



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

Cora Perry Roberson, Council Member Seat 1

Robert Mathis, Vice Mayor

Patrick Slavens, Council Member Seat 3

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.

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

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

Florida Relay Service by dialing 7-1-1 or 1-800- 955-8771 (TTY) / 1-800-955-8770 (Voice).