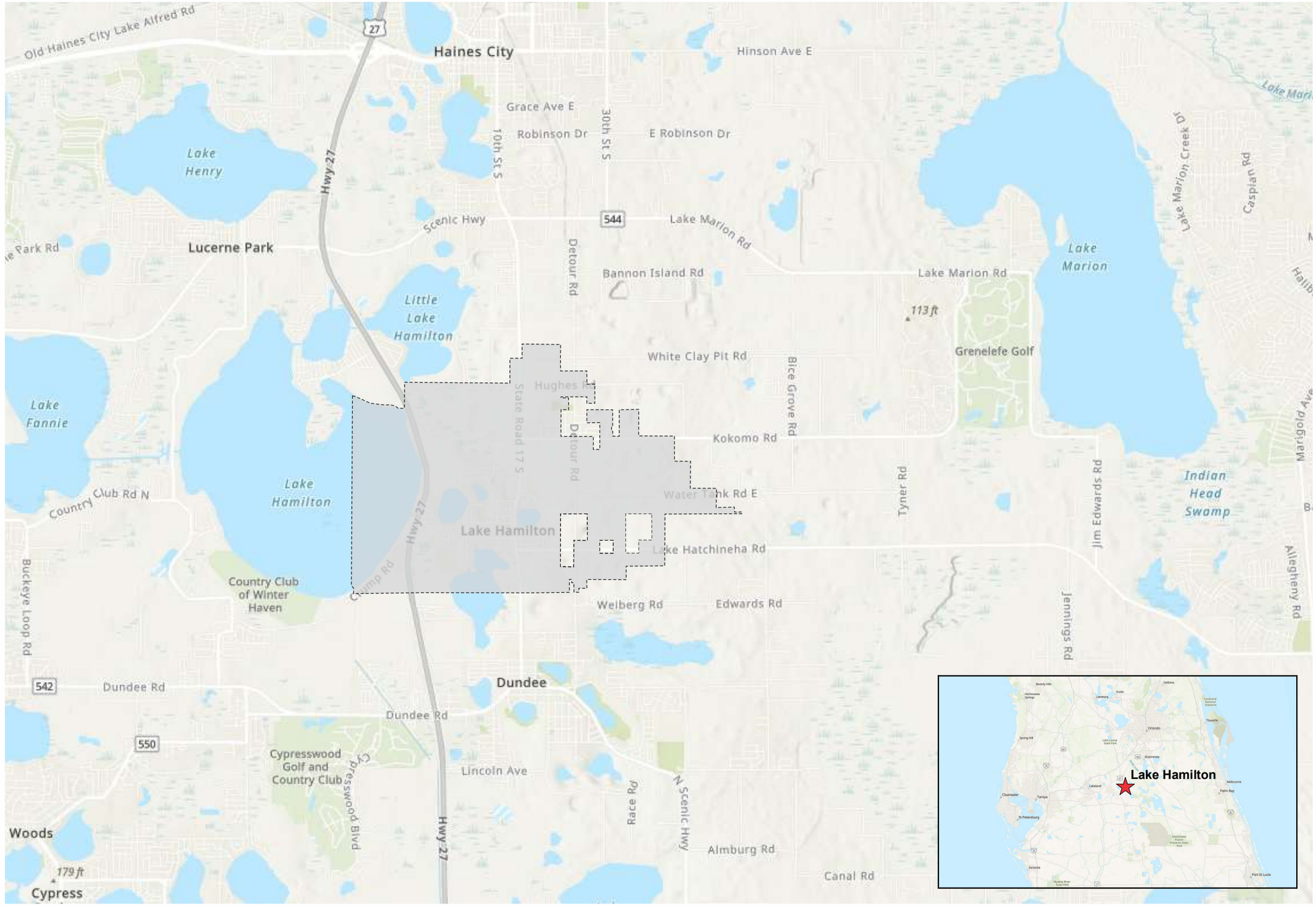
Seg Num	Roadway	Segment Limits From	Segment Limits To	Lns	LOS Std	Posted Speed	Capacity	Existing Conditions* AADT	NB/EB	SB/WB	V/C
S17010	SR 17/Scenic Hwy	Haines City Limit	Hughes Rd	2	D	45	640	7,100	258	248	0.40
S17020	SR 17/Scenic Hwy	Hughes Rd	Kokomo Rd/CR 546	2	D	45	640	7,100	258	248	0.40
S17030	SR 17/Scenic Hwy	Kokomo Rd/CR 546	Water Tank Rd	2	D	45	640	7,100	258	248	0.40
S17040	SR 17/Scenic Hwy	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	D	45	640	7,100	258	248	0.40
S17050	SR 17/Scenic Hwy	Lk Hatchineha Rd/CR 542	Weiberg Rd Extension	2	D	45	640	7,100	258	248	0.40
DET010	Detour Rd	Haines City Limit	Hughes Rd	2	E	45	790	2,700	94	98	0.12
DET020	Detour Rd	Hughes Rd	Kokomo Rd/CR 546	2	E	25	790	2,700	94	98	0.12
DET030	Detour Rd	Kokomo Rd/CR 546	Water Tank Rd	2	E	45	790	2,700	94	98	0.12
DET040	Detour Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	E	45	790	2,700	94	98	0.12
DET050	Detour Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	E	45	790	2,700	94	98	0.12
ALF050	Alford Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	E	30	790	n/a	n/a	n/a	n/a
HLS010	H.L. Smith Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	D	35	790	2,900	128	133	0.17
HLS020	H.L. Smith Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	D	40	790	2,900	128	133	0.17
BGR010	Bice Grove Rd	Haines City Limit	Hughes Rd	2	D	45	790	1,400	62	64	0.08
BGR020	Bice Grove Rd	Hughes Rd	Kokomo Rd/CR 546	2	D	45	790	1,400	62	64	0.08
BGR030	Bice Grove Rd	Kokomo Rd/CR 546	Water Tank Rd	2	D	45	790	1,400	62	64	0.08
KKR010	CR 546/Kokomo Rd	US 27	SR 17/Scenic Hwy	2	E	55	790	6,500	227	236	0.30
KKR020	CR 546/Kokomo Rd	SR 17/Scenic Hwy	Detour Rd	2	D	40	720	3,600	159	165	0.23
KKR030	CR 546/Kokomo Rd	Detour Rd	NS Connector Rd	2	D	55	720	3,600	159	165	0.23
KKR040	CR 546/Kokomo Rd	NS Connector Rd	Alford Rd Ext	2	D	55	720	3,600	159	165	0.23
KKR050	CR 546/Kokomo Rd	Alford Rd Ext	Bice Grove Rd	2	D	55	720	3,600	159	165	0.23
KKR060	CR 546/Kokomo Rd	Bice Grove Rd	Lk Hamilton East Limit	2	D	55	720	3,600	159	165	0.23
WTR010	Water Tank Rd	SR 17/Scenic Hwy	Detour Rd	2	E	45	790	500	17	18	0.02
WTR020	Water Tank Rd	Detour Rd	NS Connector Rd	2	D	45	750	500	22	23	0.03
WTR030	Water Tank Rd	NS Connector Rd	Alford Rd Ext	2	D	45	750	500	22	23	0.03
WTR040	Water Tank Rd	Alford Rd Ext	H.L. Smith Rd	2	D	45	750	500	22	23	0.03
WTR050	Water Tank Rd	H.L. Smith Rd	Bice Grove Rd	2	D	45	750	500	22	23	0.03
WTR060	Water Tank Rd	Bice Grove Rd	Lk Hamilton East Limit	2	D	45	640	200	9	9	0.01
CRR010	Crump Rd	Canal	US 27	2	D	35	720	3,400	150	156	0.22
MNS010	Main Street	US 27	6th St	2	E	25	790	1,900	69	66	0.09
MNS020	Main Street	6th St	SR 17/Scenic Hwy	2	E	25	790	1,900	69	66	0.09
LHR010	CR 542/Lk Hatchineha Rd	SR 17/Scenic Hwy	Detour Rd	2	D	45	790	760	335	349	0.44
LHR020	CR 542/Lk Hatchineha Rd	Detour Rd	NS Connector Rd	2	D	45	790	760	335	349	0.44
LHR030	CR 542/Lk Hatchineha Rd	NS Connector Rd	Alford Rd	2	D	45	790	760	335	349	0.44
LHR040	CR 542/Lk Hatchineha Rd	Alford Rd	H.L. Smith Rd	2	D	45	790	760	335	349	0.44
LHR050	CR 542/Lk Hatchineha Rd	H.L. Smith Rd	Lk Hamilton East Limit	2	D	55	790	760	335	349	0.44
WBR010	Weiberg Rd	Detour Rd	NS Connector Rd	2	D	35	640	n/a	n/a	n/a	n/a
WBR020	Weiberg Rd	NS Connector Rd	Alford Rd	2	D	35	640	n/a	n/a	n/a	n/a
WBR030	Weiberg/Edwards Rd	Alford Rd	H.L. Smith Rd	2	D	45	640	n/a	n/a	n/a	n/a

* Existing traffic* Existing traffic volumes obtained from nearest available 2025 RND segment data. n/a = Data is not available

Table 4 – Projected 2045 Capacity Conditions

Seg		Segment Limits			LOS	Posted		2045 No Build			2045 Build		
Num	Roadway	From	To	Lns	Std	Speed	Capacity	AADT	PkHr Dir	V/C	AADT	PkHr Dir	V/C
S17010	SR 17/Scenic Hwy	Haines City Limit	Hughes Rd	2	D	45	640	10,318	567	0.89	10,201	561	0.88
S17020	SR 17/Scenic Hwy	Hughes Rd	Kokomo Rd/CR 546	2	D	45	640	12,021	661	1.03	7,351	404	0.63
S17030	SR 17/Scenic Hwy	Kokomo Rd/CR 546	Water Tank Rd	2	D	45	640	13,713	754	1.18	10,158	559	0.87
S17040	SR 17/Scenic Hwy	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	D	45	640	11,395	627	0.98	10,590	582	0.91
S17050	SR 17/Scenic Hwy	Lk Hatchineha Rd/CR 542	Weiberg Rd Extension	2	D	45	640	9,144	503	0.79	11,040	607	0.95
DET010	Detour Rd	Haines City Limit	Hughes Rd	2	E	45	790	8,144	448	0.57	3,088	170	0.22
DET020	Detour Rd	Hughes Rd	Kokomo Rd/CR 546	2	E	25	790	8,132	447	0.57	4,220	232	0.29
DET030	Detour Rd	Kokomo Rd/CR 546	Water Tank Rd	2	E	45	790	8,313	457	0.58	3,399	187	0.24
DET040	Detour Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	E	45	790	6,698	368	0.47	2,579	142	0.18
DET050	Detour Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	E	45	790	4,797	264	0.33	1,961	108	0.14
NSC010	NS Connector Rd	Haines City Limit	Hughes Rd	2	E	0	790	n/a	n/a	n/a	6,572	361	0.46
NSC020	NS Connector Rd	Hughes Rd	Kokomo Rd/CR 546	2	E	0	790	n/a	n/a	n/a	9,033	497	0.63
NSC030	NS Connector Rd	Kokomo Rd/CR 546	Water Tank Rd	2	E	0	790	n/a	n/a	n/a	12,964	713	0.90
NSC040	NS Connector Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	E	0	790	n/a	n/a	n/a	7,468	411	0.52
NSC050	NS Connector Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	E	0	790	n/a	n/a	n/a	3,901	215	0.27
ALF010	Alford Rd Ext	Haines City Limit	Hughes Rd	2	E	0	790	n/a	n/a	n/a	184	10	0.01
ALF020	Alford Rd Ext	Hughes Rd	Kokomo Rd/CR 546	2	E	0	790	n/a	n/a	n/a	876	48	0.06
ALF030	Alford Rd Ext	Kokomo Rd/CR 546	Water Tank Rd	2	E	0	790	n/a	n/a	n/a	2,996	165	0.21
ALF040	Alford Rd Ext	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	E	0	790	n/a	n/a	n/a	2,882	159	0.20
ALF050	Alford Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	E	30	790	4,130	227	0.29	2,261	124	0.16
HLS010	H.L. Smith Rd	Water Tank Rd	Lk Hatchineha Rd/CR 542	2	D	35	790	4,027	221	0.28	5,490	302	0.38
HLS020	H.L. Smith Rd	Lk Hatchineha Rd/CR 542	Weiberg Rd	2	D	40	790	7,032	387	0.49	6,698	368	0.47
BGR010	Bice Grove Rd	Haines City Limit	Hughes Rd	2	D	45	790	2,819	155	0.20	2,219	122	0.15
BGR020	Bice Grove Rd	Hughes Rd	Kokomo Rd/CR 546	2	D	45	790	3,142	173	0.22	2,550	140	0.18
BGR030	Bice Grove Rd	Kokomo Rd/CR 546	Water Tank Rd	2	D	45	790	5,867	323	0.41	6,273	345	0.44
HGR010	Hughes Rd	US 27	SR 17/Scenic Hwy	2	E	0	790	n/a	n/a	n/a	7,133	392	0.50
HGR020	Hughes Rd	SR 17/Scenic Hwy	Detour Rd	2	E	0	790	n/a	n/a	n/a	7,719	425	0.54
HGR030	Hughes Rd	Detour Rd	NS Connector Rd	2	E	0	790	n/a	n/a	n/a	3,409	187	0.24
HGR040	Hughes Rd	NS Connector Rd	Alford Rd Ext	2	E	0	790	n/a	n/a	n/a	954	52	0.07
HGR050	Hughes Rd	Alford Rd Ext	Bice Grove Rd	2	D	0	790	n/a	n/a	n/a	974	54	0.07
HGR060	Hughes Rd	Bice Grove Rd	Lk Hamilton East Limit	2	D	0	790	n/a	n/a	n/a	242	13	0.02
KKR010	CR 546/Kokomo Rd	US 27	SR 17/Scenic Hwy	4	E	55	790	17,315	952	1.21	14,311	787	1.00
KKR020	CR 546/Kokomo Rd	SR 17/Scenic Hwy	Detour Rd	2	D	40	720	14,194	781	1.08	10,171	559	0.78
KKR030	CR 546/Kokomo Rd	Detour Rd	NS Connector Rd	2	D	55	720	12,598	693	0.96	8,432	464	0.64
KKR040	CR 546/Kokomo Rd	NS Connector Rd	Alford Rd Ext	2	D	55	720	5,328	293	0.41	3,126	172	0.24
KKR050	CR 546/Kokomo Rd	Alford Rd Ext	Bice Grove Rd	2	D	55	720	4,873	268	0.37	4,163	229	0.32
KKR060	CR 546/Kokomo Rd	Bice Grove Rd	Lk Hamilton East Limit	2	D	55	720	13,388	736	1.02	11,668	642	0.89
WTR010	Water Tank Rd	SR 17/Scenic Hwy	Detour Rd	2	E	45	790	13,882	764	0.97	9,648	531	0.67
WTR020	Water Tank Rd	Detour Rd	NS Connector Rd	2	D	45	750	8,936	491	0.65	3,821	210	0.28
WTR030	Water Tank Rd	NS Connector Rd	Alford Rd Ext	2	D	45	750	8,936	491	0.65	2,156	119	0.16
WTR040	Water Tank Rd	Alford Rd Ext	H.L. Smith Rd	2	D	45	750	3,376	186	0.25	2,478	136	0.18
WTR050	Water Tank Rd	H.L. Smith Rd	Bice Grove Rd	2	D	45	750	6,372	350	0.47	2,478	136	0.18
WTR060	Water Tank Rd	Bice Grove Rd	Lk Hamilton East Limit	2	D	45	640	4,607	253	0.40	1,428	79	0.12
CRR010	Crump Rd	Canal	US 27	2	D	35	720	6,421	353	0.49	6,224	342	0.48
MNS010	Main Street	US 27	6th St	2	E	25	790	16,403	902	1.14	12,170	669	0.85
MNS020	Main Street	6th St	SR 17/Scenic Hwy	2	E	25	790	12,393	682	0.86	11,722	645	0.82
LHR010	CR 542/Lk Hatchineha Rd	SR 17/Scenic Hwy	Detour Rd	2	D	45	790	11,107	611	0.77	7,662	421	0.53
LHR020	CR 542/Lk Hatchineha Rd	Detour Rd	NS Connector Rd	2	D	45	790	8,672	477	0.60	5,317	292	0.37
LHR030	CR 542/Lk Hatchineha Rd	NS Connector Rd	Alford Rd	2	D	45	790	8,672	477	0.60	6,822	375	0.47
LHR040	CR 542/Lk Hatchineha Rd	Alford Rd	H.L. Smith Rd	2	D	45	790	5,111	281	0.36	5,934	326	0.41
LHR050	CR 542/Lk Hatchineha Rd	H.L. Smith Rd	Lk Hamilton East Limit	2	D	55	790	8,118	446	0.56	7,143	393	0.50
WBR010	Weiberg Rd	Detour Rd	NS Connector Rd	2	D	35	640	3,365	185	0.29	7,040	387	0.60
WBR020	Weiberg Rd	NS Connector Rd	Alford Rd	2	D	35	640	3,365	185	0.29	3,140	173	0.27
WBR030	Weiberg/Edwards Rd	Alford Rd	H.L. Smith Rd	2	D	45	640	955	53	0.08	1,537	85	0.13

FIGURES



Legend

- Location
- Town Limits

Figure 1
Lake Hamilton
Location Map

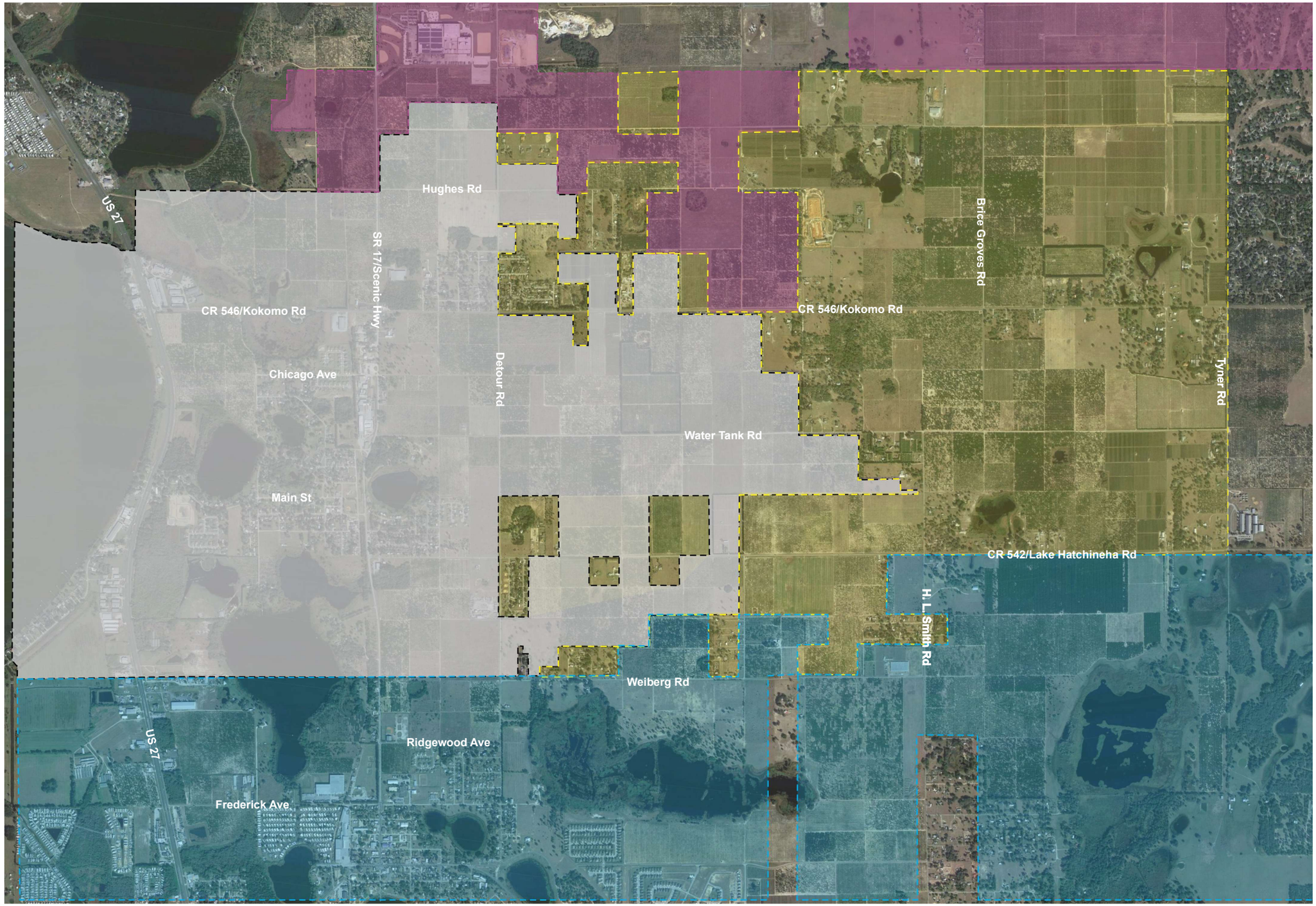


Figure 2
Town Limits &
Planning Area

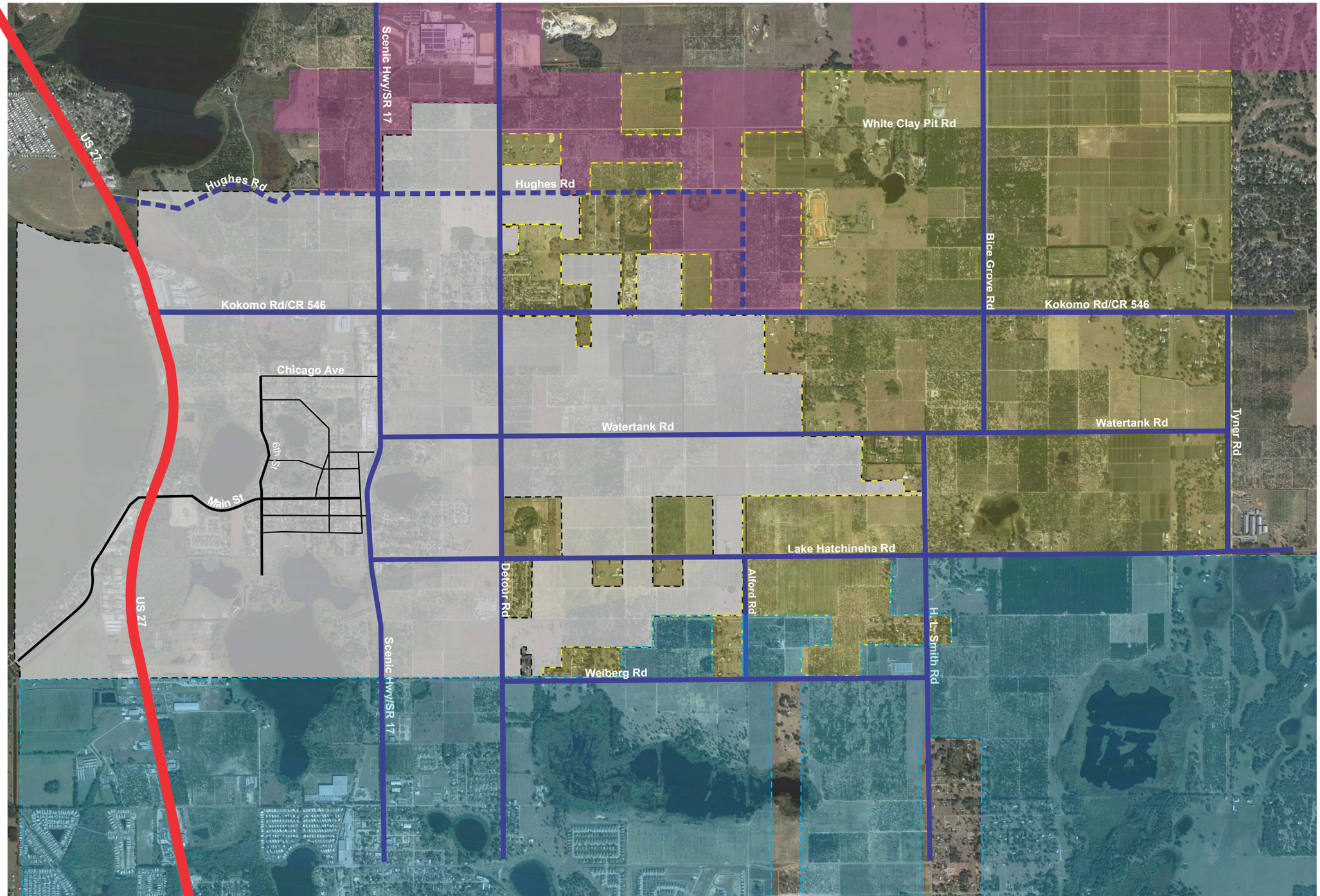


Figure 3
Existing
Roadway Network

Not to Scale

Legend

- Town Limits
- Planning Area Limits
- Haines City Limits
- Town of Dundee Limits
- Arterial (6L)
- Collector (2L)
- Planned Collector (2L)
- Local (2L)
- Planned Local (2L)
- Collector w/4L ROW

Note:
Promote a connected local street network to link neighborhoods, parks, schools, and businesses. Limit cul-de-sacs to cases where natural features or site constraints require them.

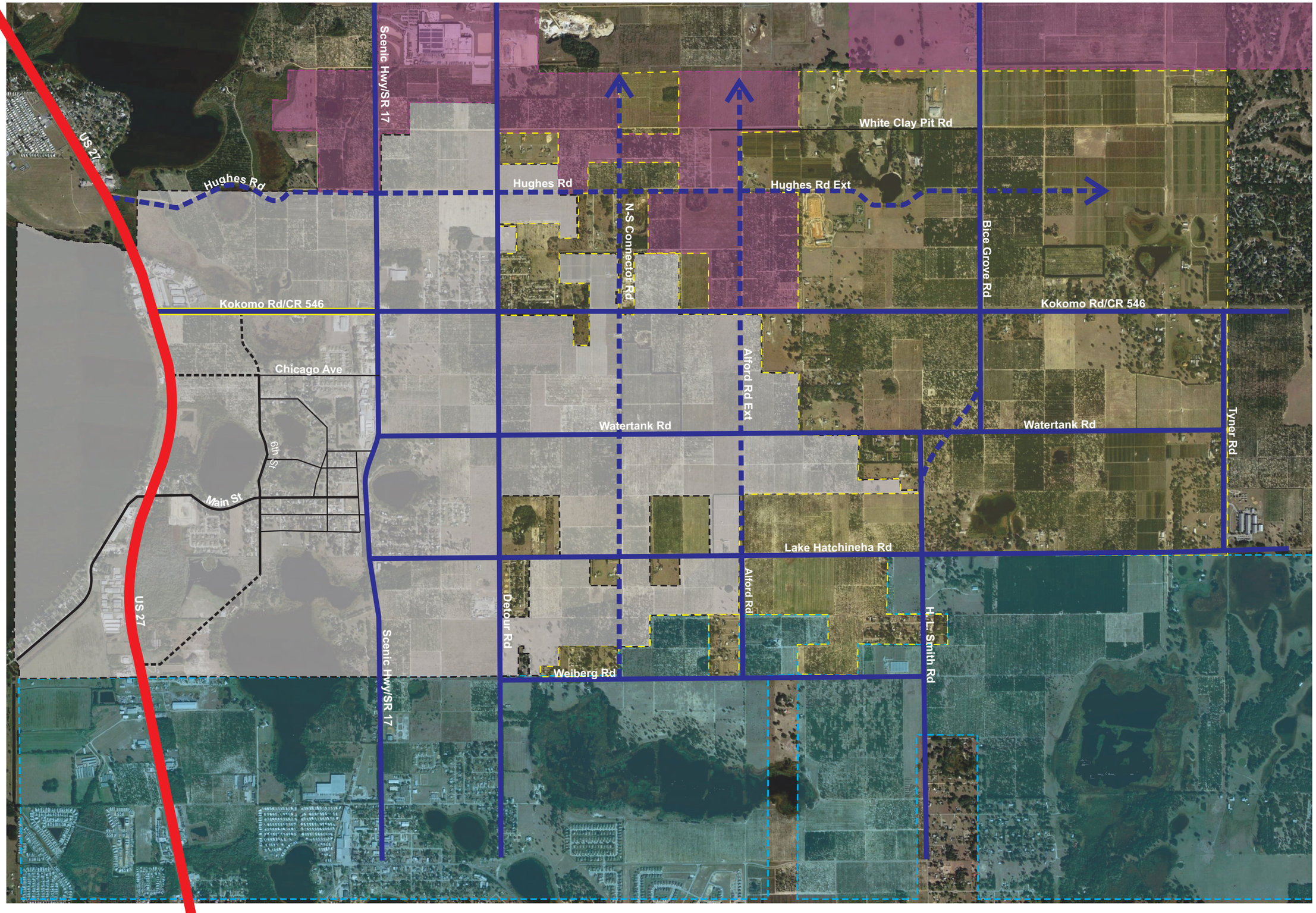
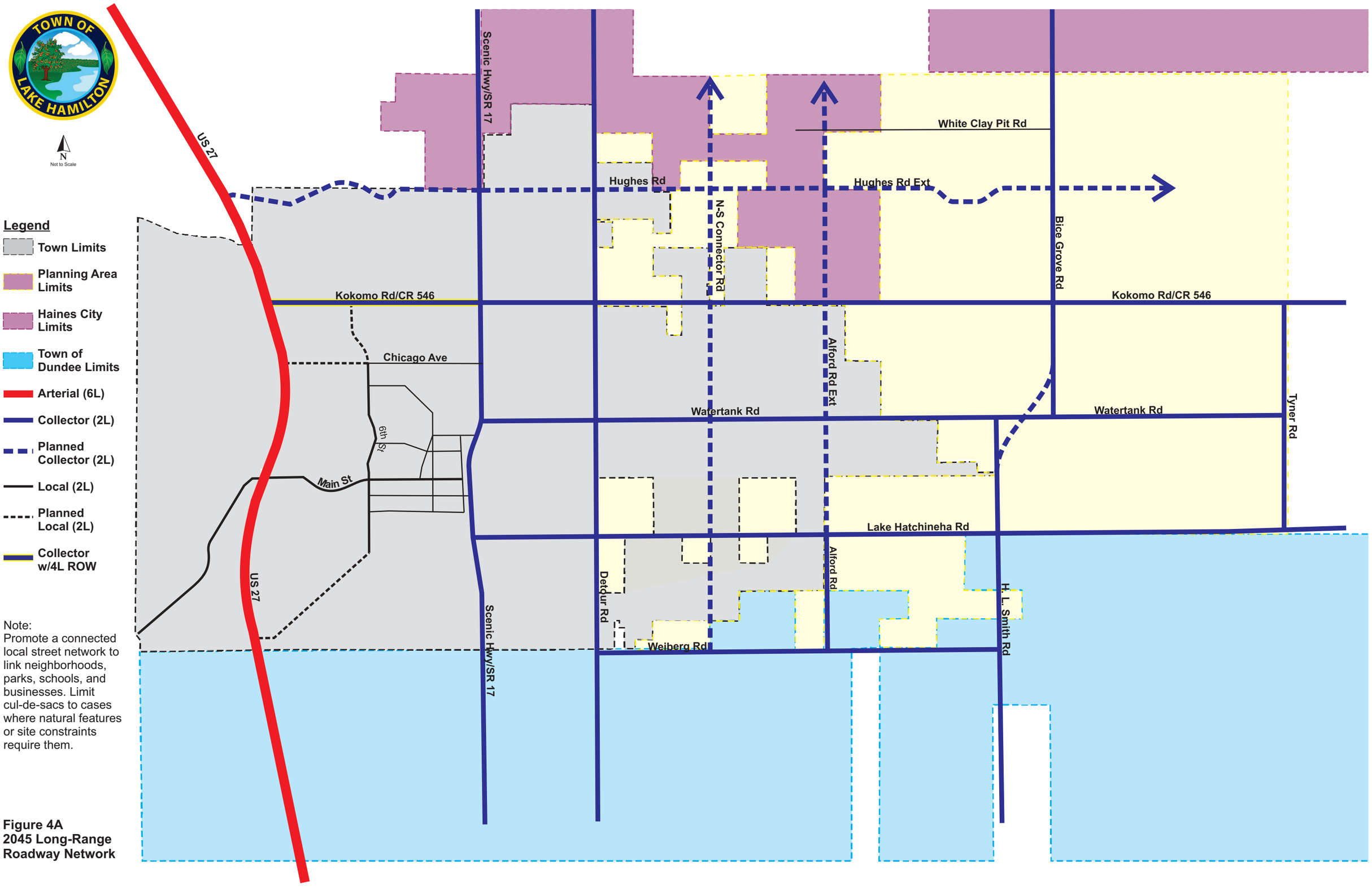


Figure 4
2045 Long-Range Transportation Network



Note:
Promote a connected local street network to link neighborhoods, parks, schools, and businesses. Limit cul-de-sacs to cases where natural features or site constraints require them.

Figure 4A
2045 Long-Range Roadway Network

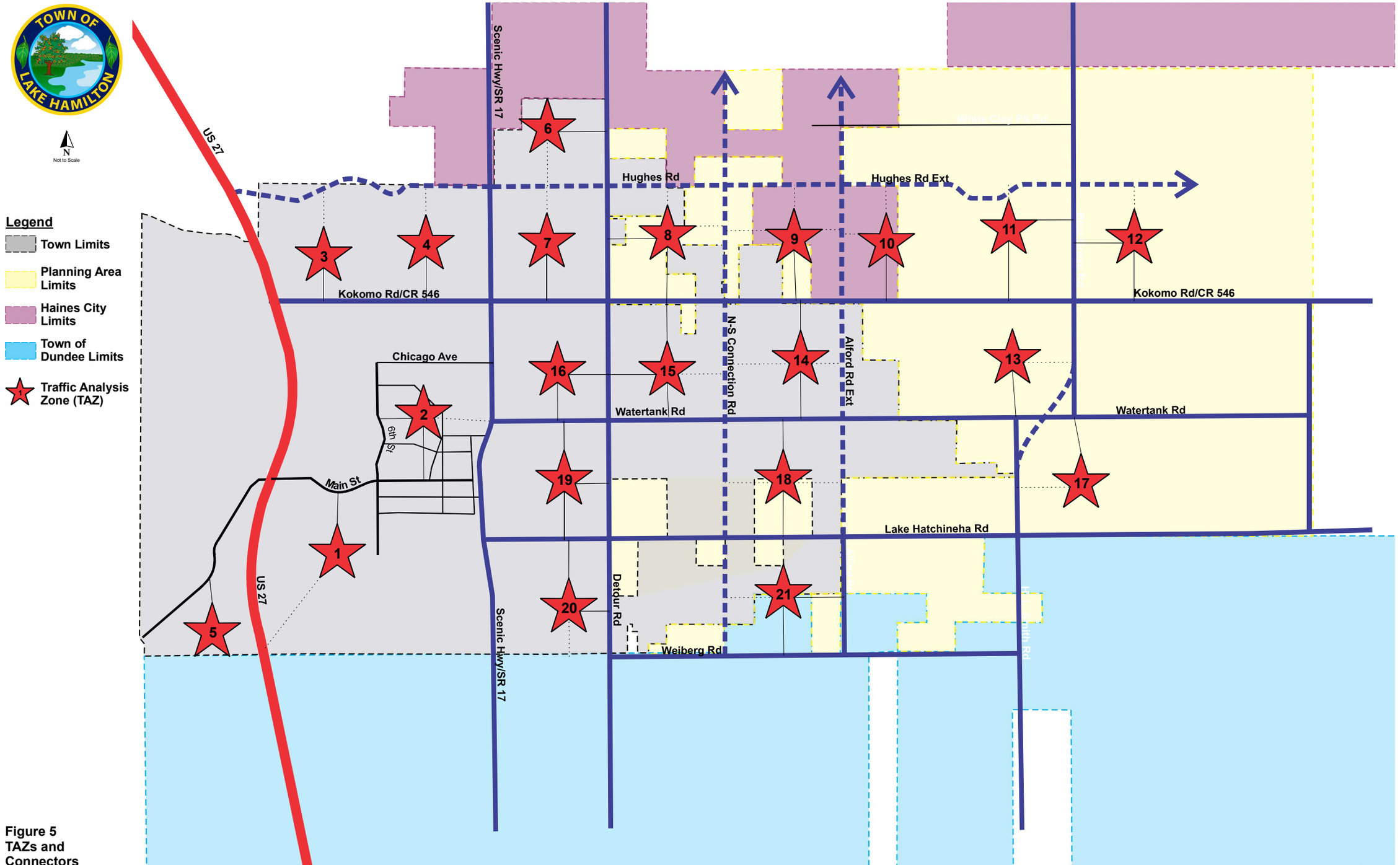
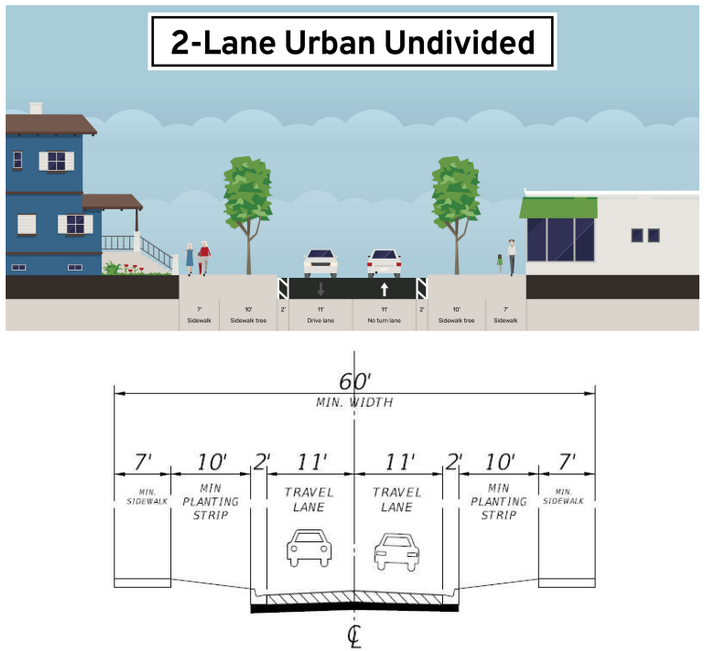


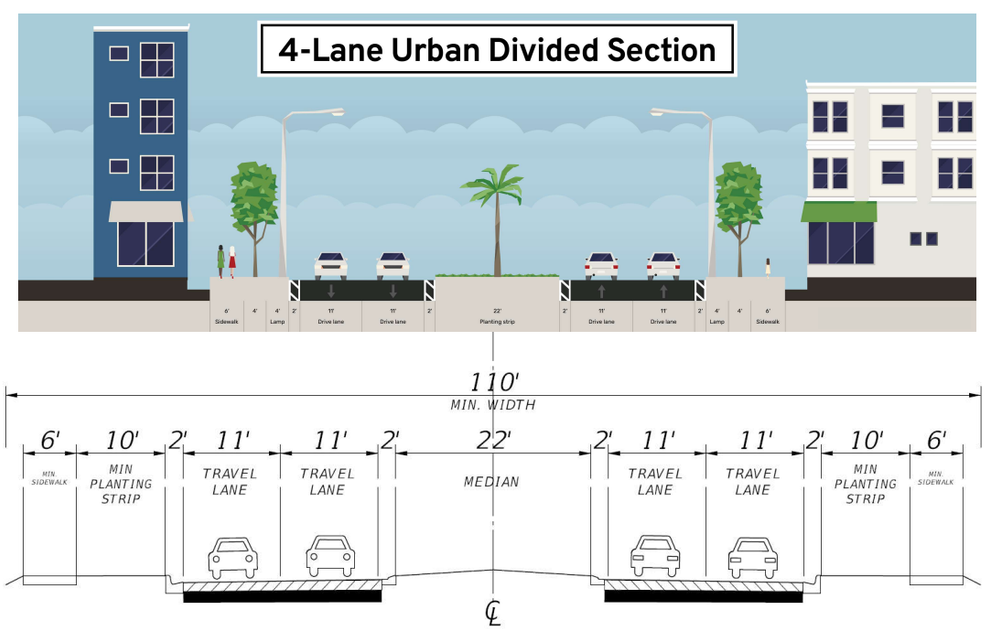
Figure 5
TAZs and
Connectors

N
Not to Scale

2-Lane Urban Section



4-Lane Urban Divided Section



2-Lane Swale Section

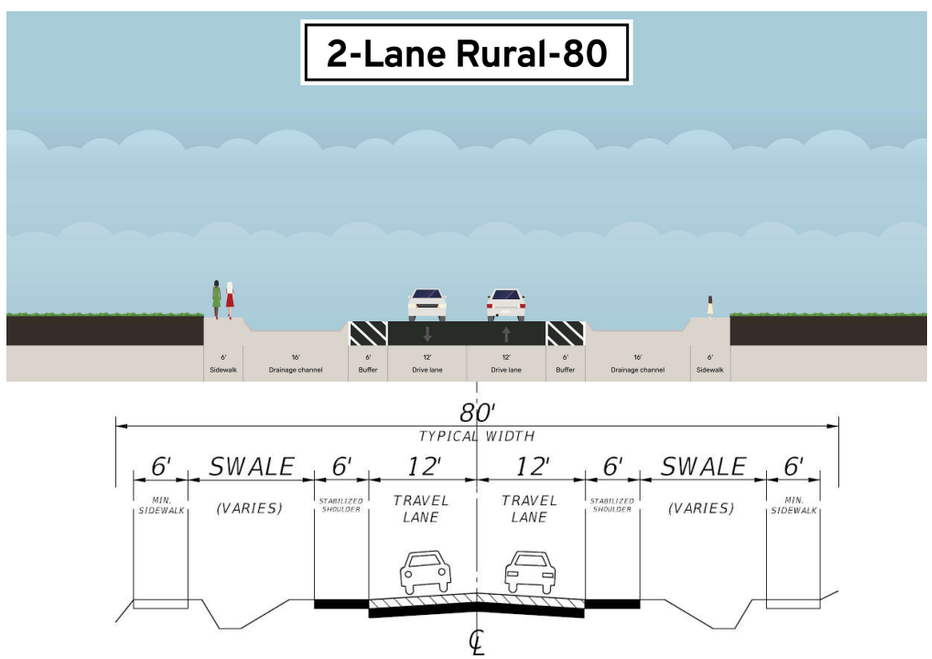


Figure 6
Conceptual
Cross Sections

Kokomo Road 4-Lane typical section

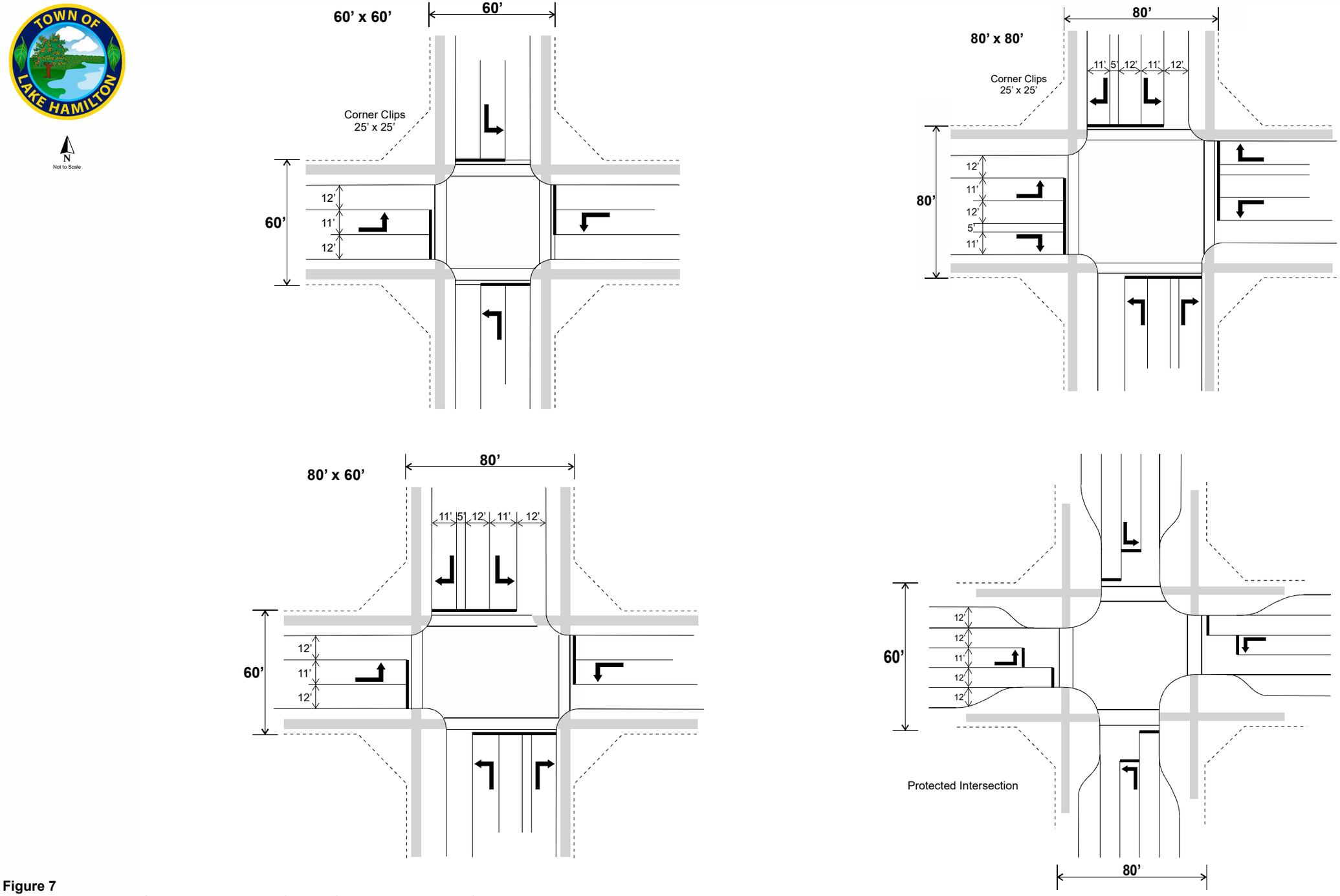


Figure 7
Intersections

* Through lanes may be 11 feet wide if the roadway lanes are 11 feet wide

ATTACHMENTS

ATTACHMENT A
Lake Hamilton Development Information

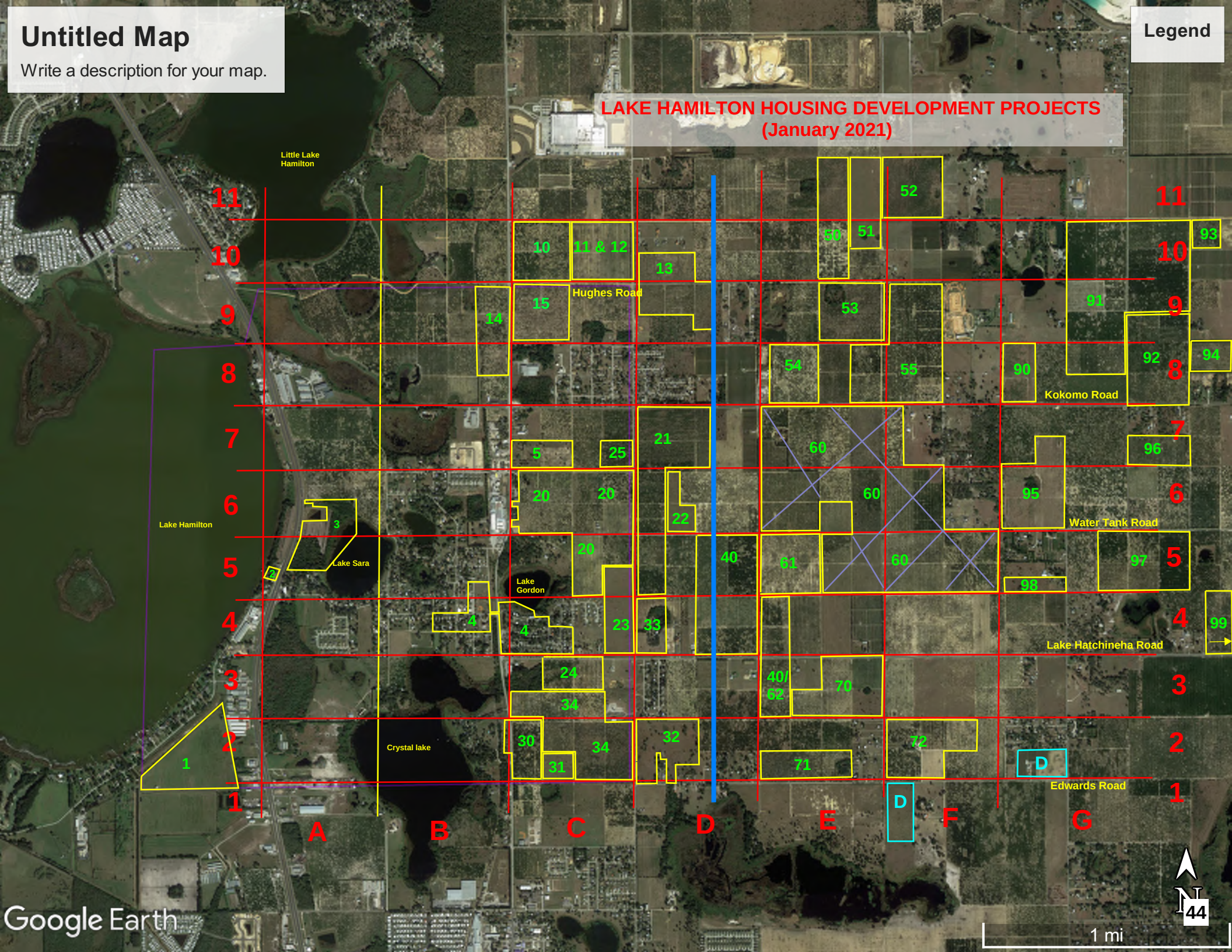
							Cumulative **Unit** Buildout by end of period (start 1/1/21) (20% buildout every 6 months)						
Engineer Group #	**Parcel ID#**	**Location**	**Grid Location**	**Est Plat approval**	**Acres**	**Est # homes (4.5/ac)**	**1 year** (12/31/21)	**1.5 year** (7/1/22)	**2 year** (12/31/22)	**3 year** (12/31/23)	**4 year** (12/31/24)	**5 year** (12/31/25)	**10 year**
The Grand	1	Hwy 27		4/1/2022	47.46	207	0	40	120	207	207	207	207
US 27 Comm'l exist	2	Hwy 27				32	32	32	32	32	32	32	32
PUD-1	15	Adjacent to Gunter Park Lorenz	C-9	3/1/2022	38.89	185	0	19	57	131	185	185	185
PUD-2a	11	W of Detour/ N of Gunter Park	C-10	3/1/2022	19.49	92	0	9	27	64	92	92	92
PUD-2b	12	W of Detour/ N of Gunter Park	C-10	3/1/2022	19.23	93	0	9	27	65	93	93	93
Scenic Terrace	13	Adjacent to Detour Ballfield (Gr)	D-9/10	3/1/2022	48.02	216	0	21	63	150	216	216	216
No name - JDA		S of Aldi & E Rubush	C-11	6/1/2022	9.93	45	0	0	9	27	45	45	45
No name - JDA	10	Adj Lorenz & Hwy 17 (Bl) by PUDs	C-10	3/1/2022	37.74	170	0	17	51	119	170	170	170
No name - JDA	14	W of Hwy 17 @ S corp limit (Bl)	B-8/9	6/1/2022	28.35	128	0	0	26	77	128	128	128
Group 1	20	N of Chicago to Water Tank (Gr)	C-5/6	2/4/2022	90.98	409	0	82	164	328	409	409	409
Group 1A	23		C-4/5	2/4/2022	28.36	128	0	26	52	104	128	128	128
Group 2	24 &30	S Hatchineha (Gr) & E 17 (Bl)	C-2/3	2/4/2022	40.49	182	0	36	72	144	182	182	182
Group 2 PUD	31	N corp E 17 (Gr) Olson	C-2	5/1/2022	10.24	46	0	9	27	46	46	46	46
Group 5	32	N Weiberg E Detour (Pr)	D-2	5/1/2022	34.78	157	0	16	79	142	157	157	157
Group 6	21	Corner Kokomo & Detour (Pr)	D-5/6/7	2/4/2022	88.34	398	0	80	160	320	398	398	398
Group 6A	22		D-6	2/4/2022	14.82	67	0	13	26	52	67	67	67
*Scenic Sewer SRF	4	Gordon Heights AND Town Hall	C-4	N/A		152	0	0	76	152	152	152	152
					557.12	**2553**	**32**	**409**	**1,068**	**2,160**	**2,707**	**2,707**	**2,705**
Udit	5	Adj to Scenic & Chicago	C-7	3/1/2023	19.6	88	0	9	26	61	88	88	88
Marsan	3	Rubush - Hwy 27		3/1/2023	35.42	159	0	16	48	112	159	159	159
117.28 E-3/4	40	Water Tank crs Hatch Detour (Bl)	D-4/5	9/1/2022	78.5	353	0	0	70	141	353	353	353
	61	S Water Tank adj to above (Gr)	E-5	5/1/2023	39.61	178	0	18	54	126	178	178	178
	70	S Hatch adj to 2 above (Gr)	E-3	5/1/2023	48.74	219	0	22	66	154	219	219	219
	71	N Weiberg (Pr)	E-2	5/1/2023	29.71	134	0	13	40	94	134	134	134
	40/62	N Weiberg E Alford (Bl)	E-3/4	5/1/2023	38.24	172	0	17	51	120	172	172	172
	72	Adj & E Alford N Edwards Rd (Bl)	F-2	11/1/2023	48.26	217	0	0	0	0	87	174	217
	60	S Kokomo (E/W of Alford if there) (Pr)	E/F - 5/6/7	1/1/2024	323.7	1457	0	0	0	0	583	1,165	1,457
125.78	55	N Kokomo adj to above multiple (Pr)	E/F-8/9	12/31/2024	96.59	435	0	0	0	0	0	174	435
	54	N Kokomo adj to above single (Pr)	E-8	12/31/2024	29.19	131	0	0	0	0	0	53	131
	53	N Kokomo crs Hughes (Gr)	E-9/10	12/31/2024	49.92	225	0	0	0	0	0	90	225
	50	N Hughes S White Clay Pit (Bl)	E-10/11	12/31/2024	39.7	179	0	0	0	0	0	71	179
	51	N Hughes S White Clay Pit (Pr)	E-10/11	12/31/2024	29.7	134	0	0	0	0	0	53	134
	52	N White Clay Pit (Bl)	F-11	12/31/2024	39.6	178	0	0	0	0	0	71	178
					946.48	**4259**	**0**	**95**	**355**	**808**	**1,973**	**3,155**	**4,258**
**HC Annex													
		N Copr limit & W Scenic (Bl)	B-10/11	9/1/2022	100.07	450	0	0	90	270	450	450	450
			C-11	9/1/2022	9.86	44	0	0	9	27	44	44	44
2+ miles	98	S Water Tank adj 323.7 ac above (Gr)	G-5	1/1/2026	7.85	35	0	0	0	0	0	0	35
	95	N Water Tank E Clayton Ln (Bl)	G-6/7	1/1/2026	49.65	223	0	0	0	0	0	0	223
	90	N Kokomo S Hughes (Bl)	G-8	1/1/2026	19.36	87	0	0	0	0	0	0	87
	91	Crs Crawsnest & Bice Grove (Pr)	G-8/9/10	1/1/2026	136.54	614	0	0	0	0	0	0	614
	93	Adj to above NE (Bl)	G+-11	1/1/2026	9.7	44	0	0	0	0	0	0	44
	92	N Kokomo adj to above S (Bl)	G-8/9	1/1/2026	48.28	217	0	0	0	0	0	0	217
	94	N Kokomo adj to above (Pr)	G+-8	1/1/2026	20.13	91	0	0	0	0	0	0	91
	96	S Kokomo N Water Tank (Pr)	G+-7	1/1/2026	19.88	89	0	0	0	0	0	0	89
	97	Adj S Water Tank N Lk Hatch (Bl)	G+-5	1/1/2026	59.25	267	0	0	0	0	0	0	267
	99	Adj N Lk Hatch W Tyner (Bl)	G+-4	1/1/2026	20.11	90	0	0	0	0	0	0	90
					500.68	**1758**	**0**	**0**	**99**	**297**	**494**	**494**	**2,252**
					2,004	**8,571**	**32**	**504**	**1,522**	**3,265**	**5,174**	**6,356**	**9,216**

Untitled Map

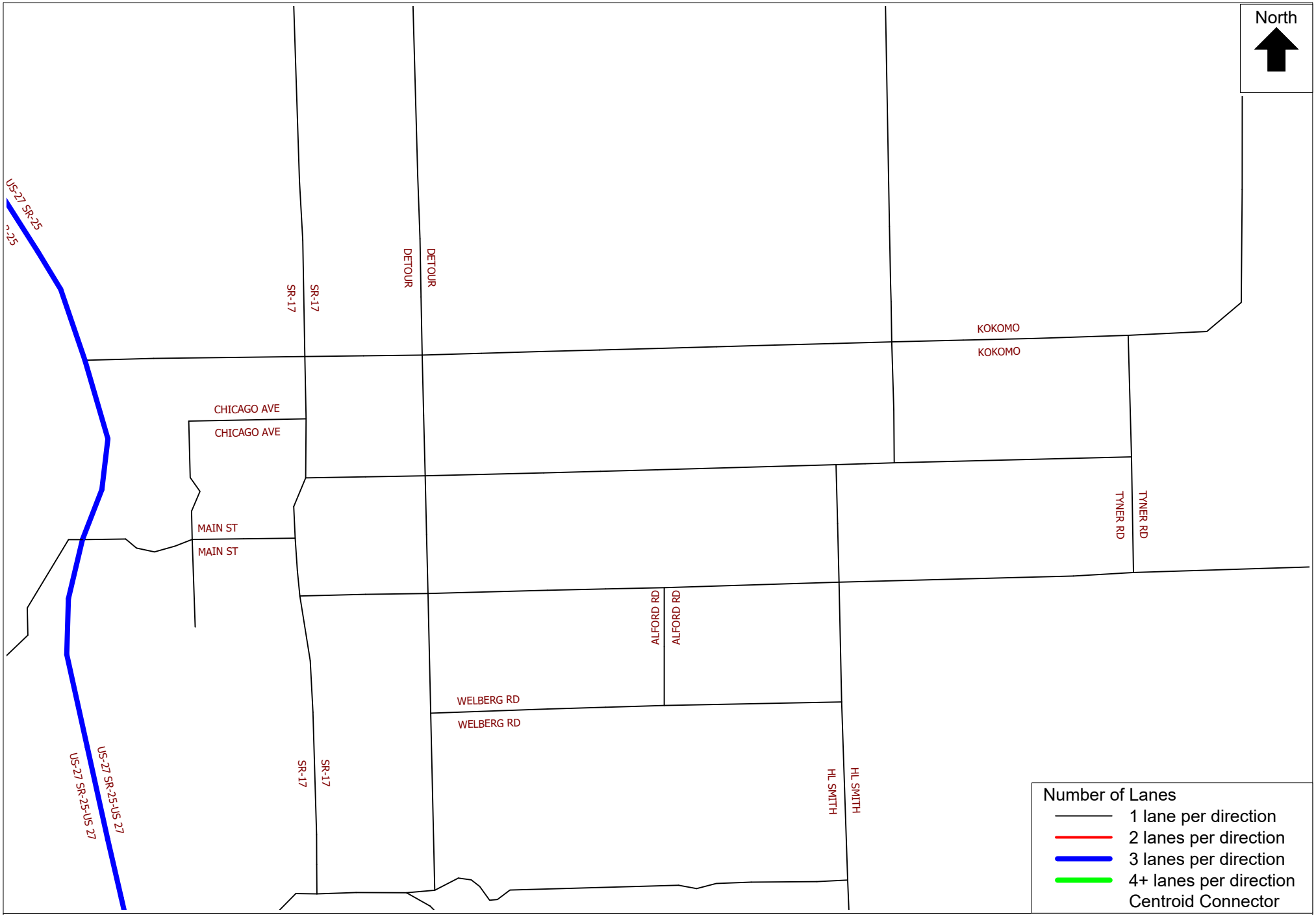
Write a description for your map.

Legend

LAKE HAMILTON HOUSING DEVELOPMENT PROJECTS (January 2021)



ATTACHMENT B
2045 Model Output Plots



D1RPM v2.0 CF2045 - 22086 - Town of Lake Hamilton
AADT (PSWADT X MOCF = 0.97) - New TAZs on Existing Network
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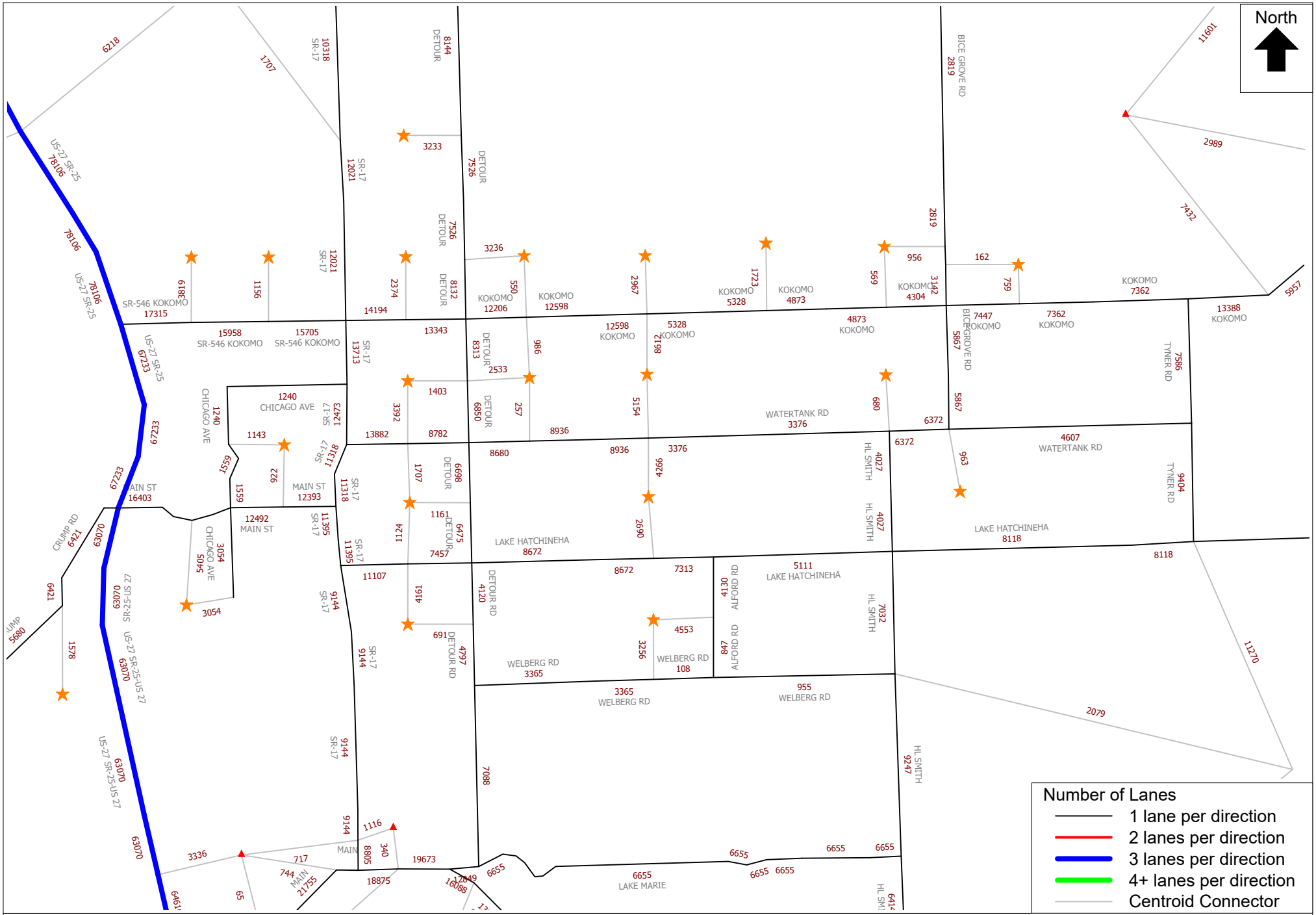
(Licensed to Traffic & Mobility Consultants, LLC)



D1RPM v2.0 CF2045 - 22086 - Town of Lake Hamilton
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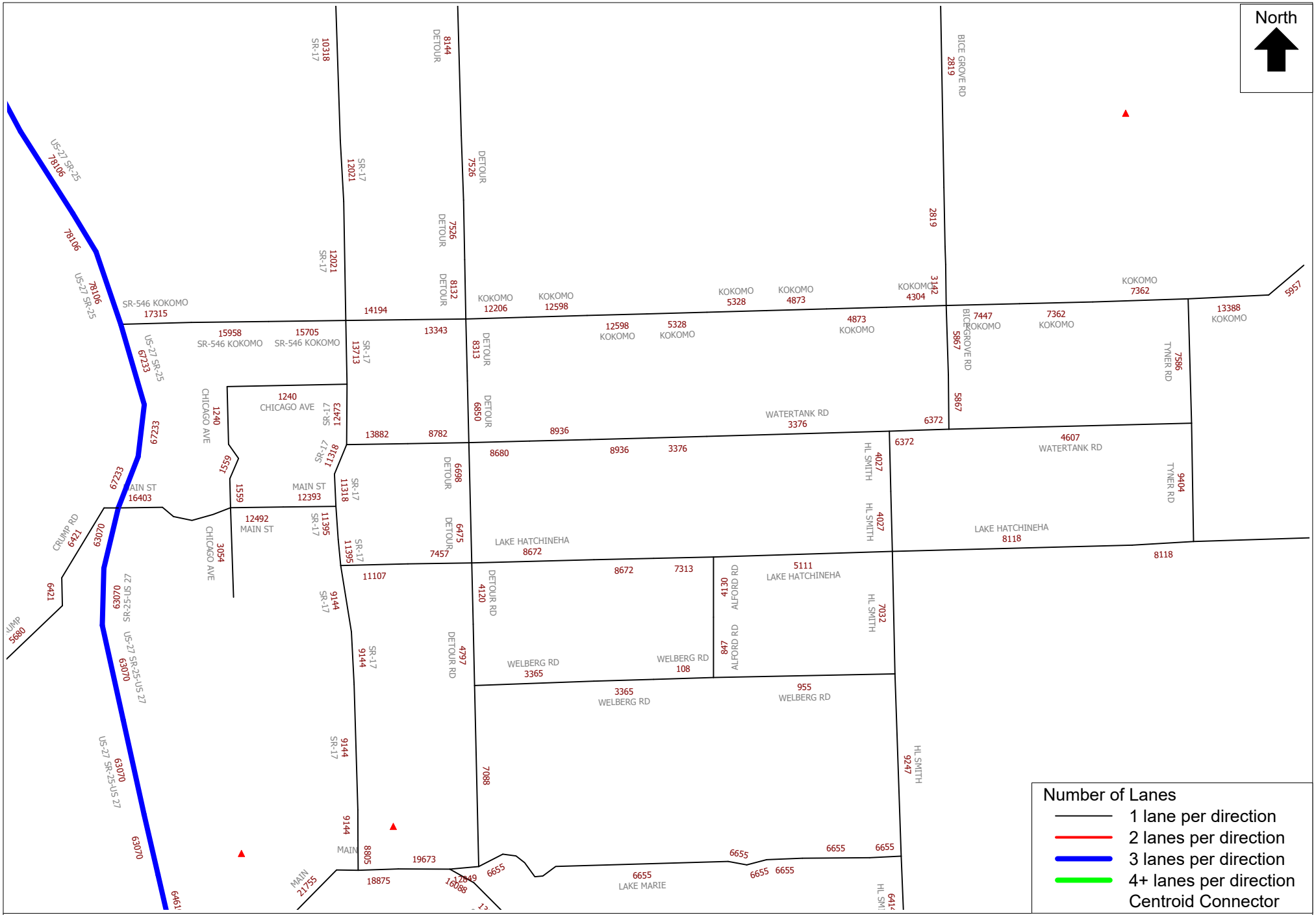
(Licensed to Traffic & Mobility Consultants, LLC)



D1RPM v2.0 CF2045 - 22086 - Town of Lake Hamilton
AADT (PSWADT X MOCF = 0.97) - New TAZs on Existing Network
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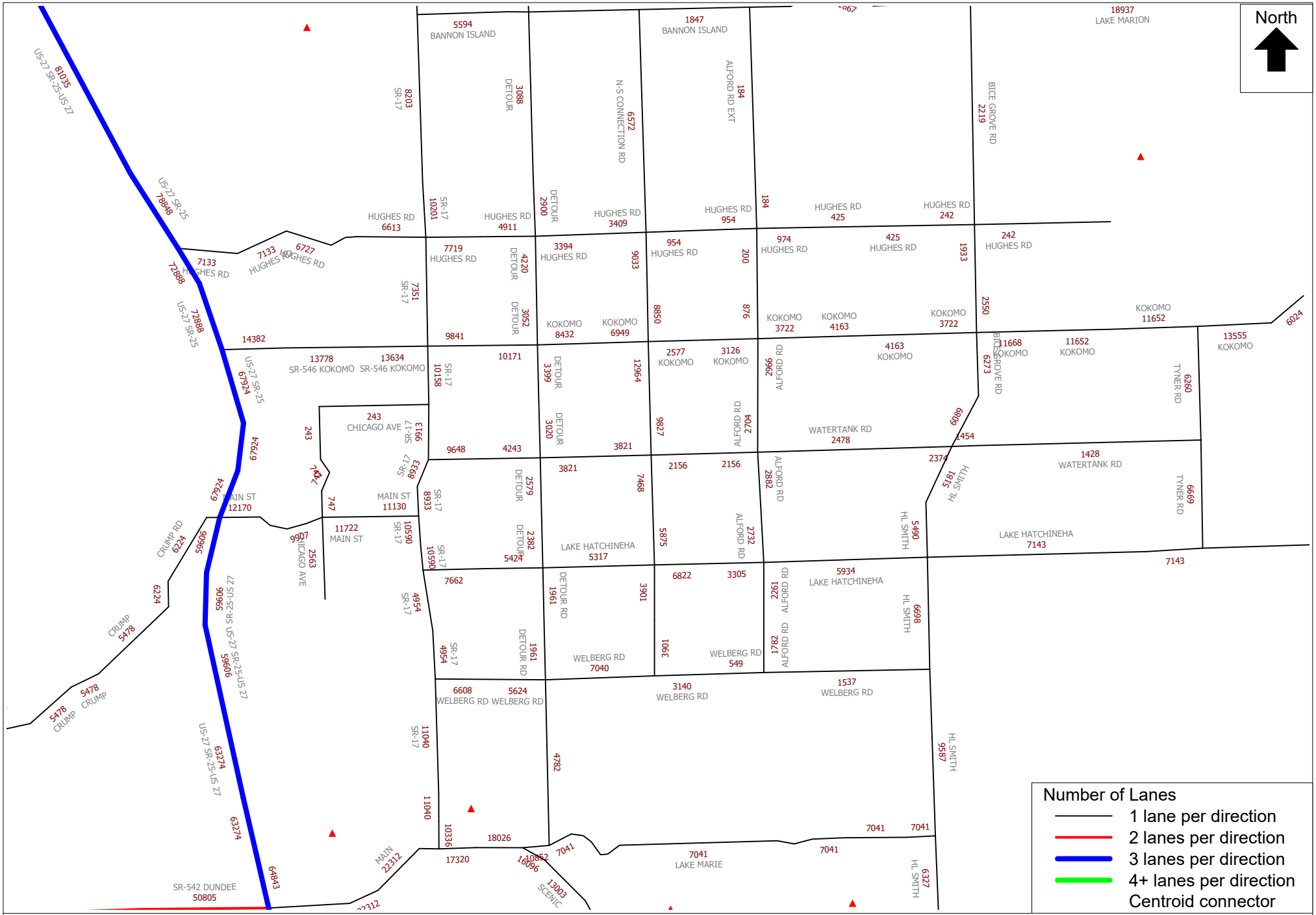
(Licensed to Traffic & Mobility Consultants, LLC)



D1RPM v2.0 CF2045 - 22086 - Town of Lake Hamilton
AADT (PSWADT X MOCF = 0.97)
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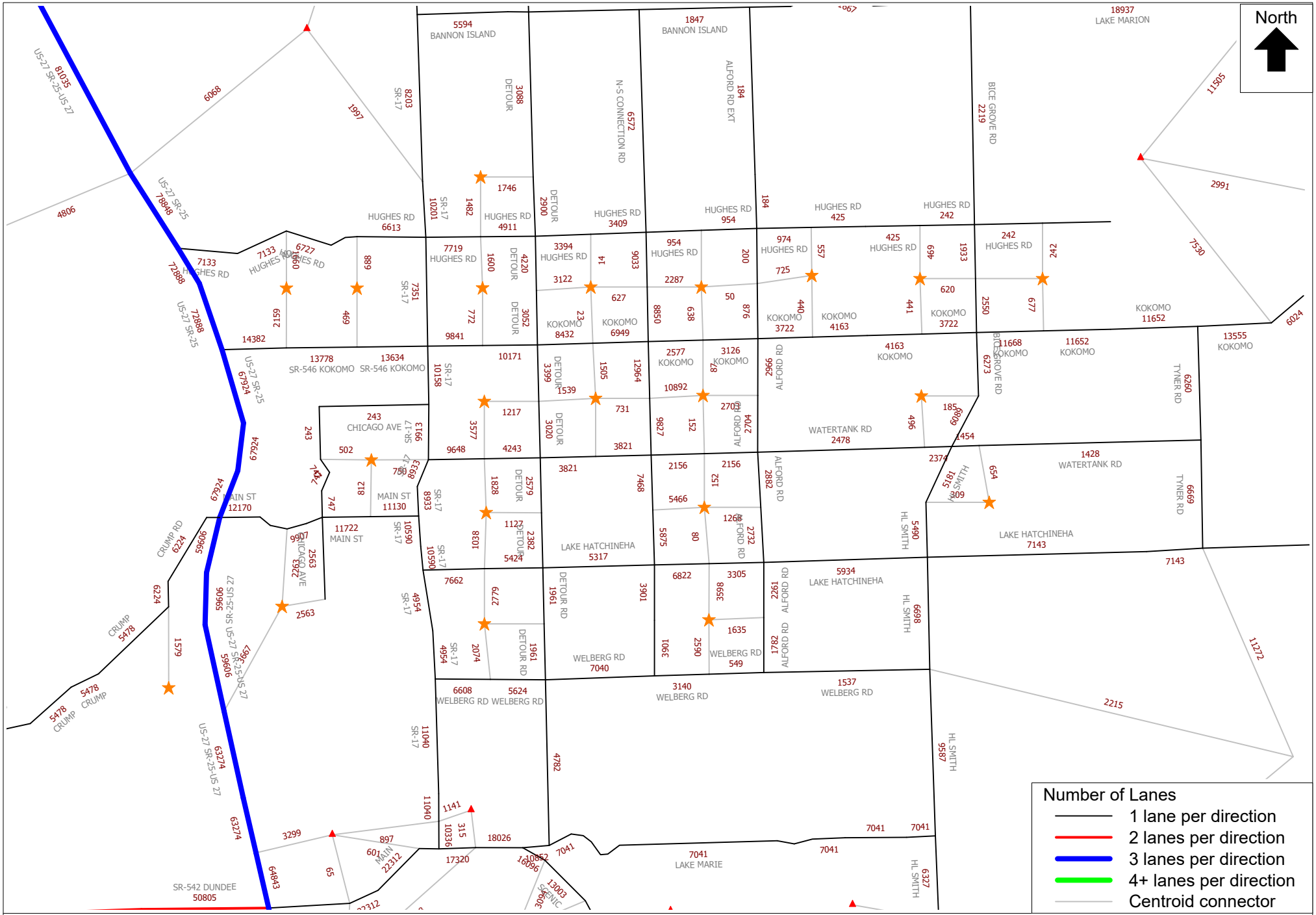
(Licensed to Traffic & Mobility Consultants, LLC)



D1RPM v2.0 CF2045 - 22086 - Town of Lake Hamilton
AADT (PSWADT X MOCF = 0.97)
T:\AProjectFiles\2022\22086 Town of Lake Hamilton\ModelInfo\Model Run 072722\TAZs on Future Network\Model Files\HWYLOAD_45A.NET Fri 29 Jul 2022

(Licensed to Traffic & Mobility Consultants, LLC)

ATTACHMENT C
Traffic Impact Study Methodology

TIS STANDARD METHODOLOGY

September 9, 2025

INTRODUCTION

The Town of Lake Hamilton has established a town specific context sensitive approach to evaluating traffic impacts on the transportation network within the Town. The Traffic Impact Study (TIS) Standard Methodology provides data and information necessary to support the Town of Lake Hamilton's vision of a balanced, connected, multimodal transportation network serving Town residents into the future. It is the Town's goal to support strategic, context appropriate growth that enhances the Town's character, standard of living, and vision in accordance with the Town's Comprehensive Plan, Land Development Code, and Policies.

The intent of this document is to define the requirements and methodology for the preparation of a TIS in the Town of Lake Hamilton in accordance with Article IX Division 2 of the Town Code and Chapter 16 of the Land Development Code (LDC). The TIS standard methodology is established to provide an equitable and consistent method to evaluate and determine the impact of development applications on the Town's transportation network.

POLK COUNTY/TPO REQUIREMENTS

The Town's TIS Standard Methodology supplements and does not replace the latest adopted Polk County/ Polk Transportation Planning Organization (TPO) TIS Methodology and Procedures. The Town adopts the County's TIS tiers:

1. Small Projects – up to 50 ADT (Net New Average Daily Trips)
2. Minor TIS – 50 < ADT ≤ 750 ADT
3. Major TIS – Greater than 750 ADT

STUDY AREA

1. Small Projects

Small Projects generating less than 50 ADT (defined as net new average daily trips) are not required to submit a TIS to the Town, unless otherwise required by the Town Manager or their designee. The Town Manager may require a TIS if necessary to address a specific impact to the Town's transportation network. In such cases, the Small Project shall provide a Minor TIS.

2. Minor TIS:

a. Performed in accordance with the Town and Polk TPO/Polk County LDR requirements.

b. Include the elements presented in the TIS Elements section.

c. Include a capacity analysis of all roadway segments partially or fully located within a ¼-mile buffer of the project site's boundaries. (Note: If the site is not adjacent to a major roadway, the analysis shall include at a minimum the nearest major roadway segment).

d. Include an analysis of the project's access points and the adjacent major intersections on the major roadway network.

3. Major TIS:

a. Performed in accordance with the Town of Lake Hamilton and Polk TPO/Polk County LDR requirements.

b. Include the elements presented in the TIS Elements section.

c. Include a capacity analysis of all roadway segments within the Town's planning area that are partially or fully within a 1-mile buffer of the property boundary. Additionally, include roadway segments within the Town's planning area that are outside of the 1-mile buffer and where project traffic is equal to 5% or more of the segment's adopted capacity.

d. Include an analysis of project's access points and all major intersections within the study area, as agreed in the study methodology.

TIS ELEMENTS

All TIS reports submitted to the Town shall include the following minimum elements established for sufficiency and conformance with the Town's TIS Standards.

Methodology Statement

1. For a Major TIA, the applicant shall submit a TIS methodology statement for approval by the Town staff prior to the conduct of the TIS. The methodology statement shall conform to the minimum study guidelines and include the following:
    a. Project description (including location, land use, size, and definition)
    b. Location map (showing site location and property boundary)
    c. Site plan (showing internal circulation/network and external connections)
    d. Trip generation (using latest ITE Trip Generation data or Town approved local information)
    e. Provide a trip distribution map based on D1RPM output, or provide a description/justification of modifications therein
    f. Statement of proposed analysis methods (analysis periods, tools, references, software…)
    g. Final letter of acceptance and approval of the TIS methodology from the Town Engineer

Project Information & Trip Generation

2. Project description, including:
    a. Project description (including location, land use, size, and definition)
    b. Location map (showing site location and property boundary)
    c. Site plan (showing internal circulation/network and external connections)
3. Trip generation (using the latest edition of the ITE Trip Generation Manual or local information, with previous approval by the Town Manager).
4. Trip distribution map with documentation and explanation of the preparation of the trip distribution and assignment pattern for the project.
    a. Minor TIS may be performed based on a manually generated trip distribution pattern that is consistent with the anticipated travel patterns of the minor development.
    b. Major TIS shall provide a transportation model-based trip distribution pattern (with adjustments as appropriate and agreed upon during the methodology). The latest adopted D1RPM model shall be used for this purpose with the addition of the Town's existing and committed Major Roadway Network.

Background Traffic Projections

5. Calculation of background traffic in the buildout year of the proposed development based on the greater of the following:
    a. Traffic generated from approved developments within the Town. Approved development information shall be obtained from the Town Planner prior to the conduct of the TIS.
    b. Calculation of historical growth rate from annual traffic volume counts published by Polk County and/or the Florida Department of Transportation.
    c. A minimum 2% annual growth rate.

Capacity Evaluation

6. Capacity analysis of roadway segments in the Study Area. The analysis shall be based on the latest FDOT Multimodal Quality Level of Service (MQLOS) standards and generalized directional peak hour service volumes.
7. Capacity and operations analysis of all major intersections within the project's study area. Analysis of AM peak hour conditions at driveways and intersections is required for developments that have an AM peak hour trip generation that is equal to or greater than 65% of the PM peak hour trip generation (i.e., residential, office/industrial, and certain commercial).
8. The impact of project traffic on the study roadway segment(s) and intersections shall be evaluated relative to adopted Level of Service. Additional impacted segments or intersections may be added to the study area if deemed necessary by the Town to evaluate the development application.
9. Operations and configuration of all project access points onto the external roadway network. The analysis shall include an evaluation of traffic control, geometry, and turn lane requirements to ensure that safe, adequate, and orderly access is provided onto the transportation network.

Access Evaluation

10. Conduct an analysis of access capacity, operations, and turn lane warrants. Left and right turn lane warrants shall be evaluated in accordance with the requirements of the Polk County Land Development Code Driveway Types or the FDOT Access Management Guidebook.
11. Provide a review of connection and intersection spacing in accordance with the standards of the FDOT Access Management Guidebook.

12. Identify improvements necessary to provide the development safe and adequate access on the transportation network.

Multimodal Evaluation

13. Multimodal transportation conditions shall be evaluated and documented on the transportation network adjacent to the site. The multimodal review of the adjacent roadway segments shall at a minimum include the following:
    a. An inventory of roadway cross sections on adjacent roadway segments (pavement condition, shoulders, edge treatment, lane widths, stormwater, etc.)
    b. An inventory of sidewalks, (including width, continuity, and condition). Where sidewalks are available, provide an inventory of pedestrian ramps, marked crosswalks, and other facilities at adjacent intersections. Additionally, inventory of any on-street bicycle facilities adjacent to the site.
    c. Inventory of transit services within ½ mile of the site, including fixed transit routes, stops, condition of stops and amenities (concrete pad, bench, receptacle, lighting, shelter, etc.).
    d. Consult with the Town Planner to obtain information on planned trail systems or the Towns Trails Masterplan. Identify trails or multiuse paths planned or programmed adjacent to, near, or within the proposed development.
14. Prepare an inventory of adjacent roadway conditions, including apparent ROW widths (based on property appraiser records, or survey where available), pavement widths, availability, and type of curb/shoulder.
15. If a proposed development has direct access or significantly impacts a roadway facility that is identified for future improvements in the latest Polk TPO Long Range Transportation Plan (LRTP), Cost Feasible Plan, and Town Capital Improvement Plan (CIP), but is currently unimproved, the applicant shall be required to evaluate the need for capacity, safety, connectivity, and multimodal improvements needed to serve the development.

Safety Analysis

Obtain a minimum of three (3) years of historical crash data for study area roadways and intersections from the Signal Four Analytics.

16. Examine crash type, severity levels, time of day patterns, and potential contributing factors. Identify high-crash locations.

17. Provide safety countermeasures for locations with identifiable safety concerns. Countermeasures may include access management strategies, intersection control changes, speed management treatment, and enhanced signage or lighting.

Mitigation & Proportionate Share

18. Based on the information submitted in the Major TIS, if the Town determines that the Level of Service will fall below the required standard, then the applicant shall propose mitigating measures required to restore acceptable conditions and present the development's proportionate share calculation of such improvements.
19. Proportionate share calculations shall be based on the development's demand for capacity as a proportion of the capacity generated by the approved mitigating improvement, calculated as described in the formula below:

$$Proportionate\ Share = \frac{Project\ Trips}{\Delta\ Capacity}\ x\ Approved\ Cost\ of\ Improvement$$

20. The development shall identify and contribute its proportionate share of the cost to mitigate impacts to facilities determined as deficient at buildout of the development, or completion of the development phase seeking approval.
21. All improvements to the transportation network that are deemed necessary to provide safe and adequate access to the site, within the study area, shall be the sole responsibility of the development and are not subject to proportionate share mitigation.
22. Alternative equivalent mitigating strategies may be agreed with the Town in lieu of a proportionate share payment to the Town. Such alternative strategy shall be at the Town's sole option and shall be documented in a Developer's Agreement prior to final approval of the TIS by the Town.

Report

23. Provide a TIS report incorporating all elements of the analysis and providing clear information, figures, tables, calculations, and supporting documentation for review by the Town. The final TIS report shall be signed and sealed by a Professional Traffic Engineer registered in the State of Florida.

ATTACHMENT D
Transportation Policy Discussion

Transportation Policy Discussion

BACKGROUND

In response to the unprecedented Town growth in recent years. the Town of Lake Hamilton is working to improve its transportation concurrency management system to align with recent changes to Florida growth management laws under F.S. 163.3180. The Town is also actively updating its long-range transportation maps to convert rural 2-lane sections into urban 2-lane cross-sections, create new 2-lane corridors, plan for future 4-lane widenings where appropriate, and improve access management and intersection control. These improvements aim to support growth, ensure developer accountability, and promote safety, multimodal access, and public health.

In order to allocate roadway capacity improvement costs to the appropriate parties in a consistent, fair, and equitable manner, a transportation policy must be adopted by the Town. We propose three policy options for the Town's consideration to support and implement its efforts. Each policy option is supported by implementation strategies and pros/cons analysis, which should be considered prior to adoption as the Town's policy.

The traditional proportionate share system requires developers to fund transporation improvements only after a level of service failure is identified. This reactive approach often leads to delays, piecemeal infrastructure, and legal challenges, especially under updated Florida law. Recent changes to F.S 163.3180 and the impact fee F.S. 163.31801, now encourages proactive and plan based funding. Local governments may require contributions for future improvements, provided they're in the Capital Improvements Element and meet nexus, and proportionality standards. The Town's current code does not sufficiently address roadway impact fee or proportionate share system for transportation. To comply with the latest Florida Statutes, the Town should consider replacing outdated methods with a performance based approach tied to its 2045 Long Range Transportation Plan and Traffic Impact Study guidelines.

POLICY OPTION 1: Tiered Mobility Fee System with District-Based Rates

Implement a mobility fee system replacing traditional proportionate share, with rates based on land use type, trip generation, and district-specific characteristics.

Implementation Strategy:

- Update the Comprehensive Plan to include a Mobility Element and performance-driven goals
- Amend Land Development Regulations to establish mobility districts and define eligible improvements
- Train staff on fee calculation, legal defensibility, and multimodal evaluation
- Engage stakeholders through a Mobility Fee Working Group with elected officials, department heads, and major developers

Pros:

- Predictable and equitable developer contributions
- Encourages context-sensitive multimodal improvements
- Streamlines review process

Cons:

- Requires upfront legal and technical consulting
- May encounter developer resistance during initial rollout

Funding

- Funding is generated through a standardized fee collected at permit issuance based on land use and trip generation, with revenues dedicated to planned capacity, safety, and multimodal improvements

POLICY OPTION 2: Concurrency Exception Area (CEA) with Performance-Based Monitoring

Designate targeted growth areas as CEAs where traditional concurrency is waived in favor of performance thresholds focused on safety, multimodal access, and connectivity.

Implementation Strategy:

- Update the Comprehensive Plan to identify CEA boundaries and define outcome-based performance standards
- Amend the LDC to formalize CEAs and developer responsibilities
- Train staff on performance monitoring tools and audit procedures
- Host public roundtables with departments, public health agencies, and developers to develop consensus on performance criteria

Pros:

- Supports infill and urban redevelopment
- Encourages developer investment in multimodal and safety improvements
- Highly flexible and adaptive

Cons:

- Requires robust tracking and evaluation system
- May need public funds to initiate key infrastructure upgrades

Funding

- Funding is secured through case-by-case performance based mitigation tied to localized safety and multimodal deficiencies, but does not generate consistent funding for capacity projects.

POLICY OPTION 3: Enhanced Concurrency System with 2045 Long Range Transportation Map, TIA Guidelines & Vested Trips Tracking

Modernize the existing concurrency system by embedding a Long-Range Concurrency 2045 Long-Range Transportation Map into the Comprehensive Plan, supported by new TIS guidelines and a system to track committed/vested trips on each roadway segment.

Implementation Strategy:

- Comprehensive Plan Update:
    - Adopt the 2045 Long Range Transportation Map showing planned roadway network, conceptual urban typical sections (context sensitive), and intersection layout
    - Define goals based on performance measures: capacity, safety, connectivity, multimodal, accessibility, and public health
- Land Development Regulations Update:
    - Reference and codify the use of the updated TIA Guidelines
    - Require development to demonstrate consistency with the 2045 Long Range Transportation Map

Vested/Committed Trips Tracking System:

- Establish a GIS-based ledger or spreadsheet to monitor available capacity and track reserved trips by segment
- Link trip reservation to concurrency certificates issued during development approvals

Staff Training:

- Train planning and engineering staff on map interpretation, TIA standards, and the concurrency management system
- Develop internal checklists and digital tools for consistent implementation

Public and Stakeholder Involvement:

- Present the map and policies to the Town Commission, Planning Board, and development community
- Hold technical workshops with department heads for map validation and update protocols

Pros:

- Builds on the existing system with minimal disruption
- Ensures fair developer cost-sharing tied to planned improvements
- Improves transparency and predictability for development review
- Encourages context-sensitive multimodal improvements

Cons:

- Requires consistent data maintenance and technical updates

- May require integration with permitting or GIS platforms

Funding

- Funding comes from proportionate share contributions when a development impacts a planned but unbuilt improvement on the adopted LRTP 2045 map. Contributions are tied to project impact and trip share, offering flexible but less predictable funding for both capacity and non-capacity improvement.

RECOMMENDATION

1. **Concurrency Management:** Establish a concurrency management system for tracking available capacity for roadways and intersections, current traffic volumes, committed capacity, and remaining available capacity.
2. **Transportation Policy:** Adopt Policy Option #3. We recommend **Policy Option 3** as the best approach for initial implementation. This option enables the Town to modernize its existing concurrency system while taking advantage of the long-range transportation improvements currently in development. It promotes context-sensitive design features and considers various performance measures, including multimodal transportation/complete streets, safety, and accessibility, rather than focusing solely on capacity. This hybrid approach is cost-effective, legally defensible, and scalable as the Town continues to grow. In the future, elements from **Policy Options 1** and **2** can be integrated to enhance flexibility and improve cost recovery.
3. **Traffic Study Methodology:** Adopt the traffic study methodology developed as part of this work effort (under separate cover) to help ensure uniform evaluation and implementation.
4. **Development Conditions:** Ensure requirement to contribute capital cost funding for roadway capacity improvements are memorialized as part of the Town's development approval process.
5. **Impact Fee:** In accordance with Section 163.31801(5), Florida Statutes, the Town shall ensure that any offsite transportation improvements funded or constructed by a developer are credited toward the required Streets Impact Fee.
6. **Town LDR Revisions:** Update the Town's Land Development Regulations as applicable to incorporate the adopted transportation policies and procedures.

EXHIBITS

N
Not to Scale

Legend

- Town Limits
- Planning Area Limits
- Haines City Limits
- Town of Dundee Limits
- Arterial (6L)
- Collector (2L)
- Planned Collector (2L)
- Local (2L)
- Planned Local (2L)
- Collector (w/4L ROW)
- Internal Connectors
- Existing Signal
- Potential Signal
- Potential Roundabout
- Focal Intersection

Typical ROW Widths

2L Urban-60 feet

2L Urban w/Parking-75 feet

2L Rural-80 feet

4L Urban-110 feet

US 27
Hughes Rd
Scenic Hwy/SR 17
Hughes Rd
Hughes Rd Ext
White Clay Pit Rd
Bice Grove Rd
Kokomo Rd/CR 546
Kokomo Rd/CR 546
Chicago Ave
N-S Connection Rd
Alford Rd Ext
Watertank Rd
Watertank Rd
6th St
Main St
US 27
Lake Hatchineha Rd
Detour Rd
Scenic Hwy/SR 17
Weiberg Rd
H. L. Smith Rd

Note:
Promote a connected local street network to link neighborhoods, parks, schools, and businesses. Limit cul-de-sacs to cases where natural features or site constraints require them.

Lake Hamilton Existing & Planned Roadway Network

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Britney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM:
First Reading of Ordinance 2025-XX: An applicant-initiated amendment to the Future Land Use Map of the Town of Lake Hamilton specifically changing the Future Land Use designation for a parcel that totals approximately 8.28 acres, generally located along the south side of Main Street between 8th street and 7th street. (parcel 272817-000000-022020) from Town Residential Lands 2.5 (RES 2.5) to Town Residential Lands 5 (RES 5).

DATE: November 4, 2025

SUMMARY & RECOMMENDATION:

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA AMENDING THE FUTURE LAND USE CLASSIFICATION OF ONE PARCEL COMPRISING +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020), GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET, FROM TOWN RESIDENTIAL LANDS 2.5 (RL 2.5)TO RESIDENTIAL LANDS 5 (RL 5); TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

There is a companion rezoning request changing the zoning classification from Town R-2 to Town Planned Unit Development (PUD).

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):
Danpol-5 FLU Staff Report TC.pdf
Ordinance O-25-xx Danpol-5 TC - FLU V2.doc.pdf
PCSB- NB2025-081902 Main Street Lake Hamilton Site (25 SF).pdf

Town of Lake Hamilton

Town Council
FLU Staff Report
November 4, 2025

TO: Town Council

FROM: **Community Development**

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**
Ordinance 2025-XX: An applicant-initiated amendment to the Future Land Use Map of the Town of Lake Hamilton specifically changing the Future Land Use designation for a parcel that totals approximately 8.28 acres, generally located along the south side of Main Street between 8th street and 7th street. (parcel 272817-000000-022020) from Town Residential Lands 2.5 (RES 2.5) to Town Residential Lands 5 (RES 5). Also under consideration is a companion application for rezoning from R-2 to PUD (under a separate application).

AGENDA & HEARING DATES:
Planning Commission Meeting: Wednesday, October 15, 2025 at 5:30 PM Town Council Meeting (first reading) tentatively scheduled for: November 4, 2025; 6:00 PM
Anticipated Town Council Meeting (second reading and adoption): December 2 ,2025 6:00PM

Planning Commission Recommendation:
On October 15, 2025, the Planning Commission recommended denial of the request due to incompatibility with the surrounding area, lot size, and height.

Attachments
Location Map Aerial Photo | Existing Future Land Use Map | Proposed Future Land Use Map | Ordinance 2025-XX:

Overview:

APPLICATIONS	
Owner	Tyler Village LLC.
Agent	Dave Schmitt, P.E.
Property Size	± 8.28 acres
Property Location	South side of Main Street between 8th Street and 7th Street
Parcel ID's	272817-000000-022020
Future Land Use: Existing	Town Residential Lands 2.5 (RES-2.5)
Future Land Use: Proposed	Town Residential Lands 5 (RES-5)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting a Future Land Use change from Town Residential Lands 2.5 (RES 2.5) to Town Residential Lands 5 (RES-5). The applicant has a companion rezoning application requesting Town Planned Unit Development (PUD) to facilitate the development of a 25 single-family development. A proposed concept plan is included in the PUD application. Descriptions for both the existing and proposed Future Land Use are provided as follows:

Existing Future Land Use:

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

1.2.4: Residential Lands-2.5 (RES-2.5)

a) Purpose:
Identification of areas which are established for a low-density residential environment of urban character, 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 2.5 dwelling units per acre and the maximum floor area ratio for non-residential development shall not exceed 0.25.

Proposed Future Land Use:

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

1.2.5 Residential Lands-5 (RES-5)

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, 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 net increase of 20 dwelling units.

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

	Existing FLU: (RES 2.5)	Proposed FLU: RES-5
Density/Intensity	2.5 du/ac	5.0 du/ac
Density Potential	20 single-family homes	41 single-family homes
Difference	Net increase of 21 single-family homes	

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:

Future Land Use Analysis:

The subject property is surrounded by properties within the incorporated Town limits, which has been assigned Town Residential Lands 5 (RES 5) to the North (across Main St.), Residential Lands 5 (RES 5) and Residential Lands 2.5 (RES 2.5) to the West. To the East is Residential Lands 2.5 (RES 2.5). To the South has been assigned Agricultural.

The surrounding area can be categorized as single-family residential on various lot sizes.

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 RES 5 **ZONING**: R-4 **EXISTING USE:** Single-family	**FLU: Town** RES-5 **ZONING**: R-2 **EXISTING USE:** Single-family	**FLU: Town** RES-2.5 **ZONING**: R-1 **EXISTING USE:** Single-family
West	**Subject Property**	**East**
FLU: RES 5 and RES 2.5 **ZONING**: R-2 and R-3 **EXISTING USE:** Single-family	**EXISTING FLU:** Town RES 2.5 **PROPOSED FLU:** Town RES 5 **EXISTING ZONING:** Town R-2 **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** RES 2.5 **ZONING**: R-2 **EXISTING USE:** Single-family
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: AG **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. Water lines exist along Main Street. 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. A gravity collection system exists at the intersection of 4th Street and Smith St. approximately 2,200 ft. away. The owner/developer will be responsible for the cost of any improvements and easements related to the development of the subject property.

Transportation/Traffic:

The property has access to Main St. (Town maintained) The applicant has submitted a traffic study and has been approved by staff. The roadways included in the study show that the roadways have enough capacity to support the development and no required roadway improvements. It is anticipated to generate 18 peak hr. trips and 236 Average Daily Trips (ADT)'s.

Schools

The applicant has submitted a non-binding school concurrency determination. According to the Polk County School District, there is sufficient school capacity. Letter is included in the agenda packet

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 25 single-family homes. Based on 25 dwelling units, the project would require .40 acres of land (25 lots x 3.57 persons per home x 4.5/1000).

Emergency Services:

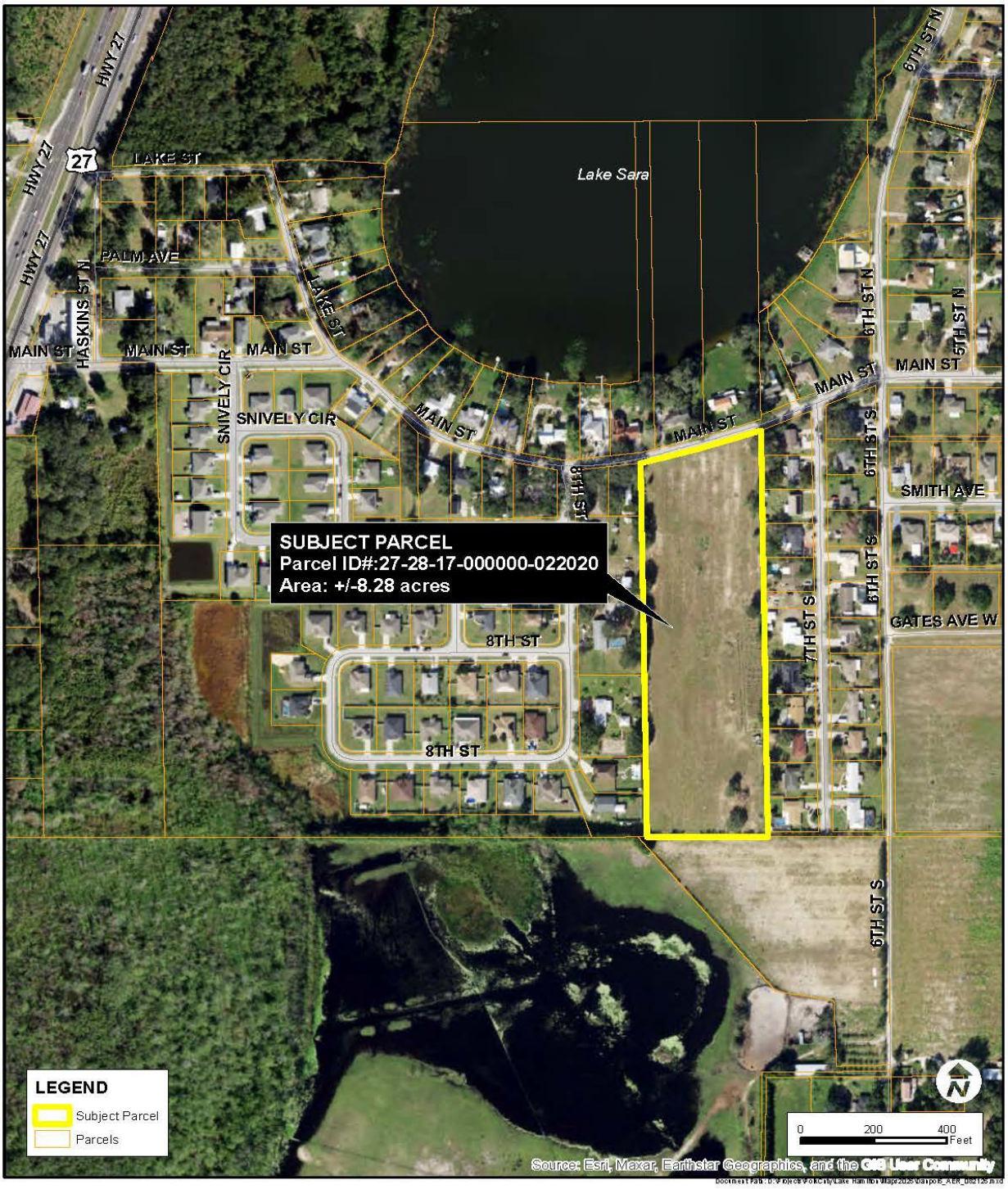
Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

- 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

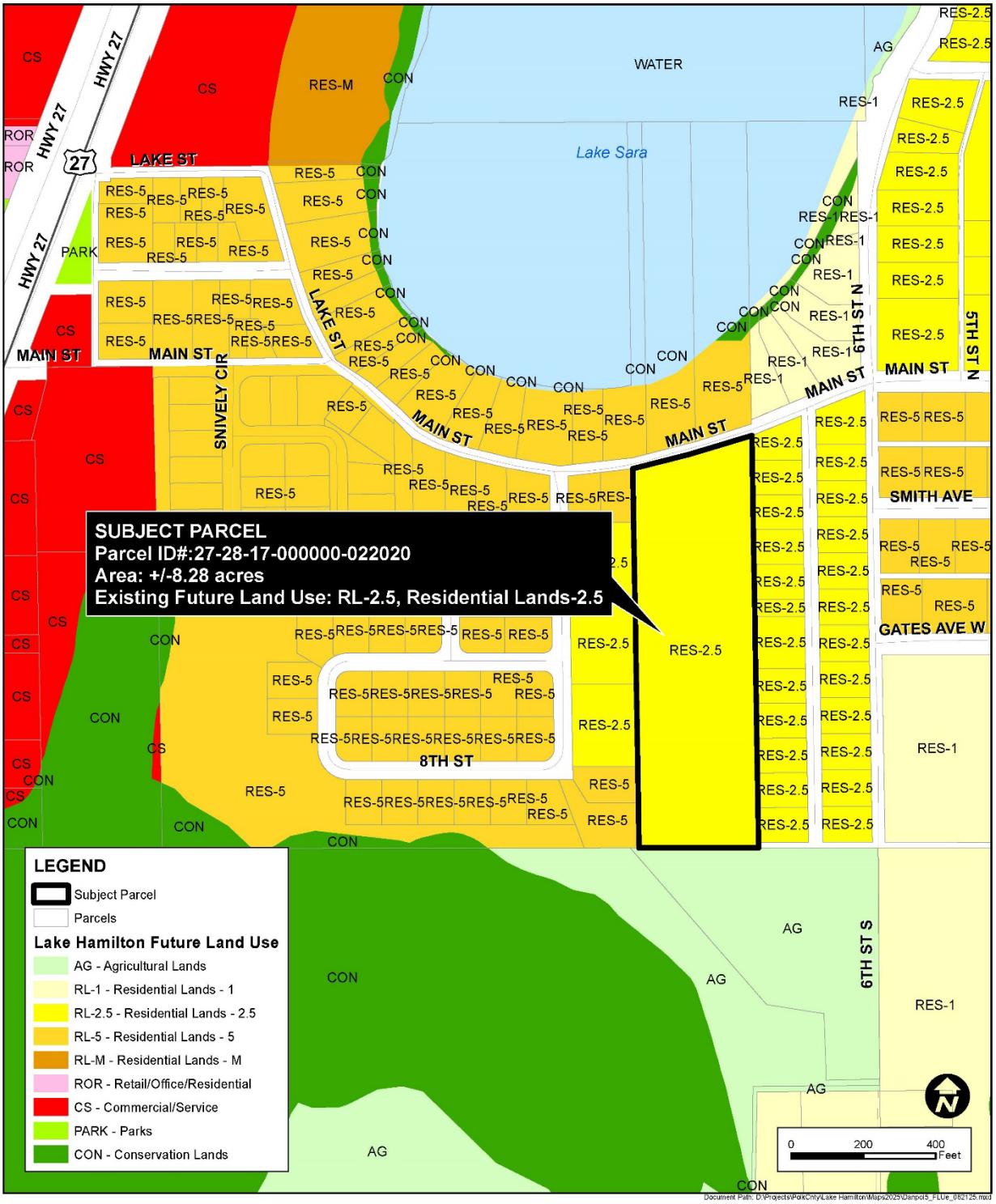
Environmental

The site does not include wetland or floodplains. Prior to development, the applicant will complete an environmental analysis to ensure compliance with Town code.

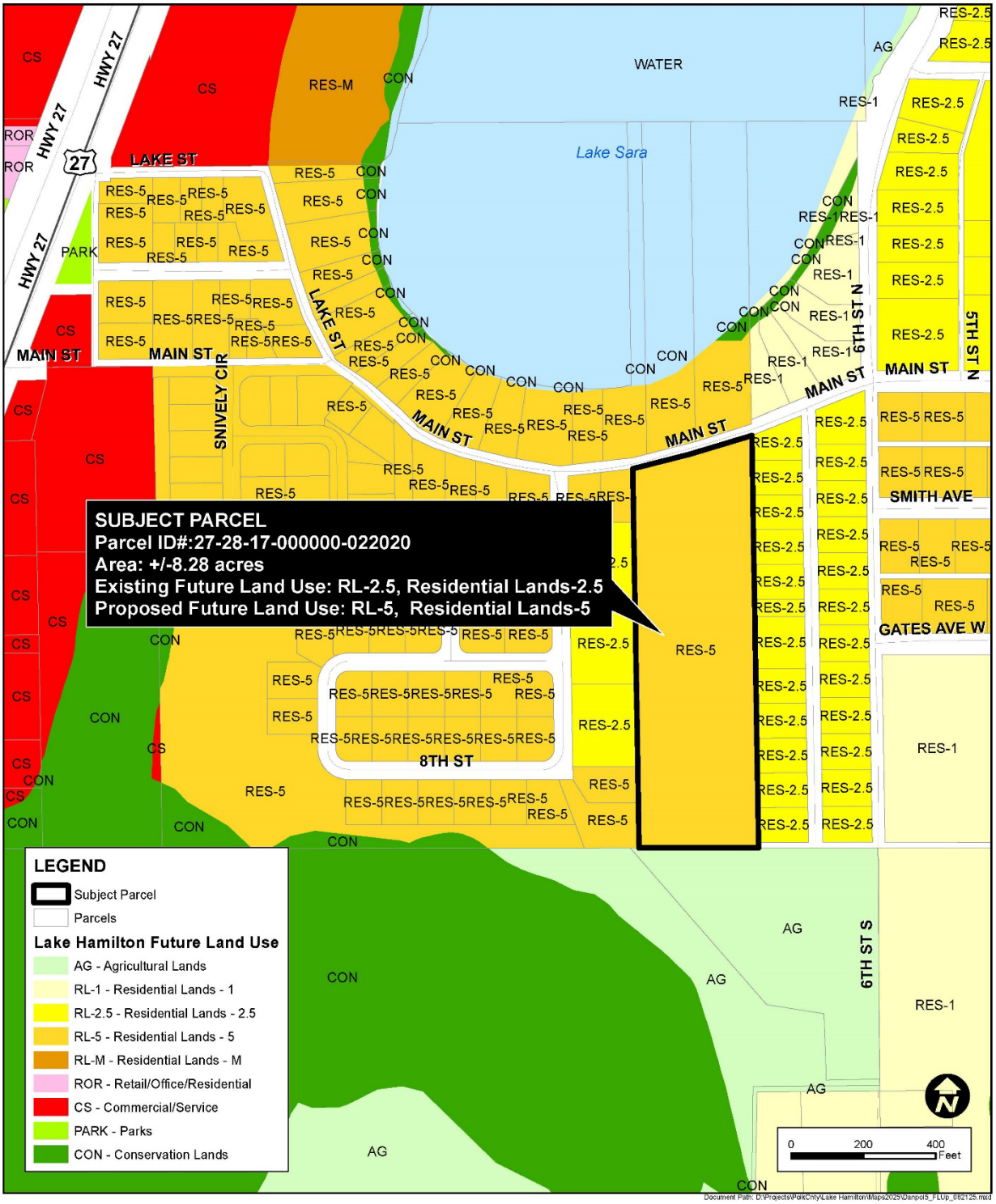
TOWN OF LAKE HAMILTON
AERIAL PHOTO MAP



TOWN OF LAKE HAMILTON
EXISTING FUTURE LAND USE MAP



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



ORDINANCE O-25-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA AMENDING THE FUTURE LAND USE CLASSIFICATION OF ONE (1) PARCEL COMPRISING OF +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020), GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET, FROM TOWN RESIDENTIAL LANDS 2.5 (RES 2.5)TO RESIDENTIAL LANDS 5 (RES 5); TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; 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, Tyler Village LLC. An active Florida corporation (the "Applicant") requests to change of Future Land Use from Town Residential Lands 2.5 (RES 2.5) to Residential Lands 5 (RES 5) classification on approximately 8.28 acres of land located along the south side of main street between 8th street and 7th Street, legally described in Exhibit "A"; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council held a public hearing on the 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 in

Future Land Use from 8.28 acres Town Residential Lands 2.5 (RES 2.5) to Town Residential Lands 5 (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. 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 4. CONFLICT. 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 5. REPEALING. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. 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 7. 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 8. TRANSMITTAL TO AGENCIES: A copy shall be provided to the Florida Commerce and review agencies as required by Section 163.3187, Florida Statutes.

Section 9. EFFECTIVE DATE. The 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 ___, 2025.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ____ day of ___, 2025.

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
Hall	____	____
Roberson	____	____
Mathis	____	____
Demanche	____	____

EXHIBIT "A"

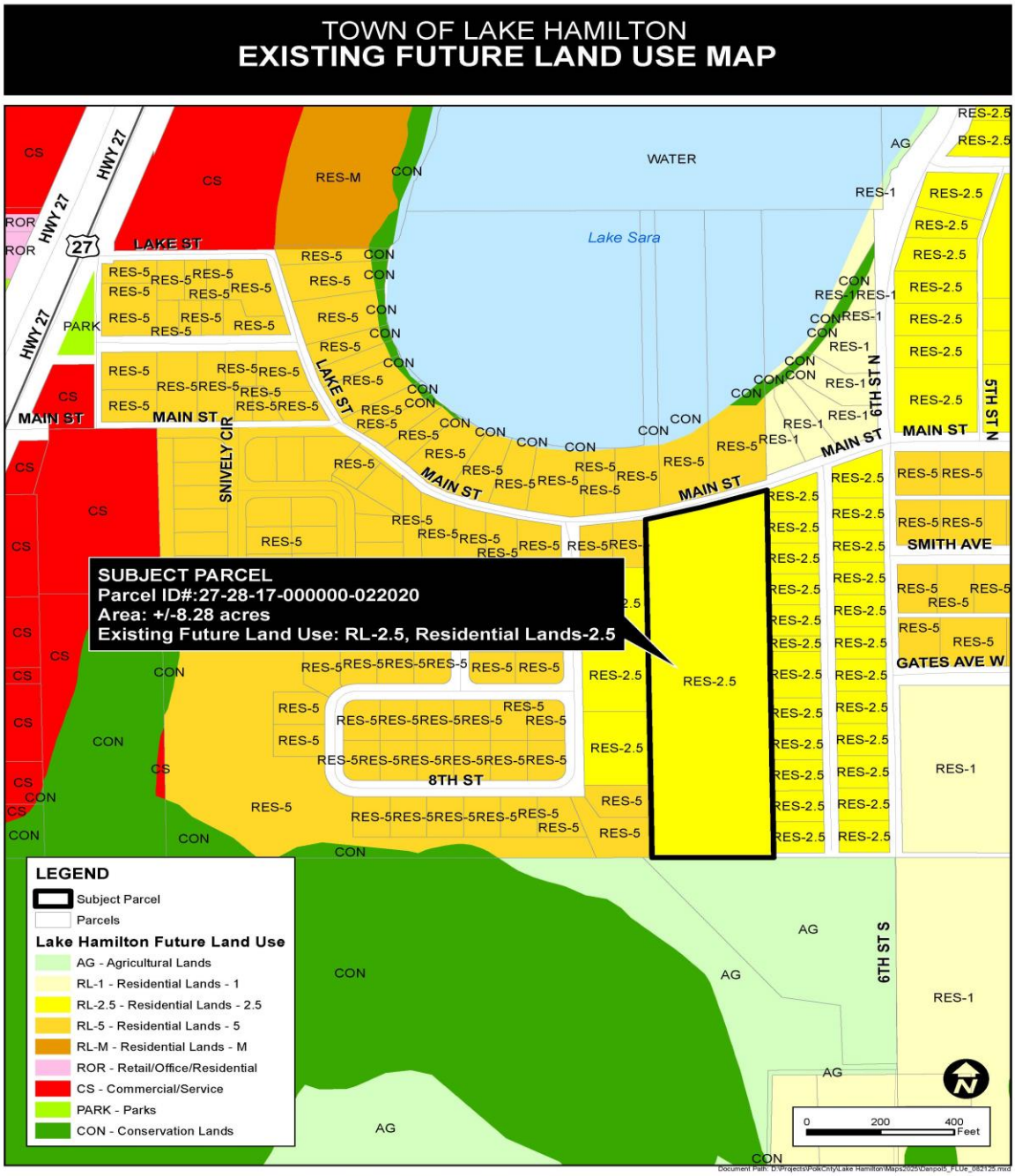
TOWN OF LAKE HAMILTON
COMPREHENSIVE PLAN AMENDMENT
Ordinance O-25-xx

TYLER VILLAGE LLC.

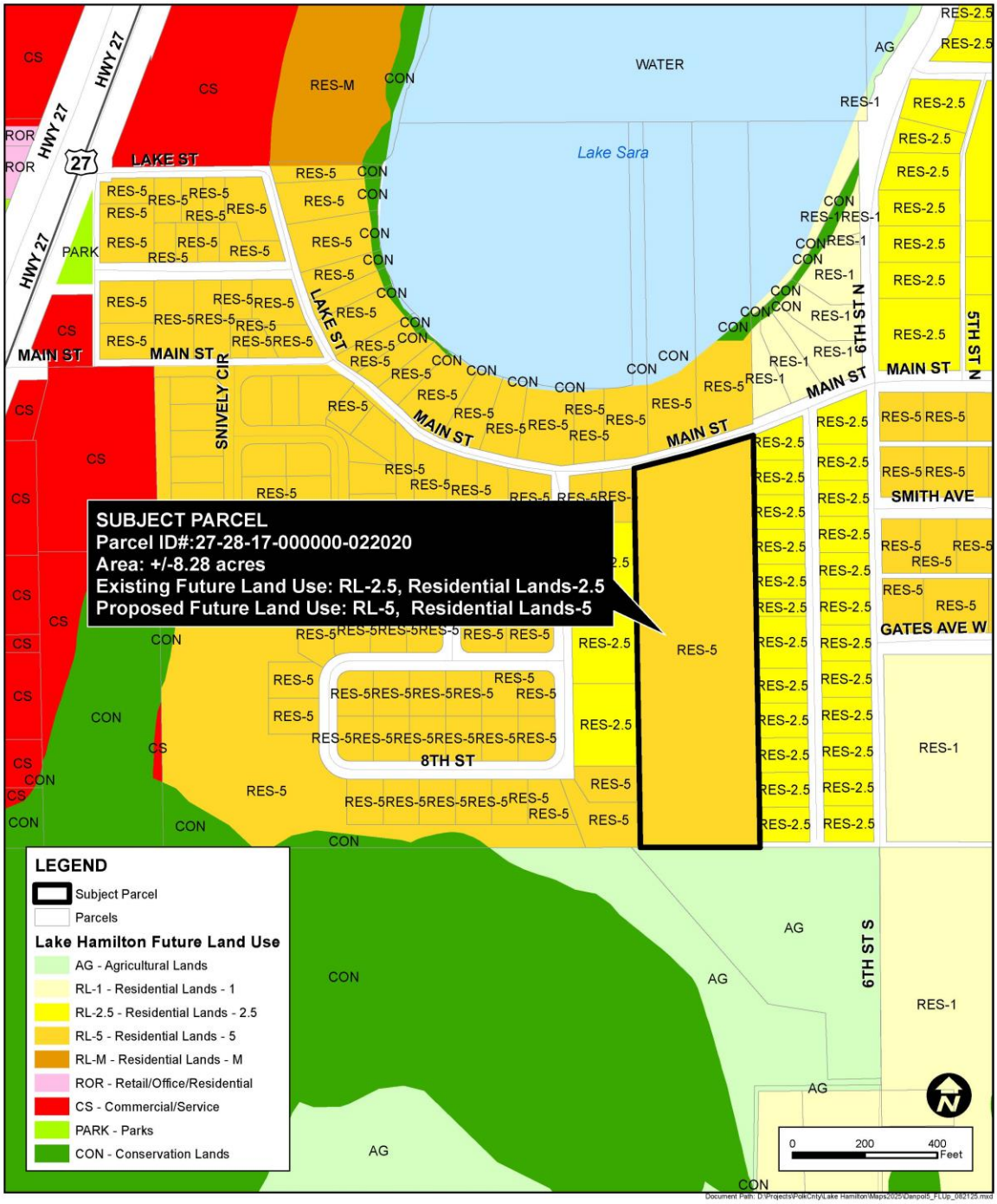
Legal Description:
THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 28, SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA.

Parcel: 272817-000000-022020

Exhibit "B"
Excerpts from Future Land Use Map:



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE 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

James Greene
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

August 19, 2025

PCSB: NB2025-081902

Danpol Development, LLC
Attn: Alexandre Moutran
3617 US HWY 17-92 N
Davenport, FL 33837
(407) 404-4045
Email: Xande@Brensus.com

Dear Alexandre Moutran:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Main Street- Lake Hamilton Site** project located on parcel number 272817-000000-022020. Currently there is partial capacity at the **zoned** elementary 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 at this time.** At the time the project is undergoing site plan 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	25 SF	4	Partial (+9)
Elbert (Adjacent)	546	996	394	25 SF	4	Yes (+56)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Shelley S. Boone (Zoned)	1,334	1,628	314	25 SF	3	No (-20)
Denison (Adjacent)	680	1,219	491	25 SF	3	Yes (+48)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,117	3,279	400	25 SF	3	No (-238)
McLaughlin (Adjacent)	328	676	151	25 SF	3	Yes (+197)

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

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Britney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: First Reading of Ordinance O-25-XX An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a parcel of land approximately 8.28 acres, located on the south side of Main Street between 7th Street and 8th Street (parcel 272817-000000-022020) from Town Single-Family (R-2) to Town Planned Unit Development (PUD).

DATE: November 4, 2025

SUMMARY & RECOMMENDATION:

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA AMENDING THE ZONING CLASSIFICATION OF ONE PARCEL COMPRISING +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020), GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET FROM TOWN R-2 (SINGLE FAMILY DWELLING DISTRICT) TO TOWN PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Companion application is requesting to change the Future Land Use from Residential Lands 2.5 (RES 2.5) to Residential Lands 5 (RES 5).

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-25-xx- Danpol-5 PUD v2.pdf
Danpol Staff Report PUD TC current v2.pdf
Zoning Chart A1.jpg

ORDINANCE O-25-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA ADOPTING A PLANNED UNIT DEVELOPMENT (PUD) NAMED "DANPOL-5" FOR ONE (1) PARCEL COMPRISING +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020, GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET, TOWN OF LAKE HAMILTON, FLORIDA; AMENDING THE ZONING MAP AND REPEALING ALL ORIDNANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; 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 Town Residential Lands 2.5 (RES 2.5) to Residential Lands 5 (RES 5), said amendment having been approved by the Town Council as set forth in Ordinance O-25-XX; and

WHEREAS, an application has been submitted requesting approval of a rezoning to establish a Planned Unit Development (PUD) known as "Danpol-5"; 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, welfare, and will benefit the Town as a whole.

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

SECTION 1. The provisions set forth in the recitals of this Ordinance, (whereas clauses) are hereby adopted by the Town Council as legislative findings and the intent of this Ordinance.

SECTION 2. The property rezoned is described in Exhibit "A" of this Ordinance and is attached hereto and made a part of this Ordinance.

SECTION 3. The property rezoned shall be known as Danpol-5 Planned Unit Development (PUD) and is shown in Exhibit "B", which is attached hereto and made a part of this Ordinance.

SECTION 4. The Danpol-5 PUD 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.

SECTION 5. The Quintana PUD Narrative is attached as Exhibit "D" of this Ordinance and contains development standards, development program, and other conditions.

SECTION 6. 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.

1. Approval of a waiver from 16-175(a) allowing a one car garage and a minimum driveway width of 12 ft.

2. 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.

3. 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 Main Street.

4. 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.

5. 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.

6. 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.

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

SECTION 7. CONFLICTS. The portion of any Ordinance that may be found to be in conflict with this Ordinance is hereby repealed with the adoption of this Ordinance.

SECTION 8. INCORPORATION INTO THE COMPREHENSIVE PLAN. It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Lake Hamilton Comprehensive Plan; and that sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "chapter, section, article" or such other appropriate word or phrase in order to accomplish the intention that the correction of typographical and/or scrivener's errors that do not affect the intent may be authorized by the Town Administrator or his or her designee without need of a public hearing, by filing a corrected or recodified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage.

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this____ day of XX, 2025.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this_____ day of XX, 2025.

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
Hall	____	____
Roberson	____	____
Mathis	____	____
Demanche	____	____
	____	____

EXHIBIT "A"

Legal Description:
THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE27 EAST, POLK COUNTY FLORIDA.

PARCEL: 272817000000022020

EXHIBIT "B"

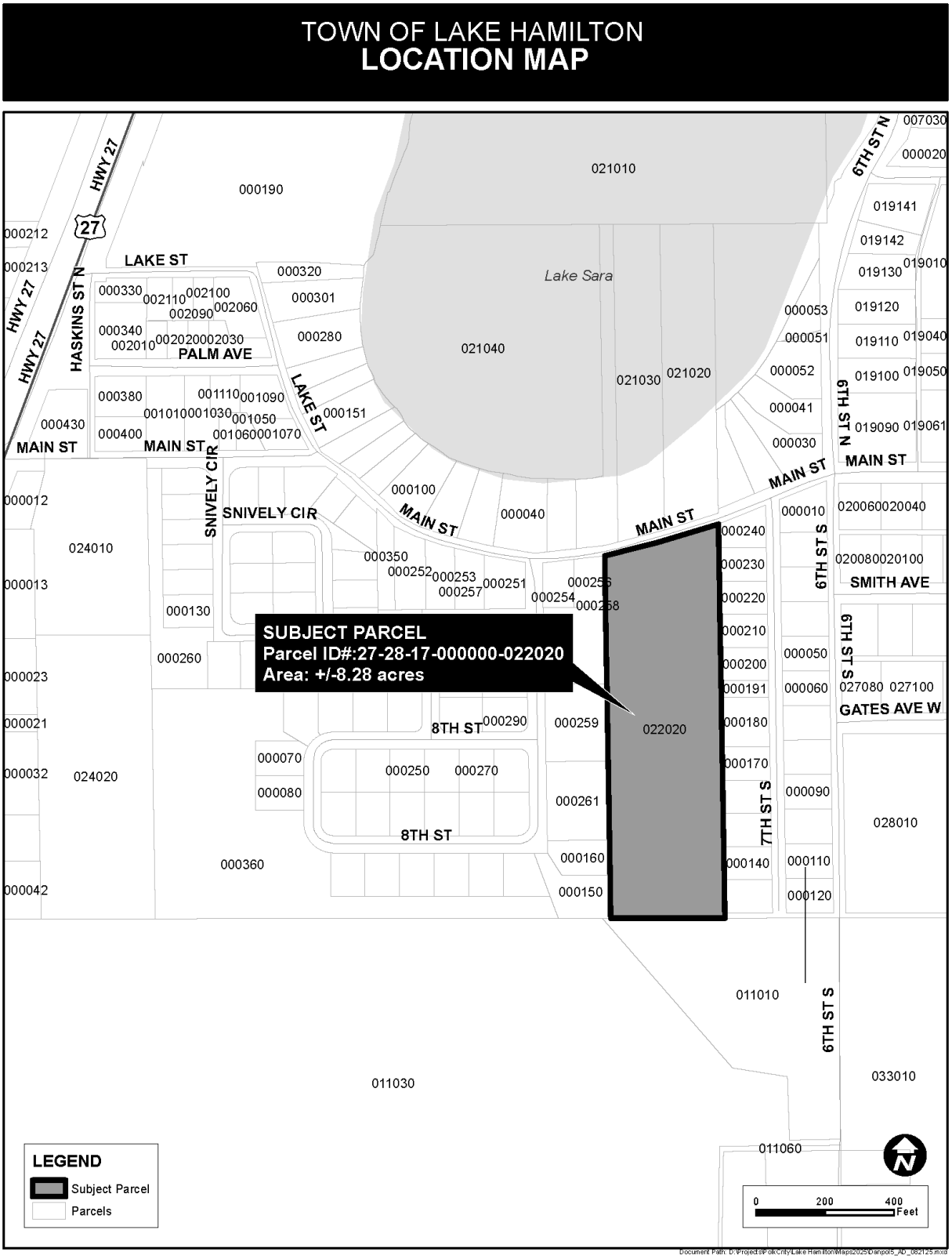

TOWN OF LAKE HAMILTON
LOCATION MAP
SUBJECT PARCEL
Parcel ID#:27-28-17-000000-022020
Area: +/-8.28 acres
LEGEND
Subject Parcel
Parcels
Lake Sara
LAKE ST
PALM AVE
MAIN ST
SNIVELY CIR
8TH ST
SMITH AVE
GATES AVE W
HWY 27
HASKINS ST N
6TH ST N
6TH ST S
7TH ST S
0
200
400
Feet

EXHIBIT "C"


ILLUSTRATIVE SITE PLAN
MAIN STREET - TOWN OF LAKE HAMILTON
LAKE HAMILTON, FLORIDA
DAVE SCHMITT ENGINEERING, INC.
BORRELLI + PARTNERS
POND 0.81 AC
FLU: AG
FLU: RES-2.5
FLU: RES-2.5 / RES-5
FLU: RES-3
0.05 AC
0.05 AC
PROPERTY BOUNDARY
BENCH
BENCH
BENCH

EXHIBIT "D"

Main Street-Lake Hamilton Site
0 Main Street
Haines City, Fl 33844
Project Narrative

Table of Contents

- **Site Data**
  - General Description
- **Permitted Uses**
- **Design Standards**
  - Building Setbacks/Buffers
  - Parking
  - Recreation and Open Space
  - Lot Sizes
  - Landscape
- **Ownership and Maintenance**
- **Exhibits**
  - Master Development Plan

Tyler Village LLC
7540 Excitement Dr
Reunion, FL 34747-6748

❖ Site Data

➢ General Description

The subject property consists of Polk County Parcel ID number 27-2817-000000-022020 with a physical address of 0 Main Street, Haines City, Fl 33844. While the land is currently zoned as R-2, we are requesting a rezone to planned unit development, as well as RES-5 land use to achieve the desired density. The proposed development aims to foster urban growth that will maintain socio-economic considerations and environmental sustainability with the construction of this site.

The proposed development will consist of 25 single family homes over 8.28 gross acres of residential land. Open space amenities, such as two playgrounds, a dog park, ADA picnic tables, benches, and open space will be available to the residents of the development. In accordance with the Town of Lake Hamilton's feedback, we are confident that this project will not only advance the development goals of Town of Lake Hamilton but bring improvement to the town.

❖ Permitted Uses

- 25 Single-Family Dwellings
- Two Parking Spaces Maximum; One in the Garage and One in the Driveway

❖ Development and Design Standards

➢ Setbacks/Buffers

Min front setback: 25'
Min rear setback: 15
Min side setback: 10'
Min lot depth: 100'
Min lot width: 60'
Height: 35'

➢ Parking

Each residential unit will be allotted to two parking spaces maximum, one in the garage and one in the driveway. We are requesting an exemption from (Ord. No. 2013-10, § 1, 12-3-2013; Ord. No. 2016-06, § 1(Exh. A), 10-4-2016) to allow for our proposed parking.

➢ Recreation and Open Space

The recreation facilities and open space were designed in accordance with the Land Development Code of Town of Lake Hamilton as follows:

PASSIVE RECREATION

OPEN SPACE	0.10 AC. (1.3% DEVELOPMENT AREA) (dog park, tot park)
POND	0.81 AC. (10.1% DEVELOPMENT AREA) (needs walkway around it)

TOTAL: 0.91 AC. (11.4% DEVELOPMENT AREA)

Tyler Village LLC
7540 Excitement Dr
Reunion, FL 34747-6748

ACTIVE RECREATION 0.33 AC (4.1% DEVELOPMENT AREA)

0.33 AC. TOT LOT FOR CHILDREN AGED 2 TO 5 YEARS
TOT LOT FOR CHILDREN AGED 6 TO 12 YEARS
SMALL DOG PARK
LARGE DOG PARK

- **Lot Sizes**
  (12) 65' Single Family
  (13) 60' Single Family

- **Landscape**
  The perimeter landscaping has been increased from code requirements along the north and south buffers. A 20' wide buffer along the north property line would require 18 total trees with this plan proposing 45. Along the south property line, a 22' wide buffer would require 17 trees per code with this plan proposing 46 trees. The Main Street Road frontage buffer has been shown meeting the type 'A' buffer requirements with a 6' high masonry wall. Notes on site plan also include lot tree installation of 1 large and 1 medium tree per lot at time of lot construction. Please refer to Illustrative Site Plan for additional information.

❖ Ownership and Maintenance

- **Roadways are private.**
  owned/maintained by the HOA

- **Storm water is private.**
  owned/maintained by the HOA

- **Drainage easements are private.**
  owned/maintained by the homeowner easement granted to the Town of Lake Hamilton.

- **Potable water is public.**
  owned/maintained by the Town of Lake Hamilton

- **Sewer is public.**
  owned/maintained by the Town of Lake Hamilton

- **Recreation space and amenities are private.**
  owned/maintained by the HOA

- **Open space and landscape buffer are private.**
  owned/maintained by the HOA

Tyler Village LLC
7540 Excitement Dr
Reunion, FL 34747-6748

Town of Lake Hamilton
Town Council
PUD Staff Report
November 4, 2025

TO: Town Council

FROM: COMMUNITY DEVELOPMENT

SUBJECT: **PUD REZONING**
Ordinance 2025-XX: An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a parcel of land approximately 8.28 acres, located on the south side of Main Street between 7th Street and 8th Street (parcel 272817-000000-022020) from Town Single-Family (R-2) to Town Planned Unit Development (PUD).

AGENDA & HEARING DATES:

Planning Commission Meeting: Wednesday, October 15, 2025 at 5:30 PM
Town Council Meeting (First Reading): November 4, 2025; 6:00 PM;
Anticipated Town Council Meeting (Second Reading): December 2, 2025 6:00PM

Attachments
Aerial Photo | Existing Zoning Map | Proposed Zoning Map | Narrative| Proposed Master Development Plan | Ordinance 2025-XX | Chart A1 Zoning District Standards

Planning Commission Recommendation:
On October 15, 2025, the Planning Commission recommended denial of the request due to incompatibility with the surrounding area, lot size, and height.

Overview:

APPLICATIONS	
Owner	Tyler Village LLC
Agent	Dave Schmitt, P.E.
Property Size	± 8.28 acres
Property Location	South side of Main Street between 8th Street and 7th Street
Parcel ID	272817-000000-022020
Zoning: Existing	Town Single-Family (R-2)
Zoning: Proposed	Town Planned Unit Development (PUD)

BACKGROUND AND REASON FOR REQUEST:

The applicant is requesting a zoning change from Town Single-Family (R-2) to Town Planned Unit Development (PUD). The applicant has a companion Future Land Use Amendment to facilitate the development of a 25 single-family residential subdivision. A proposed concept plan is included in the PUD staff report. Descriptions for both the existing and proposed zoning districts are provided as follows:

Existing zoning:

Sec. 16-104(3). Single-Family Residential R-2

Purpose. The general single family dwelling district (R-2) is intended to provide for a stable and sound family residential environment with its appropriate neighborhood related urban utilities, facilities, and services. Through this district, a relatively low-density urban residential development will be permitted through the construction and occupancy of single-family dwellings on large urban lots, a minimum of 10,000 square feet.

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

Proposed zoning:

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: Single-Family (R-2)	**Proposed Zoning: PUD**
Density/Intensity	10,0000 sq.ft lots	7,200 sq.ft (13) lots and 7,800 sq.ft (12) lots
Density Potential	20	41
Difference	Increase of 21 residential dwellings	

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 Single-Family Residential R-2 and R-1 zoning to the North (across Main St.). Single-Family Residential R-2 to the East. To the South is Agricultural (AG). To the West is Town Single-Family Residential R-2 and R-3 zoning

Please see attached zoning standards Chart A1.

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.

Northwest	North	Northeast
FLU: Town RES 5 **ZONING**: R-4 **EXISTING USE:** Single-family	**FLU: Town** RES-5 **ZONING**: R-2 **EXISTING USE:** Single-family	**FLU: Town** RES-2.5 **ZONING**: R-1 **EXISTING USE:** Single-family
West	**Subject Property**	**East**
FLU: RES 5 and RES 2.5 **ZONING**: R-2 and R-3 **EXISTING USE:** Single-family	**EXISTING FLU:** Town RES 2.5 **PROPOSED FLU:** Town RES 5 **EXISTING ZONING:** Town R-2 **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** RES 2.5 **ZONING**: R-2 **EXISTING USE:** Single-family
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: AG **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. Water lines exist along Main Street. 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. A gravity collection system exists at the intersection of 4th Street and Smith St. approximately 2,200 ft. away. The owner/developer will be responsible for the cost of any improvements and easements related to the development of the subject property.

Transportation/Traffic:

The property has access to Main St. (Town maintained) The applicant has submitted a traffic study and has been approved by staff. The roadways included in the study show that the roadways have enough capacity to support the development and no required roadway improvements. It is anticipated to generate 18 peak hr. trips and 236 Average Daily Trips (ADT)'s.

Schools

The applicant has submitted a non-binding school concurrency determination. It indicates that there is sufficient capacity with the adjacent school attendance boundary zones.

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 25 single-family homes. Based on 25 dwelling units, the project would require .40 acres of land (25 lots x 3.57 persons per home x 4.5/1000).

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. Prior to development, the applicant will complete an environmental analysis to ensure compliance with Town code.

Proposed conditions:

1. Approval of a waiver from 16-175(a) allowing a one car garage and a minimum driveway width of 12 ft.

2. 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.

3. Perimeter landscape buffer widths as depicted on the concept plan and comply the landscaping requirements within Section 16-335. A 6ft. high decorative masonry block or precast wall is required along Main Street.

4. 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.

5. 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.

6. 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.

7. 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.

TOWN OF LAKE HAMILTON
AERIAL PHOTO MAP

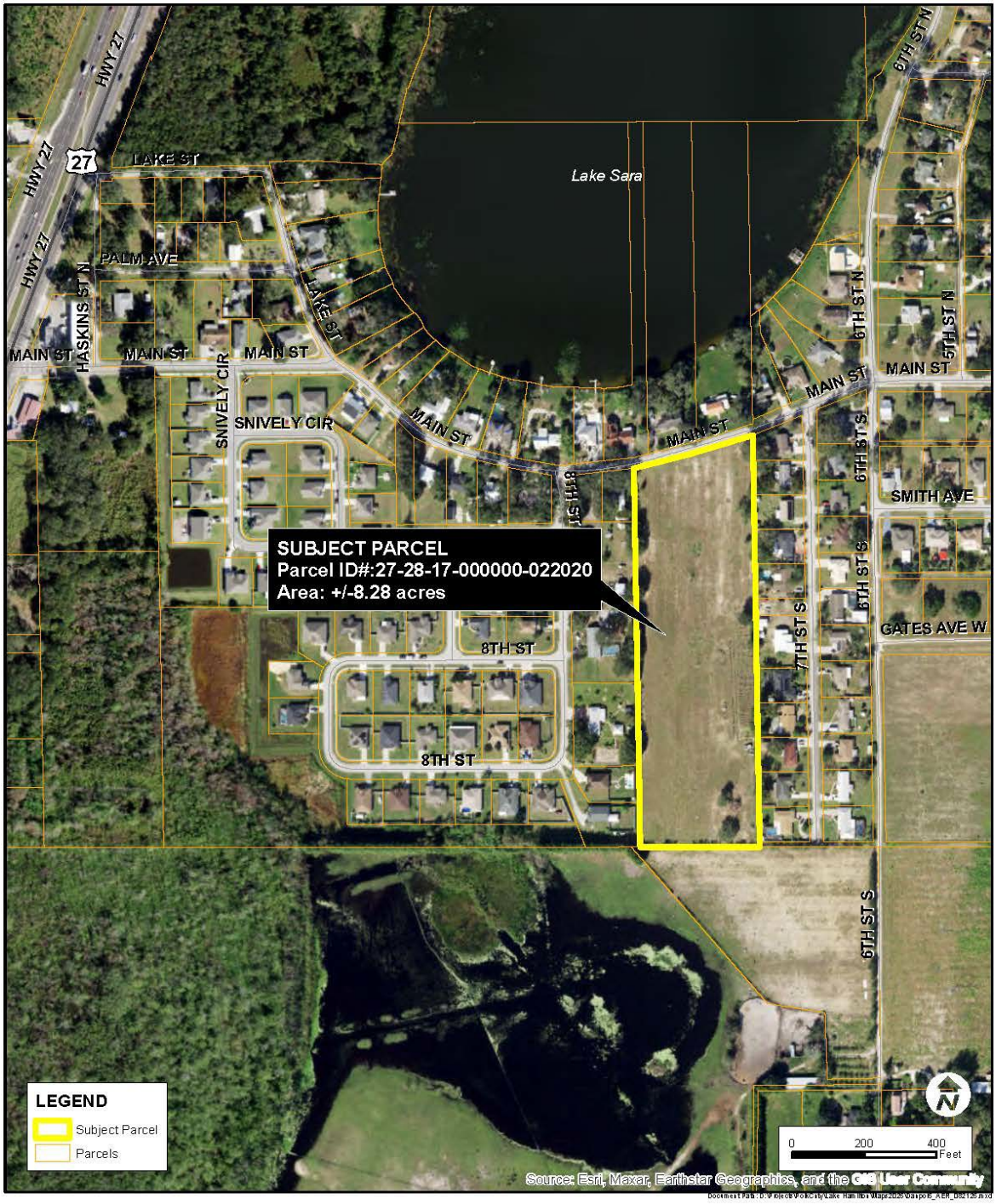


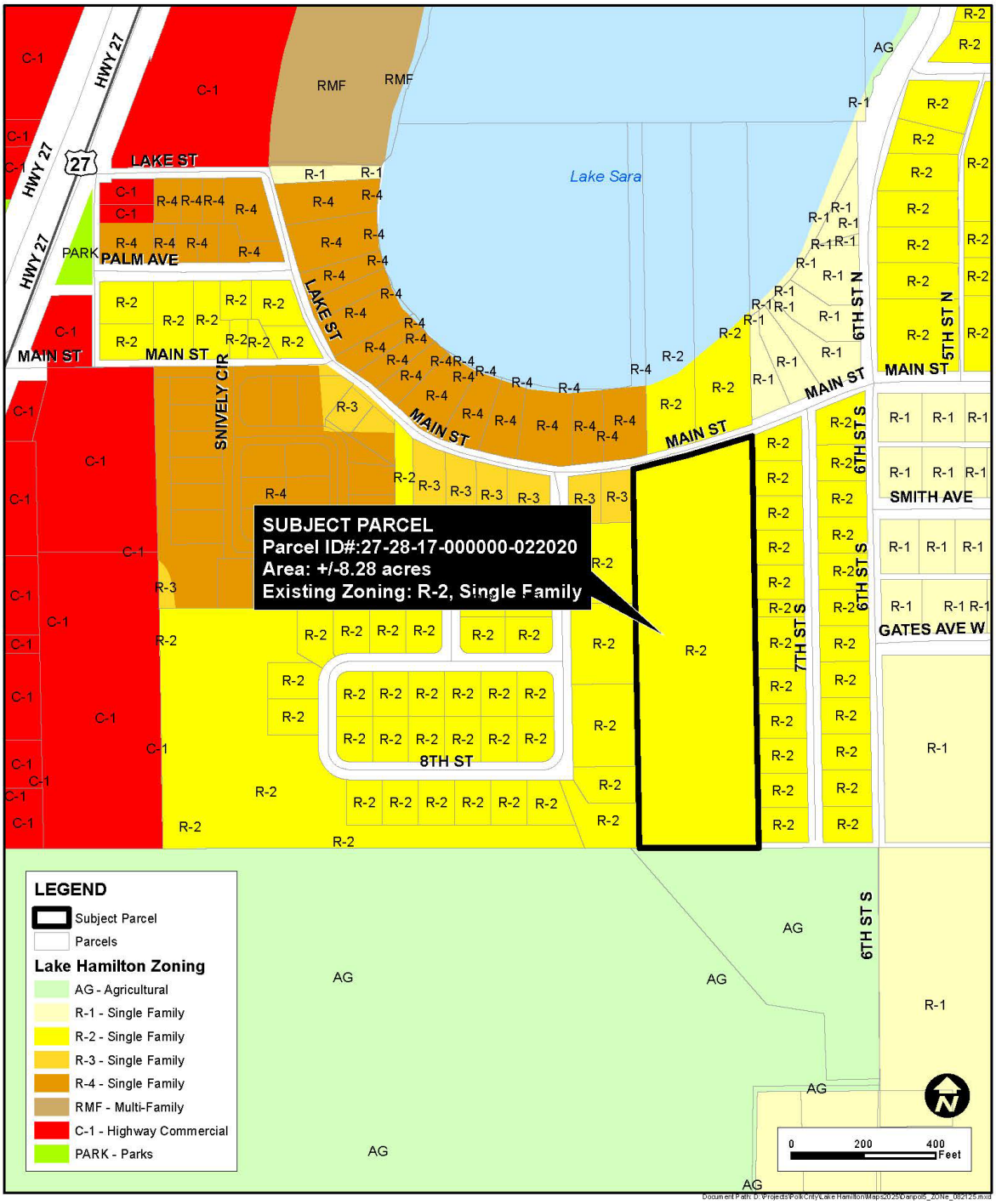
EXHIBIT "A"

Legal Description:

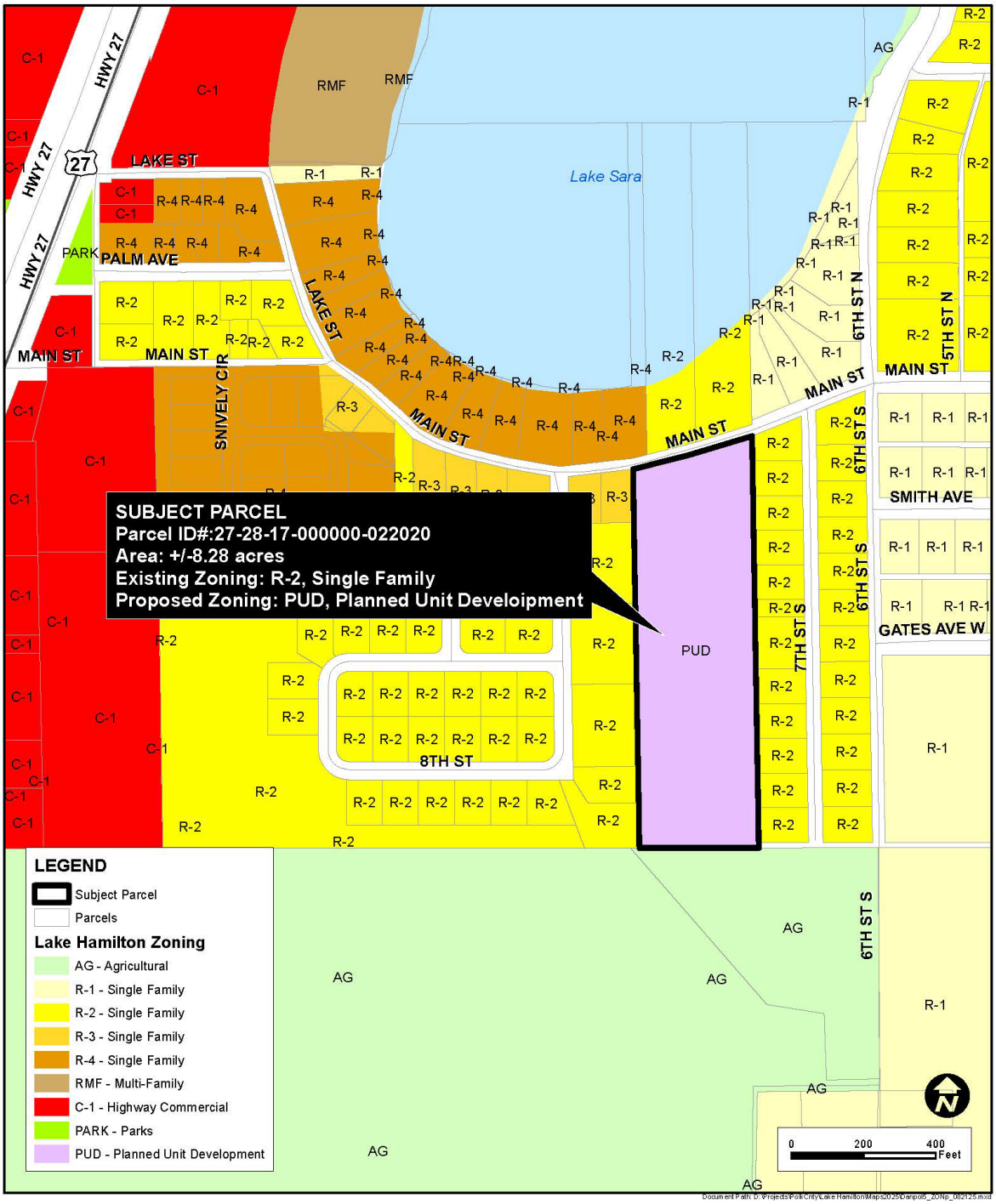
Legal Description:
THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE27 EAST, POLK COUNTY FLORIDA.

PARCEL: 272817000000022020

TOWN OF LAKE HAMILTON
EXISTING ZONING MAP



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP



Main Street-Lake Hamilton Site
0 Main Street
Haines City, Fl 33844
Project Narrative

Table of Contents

- **Site Data**
  - General Description
- **Permitted Uses**
- **Design Standards**
  - Building Setbacks/Buffers
  - Parking
  - Recreation and Open Space
  - Lot Sizes
  - Landscape
- **Ownership and Maintenance**
- **Exhibits**
  - Master Development Plan

Tyler Village LLC
7540 Excitement Dr
Reunion, FL 34747-6748

❖ Site Data

➢ General Description

The subject property consists of Polk County Parcel ID number 27-2817-000000-022020 with a physical address of 0 Main Street, Haines City, Fl 33844. While the land is currently zoned as R-2, we are requesting a rezone to planned unit development, as well as RES-5 land use to achieve the desired density. The proposed development aims to foster urban growth that will maintain socio-economic considerations and environmental sustainability with the construction of this site.

The proposed development will consist of 25 single family homes over 8.28 gross acres of residential land. Open space amenities, such as two playgrounds, a dog park, ADA picnic tables, benches, and open space will be available to the residents of the development. In accordance with the Town of Lake Hamilton's feedback, we are confident that this project will not only advance the development goals of Town of Lake Hamilton but bring improvement to the town.

❖ Permitted Uses

- 25 Single-Family Dwellings
- Two Parking Spaces Maximum; One in the Garage and One in the Driveway

❖ Development and Design Standards

➢ Setbacks/Buffers

Min front setback: 25'
Min rear setback: 15
Min side setback: 10'
Min lot depth: 100'
Min lot width: 60'
Height: 35'

➢ Parking

Each residential unit will be allotted to two parking spaces maximum, one in the garage and one in the driveway. We are requesting an exemption from (Ord. No. 2013-10, § 1, 12-3-2013; Ord. No. 2016-06, § 1(Exh. A), 10-4-2016) to allow for our proposed parking.

➢ Recreation and Open Space

The recreation facilities and open space were designed in accordance with the Land Development Code of Town of Lake Hamilton as follows:

PASSIVE RECREATION

OPEN SPACE	0.10 AC. (1.3% DEVELOPMENT AREA) (dog park, tot park)
POND	0.81 AC. (10.1% DEVELOPMENT AREA) (needs walkway around it)

TOTAL: 0.91 AC. (11.4% DEVELOPMENT AREA)

Tyler Village LLC
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ACTIVE RECREATION 0.33 AC (4.1% DEVELOPMENT AREA)

0.33 AC. TOT LOT FOR CHILDREN AGED 2 TO 5 YEARS
TOT LOT FOR CHILDREN AGED 6 TO 12 YEARS
SMALL DOG PARK
LARGE DOG PARK

- **Lot Sizes**
  (12) 65' Single Family
  (13) 60' Single Family

- **Landscape**
  The perimeter landscaping has been increased from code requirements along the north and south buffers. A 20' wide buffer along the north property line would require 18 total trees with this plan proposing 45. Along the south property line, a 22' wide buffer would require 17 trees per code with this plan proposing 46 trees. The Main Street Road frontage buffer has been shown meeting the type 'A' buffer requirements with a 6' high masonry wall. Notes on site plan also include lot tree installation of 1 large and 1 medium tree per lot at time of lot construction. Please refer to Illustrative Site Plan for additional information.

❖ Ownership and Maintenance

- **Roadways are private.**
  owned/maintained by the HOA

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DAVE SCHMITT ENGINEERING, INC.
1301 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32828
407-207-9888 FAX 407-207-9889
Certificate of Authorization #27471

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

ILLUSTRATIVE SITE PLAN
MAIN STREET - TOWN OF LAKE HAMILTON
LAKE HAMILTON, FLORIDA

DATE:	JANUARY 2025
PROJECT NO.:	DAN-5
DRAWN BY:	JT
CHECKED BY:	DMS
SCALE:	1" = 40'
SHEET:	1 OF 1

Design Standard	AG Agricultural	R-1 Single-Family	R-2 Single-Family	R-3 Single-Family	R-4 Single-Family	RMF Multifamily	MH-1 Mobile Home Park	C-1 Highway Commercial	C-2 Limited Commercial	M-1 Industrial	PI Public Institutional
Min. lot area	1 acre	12,000 sf	10,000 sf	8,800 sf	7,400 sf	10,000 sf	3 ac.	None	None	None	NA
Min. lot width	200 ft.	100 ft.	100 ft.	80 ft.	70 ft	70 ft.	200 ft.	None	None	None	NA
Min. floor area	1,500 sf	1,500 sf	1,300 sf	1,200 sf	1,100 sf	600 sf	600 sf	NA	NA	NA	NA
Floor area ratio (FAR)	NA	NA	NA	NA	NA	NA	NA	0.35	0.35	0.60	0.35
Max. density	1 du/ac	2.5 du/ac	3 du/ac	3.5 du/ac	3.5 du/ac	4 du/ac	4 du/ac	NA	NA	NA	NA
Min. front yard	30 ft.	30 ft.	25 ft.	25 ft.	20 ft.	20 ft.	50 ft.	10 ft. adj. to residential	Same as R-2 adj. to residential	20 ft. adj. to residential	NA
Min. side yard	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	20 ft.	20 ft.	10 ft. adj. to residential	Same as R-2 adj. to residential	None	NA
Min. rear yard	20 ft.	15 ft.	15 ft.	20 ft.	20 ft.	15 ft.	20 ft.	10 ft. adj. to residential	Same as R-2 adj. to residential	None	NA
Max. height	40 ft.	30 ft.	30 ft.	30 ft.	30 ft.	40 ft.	25 ft.	35 ft.	35 ft.	None	35 ft.
Max. lot coverage	20%	30%	30%	35%	40%	50%	50%	50%	50%	None	0.50

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Britney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: First Reading of Ordinance 2025-xx Restricting the use of Shipping Containers in C-1 and C-2 Zoning Districts and Establishing Design Standards.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION:

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA, PERTAINING TO DESIGN STANDARDS; AMENDING ARTICLE III, LAND USE OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE HAMILTON; DECLARING THIS ORDINANCE IS INTENDED TO SECURE AND PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE AND QUALITY OF LIFE OF THE PUBLIC; INCLUDING A STANDARD FOR RESTRICTING THE USE OF SHIPPING CONTAINERS IN C-1 AND C-2 ZONING DISTRICTS; ESTABHISHING DESIGN STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

In the attached ordinance, the underlined language is the proposed revisions.

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):
Shipping Container Ordiance 2025-XX.pdf

ORDINANCE 0-25-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA, PERTAINING TO DESIGN STANDARDS; AMENDING ARTICLE III, LAND USE OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE HAMILTON; DECLARING THIS ORDINANCE IS INTENDED TO SECURE AND PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE AND QUALITY OF LIFE OF THE PUBLIC; INCLUDING A STANDARD FOR RESTRICTING THE USE OF SHIPPING CONTAINERS IN C-1 AND C-2 ZONING DISTRICTS; ESTABHISHING DESIGN STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Whereas, the Town Council of the Town of Lake Hamilton has determined it necessary and desirable to revise and amend the regulations encompassed by the Land Development Code of the Town; and

Whereas, pursuant to Section 166.041(c)2 Florida Statutes, the Town Council has held two public hearings to amend the Land Development Code of the Town of Lake Hamilton; and

Whereas, the public hearings were advertised and held with due public notice to obtain public comment; and having considered all written and oral comments received during the public hearings the Town Council finds that the changes are necessary and appropriate to the needs of the Town.

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

The underlined language in "red" is the proposed changes and ~~strike-through language~~ is being removed.

Section 1. Chapter 16, Land Development Code, of the Code of Ordinances is amended as follows:

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.

(A) Prohibit the use of metal shipping containers unless a non-metal façade is used to cover the exterior. All roll-up doors shall not be visible from the public roadway.

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

(b) Special exception uses.

(1) Mobile home structures for temporary offices, not to exceed six months in any 18-month period.

(2) Tents and temporary buildings, not to exceed six months in any 18-month period.

(c) Prohibited uses.

(1) New single-family residence use.

(2) Adult entertainment establishments; also see section 18-1.

(3) Adult retail establishments (books, movies, etc.)

(4) Hazardous waste treatment, transfer, storage, etc.

(5) Landfill, scrap, junk, salvage yard, etc.

(6) Manufacture and/or storage of explosive and volatile materials

(d) Yard and building requirements and height limitations. See chart A-1 in section 16-103.

(Land Development Code 1995, § 2.02.06; Ord. No. 2014-03, § 1,

Sec. 16-109. C-2 Neighborhood Commercial District.

(a) Scope, purpose and permitted uses. This section applies to the C-2 neighborhood commercial district. The purpose of the C-2 district is to provide areas for development of land for all legal retail product sales and services normally located in a central business area. It is intended to include all uses expressly permitted, and those implied which are conducive to commercial center development, primarily to meet the local neighborhood shopping and personal service needs of the surrounding residential area, typically within a one-half mile radius, and to include multi-family residential in a mixed use with neighborhood commercial uses, but to exclude the normal industrial, warehousing, storage and such uses which do not blend with and add to the business activities of retailing of goods and services. Permitted principal uses are as provided in Table 16-103.1(A), table of land uses. Additional uses and standards are enumerated below.

(1) Grocery stores with each store limited to 22,000 square feet of total floor area. Up to ten percent of additional square footage may be approved by the town council during the site plan approval process.

(2) Retail/commercial stores for sale of merchandise, directly to the ultimate consumer only, with each use limited to 10,000 square feet of total floor area per establishment, and limited to the following: Hardware, bakery, dairy, meat market, bookstore, newsstand, florist, gift/card shop, sundries, tobacco products, furniture. antique stores, clothes and shoes, jewelry, arts and crafts, pet stores, and picture framing shop.

(3) Personal and business services with each use limited to 2,500 square feet of total floor area per establishment and limited to the following: travel agency, barbershop, beauty shop, shoe repair, postal facilities, consumer electronics repair and small appliance repair, tailoring and alterations, laundromat open not earlier than 7:00 a.m. and not later than 11:00 p.m., dry cleaning establishment for direct service to customers and with no on-site cleaning facilities, restaurants, and dog groomers.

(4) Mixed neighborhood commercial uses with residential at a density of up to 9.99 dwelling units per acre, located primarily on the upper floors of two- and three-story structures with ground floor neighborhood commercial stores and businesses.

(5) Pack and ship/print shop limited to 2,500 square feet of gross area per establishment.

(6) Offices such as the following, limited to 20,000 square feet per establishment: professional, business offices, medical or dental offices or clinics.

(7) Banks and financial institutions, including drive-through facilities, limited to 20,000 square feet per establishment.

(8) Indoor commercial recreation uses limited to martial arts, dance studios, and gyms. There shall be a maximum of 2,500 square feet of total floor area per establishment and no more than one per commercial center.

(9) Nursery school or child center subject to the following standards:

a. Building shall be located at least 25 feet from any R zoned lands and provide an adequate buffer of either a solid masonry wall or five-foot wide compact evergreen hedge not less than five feet in height.

b. At least one completely fenced and secure play lot shall be established, maintained. and used for children at play. The fence shall be not less than five feet in height.

c. Play lots located closer than 25 feet to the lot line shall be screened by an opaque fence or wall or compact evergreen hedge not less than five feet in height.

(10) Prohibit the use of metal shipping containers unless a non-metal façade is used to cover the exterior. All roll-up doors shall not be visible from the public roadway.

(b) Accessory uses permitted. Any use normally considered to be clearly incidental and secondary to the permitted use.

(c) Special exception uses. The board of zoning adjustment may permit as a special exception use after a public hearing:

(1) Any use which the building inspector determines and states in writing to be questionable as to

whether or not it is permitted.
(2) Any church or church uses.

(d) Prohibited uses.
(1) Any use not specifically permitted.
(2) Any use which is primarily for storage or warehousing of goods or products for delivery to retailers.
(3) Any warehousing operation, either within a building or in open yards where the product stored is stored for a fee for others, or for delivery to retailers.
(4) All manufacturing, assembly or fabrication of parts. This includes commercial printing, except small offset or duplication operation employing not more than four persons; it includes all enterprises designated as manufacturing by a Standard Industrial Classification (SIC) code number assigned by the U.S. Commerce Department.
(5) New single-family detached residential use.
(6) Adult entertainment establishments; also see section 18-1.
(7) Adult retail establishments (books, movies, etc.)
(8) Hazardous waste treatment, transfer, storage, etc.
(9) Landfill, scrap, junk, salvage yard, etc.
(10) Manufacture and/or storage of explosive and volatile materials
(11) Sales, display, or storage of used merchandise other than antiques.
(12) Sale and dispensing of automobile fuel.
(13) Medical marijuana dispensing facilities.

(e) Yard and building requirements and height limitations. See chart A-1 in section 16-103.
(f) Limitations of uses and structures.

(1) Except for automobile parking lots and play areas of day nurseries of public and private schools all activities of permitted uses, including sale, display, preparation, and storage, shall be conducted entirely within a completely enclosed building.

(2) Overhead doors or other openings larger than eight feet in width shall not be located on the front or immediate street side elevations of buildings. If oriented toward contiguous residentially zoned land said opening shall be screened with an appropriate buffer.

(g) Drive-through standards. Drive-through facility or use with drive-through service shall comply with the development standards of the zoning district and the general development standards and this section

(1) Restaurants and retail establishments, such as drug stores and pharmacies, shall provide not less than five stacking spaces at or behind the menu board.

(2) Financial institutions shall provide not less than three stacking spaces at or behind the pneumatic tube for the drive-through.

(3) Drive-through stacking lanes shall be delineated from other vehicular use areas by means of a landscaped divider median. Stacking lanes may include part of the drive aisles in a parking area.

(4) Drive-through lanes that obstruct the pathway between parking areas and entries into the building shall be designed with a pedestrian crossing that is delineated by landscaping, curbing, raised or decorative pavement, and signage.

(5) Where a drive-through lane intersects a public or private sidewalk, the sidewalk pavement shall be continued through the driveway to clearly delineate the pedestrian network. The maximum width of a driveway shall be 24 feet at the intersection of a public sidewalk.

(6) Hours of operation. When the drive-through facility abuts a residential use or neighborhood zoning district, drive-through services shall be prohibited between the hours of 12:00 a.m. and 6:00 a.m. weekdays and between 1:00 a.m. and 6:00 a.m. on Saturday and Sunday.

(7) Location. Drive-through facilities shall be located to take advantage of the first available alternative in the following prioritized list:

a. Interior side or rear yard when the either yard abuts a nonresidential use;

b. Street side yard when the interior side and rear yard abut an existing residential use or a neighborhood zoning district, or when abutting a nonresidential use, the interior side and rear yard are impractical due to the lot's physical constraints or concerns regarding vehicle and pedestrian safety.

(8) Lighting shall be shielded to prevent spillover into adjacent or abutting residential uses.

(h) Parking and vehicular access. Applicants for new developments or significant redevelopment of site(s) may examine the feasibility of using shared parking arrangements. The town council may approve a shared parking plan for a mixed use or strip center development project.

(1) Shared parking arrangements may be considered when the number of parking spaces requested by the developer/applicant is more than ten percent higher or more than ten spaces higher than the minimum number of parking spaces required by section 16-72, for a site or use, whichever is greater.
(2) The minimum number of parking spaces for a mixed-use or strip center development or where shared parking strategies are proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute Shared Parking Report. ITE Shared Parking Guidelines, or other approved procedures. A formal parking study may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal.
(3) To minimize the number of driveway access points accessible to the highway, shared vehicular access between adjacent and abutting properties must be provided where feasible.

(i) Landscaping. Landscape plans shall comply with section 16-335 of the Land Development Code.

(j) Blank walls. To create visual interest for pedestrians, safety, and more compelling commercial spaces to encourage business, windows are required at the street level in neighborhood commercial zones. Blank walls, walls without items such as windows or doors or other similar features, cannot exceed 20 feet in width.

(Land Development Code 1995, § 2.02.07; Ord. No. 2014-03, § 1, 7-1-2014;

INTRODUCED AND PASSED on first reading at the regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of _____ 2025.

PASSED AND ADOPTED on second reading at the Regular meeting of the Town Council of Lake Hamilton, Florida, held this ___ day of _____ 2025.

TOWN OF LAKE HAMILTON, FLORIDA

_____

Phyllis, Mayor

Attest with Seal:

_____

Jacqueline Borja, Town Clerk

Approved as to Form:

_____

Anthony Sabatini, Town Attorney

Record of Vote	**Yes**	**No**
Wagner	____	____
Roberson	____	____
Mathis	____	____
Demanche	____	____

10.D

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: Consider Approval of Change Order #1 for Water Treatment Phase II Project awarded to TLC.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Staff request Town Council to approve Change Order No.1 for TLC on Phase II water treatment project in the amount of $257,333.00.
Items in change order have presented necessary since the original design plans. Water meter, yard pipping, and electrical improvements needed to manage and control the receiving water from the PRWC connection.

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: Funding source will come from SRF loan DW531651 approved by council on April 8,2025.
This loan has contingency funds.

RECOMMENDATION:

ATTACHMENT(S):
Change Proposal 01 (RFP No.1)_Revised 10.27.2025.pdf
thumbnail_image006.png

Mr. Ethan K. Geiger, EIT
Graduate Engineer
Ardurra

October 27th, 2025

Re: Lake Hamilton Monroe St. WTP and Offsite Wellfield

Subject: Request for Proposal No. 1

Mr. Geiger,

As requested, please see attached proposal for changes detailed in Request for Proposal No. 1.

- **Item #4 Three (3) Strap-on Flow Meters (Water Plant and Wellfield Sites):** This item includes the deduct for the original meters and additional costs for the proposed strap-on meters.
- **Item #5a Yard Pipe Revisions (Water Plant Site):** Includes all changes outlined on the revised red-line drawings. I've included GC's in this line item.
- **Item 5b Yard Piping Deduction (Water Plant Site):** Includes all deletions outlined on the revised red-line drawings.
- **Item #6 Site Electrical Improvements (Water Plant Site)**: Includes the addition of (1) light fixture at the static mixer pad.
- **Item #7 PRWC Piping Improvements (Water Plant Site):** Includes PRWC piping modifications as shown on the red-line drawings.
- **Item #8 PRWC Electrical/Instrumentation Improvements (Water Plant Site):** Includes additional Electrical and Controls as shown.
- **Item #9 Allowance (Owner and Contract):** TLC suggest adding some allowance money to cover any cost that might arise during this re-design. TLC has done its best to follow the revised red-lined drawings but cannot guarantee 100% accuracy.

Total Cost: $257,333.00

Please let me know if you have any questions or concerns.

Sincerely,

Jake Warren
Project Executive

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
04.			**(3) Strap-On Flow Meters (WTP and Kokomo Road)**							
	16100		**Instrumentation**	**1.00 ls**		**13,500**				**13,500**
			04. (3) Strap-On Flow Meters (WTP and Kokomo Road)	**1.00 LS**		**13,500**				**13,500**

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
05a.			**Yard Piping Revisions (WTP)**							
	01000		General Conditions	1.00 ls	29,458	2,040	3,575	10,600		45,673
	02200		Underground Pipe	1.00 ls	5,518	7,873		240		13,630
	03000		Concrete	1.00 ls	9,099	4,114		105		13,318
	15000		Mechanical	1.00 ls	11,380	75,806				87,186
			05a. Yard Piping Revisions (WTP)	**1.00 LS**	55,454	89,833	3,575	10,945		159,807

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
05b.			**Yard Piping Dedcutions (WTP)**							
	15000		Mechanical	1.00 ls	(14,437)	(47,157)				(61,594)
			05b. Yard Piping Dedcutions (WTP)	**1.00 LS**	(14,437)	(47,157)				(61,594)

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
06.			**Site Electrical - Light Fixture (WTP)**							
	16000		**Electrical**	**1.00 ls**				**9,643**		**9,643**
			06. Site Electrical - Light Fixture (WTP)	**1.00 LS**				**9,643**		**9,643**

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
07.			**PRWC Piping Improvements (WTP)**							
	02200		Underground Pipe	1.00 ls	10,643	15,655		360		26,658
	15000		Mechanical	1.00 ls	856	20,489		150		21,496
			07. PRWC Piping Improvements (WTP)	**1.00 LS**	11,500	36,144		510		48,154

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
08.			**PRWC Eelctrical/I&C Improvements (WTP)**							
	16000		Electrical	1.00 ls				17,370		17,370
	16100		Instrumentation	1.00 ls		5,500				5,500
			08. PRWC Eelctrical/I&C Improvements (WTP)	**1.00 LS**		5,500		17,370		22,870

Bid Item	Work Type	Area	Description	Takeoff Quantity	Labor Amount	Material Amount	Equip Amount	Sub Amount	Other Amount	Total Amount
09.			**Allowance (Owner and Contractor)**							
	01000		**General Conditions**	**1.00 ls**					**25,000**	**25,000**
			09. Allowance (Owner and Contractor)	**1.00 LS**					**25,000**	**25,000**

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	52,517		437.186 hrs				20.41%
Material	97,820						38.01%
Subcontract	38,468						14.95%
Equipment	3,575						1.39%
Other	25,000						9.72%
	217,380	**217,380**					**84.47%**
Sales Tax	7,098			7.000 %	C		2.76%
Sales Tax on Equipment Rent	250			7.000 %	C		0.10%
Westfield Perf & Payment Bond	2,301				B		0.89%
	9,649	**227,029**					**3.75%**
Profit	30,304			15.000 %	T		11.78%
	30,304	**257,333**					**11.78%**
Total		***257,333***					

Pro Controls & Automation
"Service When you Need it, how you expect it"

18282 Thatcham Court
Land O Lakes FL 34638
Office: (813) 325-5877
Email: PatrickODonnell@Pro-Controls.net

October 8, 2025

Proposal – Lake Hamilton Monroe Lane WTP and Offsite Well CO 7900 **Q7098**

To: Jake Warren
TLC Diversified
2719 17th Street East
Palmetto, FL 34221

Mr. Warren:

Per your request, Pro-Controls & Automation is pleased to submit the following CO scope:
Spec Sections 007900-1 Item 3, 007900-1 Item 4.
Drawings I-0100, I-0300, I-0400

Bid Items:

1. Bid Item #3
    a. Additional Flexim Flowmeter 104-FIT-01
    b. Additional PLC cards, and panel modifications
    c. Additional PLC Programming, Testing, and Startup
    d. Additional SCADA Programming, Testing, and Startup

The cost for all the above is: $ 22,500.00 **Fixed Price**

1. Bid Item #4
    a. Update from Mag Flowmeters to Flexim Strap on Flowmeters 103-FIT-01, 401-FIT-01, 201-FIT-01
    b. Deducted cost of MAG flowmeters, Additional Cost for Flexim

The cost for all the above is: $ 13,500.00 **Fixed Price**

1. Bid Item #8
    a. Change from 12 Strand fiber to 24 Strand Fiber
    b. Add CL2, pH to SCADA Screens

The cost for all the above is: $5,500.00 **Fixed Price**

Services

1. Submittals, O&M's, Training, Testing, Startup of above equipment
2. Software programming for SCADA, FAT, SAT, startup and training
3. Design, Procure, assemble equipment above
4. Warranty

Conclusion:

The cost for all the above is: $ 41,500.00 **Fixed Price**

Limitations

- Pro Controls is not installing or wiring any field devices (Can be added to quote if necessary)
- Pro Controls is not mounting any equipment
- Pro Controls is not pulling any fiber

Terms

- Terms are net 30 from date of invoice.
- This quote is valid for 60 days from date above.

If you have any questions please feel free to call me.

Sincerely,

Patrick R O'Donnell

Pro-Controls & Automation
Direct: 813.325.5877

SMITH
ELECTRICAL CONTRACTORS
B. L. SMITH ELECTRIC, INC.

Date: 10/07/25

PROPOSAL

To: Alex Zettel
TLC Diversified, Inc.

Re: Town of Lake Hamilton
Monroe St. WTP and Offsite Wellfield – C.O. #1 RFP

We are pleased to submit our proposal for the following electrical scope of work on the above referenced project as per the Request for Proposal #1:

Our price includes:

- Duct banks extended from EHH-10 to the Well #4 location to include excavation, conduits, concrete, rebar, backfill and wire and cables.
- Furnish and install all racks, equipment, boxes and terminations at Well #4 location.
- Installation of (2) Strainer Panels now being installed at the Well locations in lieu of in the E-house.
- Deduct for (2) Strainer Panels from Icon as being furnished by others.

TOTAL LUMP SUM FOR KOKOMO WELL SITE **$ 97,496.78**

- New location for EHH-CB-6 10' South of where shown on dwg E-029
- Furnish, install and terminate (1) shielded pair cable in each of (3) conduits shown as FUTURE in Conduit and Cable Schedule from the PLC and 120v service in new conduit added to duct bank from existing Panelboard to new instrumentation devices at the PRWC meter pad.
- Install 24 str fiber optic cable from WTP to Splice Box #5 on Kokomo Rd in lieu of 12 str fiber optic cable.

TOTAL LUMP SUM FOR WTP **$ 17,369.57**

- Add type 'D' pole mtd fixture and light switch at the Static Mixer pad, to include 120v from adjacent existing fixture.

TOTAL LUMP SUM FOR NEW LIGHT AT MIXER PAD **$ 9,643.00**

If you have any questions please call or email.

Due to market volatility this quote is valid for 30 days.

This proposal is based on Mon. through Fri. workdays between the hours of 7AM-3:30PM. Any hours beyond the previously stated may incur additional charges.

Thank you,
Curt Brocklesby, Sr. Project Mgr.

29252 U.S. Highway 27 / Dundee, Florida 33838-4285
Phone (863) 439-7401, (877) 439-7401, Fax (863) 439-2045, Estimating Fax (863) 439-5853
WWW.blsmithelectric.com

McDade Waterworks, Inc.

Post Office Box 16039 - Tampa, FL 33687-6039
(813) 740-1144 - FAX (813) 627-9387

October 7, 2025

Serving the Water & Wastewater Plant Industry for over 35 Years

Attn: Jake Warren

☑ Net Price
☐ Cuts to follow (See

Project Name: Lake Hamilton Change Order Material
McDade Project #: Q13120
Bid Date: 10/07/25
Addendum: N/A
AIS, BABAA, WIFIA, Florida Statutes 255.0993, or Domestic Requirement - Yes, BABA
NSF/ANSI 61 and / or NSF/ANSI 372 Requirement -

BID ITEM	QTY	SIZE	DESCRIPTION	WEIGHT EACH	UNIT $	EXT $
CO	4	12"	MEGALUG W/ ACCY SET FOR PVC	37.5	$177.03	$708.12
CO	20	16"	PUSH ON JOINT CLASS 50 DIP (C/L, B/C) - NOT RESTRAINED	53.25	$110.83	$2,216.60
CO	2	12"	C153 MJ 45 BEND (C/L, BC) DOMESTIC	86	$515.15	$1,030.30
CO	1	16"	C153 MJ 90 ELL (C/L, BC) DOMESTIC	264	$1,478.88	$1,478.88
CO	1	16"	C153 MJ 90 ELL (C/L, BC) DOMESTIC	264	$1,478.88	$1,478.88
CO	80	12"	C-900 DR-18 PVC PIPE (BLUE)	0	$53.51	$4,280.80
CO	200	01" X 100'	CTS SDR9 POLY TUBING (BLUE)	0	$72.31	$14,462.00
CO	2	01"	BRASS TEE W/ SST INSERT (PJ X PJ X PJ)	0	$165.81	$331.62
CO	20	01"	COPPER PIPE - BY OTHERS	0	BY OTHERS	
CO	1	06" X 01"	DUAL BAND EPOXY COATED IRON SERVICE SADDLE FOR DUCTILE IRON PIPE, IP THREADS, DOMESTIC	0	$359.46	$359.46
CO	1	12" X 01"	DUAL BAND EPOXY COATED IRON SERVICE SADDLE FOR DUCTILE IRON PIPE, IP THREADS, DOMESTIC	0	$501.96	$501.96
CO	1	12" X 13'-00"	FLG X FLG CLASS 53 DIP (C/L, PC)	742	$4,257.88	$4,257.88
CO	1	14" X 10'-00"	FLG X FLG CLASS 53 DIP (C/L, PC)	739	$5,336.12	$5,336.12
CO	1	16" X 02'-00"	FLG X FLG CLASS 53 DIP (C/L, PC)	314	$3,986.26	$3,986.26
CO	1	16" X 05'-00"	FLG X FLG CLASS 53 DIP (C/L, PC)	525	$4,839.67	$4,839.67
CO	1	16" X 19'-06"	FLG X FLG CLASS 53 DIP (C/L, PC)	1541	$8,964.49	$8,964.49
CO	1	16" X 03'-00"	FLG X PE CLASS 53 DIP (C/L, PC)	297	$2,575.38	$2,575.38
CO	1	16" X 06'-00"	FLG X PE CLASS 53 DIP (C/L, PC)	508	$3,428.79	$3,428.79
CO	1	16" X 06'-00"	FLG X PE CLASS 53 DIP (C/L, PC)	508	$3,428.79	$3,428.79
CO	1	16" X 05'-00"	PE X WC X PE CLASS 53 DIP (C/L, PC)	541	$1,927.98	$1,927.98
CO	1	16"	DI FLG 90 ELL (C/L, PC) DOMESTIC	370	$5,126.85	$5,126.85
CO	1	16"	DI FLG 90 ELL (C/L, PC) DOMESTIC	370	$5,126.85	$5,126.85
CO	1	16" X 16"	DI FLG TEE (C/L, PC) DOMESTIC	550	$6,639.47	$6,639.47
CO	1	12" X 08"	DI FLG CONCENTRIC REDUCER (C/L, PC) DOMESTIC	145	$1,076.79	$1,076.79
CO	1	12" X 08"	DI FLG CONCENTRIC REDUCER (C/L, PC) DOMESTIC	145	$1,076.79	$1,076.79
CO	1	16"	FLG AWWA BUTTERFLY VALVE, WORM GEAR W/ HANDWHEEL (DOMESTIC)	0	$6,201.25	$6,201.25
CO	1	16"	FLG AWWA BUTTERFLY VALVE, WORM GEAR W/ HANDWHEEL (DOMESTIC)	0	$6,201.25	$6,201.25
CO	1	16"	FLG RW NRS GATE VALVE, C515, DI BODY, 304SS STEM, & EPDM DISC	0	$5,660.00	$5,660.00
CO	1	12"	FLG ALTITUDE VALVE - BY OTHERS? NO SPEC GIVEN	0	$0.00	$0.00
CO	2	01"	PVC TU BALL VALVE W/ EPDM SEAL (SOC X SOC)	0	$50.79	$101.58

BID ITEM	QTY	SIZE	DESCRIPTION	WEIGHT EACH	UNIT $	EXT $
CO	2	01"	BRASS 90 ELL W/ SST INSERT (PJ X PJ)	0	$106.64	$213.28
CO	2	01"	BRASS TEE W/ SST INSERT (PJ X PJ X PJ)	0	$165.81	$331.62
CO	6	01"	BRASS COUPLING W/ SST INSERTS (PJ X PJ)	0	$76.49	$458.94
CO	1	LUMP SUM	FREIGHT TO JOB SITE		$850.00	$850.00
			TOTAL THIS BID ITEM - TAX NOT INCLUDED			**$106,137.53**

DUCTILE TOTAL ALL BID ITEM - TAX NOT INCLUDED	**8226.25**	**$65,475.65**
RESTRAINT TOTAL ALL BID ITEM - TAX NOT INCLUDED	**37.50**	**$708.12**
VALVE TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$18,062.50**
FAS TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
EXPANSION JOINT TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
COUPLING TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
SMALL PVC TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$101.58**
C-900 AND SDR-26 / 35 PVC TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$4,280.80**
HDPE TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
STAINLESS TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
SUPPORT TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$0.00**
MISC TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$17,508.88**
GRAND TOTAL ALL BID ITEM - TAX NOT INCLUDED		**$106,137.53**

***** DISCLAIMER:***
McDade Waterworks, Inc. reserves the right to increase prices and/or change escalation terms at any time based on the potential of continued cost volatility.

Confidentiality. Both McDade and Customer agree that the terms of this quotation, including the attached pricing are confidential and shall be held in strict confidence by both parties and may not be disclosed unless required by law. Customer agrees not to post or publicly display the terms or the pricing. Customer also agrees that any discussions or negotiations regarding the attached pricing or any changes thereto (including but not limited to future pricing offerings) are also confidential and are pursuant to this provision of confidentiality.

The above quotation is **our** interpretation of the plans and specifications and should be reviewed by **your** firm for accuracy. Prices do not include valve boxes, ext. stems, wrenches, start-up services, etc. unless specifically noted in our quotation. Prices are based on full freight allowed truckload shipments to the project. Additional materials ordered will be furnished on a case by case basis.

Terms: Net 30 Days
FOB: S/P - PPA to Jobsite (Based on Terms Above)

Please call should you have any questions or need any additional pricing.

Sincerely,
Anthony Bunn

McDade Waterworks, Inc.

QUOTATION

Quote Number: Q13124
Quote Date: Oct 8, 2025
Page: 1

PO BOX 16039
TAMPA, FL 33687-6039
Voice: (813) 740-1144
Fax: (813) 627-9387

Quoted To:

TLC DIVERSIFIED INC
2719 17TH STREET EAST
PALMETTO, FL 34221

Ship To:

TLC DIVERSIFIED INC
TAG: LAKE HAMILTON MONROE WTP (CLA-VAL)
210 MONROE LANE
LAKE HAMILTON, FL 33851

Payment Terms	F.O.B / Freight	Estimated Freight	Sales Rep
Net 30 Days	B/W-PPA	$ 150.00	J. ANTHONY

Quantity	Item	Description	Unit Price	Amount
		ATTN: JAKE WARREN @ 352.207.8223		
		ESTIMATED LEAD TIME: +/- 06-08 WEEKS		
		FREIGHT CHARGE LISTED BELOW IS AN ESTIMATE		
1.00		08" FLG CLA-VAL MODEL 210 FULL PORT ALTITUDE VALVE, 210G-01BCP KC BSB; DUCTILE IRON BODY, BRONZE TRIM, ISOLATION VALVE, EPOXY IN & OUT, VALVE POSITION INDICATOR, 150# ANSI FLANGES, STAINLESS STEEL TUBING AND FITINGS, BABA COMPLIANT	15,607.06	15,607.06
1.00		START-UP SERVICE, PER DAY (08 HR. MAX EACH DAY)	2,500.00	2,500.00

Subtotal	18,107.06
Sales Tax	1,086.42
Freight	150.00
TOTAL	**19,343.48**

DISCLAIMERS

Thank you we appreciate your business! Please review your quote for accuracy.
Non-Stock (Special Orders) items are considered non-returnable. Non-Stock items cannot be canceled once the Purchase Order has been issued and placed with our vendor. Please note lead times are approximate, in business days. All prices are based upon quantities quoted and are subject to change if the quantity is modified. McDade reserves the right to submit a revised quotation. This quotation is valid for 15 days. Service Charge of 1.5% per month will be applied to past due invoices.

CO Item #	TLC Proposed Change Order Cost Breakdown		Town Approval
1	Drill Additional Well	$ 598,946	$ -
2	Pump Installation	$ 432,672	$ -
3	Pump Electrical	$ 119,997	$ -
4	Strap On Flow Meter	$ 13,500	$ 13,500.00
5a	Yard Piping Revisions	$ 114,134	$ 159,807.00
5b	Yard Piping Reductions	$ (61,594)	$ (61,594.00)
6	Site Electrical - Light Fixture	$ 9,643	$ 9,643.00
7	PRWC Piping Improvement	$ 46,950	$ 48,154.00
8	PRWC Electrical Improvements	$ 22,870	$ 22,870.00
9	Allowance	$ 50,000	$ 25,000.00
	Subtotal	**$ 1,347,118**	**$ 217,380**
	Sales Tax (7% of materials/equipment)	$ 28,640	$ 7,098
	Bond and Insurance	$ 10,891	$ 2,551
	Subtotal	**$ 39,531**	**$ 9,649**
	Contractor Markup (15% of labor, materials, and equipment - excluding subs)	$ 92,935	$ 30,304
	Total	**$ 1,479,584**	**$ 257,333**

10.E

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: Consider Approval for Contingency amount for future change orders for Phase II Water Treatment Project and Authorizing Town Administrator to execute future change orders.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Staff request Town Council to approve contingency funds of $800,000.00 available in SRF loan agreement to be executed under authority of the Town Administrator for additional change orders if deemed necessary during the project.

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: Funding source is SRF loan DW531651 approved by council on April 8,2025 SRF loan has available contingency to cover request.

RECOMMENDATION:

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: Consider Grapple Truck 2 year Lease for Sanitation Department.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Town staff is recommending that Town Council approves the lease option through RDK for the Hino Cab and Chasis Model L7 33000 GVWR. Based on the quotes we received this is our better option. They have mobile mechanic services as well as if the truck has to go into the shop for repair they will provide a loaner truck in the meantime. This was our favorite set up based off of the demos that we tried.
24 Month Lease with RDK Truck Sales @ 4,500.00/month for two years.
This item was budgeted for in the 25-26 Budget under G/L 001-534-064.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: This item has already been approved in FY 25/26 budget through council. It will be a monthly payment for a total of $54,000 for each year as it is a 2 year lease.

RECOMMENDATION:

ATTACHMENT(S):
Petersen truck
Lake Hamilton, FL 10.14.25.pdf
RDK truck
Florida Master Lease Agreement-Town of Lake Hamilton.pdf
WTY26_L_SERIES_HS01_1.pdf
SPECMY26L_HS01_1.pdf
kb2.pdf
Lake Hamilton, City of (FL) thru PI Direct TL3 Pilot Hyd 1824HDX International 10222025.pdf
2023 Terms and Warranty.pdf

Lake Hamilton, City of (FL) thru PI Direct TL3 Pilot Hyd 1824HDX Mack 10222025.pdf
2026 Cumberland International 33K Chassis Spec.pdf
Florida Master Lease Agreement-Town of Lake Hamilton.pdf
Lake Hamilton, FL 10.22.25.pdf
20251103110826.pdf

Quote

Petersen Industries, Inc.
4000 State Road 60 W
Lake Wales FL 33859
United States

Phone: 863-676-1493

Quote Number: 10278

Date Quoted 10/13/2025

Sourcewell 010825-PII

Quote To: 7082

LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

Phone: 689-325-8477
Fax:
Email:

Quote Date: 10/13/2025
Expiration Date: 11/12/2025
Delivery Date: 10/14/2025
Lead Time: 90 - 120 Days After Chassis Receipt

Reference:
Terms: Due on Receipt

Sales Rep: Nicolas Filer
Email:

End User Customer: (7082) - LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

USD

Line	Part Number / Description	Rev	Expected Qty	Unit Price	Discount %	Ext. Price
1	TL3.TRUCK	0	1.00 EA	0.00	0.00%	$0.00
	2026 Trash Truck Grapple Loader in PI Orange with a 2026 HDX 1824 Body in PI Black with a Barn Doors on a 2026 Mack Trucks MD7					
2	0.TL3		1.00 EA	75,796.00	10.00%	$68,216.40
	$68773 Loader Model: 2026 Trash Truck Grapple Loader in PI Orange $5800 Controls Type: Pilot Hydraulic Joysticks $0 Operator Station Type: Dual Walk Thru Operator Station Options: $493 Platform Grating Heat Shield $0 Bucket: Standard Bucket 60"				*Discount Applied -7,579.60*	
3	0.1824		1.00 EA	43,167.00	10.00%	$38,850.30
	$41813 Body: 2026 HDX 1824 Body in PI Black $0 Door: Barn Doors $1354 Tarp: PI Self-Winding Tarp $0 Bumper:Fixed ICC Bumper				*Discount Applied -4,316.70*	
4	0.GENOPTS		1.00 EA	5,594.00	10.00%	$5,034.60
	General Options: $73 PTO Hr Meter $899 18x18x48 Tool Box, Mounted Under Body Safety/Work Lights: $2070 RV-550 Camera in Tail Light $439 Hose Guards (Head and/or Valve Bank) Safety Equipment: $915 Grille Mount Strobes - Amber $683 LED Outrigger Strobes $515 Amber LED Flashers (Upper Rear Corner Post)				*Discount Applied -559.40*	

Quote

Petersen Industries, Inc.
4000 State Road 60 W
Lake Wales FL 33859
United States

Phone: 863-676-1493

Quote Number: 10278

Date Quoted 10/13/2025

Sourcewell 010825-PII

5	0.CHASSIS	1.00 EA	105,391.75	2.00%	$103,283.91

Discount Applied -2,107.84

$105391.75	Chassis supplied by Petersen: 2026 Mack Trucks MD7 VIN: TS077960 Transmission: A2000 Fuel Type: DIESEL Brake Type:AIRBRAKE Height: 50 Length: 0 Stiffness: 0 Front Axle: 0 Rear Axle Rating: Singlex 0 GVWR: 0 Frame thickness not to spec: 0.343 Frame reinforcement required per RBM minimum spec: 0

Misc Charge Breakdown

Freight	257.00
Second Stage MSO & Weight Slip	150.00
Total	**407.00**

Lines Total	215,385.21
Total Misc Charges	407.00
Total Taxes	0.00
Quote Total	**215,792.21**

LEASE FINANCING PROPOSAL

Lessee	Vendor
City of Lake Hamilton, FL	**Petersen Industries, Inc.**

Proposal Date:	October 14, 2025	
Equipment Description:	(1) Petersen Industries TL3 Lightning Loader	
Commencement Date:	November 15, 2025	
	Option 1	**Option 2**
Equipment Cost:	$215,792.21	$215,792.21
Lessee Down Payment:		
Amount Financed:	$215,792.21	$215,792.21
Lease Term:	4 Years	5 Years
First Payment Date:	8/15/2026	8/15/2026
Payment Frequency:	Annual	Annual
Interest Rate:	5.36%	5.36%
Payment Amount:	$60,609.44	$49,718.24

Qualifications:

1. **Pricing:** This is a lease proposal for the payment stream(s) indicated above. If any of the information identified above are not correct, please advise us so that we can determine if a new proposal is required. Other important elements of this proposal are:

a) **Rate Expiration**: Signing this proposal does not in itself lock in your rate. This lease must be credit approved, contracts properly signed, and the lease funded by Leasing 2 within thirty days from the date of this proposal to protect the rates quoted.

b) **Closing Costs:** There will be no up-front costs of any kind charged by Lessor including closing costs, points, administrative costs, etc. Your attorney may charge you to review the lease documents and complete the opinion letter required with our lease documentation.

c) **Fixed Rates**: Rates are fixed for the entire term.

2. **Type of Lease:** This is a lease-purchase type of financing. After all the lease payments are made, Lessee will own the equipment without further cost.

3. **Financial Reporting**: All city, county and tax districts (including fire districts) will be expected to provide GAAP audited financial reports. All non-for profit corporations (vfd's) will be expected to provide IRS 990 federal tax returns. If you do not maintain these types of financial reports, please contact us to discuss.

4. **Vendor Payable / Escrow Account (where applicable):** In the event that the truck(s) and/or equipment are not ready to be delivered, proceeds of this lease will be held in a vendor payable account until delivery/acceptance. This is a non-interest bearing account to Lessee.

5. **Credit Approval and Documentation:** This is a proposal only, and does not represent a commitment to lease. This financing is subject to credit review and approval and execution of mutually acceptable documentation, including the opinion of lessee's counsel opining that the agreement is legal, valid and binding, obligation of Lessee.

Financing by: Leasing 2, Inc.
Contact: Rick Carney
Phone: 813-258-9888 x16
Email: rcarney@leasing2.com
Web: www.leasing2.com

REQUEST TO PROCEED:

When you are ready to proceed with Leasing 2 towards finalizing this lease financing arrangement, please indicate so by signing below and completing the requested information. We will immediately email you our application. Thank you for your confidence and consideration.

Proposal date: October 14, 2025 **Option Chosen:** _____ (where applicable)

Upcoming Governing Body meeting date for lease approval: _____

City of Lake Hamilton, FL
Name of Lessee

Authorized Signature	**Date**	**Title**
Printed Name Of Authorized Signature	**Last month of your budget year?**	
Contact Name *(If Different ThanAuthorized Signature)*	**Contact Phone**	**Contact Email**
Financial Contact Name *(Can be Treasurer or Clerk)*	**Contact Phone**	**Contact Email**

Please complete the above information and ***fax or email*** *all pages of the proposal to*
813-258-9333 / rcarney@leasing2.com

ASSOCIATION FOR GOVERNMENTAL LEASING & FINANCE

**** Important: A Resolution will be required with the lease contract ****
In the event that you require board action to sign this proposal, please call us so that we may forward the preferred form for the meeting.

Are you ready to move forward with Leasing 2?

Here is a quick overview of our process

1. **Signed Proposal** - *When you are ready to move forward with Leasing 2, email a scan of the completed and signed proposal back to Leasing 2.*

2. **Credit Application** - *A credit application and request for current financial reports will be emailed to the designated contacts upon receipt of the signed proposal. The credit application should be completed and returned promptly to protect your quoted interest rates. Credit approval usually comes within a few days receipt of the completed credit application.*

3. **Financing Agreement** - *Once credit approval is accomplished, the financing agreement will be emailed for review and signature. Once the contracts are signed and returned, we are ready for closing.*

RDK TRUCK SALES
3214 Adamo Drive, Tampa, FL 33605
t. 8132410711 f. 8132410414

QUOTE

Number RPRQ1441
Date Aug 29, 2025

Sold To

Town of Lake Hamilton
Matthew Jones
215 Smith Avenue
Lake Hamilton, FL 333851

Phone (863) 439-1421
Fax

Ship To

Town of Lake Hamilton
Matthew Jones
215 Smith Avenue
Lake Hamilton, FL 333851

Phone (863) 439-1421
Fax

FSA- LAKE HAMILTON GRAPPLE LOADER
FSA CONTRACT NUMBER:
FSA-VEH21.0 ITEM# 38
HINO/TRUCKMAX

Salesperson	P.O. Number	Ship Via	Terms
Rane Robinson			

Line	Qty	Description	Unit Price	Ext. Price
1	1	*HINO CABAND CHASSIS MODEL L7 33000 GVWR *CUMMINS B6.7, 260 HP DISEL ENGINE *ALLISON 3500RDS AUTOMATIC TRANSMISSION *2 YR CHASSIS WARRANTY *3 YR ENGINE WARRANTY *5 YR EMMISIONS SYSTEM WARRANTY *3 YR AFTERTREATMENT WARRANTY *5 YR CAB WARRANTY	$80,327.00	$80,327.00
2	1	** BODY OPTIONS MAC KNUCKLEBOOM CRANE *MODEL KB-20H-JS WITH TKB 18/28 BODY *KNUCKLE BOOM W 20 FT REACH *28 YARD BODY CAPACITY *HYDRAULIC JOYSTICK CONTROLS *LED BODY LIGHTING *AMBER LED STROBES IN REAR CORNERS *PIVOT STROBE *OUTRIGGER STROBE LIGHTS *DUAL REAR DOOR *SAFETY RAILS ON PLATFORM *270 DEGREE BOOM ROTATION *CONTINUOUS GRAPPLE ROTATION *ANTI SCALPING BUCKET *TARP SYSTEM *GRAPPLE HOOK *HYDRAULIC OIL COOLER *STANDARD FACTORY WARRANTY *FACTORY MOUNT AND PAINT	$126,075.00	$126,075.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Line	Qty	Description	Unit Price	Ext. Price

SubTotal	$206,402.00
Tax	$0.00
Shipping	$0.00
Total	**$206,402.00**

Please contact me if I can be of further assistance.

Rane Robinson
rane@rdk.com
813.947.0015

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Stock # 109893 **Invoice #** _____

RDK ASSETS, INC. DBA RDK TRUCK SALES

3214 Adamo Dr • Tampa, Florida 33605 • (813) 241-0711 • FAX (813) 241-0414

Lessee Information *Shipping Address*

Customer # 14215

Customer Name TOWN OF LAKE HAMILTON

100 SMITH AVE

MEDLEY, FL 33178

Phone # _____ P.O. #/Job # _____ Ordered By Matthew Jones

Project _____ Job Location _____ Salesman Shawn Gonser

Delivered By: ■ RKTR ☐ Lessee ☐ Other _____ Date/Time Shipped _____

Returned By: ■ RKTR ☐ Lessee ☐ Other _____ Date/Time Shipped _____

Serial Number	Tag	Equipment Description	Lease Term Monthly	Rate	Total
3ALACXFC0SDVZ6005		2025 Freightliner Grapple Truck	24	$ 4,500.00	$ 108,000.00

Note: Lease Agreement is valid for a period of one (36) months and cannot be canceled. Equipment is to be returned to RDK Assets. INC , DBA RDK Truck Sales or an authorized location. Customer is responsible for ALL tire repairs, fuel and damages. See re-verse side (Sec. 2) for allowance of hours.

Lease Starts_____ Mileage Out_____ Hours Out_____ Mileage In_____ Hours In _____

No more than 55 hours per work week.

Customer is responsible for permits, licensing and repairs. Oil & filters must be changed every 200 hours. Customer is responsible for displaying name and DOT Number on cab. All reimbursable repairs need prior approval from RDK Assets, INC.

Tax Rate 0

Lease Amount $ 108,000.00

Sales Tax $ 0.00

Transportation $0.00

Total $ 108,000.00

Vehicle Cost: $199,900.00

Sales Tax & Fees: $0.00

FET: 0

Total Cap Cost: $199,900.00

Total Due $ 108,000.00

LESSEE MUST CHECK ENGINE OIL, WATER AND FUEL DAILY. LESSEE MUST ADVISE LEESOR WHEN READY FOR PICK-UP. LESSEE AUTHORIZES THE DELETION OF ANY SAFETY EQUIPMENT AND ACCEPTS ALL LIABILITY FOR INJURY OR LOSS INCURRED. LESSEE IS RESPONSIBLE FOR ALL TIRES (to be returned with a minimum of 50% tread), MAINTENANCE, FUEL, MISSING PARTS, AND ALL DAMAGE OTHER THAN NORMAL WEAR AND TEAR AS DETERMINED BY LESSOR.

Equipment shall be operated only by a qualified operator, licensed where required by the law, who is either Lessee or an authorized operator as set forth in this Agreement. Lessee is liable for all damage caused by striking overhead objects, and if equipment is used without Lessor's permission or in violation of this Agreement, or is damaged as a result of conditions enumerated on Page Two (reverse side), or conditions enumerated in the Loss and Damage Provisions, Lessee shall be liable for all damages. Lessee represents that the Equipment herein has been fully inspected by it and that same is in good condition.

PHYSICAL DAMAGE INSURANCE, LIABILITY, WORKMANS COMPENSATION, PROPERTY DAMAGE

Insurer _____ Policy No. _____ Exp. Date _____

Minimum Property Damage Coverage $_____ Date Insurance Certificate Received _____

BY EXECUTION OF THIS LEASE AGREEMENT, LESSEE ACKNOWLEDGES THAT THE EQUIPMENT DESCRIBED HEREIN IS LEASED TO AND IN ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS SET FORTH ABOVE (PAGE ONE) AND ON THE REVERSE SIDE OF THIS AGREEMENT (PAGE TWO) AND LESSEEREPRESENTS THAT LESSEE HAS READ AND AGREES TO ALL TERMS, CONDITIONS AND PROVISIONS OF THIS AGREEMENT. A FACSIMILE OF THIS AGREEMENT, OR ANY PART OF IT, SHALL BE ENFORCABLE AS AN ORIGINAL AND THIS AGREEMENT MAY BE EXECUTED AND ENFORECED IN COUNTERPARTS.

Lessee Signature _____ Prepared By: Raquel Cordova Date 8/8/25

Lessee Name/Title (Print) _____ Reviewed By: _____

Company Name _____

☐ Option to extend for months at per month.

RDK ASSETS, INC. DBA RDK TRUCK SALES

TERMS AND CONDITIONS

RDK Assets, INC. DBA RDK Truck Sales, (Lessor), hereby rents to Lessee and Lessee hereby accepts from Lessor, the Equipment described on Page One ("Equipment") subject to all terms, conditions and provisions of this Agreement as set forth on Pages One and Two.

1. RETURN OF EQUIPMENT - Equipment is and shall remain the property of Lessor, and is in good repair and mechanical condition. Except as otherwise provided herein. Lessee shall return Equipment in the same condition as received, ordinary wear and tear excepted to the place from which leased on the date specified or sooner if demanded by Lessor. Lessee agrees that Lessor may apply any security deposit posted by Lessee towards Lessee's obligation under this Paragraph 1.

2. CHARGES - Lessee shall be liable for and shall promptly pay when due at the Lessor's office designated herein, all lease and other charges set forth herein, including but not limited to time, mileage, service, minimum 50% grade wear on tire, delivery, pick-up and other charges (including cost of fuel supplied by Lessor) in accordance with this Agreement or, if not stated herein, in effect at the location at which the lease is made; and, shall pay and/or reimburse Lessor for amounts equal to any sales tax, use tax, personal property tax, licenses, registration or fees levied or based upon the lease of the Equipment or the use or the operation thereof. Lease payment is due at the beginning of each month during the lease term. The daily, weekly and monthly lease shall entitle Lessee to a maximum of one-shift use (8 hours per day, 55 hours per week, 220 hours per month). Double-shift use will incur a charge of one-and-a-half (1 1/2) times the lease rate and triple- shift use will incur a charge of two (2) times the lease rate. Lessor shall have a lien as allowed by law for charges incurred hereunder upon premises and improvements upon which Equipment is employed. Leases are F.O.B.
the location at which this transaction was made. Shipping charges from such location to destination and return and all loading, unloading, assembling and dismantling shall be paid by Lessee.

3. USE OF EQUIPMENT - Equipment shall be used solely in Lessee's business and kept only at its place of business or job site (except that Equipment may be moved in the normal course of Lessee's business), and shall not be removed without prior written consent of Lessor. Lessee shall notify Lessor, prior to moving equipment from its place of business or the job site identified on Page One, of the location and project to which the equipment is relocated and the date(s) each piece of equipment is removed or placed on any job site. Lessee shall promptly respond to all requests by Lessor concerning the location of all equipment and any information requested by Lessor concerning the job site (including, but not limited to, the identity of the property owner, general contractor, surety, if any, and legal description of premises). Lessee agrees that Lessor may inspect the equipment at reasonable times whether at Lessee's place of business or a job site on reasonable written notice to, and in coordination with, licensee. Equipment shall be used only within its rated capacity by safe, careful, competent and qualified personnel. Lessee shall notify lessor immediately of any accident or occurrence, disablement or failure involving Equipment, and promptly furnish Lessor in writing all information required in connection therewith. Equipment shall not be used, operated, or driven: (A) to carry persons other than the driver or helpers; (B) to transport property for hire, unless all permits and licenses have been obtained by Lessee which are the sole responsibility of Lessee; (C) in violation of any law or ordinance; (D) by any person in violation of law as to age; (E) in any speed contests; and (F) by any person other than (1) Lessee; or (2) any of the following persons provided that such person is a qualified licensed driver and provided Lessee's permission is first obtained: (a) a member of Lessee's family, (b) Lessee's employer or (c) any employee of Lessee in the ordinary course of such employee's regular employment. If Equipment is used in violation of this Paragraph, or is obtained from Lessor by fraud or misrepresentation, or is used in furtherance of any illegal purpose, all use of Equipment is and shall be deemed used without Lessor's permission.

4. SERVICE - Lessee shall perform and pay for all normal, periodic and other basic service as suggested by the manufacturer, including adjustments and lubrication of Equipment, including but not limited to; checking of Equipment before each shift; and supplying fuel, oil and water;and checking cooling system (engine only); and, checking tire pressures and battery fluid and charge levels at least weekly. If Equipment fails to operate properly or needs repair, Lessee shall immediately cease using and notify Lessor forth-with, Lessee shall not make any alterations, additions or improvements to the Equipment without the prior written consent of Lessor. Lessee agrees that credit for downtime is at Lessors discretion only.

5. INSURANCE - Lessee shall at Lessee's expense, during the term hereof, maintain in force a policy of public liability and property damage insurance with bodily injury and death liability limits in the same amounts that it would for vehicles that it owns and operates on a primary and not excess or contributory basis against its liability for damages sustained by any person or persons including but not limited to employees of Lessee, as a result of the maintenance, use, operation, storage, erection, dismantling, servicing or transportation of Equipment. Lessee shall at Lessee's expense, during the term hereof, maintain in force a policy covering any and all physical damage to the Equipment in the' amount referenced on the reverse side of this Agreement. Lessee shall, on demand, furnish Lessor a certificate of insurance with respect to each policy required by this Paragraph 5. Further, Lessee shall ensure that the certificates of insurance referenced herein shall name the Lessor as the loss payee. Lessee agrees to abide by the provisions of said policies and to make a written report to Lessor and the insurer within 48 hours of Lessee's knowledge of any accident or occurrence involving Equipment. Lessee's agents and employees shall cooperate fully with Lessor and Lessee's insurer in the investigation, prosecution and/or defense of any claim or suit and shall do nothing to impair or invalidate any
applicable insurance coverage. In the event that Lessee receives any insurance proceeds with respect to any insurance policy required by this Paragraph 5, Lessee shall pay or apply such proceeds as directed by Lessor, Lessee shall also maintain worker's compensation insurance to extent required by law.

6. INDEMNITY - Lessee shall defend, indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, incurred by any such individual or entity by reason of bodily injury including death, and property damage, sustained by any person or persons, including but not limited to the officers, agents and employees of Lessee, as a result of the maintenance, use, operation, storage, erections, mantling, dismantling, servicing, transportation, to the extent not caused by Lessor's negligence or willful misconduct, or a pre-existing condition of the equipment. Further, Lessee shall defend, indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, their officers, agents, and employees against all loss, liability and equipment costs, including reasonable outside attorneys' fees, incurred by any such individual or entity by reason of any damage sustained by any person or persons, including but not limited to the officers, agents, and employees of Lessee, as a result of any pollution liability claims or environmental impairment claim made as a result of the Lessee generating, storing, disposing of any hazardous substances, hazardous material, toxic substances, or any additional substances or materials commonly described as hazardous substances. The provisions of this Paragraph 6 shall continue in full force and effect notwithstanding the expiration of termination of this Agreement for any reason. Not withstanding any other provision set forth in this agreement, nothing contained in this agreement shall be construed as a waiver of Lessee's right to sovereign immunity under Florida law, if applicable, and/or the limits of the Lessee's liability under Section 785.28 of the Florida statutes, or other limitations imposed on Lessee;s potential liability under state or federal law regardless of whether any such obligations are based in tort, contract, statute, strict liability, negligence, product liability or otherwise, the obligations of the town and the town's members, officials, officers, employees and agents under this indemnification provision shall be limited in the same manner that would have applied if such obligations were based on, or arose out of, an action at law or recover damages in tort and were subject to section 768.28, Florida Statutes, as that section existed at the inception of this Agreement.

7. COMPLIANCE WITH LAW - Lessee shall, at its expense, comply with all state, federal and local laws and regulations affecting Equipment and its use, erection, design and transportation, including licensing and building code requirements and shall defend, indemnify and hold Lessor, its subsidiaries and related and affiliated companies, their officers, agents and employees harmless from all loss, liability and expense, including reasonable attorney's fees, harmless from all loss, liability and expense resulting from actual or asserted violations of any such laws.

8. VENUE AND CHOICE OF LAW; WAIVER OF JURY TRIAL This Agreement shall be governed by and construed and enforced in accordance with, the laws of the State of Florida. The forum selected for any proceeding or suit related to this Agreement shall be in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, and the parties consent to this Court's personal jurisdiction over them or if the State Court does not have subject matter jurisdiction, then in the District Court of the United States for the Middle District of Florida, Tampa Division, to which the parties also consent to personal jurisdiction. Each party hereby waives any defense whether asserted by motion or pleading, that Hillsborough County, Florida, is an improper or inconvenient venue. This is intended to be a mandatory and not a permissive forum selection provision.

9. Lease - This Agreement is an agreement of lease only and Lessee shall not be deemed an agent or employee of Lessor for any purpose. Lessee shall not suffer any liens or encumbrances to attach to Equipment and shall defend, indemnify and hold Lessor harmless from all loss, liability and expense by reason thereof, including reasonable attorney's fees incurred by Lessor. Lessee shall not sub-let Equipment or assign this Agreement. The use of Equipment by others than Lessee or its employees shall be at Lessee's sole risk and subject to this Agreement. Lessor shall not be liable for any loss of or damage to any property left, stored, moved by or transported by Lessee or any other person in or upon Equipment either before or after the return thereof to Lessor whether or not caused by Lessor, and Lessee agrees to hold Lessor harmless from any such loss or damage including Lessor's reasonable attorney's fees. Lessee hereby assumes all risk of such loss or damage and waives all claims against Lessor by reason thereof and agrees to indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, and all of its agents, officers and employees from and against all loss, liability, claim, action, or expense including reasonable attorney's fees arising out of such loss or damage.

10. LIABILITY - The liability of Lessor for delay or failure to pick up Equipment or for failure of Equipment to perform shall not exceed the lease charges herein provided for. Lessee shall be responsible for making arrangements for
return of Equipment. This Agreement does not terminate until Equipment is received on Lessor's yard and all obligations under this agreement have been satisfied except as may otherwise be provided herein.

11. DEFAULT - All delinquent installments of lease shall bear interest at one-and-a-half percent (1 1/2%) per month if not prohibited by law or at the highest lawful rate. In the event of default or breach of this Agreement by Lessee, or if Lessee, Lessor may enter premises where Equipment is located on reasonable written notice to, and in coordination with, licensee and render inoperative or remove Equipment with process of law and may terminate this Agreement without prejudice to any remedies or claims which Lessor might otherwise have for arrears of lease, expense of retaking, court costs and reasonable outside attorney's fee. Lessee shall remain liable for the full value of the Equipment or for any loss or damage to the Equipment, notwithstanding any termination of this Agreement. Upon the occurrence of any event of default, Lessee agrees to pay all actual costs and expenses which may by incurred by Lessor, including a reasonable outside attorney's fee, to enforce any right provided herein or collect any sums due, including any appeal or bankruptcy proceeding.

12. DICLAIMER OF WARRANTIES AND LIMITATIONS OF LIABILITY - Equipment described herein as new is leased subject to such warranties as are made in writing by the manufacturer thereof. Lessor will cooperate with Lessee in obtaining adjustment from manufacturer for breach of any such manufacturer's warranty; any expense to be for Lessee's account. In the event it is found that there are defective parts within such period as the appropriate manufacturer's agreement to replace defective parts is applicable, Lessor will furnish at Lessor's repair facilities during regular working hours, such labor as is required for replacement or repair of defective parts covered by manufacturer's warranty. Cost of necessary transportation to and/or from Lessor's repair facility shall be borne solely and exclusively by Lessee. Except for this agreed obligation to furnish labor to make replacement or repair of defective parts covered by manufacturer's warranty within the manufacturer's warranty period, lessor shall not be liable for defects in or for any damages or loss to the equipment leased nor caused by the equipment lease, and under no circumstances shall lessor or manufacturer be liable and hereby specifically disclaims responsibility for any indirect special, incidental or consequential damages to the lessee or to any third party. The foregoing undertaking with respect to new equipment is in lieu of any other warranties, express or implied, including any warranty of merchant-ability or fitness for a particular purpose; further lessor makes no warranties whatsoever with respect to used equipment and lessee takes and rents any used equipment "as is" and with all faults or defects unless a modification is endorsed herein or contained in a separate writing signed by an officer of lessor. Lessor warrants that it (1) owns/controls the equipment and (2) has the authority to enter this agreement and grant rights granted hereunder.

13. TITLES, HEADINGS AND CAPTIONS - All titles, headings and captions used in this Agreement have been intended for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement. 14. ENTIRE AGREEMENT - This Agreement expresses the entire agreement between the Lessor and Lessee. No change, modification or alteration of the terms, conditions and provisions herein will be effective against Lessor unless the same are in writing and signed by a duly authorized officer of Lessor. Lessee's execution of this agreement and/or acceptance of delivery of any part of equipment to be furnished hereunder shall constitute Lessee's acceptance of the terms, conditions and provisions of this agreement and the exclusion of any terms, conditions and provisions otherwise stated by Lessee or contained in Lessee's purchase documents which conflict with or limit the terms, conditions and provisions contained herein. The paragraph headings contained in this Agreement are for convenience only and shall not be used to expand or limit the express terms, conditions and provisions herein.

15. NO WAIVER - Lessor shall not be deemed to have waived any of its rights or remedies hereunder unless such waiver is specific and in writing. No delay or omission by Lessor in exercising any of its rights or remedies hereunder shall constitute a waiver thereof, or shall constitute any further waiver thereafter. All rights and remedies of a party are cumulative and concurrent and the exercise of one right or remedy shall not be deemed to be a waiver or release of any other right or remedy.

16. PUBLIC RECORDS - To the extent that this Agreement is construed to be a contract for services with a public agency and that it is acting on behalf of Lessee as contemplated in Section 119.0701(1) of the Florida Statutes, then Lessor agrees to:

1. Keep and maintain public records required by the Lessee to perform the service contemplated in this Agreement.
2. Upon request from the Lessee's custodian of public records provide the Lessee with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Lessor does not transfer the records to Lessee.
4. Upon completion of the agreement, transfer, at no cost, to the Lessee all Customer Data in possession of Lessor or keep and maintain Customer Data required by the Lessee to perform the service. If Lessor transfers all Customer Data to the Lessee upon completion of the Agreement, Lessor shall destroy any duplicate Customer Data that are exempt or confidential and exempt from Customer Data disclosure requirements. If Lessor keeps and maintains Customer Data upon completion of the Agreement, Lessor shall meet all applicable requirements for maintaining Customer Data. All Customer Data stored electronically must be provided to the Lessee in accordance with Section A 4 of the Agreement and upon request from the Lessee's custodian of public records in a format that is compatible with the information technology system of the Lessee.

RDK ASSETS, INC. DBA RDK TRUCK SALES LOSS AND DAMAGE PROVISIONS

1. LESSORS GENERAL RESPONSIBILITY - Under the RDK Assets, INC. DBA RDK Truck Sales Agreement ("Agreement") the Lessee renting the Equipment is responsible to RDK Assets, INC. DBA RDK Truck Sales for any loss or dam- age to the Equipment and/or its return in the same condition in which received, except for ordinary wear and tear. Such responsibility is limited to the full value of the Equipment at the time it is lost or damaged, less its salvage value, plus an administrative fee and RDK Assets, INC. DBA RDK Truck Sales related expenses, including loss of use, appraisal fees, recovery costs and reasonable attorney's fee. In the event the Equipment is damaged in a manner for which the Lessee is responsible, such Equipment may be repaired by Lessor or a repairer of Lessor's then prevailing hourly rate for labor posted at the Lessor's branch where the Equipment is be repaired, or the repairer's hourly rate for the labor charged to repairer for such repairs, as the case may be. Parts will be charged at Lessor's list price. Lessee is also responsible for the expenses relating to such loss or damage to the Equipment as specified in the Agreement.

2. SUBROGATION - In the event of any loss or damage to the Equipment, Lessor will subrogate with respect to any right of the Lessee to recover against any person, firm or corporation. Lessee will execute and deliver whatever instruments and papers are required and do whatever else is necessary to secure such rights. Lessee will cooperate fully with Lessor and/or its insurers in the prosecution of those rights and will neither take nor permit nor suffer any action to prejudice Lessor's right with respect thereto. Lessor agrees that Lessor's rights and remedies in the event of any breach of this agreement shall be limited to Lessor's remedy at law for monetary damages, if any, and Lessor shall not be entitled to seek injunctive or other equitable relief or to enjoin or restrain the production, distribution, exhibition, advertising or any other means of exploitation of the production hereunder or any subsidiary, derivative or ancillary rights in connection therewith, or with the advertising, publicizing, exhibiting or exploitation of said photography and/or said sound recordings or any of Lessee's rights hereunder.

HINO TRUCKS
A Toyota Group Company

L SERIES

MY26 HINO L6/L7

WARRANTY

COVERAGE

WARRANTY
COVERAGE

MY26 HINO L SERIES TRUCK - L6/L7

DESCRIPTION	STD/OPT	MONTHS	MILEAGE
BASE VEHICLE WARRANTY Provides warranty coverage against defects in material and workmanship. Includes towing to the nearest Hino dealer for warrantable failures. Adjustments and expendables items are covered for 90 days / 3,000 miles. Batteries are covered for 12 months/unlimited mileage.	STD.	24	UNLTD.
ENGINE AND AFTERTREATMENT SYSTEM WARRANTY The base warranty for Cummins B6.7 is 3 years / unlimited mileage, including parts and labor on warrantable failures. *For details about the B6.7, see your local Hino dealer, or visit cummins.com.*	STD.	36	UNLTD.
EXTENDED ENGINE WARRANTY - 3 TO 6 YEARS (OPTIONS) Extended coverage plans are available with options for up to 6 years or 300,000 miles. *Most popular plan options shown, for details about the B6.7, see your local Hino dealer, or visit cummins.com.*	OPT. OPT. OPT. OPT. OPT. OPT.	60 60 60 72 72 72	200,000 250,000 300,000 150,000 200,000 250,000
EPA BASE EMISSIONS SYSTEM WARRANTY - 5 YEARS/100,000 Miles Provides warranty coverage against defects in material and workmanship for all components that comprise the emissions system. CARB Certified engine emissions warranty of 5 year/150,000 miles.	STD.	60	100,000
EXTENDED AFTERTREATMENT SYSTEM WARRANTY UP TO 6 YEARS (OPTIONS) Options range from 3 to 6 years and 100,000 to 250,000 miles. Mileage range options may vary by engine and length of coverage. *Most popular plan options shown, for details about the B6.7, see your local Hino dealer, or visit cummins.com.*	OPT. OPT. OPT. OPT. OPT. OPT.	60 60 60 72 72 72	200,000 250,000 300,000 150,000 200,000 250,000
FRAME RAILS & CROSS MEMBERS Provides warranty coverage against structural cracks in the frame caused by defects in material and workmanship	STD.	60	UNLTD.
CAB Provides warranty coverage against corrosion perforation of the cab structure.	STD.	60	UNLTD.
ALLISON AUTOMATIC TRANSMISSION- 5 YEARS (STANDARD) Limited Warranty includes 100% parts and labor for the coverage period. Repairs are performed at Allison Authorized Dealers.	STD.	60	UNLTD.
ANTI-LOCK BRAKING SYSTEM (ABS) AIR/HYDRAULIC ABS control module, modulator valves, and wheel sensors.	STD.	36	300,000

OPT - Optional Warranties can be purchased from an authorized Hino Trucks Dealer. Hino Trucks reserves the right to amend all warranty terms and conditions.

Legal Disclaimer
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ULTIMATE OWNERSHIP EXPERIENCE

Ultimate Ownership Experience is our commitment to our customers.

WARRANTY COVERAGE

HINO EDGE

Hino Trucks is redefining the connected vehicle experience. Hino Edge seamlessly links customers with the Hino Ultimate Support Center, Hino's extensive dealer network, and their chosen Telematic Service Providers (TSPs), maximizing truck visibility and providing unparalleled service support. This integrated connection ensures fleets have real-time access to the information and resources they need to stay on the road, enhancing operational efficiency and delivering the Ultimate Ownership Experience.

HINOWATCH

24/7 Roadside Assistance is standard for 3 years, unlimited miles, on all Hino Trucks. HinoWatch also provides support for lockout, out of fuel, battery jumpstart, and warranty towing.

5 YEAR TRANSMISSION WARRANTY

Hino Trucks' L Series comes standard with a five-year warranty compared to the industry standard three/four-year warranty. That means up two extra years of warranty, unlimited mileage, free of charge. (Applies to MY20 and newer).

**Allison RDS Transmission, two years extension.*
**Allison HS Transmission, one year extension.*

INCLUSEV

EV ENABLEMENT INCLUSEV has assembled the top experts in the EV industry to offer comprehensive support for fleet electrification. Together, we provide everything needed to transition to EV including EV truck OEM partnerships, infrastructure, construction, charging stations, end-to-end financing, and operations support. This is the true definition of "Turn Key," all made possible by partnering with the best in the EV market.

MY26 HINO L SERIES TRUCK - L6/L7

DESCRIPTION	STD/OPT	MONTHS	MILEAGE
BASE VEHICLE WARRANTY Provides warranty coverage against defects in material and workmanship. Includes towing to the nearest Hino dealer for warrantable failures. Adjustments and expendables items are covered for 90 days / 3,000 miles. Batteries are covered for 12 months/unlimited mileage.	STD.	24	UNLTD.
ENGINE AND AFTERTREATMENT SYSTEM WARRANTY The base warranty for Cummins B6.7 is 3 years / unlimited mileage, including parts and labor on warrantable failures. **For details about the B6.7, see your local Hino dealer, or visit cummins.com.**	STD.	36	UNLTD.
EXTENDED ENGINE WARRANTY - 3 TO 6 YEARS (OPTIONS) Extended coverage plans are available with options for up to 6 years or 300,000 miles. **Most popular plan options shown, for details about the B6.7, see your local Hino dealer, or visit cummins.com.**	OPT. OPT. OPT. OPT. OPT. OPT.	60 60 60 72 72 72	200,000 250,000 300,000 150,000 200,000 250,000
EPA BASE EMISSIONS SYSTEM WARRANTY - 5 YEARS/100,000 Miles Provides warranty coverage against defects in material and workmanship for all components that comprise the emissions system. CARB Certified engine emissions warranty of 5 year/150,000 miles.	STD.	60	100,000
EXTENDED AFTERTREATMENT SYSTEM WARRANTY UP TO 6 YEARS (OPTIONS) Options range from 3 to 6 years and 100,000 to 250,000 miles. Mileage range options may vary by engine and length of coverage. **Most popular plan options shown, for details about the B6.7, see your local Hino dealer, or visit cummins.com.**	OPT. OPT. OPT. OPT. OPT. OPT.	60 60 60 72 72 72	200,000 250,000 300,000 150,000 200,000 250,000
FRAME RAILS & CROSSMEMBERS Provides warranty coverage against structural cracks in the frame caused by defects in material and workmanship.	STD.	60	UNLTD.
CAB Provides warranty coverage against corrosion perforation of the cab structure.	STD.	60	UNLTD.
ALLISON AUTOMATIC TRANSMISSION- 5 YEARS (STANDARD) Limited Warranty includes 100% parts and labor for the coverage period. Repairs are performed at Allison Authorized Dealers.	STD.	60	UNLTD.
ANTI-LOCK BRAKING SYSTEM (ABS) AIR/HYDRAULIC ABS control module, modulator valves, and wheel sensors.	STD.	36	300,000

OPT - Optional Warranties can be purchased from an authorized Hino Trucks Dealer. Hino Trucks reserves the right to amend all warranty terms and conditions.

MY26LSERIES_0924

L SERIES
MY26-L6/L7

HINO TRUCKS
A Toyota Group Company

Hino is dedicated to delivering the ultimate medium-duty truck experience to customers in the U.S., driven by the Ultimate Ownership Experience. This begins with exceptional aerodynamics, functionality, and durability, and is elevated by the innovation of Hino Edge—a cutting-edge telematics and case management platform designed to maximize uptime and keep trucks on the road.

The Hino L Series features an automotive-grade interior, an optional advanced Safety Suite, and expanded cab configurations, offering more versatility than ever.

Available in both day and extended cab models, Hino L Series trucks are perfectly suited for applications with GVWRs ranging from 23,000 to 33,000 lbs.



HINO TRUCKS
A Toyota Group Company

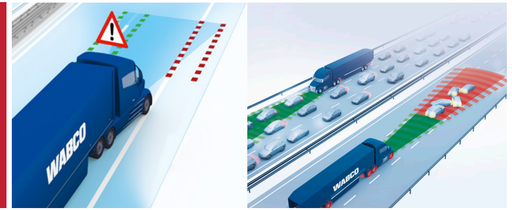
Hino Trucks - A Toyota Group Company
45501 12 Mile Rd. Novi, MI 48377

HINO.COM

L | SERIES
MY26-L6/L7



Hino Trucks' standard 80,000 PSI frame is among the strongest in the industry. An optional 120,000 PSI frame is available (L7 only) to maintain integrity in the most rugged applications.



Hino Trucks provides extra-wide door openings, large step surfaces and grab handles to assist drivers with cab entry and exit. Hino's optional Safety Suite includes a Collision Mitigation System with Adaptive Cruise Control, and Lane Departure Warning in addition to an Antilock Brake System and Electronic Stability Control.



We know driver retention is tough; this is why we offer standard equipment such as: Bluetooth Radio, Air ride drivers seat, USB charging port, A/C, cruise control, tilt & telescopic steering wheel, making the job more enjoyable, potentially leading to increased job satisfaction and driver loyalty. That's why its STANDARD.



Part of what makes the L Series great for so many applications is maneuverability and visibility. 55-degree wheel cut is perfect for tight spots and a 2,385 sq/in windshield helps drivers see through their work day.

L SERIES - SPECIFICATIONS

ENGINE/DRIVETRAIN/AXLE

Engine model	Cummins B6.7L (EPA/CARB 2026 Certified)
Type	Diesel 4 cycle, 6 cylinder in-line, water-cooled, parent bore cylinder
Turbocharger	Variable Geometry Turbocharger w/integrated engine braking
Fuel System	Bosch Common rail, direct injection
Bore & Stroke	4.21 in. x 4.88 in.
Max. output @ 2,500 rpm	240-260hp
Max. torque @ 1,600 rpm	600-660 lb.-ft.
Emissions system	EGR with Single Module Aftertreatment
Transmission	Allison six speed automatic with NAS (neutral at stop)
Driveline	Dana Spicer HD
Front axle	Meritor MFS series reverse Elliot, "I" beam (oil lubricated)
Rear axle	Meritor, full floating, single reduction, single-speed, hypoid gearing

ELECTRICAL EQUIPMENT

Batteries	☐ STD Two, parallel connection, 1200 CCA (GR 31) ☐ OPT Multiple two battery choices ☐ OPT Multiple three battery choices
Alternator	☐ STD 12V, 130A, Delco (brush) ☐ OPT 12V, 135A (brushless) ☐ OPT 160A (brush) ☐ OPT 200A (brush)

TANKS

Fuel Tank	☐ STD 50 gallon ☐ OPT Dual 50 gal. ☐ OPT Single 70 gal. ☐ OPT Single 90 gal.
DEF tank	☐ OPT 7.4 gallon ☐ OPT 15.5 gallon



☐ DAY CAB (Seats 3) BBC: 108" ☐ EXTENDED CAB (Seats 5) BBC: 138"

Wheelbase (in.)	☐ 152	☐ 175	☐ 187	☐ 205	☐ 212	☐ 217	☐ 235	☐ 242	☐ 253	☐ 271	☐ 301
Cab to axle (in.) Day	84.6	107.6	119.6	137.6	144.6	149.6	167.6		185.6	203.6	233.6
Cab to axle (in.) Extended								144.6	155.6		203.6

Not all equipment combinations are compatible. For compatibility, additional options and specifications please visit your local Authorized Hino Trucks Dealer. Are you a body company? Additional information @ hinobodybuilder.com

■ L6 GVWR: 23,000-25,950 LBS.

WEIGHT CAPACITIES
Front axle range: 8,000-12,000 lbs. Rear axle range: 17,500-19,000 lbs.

Engine HP	☐ Cummins B6.7L 240hp ☐ Cummins B6.7L 260hp
Transmission model	☐ STD 2200HS ☐ STD 2200RDS ☐ OPT 2500HS ☐ OPT 2500RDS
Brakes	☐ STD Hydraulic disc ☐ OPT Air S-Cam drum ☐ OPT Air disc*
Front axle/susp. lbs.	☐ STD 8,000 ☐ OPT 10,000/12,000
Rear susp. type	☐ STD Multi leaf spring ☐ OPT Hendrickson Comfort Air ☐ with electric dump valves
Rear axle/susp. lbs.	☐ STD 17,500/19,000 ☐ OPT 19,000/19,000
Rear axle ratio	☐ STD- 5.29 (23k GVWR) ☐ STD 4.11 (25.5k GVWR) ☐ STD 5.57 (26k GVWR)
Wheel size	☐ STD 19.5" (25.5k GVWR) ☐ STD 22.5" (23k GVWR & 26k GVWR)
Wheel type	☐ STD Powder coated white ☐ OPT Aluminum Accuride or Alcoa
Frame yield strength	80K PSI (1.0 M RBM)

■ L7 GVWR: 33,000 LBS.

WEIGHT CAPACITIES
Front axle range: 10,000-14,000 lbs. Rear axle range: 21,000-23,000 lbs.

Engine HP	Cummins B6.7L 260hp
Transmission model	☐ STD 2500RDS ☐ OPT 2500HS ☐ OPT 3000RDS ☐ OPT 3000HS
Brakes	☐ STD Air S-cam drum ☐ OPT Air disc**
Front axle/susp. lbs.	☐ STD 12,000 ☐ OPT 10,000 ☐ OPT 13,200 ☐ OPT 14,000
Rear axle/susp. lbs.	☐ STD 21,000 ☐ OPT 23,000
Rear axle ratio	☐ STD 5.57 (33k GVWR)
Rear suspension	☐ STD Multi leaf spring ☐ OPT 4,500 lb. aux rubber spring (23K axle only) ☐ OPT Hendrickson 23K Comfort Air ☐ OPT Hendrickson 23K Severe Duty Air ☐ with electric dump valves
Wheel type (22.5")	☐ STD Powder coated white ☐ OPT Aluminum Accuride or Alcoa
Frame yield strength	☐ STD 80K PSI (1.0 M RBM) ☐ OPT 120K PSI (1.9M RBM)

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MY26-L6/L7

HINO TRUCKS
A Toyota Group Company

L SERIES POPULAR OPTIONAL EQUIPMENT

- ☐ Allison FuelSense 2.0 + NAS w/ Dynactive
- ☐ Allison FuelSense 2.0 + NAS w/ Dynactive and Acceleration Rate Management
- ☐ Anti-siphon device insert in fuel tank
- ☐ Back-up alarm
- ☐ Cab paint, exterior - custom (factory)
- ☐ Engine idle shutdown
- ☐ Exhaust system - vertical stack type
- ☐ Mirrors, single arm fender mounted (both sides or either side option) - chrome or black
- ☐ Mirrors, outside rearview - chrome or black
- ☐ Mirrors, power heated - chrome or black
- ☐ Power windows and door locks (with or without keyless entry)
- ☐ Programmable speed limit 65/70/75 mph
- ☐ Stabilizer bar, rear (leaf suspension only)
- ☐ Trailer brake package
- ☐ Battery disconnect & jump studs
- ☐ Rear axle ratio • L6 - 5.13, 5.29, 4.33, 4.63, 4.88* • L7 - 4.88, 5.29, 5.86, 6.14*
- ☐ Full LED Headlights including high/low beams, daytime running and indicator lights



- ☐ Hino Safety Suite





Hino's optional Safety Suite includes a Collision Mitigation System with Adaptive Cruise Control, and Lane Departure Warning in addition to an Antilock Brake System and Electronic Stability Control.

* Available on select GVWR **All features and options are subject to change without notice.
**For more model specifications, contact your local Authorized Hino Trucks dealer.

pac-mac



HGACBuy
THE SMART PURCHASING SOLUTION

Sourcewell
Awarded Contract
Contract # 042221-NUV

KB-2 SERIES

THE NON-CDL SOLUTION LOADER

The KB-2 is the non-CDL solution in the Pac-Mac Grapple Truck Series. The KB-2 is known for its quality, user-friendly design, economic efficiency, and capability to handle various public works and solid waste industry obstacles.
DO IT RIGHT with Pac-Mac!

QUALITY SYSTEM CERTIFICATION DNV ISO 9001

MADE IN THE USA

Visit us online at www.e-pac-mac.com

Manufactured by Hol-Mac Corporation • P.O. Box 349 • Bay Springs, MS 39422 • 601-764-4121

KB-2 SERIES

TECHNICAL DATA & SPECIFICATIONS

GENERAL SPECIFICATIONS

Height of boom to ground in lowest travel positions (based on 37 in. chassis height):	11 ft.
Boom length:	17 ft.
Boom rotation:	270° non-continuous
Lifting capacity at 17 ft. (with grapple):	2,625 lbs.
Fixed H-style Outriggers:	8 ft.
Hydraulics:	Tandem pump allows simultaneous operations of multiple functions
Operator controls:	Greaseless mechanical levers or optional pilot-operated hydraulic joysticks

BODY

Length:	18 ft.
Capacity:	20 cubic yds.
Tilt:	45° +/- 1°
Floor:	3/16 in. 8 in. main sill 4 in. joist with 16 in. spacing
Sides:	4 ft. wall body 1/8 in. Hardox with built in dirt guard
Lighting:	L.E.D. with mid-body turn signal

GRAPPLE

Width:	30 in.
Fully open:	5 ft.

LIFT CAPACITY

Radius:	
10 ft. radius:	6,020 lbs.
*16 ft. radius:	3,025 lbs.
17 ft. radius:	2,625 lbs.

*Compared to the competition

POWERED BY:

HOL-MAC CORPORATION

Manufactured by Hol-Mac Corporation
P.O. Box 349 • Bay Springs, MS 39422 • 601-764-4121
Visit us online at www.hol-mac.com

STANDARD FEATURES:

Body
- Hardox
- Double "barn style" rear doors
- Complete discharge due to fully opening, swinging door(s)
- 45° body tilt for complete cleanout
- Nylon braided wiring harness
- Watertight connectors
- L.E.D. lighting

Grapple
- Low profile anti-scalp design
- High-strength tempered steel replaceable edges
- Dual cylinder configuration
- Easy to use when handling heavy, bulky materials
- Dual cylinders provide superior biting force

Boom/Pivot/Pedestal
- 17 ft. boom (10 ft. main boom, 7 ft. tip boom)
- Slewing ring and Gearbox configuration

Hydraulics
- All twin telescopic dump cylinders are designed with ductile iron gland/piston, chrome rods, and mounted outboard of frame
- Built-in holding valves for safety

Warranty
- 1-year hydraulic warranty
- 3-year structural warranty
- Best in the industry 3-year warranty on Gearbox and Slewing ring

Safety
- ANSI Z-245 compliance
- Bumper meets D.O.T. rear impact standards
- All hydraulic hoses are enclosed or shielded
- Integral holding valves in the main boom, tip boom, and outrigger cylinders
- Boom height alarm
- E-Stop located in operator's station

Outriggers
- Fixed H-style
- Smooth pads for minimal street damage

OPTIONS:

- Extended warranty available
- Pilot-operated hydraulic joysticks
- Various tarp options
- Outrigger down alarm
- Outrigger-mounted strobes
- Additional light packages
- Body up alarm
- Frame-mounted toolbox
- Tool holder
- Single door

All designs, specifications, and components are subject to change at the manufacturer's sole discretion at any time without notice. Data published herein is for informational purposes only and shall not be construed to warrant suitability of the unit for any particular purpose, as performance may vary the conditions encountered. The only warranty is our standard written warranty for this product at the time of shipment.

Quote

Petersen Industries, Inc.
4000 State Road 60 W
Lake Wales FL 33859
United States

Phone: 863-676-1493

Quote Number: 10388

Date Quoted 10/22/2025

Sourcewell 010825-PII

Quote To: 7082

LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

Phone: 689-325-8477
Fax:
Email:

Quote Date: 10/22/2025
Expiration Date: 11/21/2025
Delivery Date: 10/23/2025
Lead Time: 90 - 120 Days After Chassis Receipt

Reference:
Terms: Due on Receipt

Sales Rep: Nicolas Filer
Email:

End User Customer: (7082) - LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

USD

Line	Part Number / Description	Rev	Expected Qty	Unit Price	Discount %	Ext. Price
1	TL3.TRUCK	0	1.00 EA	0.00	0.00%	$0.00
	2026 Trash Truck Grapple Loader in PI Orange with a 2026 HDX 1824 Body in PI Black with a Barn Doors on a 2026 International MV607					
2	0.TL3		1.00 EA	75,066.00	20.00%	$60,052.80
	$68773 Loader Model: 2026 Trash Truck Grapple Loader in PI Orange $5800 Controls Type: Pilot Hydraulic Joysticks $0 Operator Station Type: Dual Walk Thru Operator Station Options: $493 Platform Grating Heat Shield Pedestal Options: $0 Bucket: Standard Bucket 60"				*Discount Applied -15,013.20*	
3	0.1824		1.00 EA	43,167.00	20.00%	$34,533.60
	$41813 Body: 2026 MY HDX 1824 Body in PI Black $0 Door: Barn Doors $1354 Tarp: PI Self-Winding Tarp $0 Bumper:Fixed ICC Bumper				*Discount Applied -8,633.40*	
4	0.GENOPTS		1.00 EA	5,594.00	20.00%	$4,475.20
	General Options: $73 PTO Hr Meter $899 18x18x48 Tool Box, Mounted Under Body Safety/Work Lights: $2070 RV-550 Camera in Tail Light $439 Hose Guards (Head and/or Valve Bank) Safety Equipment: $915 Grille Mount Strobes - Amber $683 LED Outrigger Strobes $515 Amber LED Flashers (Upper Rear Corner Post)				*Discount Applied -1,118.80*	

Quote

Petersen Industries, Inc.
4000 State Road 60 W
Lake Wales FL 33859
United States

Phone: 863-676-1493

Quote Number: 10388

Date Quoted 10/22/2025

Sourcewell 010825-PII

5	0.CHASSIS	1.00 EA	100,687.63	2.00%	$98,673.88

$100687.63 Chassis supplied by Petersen: 2026 International MV607
Transmission: A3000
Fuel Type: DIESEL
Brake Type:AIRBRAKE
Height: 50
Length: 0
Stiffness: 0
Front Axle: 0
Rear Axle Rating: Single x 0
GVWR: 0

Discount Applied -2,013.75

Misc Charge Breakdown

Freight	408.05
Second Stage MSO & Weight Slip	150.00
Total	**558.05**

Lines Total	197,735.48
Total Misc Charges	558.05
Total Taxes	0.00
Quote Total	**198,293.53**

Terms and Conditions

This Purchase Agreement constitutes the entire agreement of the parties hereto with respect to the purchase and sales of the Lightning Loader® and/or other products described and referred to on the face page hereof, all prior representations and understanding having been merged herein. This agreement may not be modified or terminated orally. No claimed modification, termination, or waiver of any of its provisions shall be valid unless in writing signed by the party to be bound thereby. The terms and conditions hereof and of the Lightning Loader® warranty supersede and cancel any terms contained in any other documents to the extent they are inconsistent herewith. This Purchase Agreement becomes a binding contract when it signed by both parties hereto on the face page hereof. Purchaser and Seller agree that this contract between them is subject to the following:

1. **Payment**: All products listed herein are sold for cash, payable in lawful money of the United States of America, or by check drawn upon and duly certified by a bank satisfactory to Seller and payable in such money unless otherwise specified on the face page hereof.

2. **Change of Price:** Petersen retains the right to amend pricing prior to production on any item necessary under this agreement. Customer will have the option, if such price change occurs, to cancel this agreement without penalty.

3. **Subsequent Orders**: Purchaser agrees to pay, in addition to the price specified on the face page hereof, for all additional equipment not specified herein but subsequently ordered.

4. **Force Majeure**: Seller shall not be liable for failure to deliver or delays in delivery due to causes beyond its control, including but not limited to strikes, lockouts or other labor difficulties, machinery breakdowns, inability to obtain shipping space or transportation, delays of carriers of suppliers, fires, floods, acts of God, war or other outbreak of hostilities, mobilization, civil commotion, riots, embargoes and domestic or foreign governmental regulations or orders. In such event, Purchaser's sole remedy and Seller's sole liability for failure to deliver, or delay in delivery, will be limited to the return of that part of the purchase price which Purchaser may have paid to Seller.

5. **Taxes**: All sales, excise and similar taxes which Seller may be required to pay or collect with respect to the Lightning Loader® products shall be for the account of Purchaser, except as otherwise required by law. If Purchaser claims exemption from applicable sales tax, a tax exemption certificate must be provided Seller at least ten days prior to delivery.

6. EXCEPT AS STATED ON THE FACE HEREOF **NO WARRANTY WHETHER OF MERCHANTABILITY, FITNESS FOR PURPOSE OR OTHERWISE, EXPRESS OR IMPLIED IN FACT OR BY LAW, IS OR SHALL BE APPLICABLE** TO PRODUCTS SOLD HEREUNDER. SELLER AND ITS DIRECT AND INDIRECT SUPPLIERS/VENDORS SHALL HAVE NO OTHER OR FURTHER LIABILITY BY REASON OF THE MANUFACTURE OR SALE OF ANY PRODUCTS SOLD HEREUNDER OR OF THEIR USE, WHETHER ON THE BASIS OF BREACH OF WARRANTY, STRICT LIABILITY, NEGLIGENCE OR OTHERWISE. IN NO EVENT SHALL SELLER OR ITS DIRECT OR INDIRECT SUPPLIER/VENDORS BE LIABLE FOR GENERAL, SPECIAL, CONSEQUENTIAL OR INCIDENTAL DAMAGES RELATING TO PROPERTY DAMAGE OR ECONOMIC LOSS (INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OF USE OR LOSS OF PROFITS).

7. **Enforceability**: In the event any provision of this Agreement is prohibited by an invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without affecting the remainder of such provision or the remaining provisions of this agreement which shall continue in full force and effect.

8. **Applicable Law and Venue**: This agreement shall be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the parties hereto, their successors, or assigns. In the event any legal action is taken in connection with this agreement, the proper venue for said action shall be in Polk County, Florida.

LIGHTNING LOADER®
PETERSEN INDUSTRIES

4000 SR 60 West
Lake Wales, Florida 33859
(863) 676-1493
www.petersenind.com

Trash Lightning Loader® Warranty

Petersen Industries, Inc. ("Petersen") warrants each new Lightning Loader® and/or Trash Body it manufactures and each new part and component sold by Petersen (except those excluded by Section 5 below) to be free from defects in material and workmanship, provided the Lightning Loader® parts and components are operated and maintained in accordance with Petersen's published operating and maintenance instructions applicable thereto. This warranty is subject to the terms and conditions stated below.

1. Warrantor: This warranty is granted by Petersen Industries, Inc. 4000 SR 60 West, Lake Wales, Florida 33859. All warranty work must be accomplished by Petersen Industries, Inc. at its factory in Lake Wales, Florida or by such other facility specifically authorized by Petersen. All warranty work performed by a facility other than Petersen must be approved by Petersen in writing prior to commencement of said work.

2. Parties to Whom Warranty is Extended: This warranty shall be extended to any buyer and to any person to whom this product is transferred during the duration of this warranty.

3. Duration of Warranty: The time periods applicable to the warranty of the specified component parts of this Lightning Loader® are as follows:
   a) Lightning Loader® Major Structural Component Parts - 3 years
   b) Non-hydraulic Replacement Parts - 1 year
   c) Hydraulic Components - 1 year
   d) Dynamic Oil Heavy Duty Rotary Actuator * - 2 years *Does not apply to SAI or HA36*

4. Parts and component parts installed by Petersen are covered by this warranty except those parts and component parts excluded by Section 5 below.

5. Parts and Components Not Covered: The following parts and components are not covered by the warranty:
   a) any part or component not installed by Petersen Industries, Inc.;
   b) any part of the vehicle cab, chassis, tires or engine (any warranty of these parts and components is provided by the original manufacturer);
   c) any part or component that shall have been subject to misuse, negligence, or accident;
   d) any part or component that shall have deteriorated from extraordinary wear or exposure;
   e) expendable items that would normally be replaced within the warranty period (e.g. hydraulic hoses on end of boom, brake washers between bucket and boom, oil, filters, light bulbs).

6. Procedure for Obtaining Performance Under this Warranty: In order to qualify under this warranty, the owner must notify Petersen Industries, Inc. within thirty (30) days of discovery of the defect and promptly deliver the Lightning Loader® or defective part to Petersen Industries, Inc. at its factory in Lake Wales, Florida, or if requested by Petersen to such other authorized facility designated by Petersen.

Upon receipt of such Lightning Loader®, part or component, if it is found not to be defective in material or workmanship, Petersen shall notify the owner of such fact and request instructions for the return of such Lightning Loader®, part or component to the owner.

All costs of transporting Lightning Loader®(s) to and from Petersen Industries, Inc. or such other authorized facility designated by Petersen shall be paid by owner.

7. Remedy: If, within the duration of this warranty, a part or component covered by this warranty proves to be defective in material or workmanship, then the sole and exclusive remedy and Petersen's sole responsibility shall be at Petersen's option, the repairing of the defective part or component or replacing of the same. Parts and labor shall be at the expense of Petersen. The replacement part or component supplied pursuant to this warranty shall be warranted only for the remainder of the warranty period applicable to the defective part or component.

8. Design Changes: Petersen reserves the right to make changes in the design or material of its products without incurring any obligation to incorporate such changes in any product previously manufactured.

9. Exclusion and Disclaimers: This warranty does not extend to normal maintenance services such as cleaning, greasing, mechanical adjustments and maintenance inspections or to any defect due to the negligence of others, failure to operate or maintain the Lightning Loader® in accordance with the published operating and maintenance instructions furnished by Petersen, unreasonable use, accidents, alteration or wear and tear.

[NO OTHER WARRANTY WHETHER OF MERCHANTABILITY, FITNESS OR OTHERWISE, EXPRESS OR IMPLIED IN FACT OR BY LAW, IS GIVEN BY PETERSEN WITH RESPECT TO ANY NEW LIGHTNING LOADER®, PART OR COMPONENT, OR WITH RESPECT TO ANY WORK, AND NO OTHER OR FURTHER OBLIGATION OR LIABILITY SHALL BE INCURRED BY PETERSEN BY REASON OF THE MANUFACTURE, SALE, OR LEASE OF ANY LIGHTNING LOADER®, PART, OR COMPONENT OR OF ITS USE, WHETHER FOR BREACH OF WARRANTY, NEGLIGENCE OF MANUFACTURE OR OTHERWISE.]

In the event that the provision relieving Petersen of liability for negligence should for any reason be held ineffective, the remainder of this paragraph shall remain in full force and effect.

The obligation of Petersen set forth in Section 7 above shall be the exclusive remedy for any breach of warranty. In no event shall Petersen be liable for any general, consequential, or incidental damages relating to property damages or economic loss, including without limitation any damages for loss of use or loss of profits. No distributor, dealer, agent or employee of Petersen is authorized to extend any other or further warranty or incur any additional obligation on Petersen's behalf in connection with the sale of its products.

Quote

Petersen Industries, Inc.
4000 State Road 60 W
Lake Wales FL 33859
United States

Phone: 863-676-1493

Quote Number: 10278

Date Quoted 10/22/2025

Sourcewell 010825-PII

Quote To: 7082

LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

Phone: 689-325-8477
Fax:
Email:

Quote Date: 10/22/2025
Expiration Date: 11/21/2025
Delivery Date: 10/14/2025
Lead Time: 90 - 120 Days After Chassis Receipt

Reference:
Terms: Due on Receipt

Sales Rep: Nicolas Filer
Email:

End User Customer: (7082) - LAKE HAMILTON, CITY OF (FL)
PO Box 126
Lake Hamilton FL 33851
United States

USD

Line	Part Number / Description	Rev	Expected Qty	Unit Price	Discount %	Ext. Price
1	TL3.TRUCK	0	1.00 EA	0.00	0.00%	$0.00
	2026 Trash Truck Grapple Loader in PI Orange with a 2026 HDX 1824 Body in PI Black with a Barn Doors on a 2026 Mack Trucks MD7					
2	0.TL3		1.00 EA	75,796.00	20.00%	$60,636.80
	$68773 Loader Model: 2026 Trash Truck Grapple Loader in PI Orange $5800 Controls Type: Pilot Hydraulic Joysticks $0 Operator Station Type: Dual Walk Thru Operator Station Options: $493 Platform Grating Heat Shield $0 Bucket: Standard Bucket 60"				*Discount Applied -15,159.20*	
3	0.1824		1.00 EA	43,167.00	20.00%	$34,533.60
	$41813 Body: 2026 HDX 1824 Body in PI Black $0 Door: Barn Doors $1354 Tarp: PI Self-Winding Tarp $0 Bumper:Fixed ICC Bumper				*Discount Applied -8,633.40*	
4	0.GENOPTS		1.00 EA	5,594.00	20.00%	$4,475.20
	General Options: $73 PTO Hr Meter $899 18x18x48 Tool Box, Mounted Under Body Safety/Work Lights: $2070 RV-550 Camera in Tail Light $439 Hose Guards (Head and/or Valve Bank) Safety Equipment: $915 Grille Mount Strobes - Amber $683 LED Outrigger Strobes $515 Amber LED Flashers (Upper Rear Corner Post)				*Discount Applied -1,118.80*	

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5	0.CHASSIS	1.00 EA	105,391.75	2.00%	$103,283.91

Discount Applied -2,107.84

$105391.75	Chassis supplied by Petersen: 2026 Mack Trucks MD7 VIN: TS077960 Transmission: A2000 Fuel Type: DIESEL Brake Type:AIRBRAKE Height: 50 Length: 0 Stiffness: 0 Front Axle: 0 Rear Axle Rating: Singlex 0 GVWR: 0 Frame thickness not to spec: 0.343 Frame reinforcement required per RBM minimum spec: 0

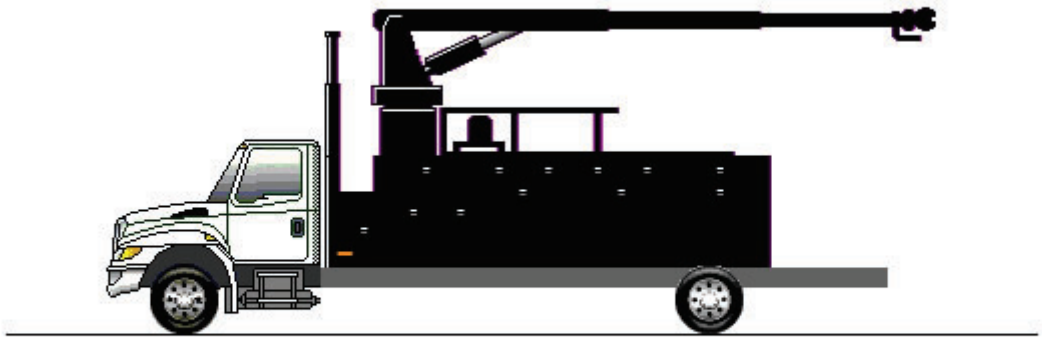
Misc Charge Breakdown

Freight	257.00
Second Stage MSO & Weight Slip	150.00
Total	**407.00**

Lines Total	202,929.51
Total Misc Charges	407.00
Total Taxes	0.00
Quote Total	**203,336.51**

Prepared For:
Petersen Industries
Casey Hardee
4000 SR 60 West
Lake Wales, FL 33859-
(863)223 - 3830
Reference ID: Petersen TL3

Presented By:
Cumberland International Trucks
Chuck Calhoun
2110 S. Division Ave.
Orlando FL 32810 -
(407)849-6440



Model Profile
2026 MV607 SBA (MV607)

AXLE CONFIG:	4X2
APPLICATION:	Stake Flat
MISSION:	Requested GVWR: 33000. Calc. GVWR: 33000. Calc. GCWR: 50000 Calc. Start / Grade Ability: 42.20% / 1.64% @ 55 MPH Calc. Geared Speed: 86.5 MPH
DIMENSION:	Wheelbase: 260.00, CA: 192.90, Axle to Frame: 89.00
ENGINE, DIESEL:	{Cummins B6.7 300} EPA 2024, 300HP @ 2600 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 300 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S140} Single Reduction, 21,000-lb Capacity, R Wheel Ends Gear Ratio: 5.57
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range G AH37 (HANKOOK), 501 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range G DH37 (HANKOOK), 498 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WP Location 1: 9219, Winter White (Std) Chassis schematic N/A

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
MV60700	Base Chassis, Model MV607 SBA with 260.00 Wheelbase, 192.90 CA, and 89.00 Axle to Frame.	5381/3069	8450
1570	TOW HOOK, FRONT (2) Frame Mounted	8/0	8
1ANA	AXLE CONFIGURATION 4x2	0/0	0
	Notes : Pricing may change if axle configuration is changed.		
1CAH	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.375" x 3.705" x 0.438" (263.5mm x 94.1mm x 11.1mm); 456.0" (11582mm) Maximum OAL	375/767	1142
1LNG	BUMPER, FRONT Contoured, Steel, Painted Gloss Black	0/0	0
1SAL	CROSSMEMBER, REAR, AF (1)	-4/24	20
1WEK	WHEELBASE RANGE 256" (650cm) Through and Including 311" (790cm)	416/-416	0
2ASC	AXLE, FRONT NON-DRIVING {Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity	42/0	42
3770	SPRINGS, FRONT AUXILIARY Rubber	10/0	10
3ADC	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 12,000-lb Capacity, with Shock Absorbers	36/0	36
	Includes : SPRING PINS Rubber Bushings, Maintenance-Free		
	Notes : In combinations where chassis component weights may cause a chassis lean, a spring is used in front left spring pack to offset this imbalance & provide a level chassis, within 3/8", with body installed.		
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications	0/0	0
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6		
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank	0/0	0
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System	0/0	0
4EDN	AIR DRYER {Bendix AD-9SI} with Heater, Includes Safety Valve	18/-1	17
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn	16/0	16
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake	0/39	39
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake	0/0	0
4LAG	SLACK ADJUSTERS, FRONT {Gunite} Automatic	14/0	14
4LGG	SLACK ADJUSTERS, REAR {Gunite} Automatic	0/14	14

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM	37/1	38
4VKH	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Right Rail, Under Cab	42/9	51
4VLE	AIR DRYER LOCATION Mounted Inside Engine Compartment, Right Side	0/0	0
4XDC	BRAKES, FRONT {Meritor 15X4 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 15" X 4", 13,200-lb Capacity	0/0	0
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle	0/0	0
5708	STEERING COLUMN Tilting	15/1	16
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black	0/0	0
5PSA	STEERING GEAR {Sheppard M100} Power	25/-3	22
6DGA	DRIVELINE SYSTEM {Dana Spicer} SPL100, for 4x2/6x2	0/0	0
7BMM	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Under Right Rail Back of Cab, for Single Long Horizontal Tail Pipe	9/13	22
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger	0/0	0
7WBZ	TAIL PIPE (1) Horizontal, Long, Exits Right Side Outside of Body at Rear Wheels	26/10	36
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered	0/0	0
8518	CIGAR LIGHTER Includes Ash Cup	1/0	1
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord	1/0	1
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense	0/0	0
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/ Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn	0/3	3
8MJT	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (2) 12-Volt 1900CCA Total, Top Threaded Stud	10/4	14
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted	2/0	2

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
8RMV	SPEAKERS (2) 6.5" Dual Cone Mounted in Doors	5/0	5
8RPP	ANTENNA Shark Fin, Roof Mounted	1/0	1
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input	3/0	3
8VBE	HORN, ELECTRIC (1) Trumpet Style	0/0	0
8VUX	BATTERY BOX Steel, with Plastic Cover, 25" Wide, 2-3 Battery Capacity, Mounted Right Side Under Cab	0/0	0
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm	0/0	0
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened	0/0	0
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses	0/0	0
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord	3/0	3
8XKL	STARTING MOTOR {Mitsubishi Electric Automotive America 90P47} 12-Volt, with Soft-Start	0/0	0
8XNY	HEADLIGHTS Halogen	0/0	0
9AAB	LOGOS EXTERIOR Model Badges	0/0	0
9AAE	LOGOS EXTERIOR, ENGINE Badges	0/0	0
9HCW	GRILLE Molded in Black	0/0	0
9WBN	FENDER EXTENSIONS Painted	0/0	0
9WBW	FRONT END Tilting, Fiberglass, with Three Piece Construction, Dual Air Intakes	0/0	0
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100 Includes : PAINT SCHEMATIC ID LETTERS "WP"	0/0	0
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	0/0	0
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360	0/0	0
10BAE	LABEL, DEF "DEF ONLY"	0/0	0
10SLV	PROMOTIONAL PACKAGE Government Silver Package	0/0	0
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non CARB Omnibus/Non ACT Adopting State or Exempt Vehicle << Contains non-mitigated legacy engine & must be registered outside the States of CA/MA/OR unless exempt.You may be held liable under CA/MA/OR law for failure to properly register/otherwise failing to follow CA/MA/OR law>> Notes : CANNOT BE REGISTERED IN CA, MA, OR. For vehicles that will be registered in States other than CA, MA, OR.	0/0	0
10WCY	SAFETY TRIANGLES	6/0	6
10WUE	MUD FLAPS, FRONT WHEELS (2) Rubber, Mounted on Fender Extension	12/0	12
10XAN	FIRE EXTINGUISHER 5 lb Class A B C	9/1	10

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
10XAP	FIRE EXTINGUISHER BRACKET Mounted Left Side Driver Seat	1/0	1
11001	CLUTCH Omit Item (Clutch & Control)	0/0	0
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection	0/0	0
12EMZ	VENDOR WARRANTY, ENGINE {Cummins} B6.7 Engine, 3-Year Unlimited Miles Standard Warranty	0/0	0
12EXX	ENGINE, DIESEL {Cummins B6.7 300} EPA 2024, 300HP @ 2600 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 300 Peak HP (Max)	0/0	0
12TSY	FAN DRIVE {Borg-Warner SA85} Viscous Type, Screw On	0/0	0
	Includes : FAN Nylon		
12VCE	AIR CLEANER Single Element, Fire Retardant Media	0/0	0
12VJR	EMISSION, CALENDAR YEAR {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2024	0/0	0
12VXU	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Stationary Pre-Set, Two Speed Settings; Mounted on Steering Wheel	2/0	2
12WPV	OIL PAN 15 Quart Capacity, For Cummins ISB/B6.7 Engines	0/0	0
12WSY	BLOCK HEATER, ENGINE {Phillips} 120V/750W, for Cummins ISB/B6.7 Engines	0/0	0
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door		
12WVG	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood	0/0	0
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations	0/0	0
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines	0/0	0
12XCE	RADIATOR Aluminum, 3-Row, Down Flow, Front to Back System, 738 SqIn Louvered, with 477 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler	0/0	0
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty	0/0	0
13BDR	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway	240/43	283
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission	1/0	1
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints	0/0	0
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223	0/0	0
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming	0/0	0
13XAA	PTO CONTROL, DASH MOUNTED For Customer Provided PTO; Includes Switch, Electric/Air Solenoid, Piping and Wiring	3/0	3
13XAL	PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission	0/0	0
14AKB	AXLE, REAR, SINGLE {Dana Spicer S140} Single Reduction, 21,000-lb Capacity, R Wheel Ends . Gear Ratio: 5.57	0/153	153
14VAH	SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs	0/117	117
14WMN	AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 1 thru 29.99 Pints	0/0	0
15LMR	FUEL/WATER SEPARATOR {Racor 400 Series,} with Primer Pump, Includes Water-in-Fuel Sensor	0/0	0
15LRE	LOCATION FUEL/WATER SEPARATOR Mounted Under Hood, Left Side, Above Front Axle	0/0	0
15SRE	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 19" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab	24/5	29
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab	0/0	0
16030	CAB Conventional, Day Cab	0/0	0
	Includes : CLEARANCE/MARKER LIGHTS (5) Flush Mounted		
16BAM	AIR CONDITIONER with Integral Heater and Defroster	56/0	56
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer	0/0	0
	Includes : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/ Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure or Auxiliary Air Pressure (if Air Equipped) : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure, Primary and Secondary (if Air Equipped)		
16GHU	GRAB HANDLE, CAB INTERIOR (2) Safety Yellow	0/0	0
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	0/0	0
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust	-15/-3	-18
16SED	GRAB HANDLE, EXTERIOR (2) Black, Aluminum, for Cab Entry Mounted Left and Right Side at B-Pillar	4/0	4
16SMH	SEAT, TWO-MAN PASSENGER {National} Fixed Back, Integrated Headrest in Both Occupant Positions, Vinyl, with Under Seat Storage Compartment	49/22	71

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
16SNS	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Black Heads and Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width	0/0	0
	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"		
16VCC	SEAT BELT All Orange; 1 to 3	0/0	0
16VKB	CAB INTERIOR TRIM Classic, for Day Cab	0/0	0
	Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap		
16VLM	CAB REAR SUSPENSION Rubber Suspension, for Low Cab Height	0/0	0
16WBY	ARM REST, RIGHT, DRIVER SEAT	3/0	3
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature	5/0	5
16XCW	CAB, INTERIOR TRIM, CLOSEOUT Under IP, Driver Side	0/0	0
16XJN	INSTRUMENT PANEL Flat Panel	0/0	0
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab	0/0	0
27DUK	WHEELS, FRONT {Accuride 29169} DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	12/0	12
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	0/24	24
29WLK	WHEEL BEARING, FRONT, LUBE {EmGard FE-75W-90} Synthetic Oil	0/0	0
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches	0/0	0
60ACW	BDY INTG, I/O EXP HARNESS {for Diamond Logic Builder} In-Cab wire harness (DLB) program only, Includes a harness with five blunt cut wires routed on lower left of instrument panel. Two ground active inputs and two (.5Amp) relay drivers outputs are provided	0/0	0
60AJK	BDY INTG, INDICATOR LIGHTS (2) 1 for Body Up, 1 for Gate Open, Includes Audible Alarm, Programmable Mode for Various Switch Actions. (Requires 2 Remote Power Module Inputs)	0/0	0
60AKY	BDY INTG, DASH IND LT TRICOLOR (1) for Optional Usage Customer to Program	0/0	0
7372135809	(2) TIRE, FRONT 11R22.5 Load Range G AH37 (HANKOOK), 501 rev/mile, 75 MPH, All-Position	56/0	56
7372135810	(4) TIRE, REAR 11R22.5 Load Range G DH37 (HANKOOK), 498 rev/mile, 75 MPH, Drive	0/140	140
	Cab schematic 100WP		

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
	Location 1: 9219, Winter White (Std)		
	Chassis schematic N/A		
	Services Section:		
40129	WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A	0/0	0
	Total Component Weight:	**6960/4036** (lbs)	**10996** (lbs)
		(lbs)	(lbs)
	Durastar inventory Management	0/0	0
	Total Goods Purchased:	**0/0**	**0**

The weight calculations included in this proposal are an estimate of future vehicle weight. The actual weight as manufactured may be different from the estimated weight. Navistar, Inc. shall not be liable for any consequences resulting from any differences between the estimated weight of a vehicle and the actual weight.

Stock # 109893 **Invoice #** _____

RDK ASSETS, INC. DBA RDK TRUCK SALES

3214 Adamo Dr • Tampa, Florida 33605 • (813) 241-0711 • FAX (813) 241-0414

Lessee Information / *Shipping Address*

Customer # 14215

Customer Name TOWN OF LAKE HAMILTON

100 SMITH AVE

MEDLEY, FL 33178

Phone # _____ P.O. #/Job # _____ Ordered By Matthew Jones

Project _____ Job Location _____ Salesman Shawn Gonser

Delivered By: ■ RKTR ☐ Lessee ☐ Other _____ Date/Time Shipped _____

Returned By: ■ RKTR ☐ Lessee ☐ Other _____ Date/Time Shipped _____

Serial Number	Tag	Equipment Description	Lease Term Monthly	Rate	Total
3ALACXFC0SDVZ6005		2025 Freightliner Grapple Truck	24	$ 4,500.00	$ 108,000.00

Note: Lease Agreement is valid for a period of one (36) months and cannot be canceled. Equipment is to be returned to RDK Assets. INC , DBA RDK Truck Sales or an authorized location. Customer is responsible for ALL tire repairs, fuel and damages. See re-verse side (Sec. 2) for allowance of hours.

Lease Starts_____ Mileage Out_____ Hours Out_____ Mileage In_____ Hours In _____

No more than 55 hours per work week.

Customer is responsible for permits, licensing and repairs. Oil & filters must be changed every 200 hours. Customer is responsible for displaying name and DOT Number on cab. All reimbursable repairs need prior approval from RDK Assets, INC.

Tax Rate 0

Lease Amount $ 108,000.00

Sales Tax $ 0.00

Transportation $0.00

Total $ 108,000.00

Vehicle Cost: $199,900.00

Sales Tax & Fees: $0.00

FET: 0

Total Cap Cost: $199,900.00

Total Due $ 108,000.00

LESSEE MUST CHECK ENGINE OIL, WATER AND FUEL DAILY. LESSEE MUST ADVISE LEESOR WHEN READY FOR PICK-UP. LESSEE AUTHORIZES THE DELETION OF ANY SAFETY EQUIPMENT AND ACCEPTS ALL LIABILITY FOR INJURY OR LOSS INCURRED. LESSEE IS RESPONSIBLE FOR ALL TIRES (to be returned with a minimum of 50% tread), MAINTENANCE, FUEL, MISSING PARTS, AND ALL DAMAGE OTHER THAN NORMAL WEAR AND TEAR AS DETERMINED BY LESSOR.

Equipment shall be operated only by a qualified operator, licensed where required by the law, who is either Lessee or an authorized operator as set forth in this Agreement. Lessee is liable for all damage caused by striking overhead objects, and if equipment is used without Lessor's permission or in violation of this Agreement, or is damaged as a result of conditions enumerated on Page Two (reverse side), or conditions enumerated in the Loss and Damage Provisions, Lessee shall be liable for all damages. Lessee represents that the Equipment herein has been fully inspected by it and that same is in good condition.

PHYSICAL DAMAGE INSURANCE, LIABILITY, WORKMANS COMPENSATION, PROPERTY DAMAGE

Insurer _____ Policy No. _____ Exp. Date _____

Minimum Property Damage Coverage $_____ Date Insurance Certificate Received _____

BY EXECUTION OF THIS LEASE AGREEMENT, LESSEE ACKNOWLEDGES THAT THE EQUIPMENT DESCRIBED HEREIN IS LEASED TO AND IN ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS SET FORTH ABOVE (PAGE ONE) AND ON THE REVERSE SIDE OF THIS AGREEMENT (PAGE TWO) AND LESSEEREPRESENTS THAT LESSEE HAS READ AND AGREES TO ALL TERMS, CONDITIONS AND PROVISIONS OF THIS AGREEMENT. A FACSIMILE OF THIS AGREEMENT, OR ANY PART OF IT, SHALL BE ENFORCABLE AS AN ORIGINAL AND THIS AGREEMENT MAY BE EXECUTED AND ENFORECED IN COUNTERPARTS.

Lessee Signature _____ Prepared By: Raquel Cordova Date 8/8/25

Lessee Name/Title (Print) _____ Reviewed By: _____

Company Name _____

☐ Option to extend for months at per month.

RDK ASSETS, INC. DBA RDK TRUCK SALES

TERMS AND CONDITIONS

RDK Assets, INC. DBA RDK Truck Sales, (Lessor), hereby rents to Lessee and Lessee hereby accepts from Lessor, the Equipment described on Page One ("Equipment") subject to all terms, conditions and provisions of this Agreement as set forth on Pages One and Two.

1. RETURN OF EQUIPMENT - Equipment is and shall remain the property of Lessor, and is in good repair and mechanical condition. Except as otherwise provided herein. Lessee shall return Equipment in the same condition as received, ordinary wear and tear excepted to the place from which leased on the date specified or sooner if demanded by Lessor. Lessee agrees that Lessor may apply any security deposit posted by Lessee towards Lessee's obligation under this Paragraph 1.

2. CHARGES - Lessee shall be liable for and shall promptly pay when due at the Lessor's office designated herein, all lease and other charges set forth herein, including but not limited to time, mileage, service, minimum 50% grade wear on tire, delivery, pick-up and other charges (including cost of fuel supplied by Lessor) in accordance with this Agreement or, if not stated herein, in effect at the location at which the lease is made; and, shall pay and/or reimburse Lessor for amounts equal to any sales tax, use tax, personal property tax, licenses, registration or fees levied or based upon the lease of the Equipment or the use or the operation thereof. Lease payment is due at the beginning of each month during the lease term. The daily, weekly and monthly lease shall entitle Lessee to a maximum of one-shift use (8 hours per day, 55 hours per week, 220 hours per month). Double-shift use will incur a charge of one-and-a-half (1 1/2) times the lease rate and triple- shift use will incur a charge of two (2) times the lease rate. Lessor shall have a lien as allowed by law for charges incurred hereunder upon premises and improvements upon which Equipment is employed. Leases are F.O.B.
the location at which this transaction was made. Shipping charges from such location to destination and return and all loading, unloading, assembling and dismantling shall be paid by Lessee.

3. USE OF EQUIPMENT - Equipment shall be used solely in Lessee's business and kept only at its place of business or job site (except that Equipment may be moved in the normal course of Lessee's business), and shall not be removed without prior written consent of Lessor. Lessee shall notify Lessor, prior to moving equipment from its place of business or the job site identified on Page One, of the location and project to which the equipment is relocated and the date(s) each piece of equipment is removed or placed on any job site. Lessee shall promptly respond to all requests by Lessor concerning the location of all equipment and any information requested by Lessor concerning the job site (including, but not limited to, the identity of the property owner, general contractor, surety, if any, and legal description of premises). Lessee agrees that Lessor may inspect the equipment at reasonable times whether at Lessee's place of business or a job site on reasonable written notice to, and in coordination with, licensee. Equipment shall be used only within its rated capacity by safe, careful, competent and qualified personnel. Lessee shall notify lessor immediately of any accident or occurrence, disablement or failure involving Equipment, and promptly furnish Lessor in writing all information required in connection therewith. Equipment shall not be used, operated, or driven: (A) to carry persons other than the driver or helpers; (B) to transport property for hire, unless all permits and licenses have been obtained by Lessee which are the sole responsibility of Lessee; (C) in violation of any law or ordinance; (D) by any person in violation of law as to age; (E) in any speed contests; and (F) by any person other than (1) Lessee; or (2) any of the following persons provided that such person is a qualified licensed driver and provided Lessee's permission is first obtained: (a) a member of Lessee's family, (b) Lessee's employer or (c) any employee of Lessee in the ordinary course of such employee's regular employment. If Equipment is used in violation of this Paragraph, or is obtained from Lessor by fraud or misrepresentation, or is used in furtherance of any illegal purpose, all use of Equipment is and shall be deemed used without Lessor's permission.

4. SERVICE - Lessee shall perform and pay for all normal, periodic and other basic service as suggested by the manufacturer, including adjustments and lubrication of Equipment, including but not limited to; checking of Equipment before each shift; and supplying fuel, oil and water;and checking cooling system (engine only); and, checking tire pressures and battery fluid and charge levels at least weekly. If Equipment fails to operate properly or needs repair, Lessee shall immediately cease using and notify Lessor forth-with, Lessee shall not make any alterations, additions or improvements to the Equipment without the prior written consent of Lessor. Lessee agrees that credit for downtime is at Lessors discretion only.

5. INSURANCE - Lessee shall at Lessee's expense, during the term hereof, maintain in force a policy of public liability and property damage insurance with bodily injury and death liability limits in the same amounts that it would for vehicles that it owns and operates on a primary and not excess or contributory basis against its liability for damages sustained by any person or persons including but not limited to employees of Lessee, as a result of the maintenance, use, operation, storage, erection, dismantling, servicing or transportation of Equipment. Lessee shall at Lessee's expense, during the term hereof, maintain in force a policy covering any and all physical damage to the Equipment in the' amount referenced on the reverse side of this Agreement. Lessee shall, on demand, furnish Lessor a certificate of insurance with respect to each policy required by this Paragraph 5. Further, Lessee shall ensure that the certificates of insurance referenced herein shall name the Lessor as the loss payee. Lessee agrees to abide by the provisions of said policies and to make a written report to Lessor and the insurer within 48 hours of Lessee's knowledge of any accident or occurrence involving Equipment. Lessee's agents and employees shall cooperate fully with Lessor and Lessee's insurer in the investigation, prosecution and/or defense of any claim or suit and shall do nothing to impair or invalidate any
applicable insurance coverage. In the event that Lessee receives any insurance proceeds with respect to any insurance policy required by this Paragraph 5, Lessee shall pay or apply such proceeds as directed by Lessor, Lessee shall also maintain worker's compensation insurance to extent required by law.

6. INDEMNITY - Lessee shall defend, indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, their officers, agents and employees against all loss, liability and expense, including reasonable attorney's fees, incurred by any such individual or entity by reason of bodily injury including death, and property damage, sustained by any person or persons, including but not limited to the officers, agents and employees of Lessee, as a result of the maintenance, use, operation, storage, erections, mantling, dismantling, servicing, transportation, to the extent not caused by Lessor's negligence or willful misconduct, or a pre-existing condition of the equipment. Further, Lessee shall defend, indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, their officers, agents, and employees against all loss, liability and equipment costs, including reasonable outside attorneys' fees, incurred by any such individual or entity by reason of any damage sustained by any person or persons, including but not limited to the officers, agents, and employees of Lessee, as a result of any pollution liability claims or environmental impairment claim made as a result of the Lessee generating, storing, disposing of any hazardous substances, hazardous material, toxic substances, or any additional substances or materials commonly described as hazardous substances. The provisions of this Paragraph 6 shall continue in full force and effect notwithstanding the expiration of termination of this Agreement for any reason. Not withstanding any other provision set forth in this agreement, nothing contained in this agreement shall be construed as a waiver of Lessee's right to sovereign immunity under Florida law, if applicable, and/or the limits of the Lessee's liability under Section 785.28 of the Florida statutes, or other limitations imposed on Lessee;s potential liability under state or federal law regardless of whether any such obligations are based in tort, contract, statute, strict liability, negligence, product liability or otherwise, the obligations of the town and the town's members, officials, officers, employees and agents under this indemnification provision shall be limited in the same manner that would have applied if such obligations were based on, or arose out of, an action at law or recover damages in tort and were subject to section 768.28, Florida Statutes, as that section existed at the inception of this Agreement.

7. COMPLIANCE WITH LAW - Lessee shall, at its expense, comply with all state, federal and local laws and regulations affecting Equipment and its use, erection, design and transportation, including licensing and building code requirements and shall defend, indemnify and hold Lessor, its subsidiaries and related and affiliated companies, their officers, agents and employees harmless from all loss, liability and expense, including reasonable attorney's fees, harmless from all loss, liability and expense resulting from actual or asserted violations of any such laws.

8. VENUE AND CHOICE OF LAW; WAIVER OF JURY TRIAL This Agreement shall be governed by and construed and enforced in accordance with, the laws of the State of Florida. The forum selected for any proceeding or suit related to this Agreement shall be in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, and the parties consent to this Court's personal jurisdiction over them or if the State Court does not have subject matter jurisdiction, then in the District Court of the United States for the Middle District of Florida, Tampa Division, to which the parties also consent to personal jurisdiction. Each party hereby waives any defense whether asserted by motion or pleading, that Hillsborough County, Florida, is an improper or inconvenient venue. This is intended to be a mandatory and not a permissive forum selection provision.

9. Lease - This Agreement is an agreement of lease only and Lessee shall not be deemed an agent or employee of Lessor for any purpose. Lessee shall not suffer any liens or encumbrances to attach to Equipment and shall defend, indemnify and hold Lessor harmless from all loss, liability and expense by reason thereof, including reasonable attorney's fees incurred by Lessor. Lessee shall not sub-let Equipment or assign this Agreement. The use of Equipment by others than Lessee or its employees shall be at Lessee's sole risk and subject to this Agreement. Lessor shall not be liable for any loss of or damage to any property left, stored, moved by or transported by Lessee or any other person in or upon Equipment either before or after the return thereof to Lessor whether or not caused by Lessor, and Lessee agrees to hold Lessor harmless from any such loss or damage including Lessor's reasonable attorney's fees. Lessee hereby assumes all risk of such loss or damage and waives all claims against Lessor by reason thereof and agrees to indemnify and hold harmless Lessor, its subsidiaries and affiliated companies, and all of its agents, officers and employees from and against all loss, liability, claim, action, or expense including reasonable attorney's fees arising out of such loss or damage.

10. LIABILITY - The liability of Lessor for delay or failure to pick up Equipment or for failure of Equipment to perform shall not exceed the lease charges herein provided for. Lessee shall be responsible for making arrangements for
return of Equipment. This Agreement does not terminate until Equipment is received on Lessor's yard and all obligations under this agreement have been satisfied except as may otherwise be provided herein.

11. DEFAULT - All delinquent installments of lease shall bear interest at one-and-a-half percent (1 1/2%) per month if not prohibited by law or at the highest lawful rate. In the event of default or breach of this Agreement by Lessee, or if Lessee, Lessor may enter premises where Equipment is located on reasonable written notice to, and in coordination with, licensee and render inoperative or remove Equipment with process of law and may terminate this Agreement without prejudice to any remedies or claims which Lessor might otherwise have for arrears of lease, expense of retaking, court costs and reasonable outside attorney's fee. Lessee shall remain liable for the full value of the Equipment or for any loss or damage to the Equipment, notwithstanding any termination of this Agreement. Upon the occurrence of any event of default, Lessee agrees to pay all actual costs and expenses which may by incurred by Lessor, including a reasonable outside attorney's fee, to enforce any right provided herein or collect any sums due, including any appeal or bankruptcy proceeding.

12. DICLAIMER OF WARRANTIES AND LIMITATIONS OF LIABILITY - Equipment described herein as new is leased subject to such warranties as are made in writing by the manufacturer thereof. Lessor will cooperate with Lessee in obtaining adjustment from manufacturer for breach of any such manufacturer's warranty; any expense to be for Lessee's account. In the event it is found that there are defective parts within such period as the appropriate manufacturer's agreement to replace defective parts is applicable, Lessor will furnish at Lessor's repair facilities during regular working hours, such labor as is required for replacement or repair of defective parts covered by manufacturer's warranty. Cost of necessary transportation to and/or from Lessor's repair facility shall be borne solely and exclusively by Lessee. Except for this agreed obligation to furnish labor to make replacement or repair of defective parts covered by manufacturer's warranty within the manufacturer's warranty period, lessor shall not be liable for defects in or for any damages or loss to the equipment leased nor caused by the equipment lease, and under no circumstances shall lessor or manufacturer be liable and hereby specifically disclaims responsibility for any indirect special, incidental or consequential damages to the lessee or to any third party. The foregoing undertaking with respect to new equipment is in lieu of any other warranties, express or implied, including any warranty of merchant-ability or fitness for a particular purpose; further lessor makes no warranties whatsoever with respect to used equipment and lessee takes and rents any used equipment "as is" and with all faults or defects unless a modification is endorsed herein or contained in a separate writing signed by an officer of lessor. Lessor warrants that it (1) owns/controls the equipment and (2) has the authority to enter this agreement and grant rights granted hereunder.

13. TITLES, HEADINGS AND CAPTIONS - All titles, headings and captions used in this Agreement have been intended for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement. 14. ENTIRE AGREEMENT - This Agreement expresses the entire agreement between the Lessor and Lessee. No change, modification or alteration of the terms, conditions and provisions herein will be effective against Lessor unless the same are in writing and signed by a duly authorized officer of Lessor. Lessee's execution of this agreement and/or acceptance of delivery of any part of equipment to be furnished hereunder shall constitute Lessee's acceptance of the terms, conditions and provisions of this agreement and the exclusion of any terms, conditions and provisions otherwise stated by Lessee or contained in Lessee's purchase documents which conflict with or limit the terms, conditions and provisions contained herein. The paragraph headings contained in this Agreement are for convenience only and shall not be used to expand or limit the express terms, conditions and provisions herein.

15. NO WAIVER - Lessor shall not be deemed to have waived any of its rights or remedies hereunder unless such waiver is specific and in writing. No delay or omission by Lessor in exercising any of its rights or remedies hereunder shall constitute a waiver thereof, or shall constitute any further waiver thereafter. All rights and remedies of a party are cumulative and concurrent and the exercise of one right or remedy shall not be deemed to be a waiver or release of any other right or remedy.

16. PUBLIC RECORDS - To the extent that this Agreement is construed to be a contract for services with a public agency and that it is acting on behalf of Lessee as contemplated in Section 119.0701(1) of the Florida Statutes, then Lessor agrees to:

1. Keep and maintain public records required by the Lessee to perform the service contemplated in this Agreement.
2. Upon request from the Lessee's custodian of public records provide the Lessee with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Lessor does not transfer the records to Lessee.
4. Upon completion of the agreement, transfer, at no cost, to the Lessee all Customer Data in possession of Lessor or keep and maintain Customer Data required by the Lessee to perform the service. If Lessor transfers all Customer Data to the Lessee upon completion of the Agreement, Lessor shall destroy any duplicate Customer Data that are exempt or confidential and exempt from Customer Data disclosure requirements. If Lessor keeps and maintains Customer Data upon completion of the Agreement, Lessor shall meet all applicable requirements for maintaining Customer Data. All Customer Data stored electronically must be provided to the Lessee in accordance with Section A 4 of the Agreement and upon request from the Lessee's custodian of public records in a format that is compatible with the information technology system of the Lessee.

RDK ASSETS, INC. DBA RDK TRUCK SALES LOSS AND DAMAGE PROVISIONS

1. LESSORS GENERAL RESPONSIBILITY - Under the RDK Assets, INC. DBA RDK Truck Sales Agreement ("Agreement") the Lessee renting the Equipment is responsible to RDK Assets, INC. DBA RDK Truck Sales for any loss or dam- age to the Equipment and/or its return in the same condition in which received, except for ordinary wear and tear. Such responsibility is limited to the full value of the Equipment at the time it is lost or damaged, less its salvage value, plus an administrative fee and RDK Assets, INC. DBA RDK Truck Sales related expenses, including loss of use, appraisal fees, recovery costs and reasonable attorney's fee. In the event the Equipment is damaged in a manner for which the Lessee is responsible, such Equipment may be repaired by Lessor or a repairer of Lessor's then prevailing hourly rate for labor posted at the Lessor's branch where the Equipment is be repaired, or the repairer's hourly rate for the labor charged to repairer for such repairs, as the case may be. Parts will be charged at Lessor's list price. Lessee is also responsible for the expenses relating to such loss or damage to the Equipment as specified in the Agreement.

2. SUBROGATION - In the event of any loss or damage to the Equipment, Lessor will subrogate with respect to any right of the Lessee to recover against any person, firm or corporation. Lessee will execute and deliver whatever instruments and papers are required and do whatever else is necessary to secure such rights. Lessee will cooperate fully with Lessor and/or its insurers in the prosecution of those rights and will neither take nor permit nor suffer any action to prejudice Lessor's right with respect thereto. Lessor agrees that Lessor's rights and remedies in the event of any breach of this agreement shall be limited to Lessor's remedy at law for monetary damages, if any, and Lessor shall not be entitled to seek injunctive or other equitable relief or to enjoin or restrain the production, distribution, exhibition, advertising or any other means of exploitation of the production hereunder or any subsidiary, derivative or ancillary rights in connection therewith, or with the advertising, publicizing, exhibiting or exploitation of said photography and/or said sound recordings or any of Lessee's rights hereunder.

LEASE FINANCING PROPOSAL

Lessee	Vendor
City of Lake Hamilton, FL	**Petersen Industries, Inc.**

Proposal Date:	October 22, 2025			
Equipment Description:	(1) Petersen Grapple Loader with an International or Mack Chassis			
Commencement Date:	November 15, 2025			
	International		Mack	
	Option 1	**Option 2**	**Option 3**	**Option 4**
Equipment Cost:	$198,293.53	$198,293.53	$203,336.51	$203,336.51
Lessee Down Payment:				
Amount Financed:	$198,293.53	$198,293.53	$203,336.51	$203,336.51
Lease Term:	4 Years	5 Years	4 Years	5 Years
First Payment Date:	8/15/2026	8/15/2026	8/15/2026	8/15/2026
Payment Frequency:	Annual	Annual	Annual	Annual
Interest Rate:	5.36%	5.36%	5.36%	5.36%
Payment Amount:	$55,691.22	$45,683.50	$57,116.64	$46,851.18

Qualifications:

1. **Pricing:** This is a lease proposal for the payment stream(s) indicated above. If any of the information identified above are not correct, please advise us so that we can determine if a new proposal is required. Other important elements of this proposal are:

a) **Rate Expiration**: Signing this proposal does not in itself lock in your rate. This lease must be credit approved, contracts properly signed, and the lease funded by Leasing 2 within thirty days from the date of this proposal to protect the rates quoted.

b) **Closing Costs:** There will be no up-front costs of any kind charged by Lessor including closing costs, points, administrative costs, etc. Your attorney may charge you to review the lease documents and complete the opinion letter required with our lease documentation.

c) **Fixed Rates**: Rates are fixed for the entire term.

2. **Type of Lease:** This is a lease-purchase type of financing. After all the lease payments are made, Lessee will own the equipment without further cost.

3. **Financial Reporting**: All city, county and tax districts (including fire districts) will be expected to provide GAAP audited financial reports. All non-for profit corporations (vfd's) will be expected to provide IRS 990 federal tax returns. If you do not maintain these types of financial reports, please contact us to discuss.

4. **Vendor Payable / Escrow Account (where applicable):** In the event that the truck(s) and/or equipment are not ready to be delivered, proceeds of this lease will be held in a vendor payable account until delivery/acceptance. This is a non-interest bearing account to Lessee.

5. **Credit Approval and Documentation:** This is a proposal only, and does not represent a commitment to lease. This financing is subject to credit review and approval and execution of mutually acceptable documentation, including the opinion of lessee's counsel opining that the agreement is legal, valid and binding, obligation of Lessee.

Financing by: Leasing 2, Inc.
Contact: Rick Carney
Phone: 813-258-9888 x16
Email: rcarney@leasing2.com
Web: www.leasing2.com

REQUEST TO PROCEED:

When you are ready to proceed with Leasing 2 towards finalizing this lease financing arrangement, please indicate so by signing below and completing the requested information. We will immediately email you our application. Thank you for your confidence and consideration.

Proposal date: October 22, 2025 **Option Chosen:** _____ (where applicable)

Upcoming Governing Body meeting date for lease approval: _____

City of Lake Hamilton, FL
Name of Lessee

Authorized Signature	**Date**	**Title**
Printed Name Of Authorized Signature	**Last month of your budget year?**	
Contact Name *(If Different ThanAuthorized Signature)*	**Contact Phone**	**Contact Email**
Financial Contact Name *(Can be Treasurer or Clerk)*	**Contact Phone**	**Contact Email**

Please complete the above information and ***fax or email*** *all pages of the proposal to*
813-258-9333 / rcarney@leasing2.com

ASSOCIATION FOR GOVERNMENTAL LEASING & FINANCE

**** Important: A Resolution will be required with the lease contract ****
In the event that you require board action to sign this proposal, please call us so that we may forward the preferred form for the meeting.

Are you ready to move forward with Leasing 2?

Here is a quick overview of our process

1. Signed Proposal - *When you are ready to move forward with Leasing 2, email a scan of the completed and signed proposal back to Leasing 2.*

2. Credit Application - *A credit application and request for current financial reports will be emailed to the designated contacts upon receipt of the signed proposal. The credit application should be completed and returned promptly to protect your quoted interest rates. Credit approval usually comes within a few days receipt of the completed credit application.*

3. Financing Agreement - *Once credit approval is accomplished, the financing agreement will be emailed for review and signature. Once the contracts are signed and returned, we are ready for closing.*

Request for Payment $25,000 and Over

Deparment:	Sanitation
Request Date:	11/3/2025
Requested Amount:	$49,500.00

Purchase Description

Grapple Truck

This is 2 year lease which would roll into next fiscal year

GL-ACCT# 001-534-064

Only Use The Line Below If Funds Are Being Transsferred From Another GL-Account

GL-ACCT#:		GL-ACCT#:
FROM		TO

Dept. Director:	
Administrator:	Buthrey Donaldson
Finance Director:	11/3/25

Approved Date:

Town Clerk:

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Public Services Director, Patrick Henry

AGENDA ITEM: Consider Purchase of a Van for Facilities Maintenance.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Public Works is seeking approval from council to purchase a van in place of a truck (budgeted FY25/26). Council approved a truck through the budget process for purchase, but after further review we would like to purchase a van in lieu of a pickup truck for facilities maintenance at the same or lower cost of approved truck and put the current facilities truck into the field for the Public Works crew. The current truck is only a year old so there are zero issues with this vehicle.

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: Consider purchase request for a van for Facilities Maintenance. We are actively seeking additional quotes to reduce cost and or consider a smaller van.

RECOMMENDATION:

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Parks & Recreation Advisory Board

AGENDA ITEM: Consider Parks and Recreation Advisory Board Recommendation to create a Golf Cart Parade in conjunction with the Tree Lighting Ceremony.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Parks and Recreation Advisory Board motioned to recommend to the Council the creation of a Golf Cart Parade in conjunction with the Tree Lighting Ceremony. The parade is recommended to begin first, then end at Town Hall to commence the Tree Lighting Ceremony. They also recommend adding vendors such as Face Painting, Snow, Bounce houses, and other similar. They recommend hot cocoa, movies, Santa and also doing a golf cart decorating contest at the conclusion of the parade.
If Council is in consensus, set a date and direct staff to create an application process for the parade, advertise for vendors, and create a flyer.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: Cost to administer special event.

RECOMMENDATION:

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Brittney Sandoval, Town Administrator

FROM: Parks & Recreation Advisory Board

AGENDA ITEM: Consider Parks and Recreation Advisory Board motion designating and creation of Park Area on Sample Ave.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: The Parks & Recreation Advisory Board motioned to Council to consider the designation of the Park area on Sample Avenue and consider developing the park into a usable park area. Staff has put together a proposal to develop the park to include a butterfly garden with a walking trail around the exterior, parking that is ADA compliant, pavilions and barbeque. Staff would leave as much of the natural landscape as possible and only use Florida friendly landscaping.
Council action requested is to Motion to direct staff to begin the process of by Resolution designating the park area and also naming the park. Also, to direct staff to begin designing the area. Staff recommends the use of Parks and Recreation Impact Fees to improve the Park Area.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☒ NO: ☐

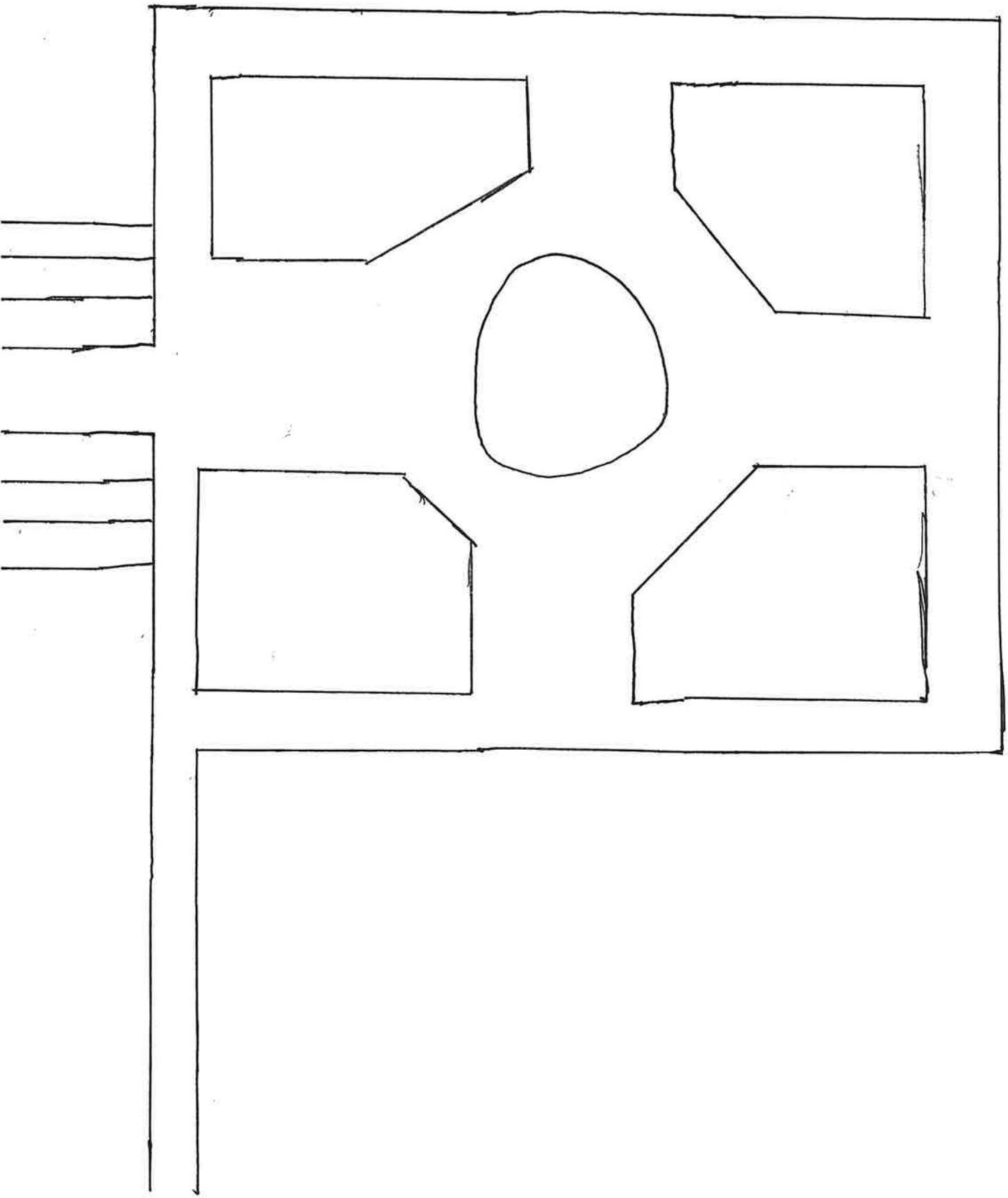
If Yes, Please Explain: Potential construction of a park area for residents. Cost would be known at the concluding of the design phase. Staff recommends using the Parks & Recreation impact fee funds.

RECOMMENDATION:

ATTACHMENT(S):
GetAttachmentThumbnail.png
GetAttachmentThumbnail.png
20251024092545.pdf
20251024092557.pdf
20251024092606.pdf
20251024092617.pdf


515 W Sample Ave
Lake Hamilton, Florida





Spurred Butterfly Pea



Firebush



Milkweed



Whorled Milkweed



Florida Lantana



Sunflower



Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH:

FROM: Brittney Sandoval, Town Administrator

AGENDA ITEM: Council Direction for the Town Hall Parking Lot Expansion.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Council budgeted this fiscal year to expand the parking lot for Town Hall, reroute the stormwater and add irrigation. Staff recommends using Pennoni to provide design and engineering services for this project under the Master Agreement.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: The Financial Impact would fall after a bid is awarded, this item has been budgeted for under G/L 001-511-063.

RECOMMENDATION:

ATTACHMENT(S):
Lake_Hamilton_Storm_Feasibility_Narrative_-_Final.pdf

OSCEOLA ENGINEERING
1003 Florida Avenue, Saint Cloud, FL 34769
Phone 407.891.0452 Fax 407.891.9173

March 20, 2025

Jeffery Ball, Community Development Director
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton, FL 33851-0126
jball@townoflakehamilton.com

SUBJECT: Storm water feasibility exercise for proposed future parking at the existing town hall property (+/- 1.7-acre tax parcel 272816823000024010) located at 100 Smith Avenue, Town of Lake Hamilton (Polk County), Florida.

Dear Mr. Ball:

Osceola Engineering LLC (OE) has developed a concept site plan for the town hall parking expansion including conceptual stormwater design to account for the volume of storm water storage needed. Figure 1 provided with this narrative shows the concept plan developed using data and information provided by the Town of Lake Hamilton, public GIS data/information and physical site observation.

The exercise focused on the stormwater management pond needs for the existing town hall area expansion and include the subject parcel (272816823000024010) and the parcel under Council consideration for purchase (272816000000041010). The goal was to evaluate the adjacent parcel for feasibility in using the site for storm water storage to accommodate Town Hall parking expansion.

The limitations of the exercise would be that no as-built survey of the Town Hall improvements and no topographic survey or geotechnical/groundwater information of the adjacent parcel were available. Existing conditions were determined with PDF plan documents, public GIS information and site observation. For the purpose of feasibility this source data was sufficient for the production of the conceptual site plan.

Existing condition for the town hall site presented approximately 39,000 SF of building and pavement improvements on a nearly 75,000 SF parcel. Existing storm water pond, based on design plans provided approximately 19,000 cubic feet of storm water storage capacity within a 13,000 SF area. Replacing that pond area with paved parking would require providing the equivalent storm capacity volume plus another estimated third for the added impervious area.

Topographic conditions for the adjacent site show a site that is three feet lower than the town hall parcel and falls away to the northeast. The area chosen for the conceptual pond, the southernmost 320 feet of the parcel, has thirteen feet of fall and drains toward the edge of Highway 17. The design response to this grade drop was to minimize potential impoundment in the shaping of the pond and based on that grade drop there were two pond areas proposed.

The town hall parcel and adjacent parcel are located within and at the lower elevations of a 14.5 acre drainage basin and while OE did not have access to the 10/2 self-certification documentation it was presumed that the existing town hall pond design took this into consideration. The adjacent parcel proposed pond area is somewhat isolated from the basin drainage by an existing raised curb along the east side of 2nd Street which diverts storm water north along 2nd Street. Some future curb extension along W Smith Street and conversion of a flume to structure and pipe may be required to ensure the proposed pond area remains isolated from offsite basin drainage.

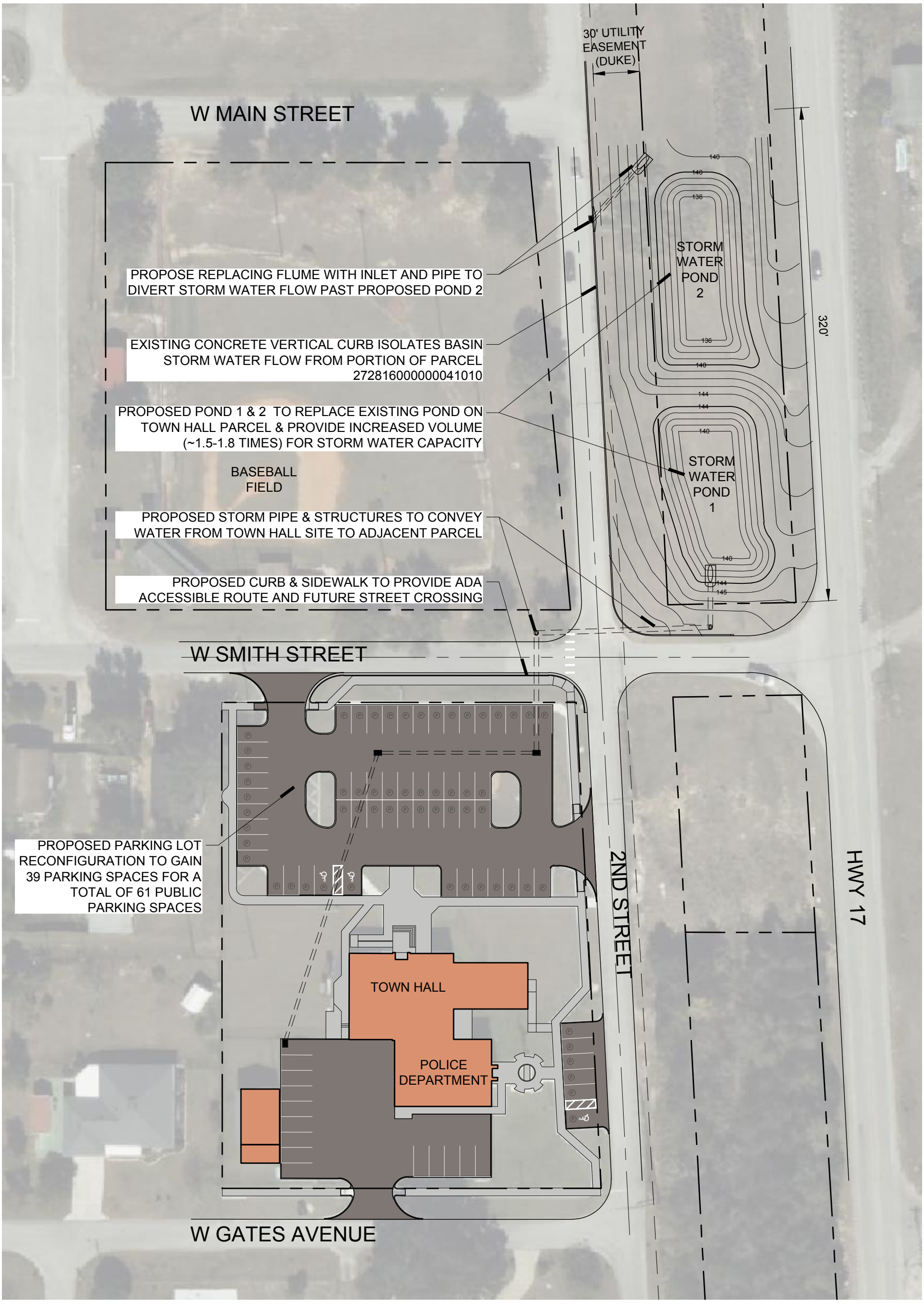
Both ponds are conceptually estimated at four feet of depth with Pond 1 positioned above Pond 2. Pond 1 would overflow into Pond 2 to accommodate the needed storm water capacity and provide minimal pond bank impoundment exposure. Combined the two ponds would provide approximately 35,700 cubic feet of storm water storage capacity or about 1.8 times the capacity of the existing pond. This volume should be more than that needed for the conceptual parking expansion on the town hall site. The excess volume may also allow for future town hall building expansion depending on the existing SWFWMD permitting calculations as well as future permitting requirements.

Respectfully submitted,

Richard J. Klar III

Richard J. Klar III, PLA

Source Data: Polk County GIS & LIDAR, MS Bing Map Aerial, Town Hall Construction Plans and Geotech from Wood Environmental & Infrastructure Solutions Inc.



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civil engineers environmental engineers landscape architects & land planners

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project: *Town of Lake Hamilton*

drawing: Town Hall Conceptual Storm Water Site Plan

location: 100 W Smith Ave, Lake Hamilton, FL 33851

sheet: FIG. 1

file: M:\2025\25-009 Lake Hamilton Storm Relocation\Cadd\Concept\2025 WEST ZONE POLK v2.dwg

North

0 30' 60'

Scale: 1" = 60'

Date: March 20, 2025

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH:

FROM: Brittney Sandoval, Town Administrator

AGENDA ITEM: Council Direction on Downtown Improvements for Design.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: Council approved during the budgeting process to begin the design stage of Downtown Improvements. Staff is requesting Council direction on this item, staff recommends using the Master Agreement with Pennoni for design and engineering services.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: This item is only directing staff to request proposals so no financial impact would be created from this item. Once a proposal has been created, the item would come back to Town Council for approval.

RECOMMENDATION:

Town of Lake Hamilton
Town Council
Agenda Summary Report

TO: Town Council

THROUGH: Britney Sandoval, Town Administrator

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: Discussion and Direction from Council on the construction of a sidewalk along Detour Road from Kokomo Rd. to the Scenic Terrace development.

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: A request came to staff regarding the absence of a sidewalk along Detour Rd. The Scenic Terrace School is being used for Alta Vista Elementary this year and students that live in Lake Hamilton are walking to school due to the proximity. Staff is looking for Council direction on this item.
Items to consider:
1. Start and stop locations of new sidewalk.
2. Stormwater implications
3.Funding options.

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):
20251022112716455.pdf
Screenshot 2025-10-16 085608.png
Screenshot 2025-10-23 072904.png
Screenshot 2025-10-23 152446.png


new sidewalk
proposed
Detour Rd
Detour Rd
Detour Rd
of God
Zion
E Gunter St
Rose St
Saint Paul Church
Of God By Faith
Philips Way
Monroe Ln
Pearl St
New Mt Zion
Ame Church
Graves St
County Rd 546


1126 Detour Rd
Haines City, Florida
See more dates
Google
Failed to fetch startup values. Please try clearing cookies from this site and reload the page.
Retry now


1726 Dekour Rd
Google Street View


523 E Gunter St
Haines City, Florida
Google Street View
Nov 2024 See more dates

10.M

Town of Lake Hamilton

Town Council

Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: Vice Mayor Mathis request of renaming "Main Street".

DATE: November 4, 2025

SUMMARY & RECOMMENDATION: During the October 14,2025 Regular Council Meeting, Vice Mayor Mathis motioned to add item on the November Regular Council Meeting agenda. Vice Mayor Mathis would like to rename "Main Street" to "Charlie Kirk".

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: To be determined.

RECOMMENDATION: