Town of Lake Hamilton

Board of Adjustment Agenda – February 18, 2026

Time: 5:30 P.M.
Location: 100 Smith Avenue, Lake Hamilton, FL 33851

Tammy Pence, Member
Charlotte Rubush, Vice Chair
Marlene Wagner, Member
Freddie Corbit, Member
Rosemarie Dwarika, Member

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **BUSINESS**

a. Appointment of Vice Chair to Chair.

b. November 17, 2025, Board of Adjustment meeting minutes.

c. Charles Steven Strickland Owner\Applicant is requesting 2 (two) variances from Sec. 16-103, Chart A-1 Design Standards for a R-4 zoning district.

d. Owner Tyler Village LLC. Owner/ Alex Moutran Applicant is requesting a variance from Sec. 16-103, Chart A-1 Design Standards for a R-2 zoning district.

e. Owner Rodger Davidson\ Victor Sykes Applicant is requesting a variance from 16-176(b)(3) in a R-1 zoning district.

f. Owner Polk Real Estate LLC.\ Franke Eizere Applicant is requesting 2 (two) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.

5. **ADJOURNMENT**

6. **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)**

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: Appointment of Vice Chair to Chair.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION: Tammy Pence resigned as the Chair therefore the Vice Chair will be moved to Chair and the board will vote on a Vice Chair.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: November 17, 2025, Board of Adjustment meeting minutes.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION:

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
November 17, 2025 Board of Adjustment meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
BOARD OF ADJUSTMENT
MONDAY, NOVEMBER 17, 2025
5:30 PM

The Board of Adjustment of Lake Hamilton held a Board of Adjustment on Monday, November 17, 2025, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Chair Pence called the meeting to order at 5:30 pm

PLEDGE OF ALLEGIANCE

Led by all.

ROLL CALL

Pence, Rubush, and Corbit were present. Wagner arrived at 5:43 pm.
Wesley was absent.

BUSINESS

July 2, 2025, Board of Adjustment Meeting minutes
Motion made by Rubush and a second by Corbit to approve July 2, 2025, Board of Adjustment Meeting minutes.
A roll call vote was taken. Pence aye, Wagner aye, Rubush aye, and Corbit aye. **Motion passed 4-0.**

Oxaha Maceac Owner/ Vern Thompson Applicant is requesting 4 (four) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.
Community Development Director Ball read the variances for the record.
The applicant presented to the board.
The board discussed.
The hearing was opened for public comments.
No comments were made; the hearing was closed.
Motion made by Corbit and a second by to approve Oxaha Maceac Owner/ Vern Thompson Applicant 4 (four) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district as depicted on the survey.
A roll call vote was taken. Pence aye, Wagner aye, Rubush aye, and Corbit aye. **Motion passed 4-0.**

Owner\Applicant Premier Events LLC. is requesting two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.

Community Development Director Ball read the variances for the record.
The applicant presented to the board.
The board discussed.
The hearing was opened for public comments.
No comments were made; the hearing was closed.
Motion made by Rubush and a second by Corbit to approve Owner Applicant Premier Events LLC.

two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.
A roll call vote was taken. Pence nay, Wagner aye, Rubush aye, and Corbit aye. **Motion passed 3-1.**

Owner\Applicant Kevin Bellmore is requesting a variance from Sec. 16-137(b) regarding fence height within a R-1 residential zone.
Community Development Director Ball read the variances for the record.
Community Development Director Ball presented to the board.
The board discussed.
The hearing was opened for public comments.
No comments were made; the hearing was closed.
Motion made by Corbit and a second by Wagner to approve Owner Applicant Kevin Bellmore variance from Sec. 16-137(b) regarding fence height within a R-1 residential zone as depicted on the survey.
A roll call vote was taken. Pence aye, Wagner aye, Rubush aye, and Corbit aye. **Motion passed 4-0.**

Owner\Applicant Waron B Construction LLC. is requesting two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.
Community Development Director Ball read the variances for the record.
Community Development Director Ball presented to the board.
The board discussed.
The hearing was opened for public comments.
No comments were made; the hearing was closed.
Motion made by Rubush and a second by Pence to approve Owner Applicant Waron B Construction LLC two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.
A roll call vote was taken. Pence aye, Wagner aye, Rubush aye, and Corbit aye. **Motion passed 4-0.**

ADJOURNMENT
The Chair Pence adjourned the meeting at 6:14 pm.

ATTN: PERSONS WITH DISABILITIES. In accordance with the American with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding, please contact the Town Clerks Office at 863-439- 1910, at least forty- eight (48) hours prior to the meeting, provide a written request to the Office of the Town Clerk. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice)

ATTEST:

_____
Tammy Pence, Chair

_____
Jacqueline Borja, Town Clerk

_____
Anthony Sabatini, Town Attorney

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, Community Development Director

AGENDA ITEM: Charles Steven Strickland Owner\Applicant is requesting 2 (two) variances from Sec. 16-103, Chart A-1 Design Standards for a R-4 zoning district.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION:

First and second variances are to reduce the rear and side yard setbacks from 5 ft to 2 ft. for a detached garage. Parcel ID 27-28-16-822600-003130. Located along the westside of Church St., approximately 350 ft. north of Lake Hatchineha Rd.

The BZA may consider the variances if the applicant has demonstrated that the variances meet the hardship criteria. It may also consider limiting the variances as depicted on the site plan and removing the two existing sheds.

Legally described as:

LOT 13, BLOCK "C" MAYRE JAYNE HEIGHTS SUBDIVISON, SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT BOOK 43, PAGE 41 AS RECORDED PUBLIC RECORDS OF POLK COUNTY FLORIDA.

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):

Strickland.pdf

Town of Lake Hamilton

100 Smith Avenue – P.O. Box 126, Lake Hamilton, FL 33851

APPLICATION FOR VARIANCE

Applicant

The following information is required for submission of an application for a Variance consideration by The Town of Lake Hamilton Zoning Board of Adjustment (ZBA).

Please print or type the required information below.

Name of Property Owner: CHARLES STEVEN STRICKLAND

Mailing Address: 221 S CHURCH STREET Phone: 863-660-4332

Name of Representative, if applicable: N/A

Mailing Address: N/A Phone: N/A

Property Identification

Property Address or General Location: 221 CHURCH ST S

Present Use of the Property: HOMESTEAD - SINGLE FAMILY

Existing Structures Located on the Site: BUILDING

Total Acreage: 0.17 Number of Residents on Site: 2

Legal Description of the Property: MAYRE JAYNE HEIGHTS PB 43 PG 41 BLK C Lot 13

Section: 27 28 16 Township: LAKE HAMILTON Range:

Subdivision: MAYRE JAYNE HEIGHTS PB 43 PG 41 Parcel I.D. #: 27-28-16-822600-003130

Definition of a Variance

Article 6.04 of the Town of Lake Hamilton Land Development Code includes the following definition for variance:

> "In considering all proposed variations to this ordinance, the ZBA shall, before making any finding in a specific case, first determine that the proposed variation will not constitute any change in the districts shown on the Zoning Map, and will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion in public streets, or endanger the public safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals or general welfare of the Town."

Planning and Zoning Information

Current Zoning District Classification: R-4

Variance request: REQEST TO BUILD 2FT OF PROPERTY LINE ON TWO SIDE OF PROPERTY LINE

A statement substantiating the need and justification for the approval of Variance: SEE ATTACHED

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.
   THE PROPOSED VARIATION WILL NOT CONSTITUTE ANY CHANGE TO THE ZONING MAP IN ANY WAY.
2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   THE PROPOSED SETBACK VARIANCE WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTIES THIS REQUEST MAINTAINS SUFFICIENT SEPARATION CONSISTENT WITH SURROUNDING RESIDENTIAL DEVELOPMENT
3. The proposed variation will not materially increase the congestion in public streets.
   THE REQUESTED SETBACK VARIANCE WILL NOT MATERIALLY INCREASE CONGESTION ON PUBLIC STREETS AS IT DOES NOT CHANGE THE RESIDENTIAL USE, INCREASE DENSITY OR GENERATE ADDITIONAL TRAFFIC.
4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   THE PROPOSED SETBACK VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES IN THE SURROUNDING AREA, THE IMPROVEMENT WILL BE WITH EXISTING RESIDENTIAL DEVELOPMENT AND IS EXPECTED TO ENHANCE THE FUNCTIONALITY AND OVERALL VALUE WITHOUT NEGATIVELY AFFECTING NEIGHBORING PROPERTIES.
5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   THE PROPOSED SETBACK VARIANCE WILL IMPAIR THE PUBLIC HEALTH, SAFETY, MORALS OR GENERAL WELFARE OF THE TOWN THE REQUEST MAINTAINS COMPLIANCE WITH APPLICABLE BUILDING CODES, FIRE SAFETY REQUIREMENTS AND FLORIDA DEPARTMENT OF HEALTH REGULATIONS RELATED TO THE EXISTING SEPTIC SYSTEM.

By signing this form, I confirm the following:

- I understand that the Board of Adjustments may not approve my request
- I understand that the application fee is non-refundable.
- I affirm that the statements and information I have provided are true and correct.

OWNER'S SIGNATURE PAGE

(I) (We), CHARLES STEVEN STRICKLAND being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Lake Hamilton to process this petition for site plan review, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for site plan review, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Signature of Owner

CHARLES STEVEN STRICKLAND
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Notary Public
Seal and Commission
Expiration Date

Residential Property – Septic System Constraint

This statement is submitted in support of a request for a variance from the required setback regulations for the subject property located at 221 south Church Street in Lake Hamilton FL,

Justification for Variance Request

The requested setback variance is necessary due to unique site-specific conditions related to the existing septic system and drain field located on the subject property associated with the property that prevent reasonable compliance with the existing setback requirements. The placement of the septic tank and drain field, which was installed in compliance with applicable health department and permitting requirements, significantly restricts the buildable area of the lot.

Because the septic system and drain field must remain undisturbed to comply with Florida Department of Health regulations, strict application of the required setback would eliminate or severely limit reasonable placement of residential improvements. These conditions are not self-created and are unique to this property

Strict adherence to the current setback requirements would create an unnecessary hardship and would significantly limit the reasonable use of the property. The variance request represents the minimum deviation necessary to allow for functional use of the site while maintaining compliance with the intent of the zoning ordinance.

Compatibility and Impact

Approval of the requested variance will not adversely affect neighboring properties or the surrounding area. The proposed improvement will be consistent with the existing character of the neighborhood and will not impair light, air, access, safety, or property values. The request will not create congestion, drainage issues, or public safety concerns.

Additionally, the proposed setback adjustment will not conflict with the overall intent and purpose of the zoning regulations, which are designed to promote orderly development, protect public welfare, and ensure compatibility among land uses.

Conclusion

Granting this setback variance will provide reasonable relief from a zoning constraint that uniquely impacts the subject property, without granting special privilege or setting an undesirable precedent. Approval will allow the property to be used in a practical and responsible manner while remaining consistent with the goals of the zoning code and the public interest.

For these reasons, approval of the requested setback variance is respectfully requested.

Parcel Details: 27-28-16-822600-003130

Owners *Recently purchased this property? Click here.*

STRICKLAND CHARLES S	100%

Mailing Address *(Address Change form)*

PO BOX 505
LAKE HAMILTON FL 33851-0505

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

221 CHURCH ST S

Postal City and Zip

HAINES CITY FL 33844

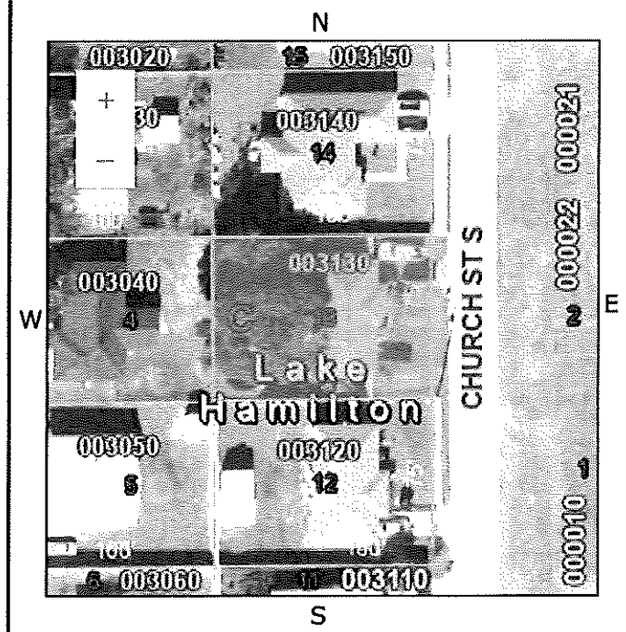
Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140440.00** Search Recent Sales in this Neighborhood
Subdivision	**MAYRE JAYNE HEIGHTS PB 43 PG 41**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.17**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

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

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272816

HTML (opens in new tab)
Printable PDF

this notice is from the 2025 Tax Roll, except where otherwise noted.

DISCLAIMER:
The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Friday, December 26, 2025 at 2:09:37 AM

Polk County
Property Appraiser
Print Date: 12/26/2025

2025

Owner/Mailing Address:
STRICKLAND CHARLES S
PO BOX 505
LAKE HAMILTON FL 33851-0505

Site Address:
221 CHURCH ST S HAINES CITY 33844

27-28-16-822600-003130
MAYRE JAYNE HEIGHTS PB 43 PG 41 BLK C LOT 13

Building Characteristics

Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	UNFINISHED
Fencing	WOOD
Floor Cover	TERRAZZO
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	HIP-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	2	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	0.97480
Story Height Adj	1.00000

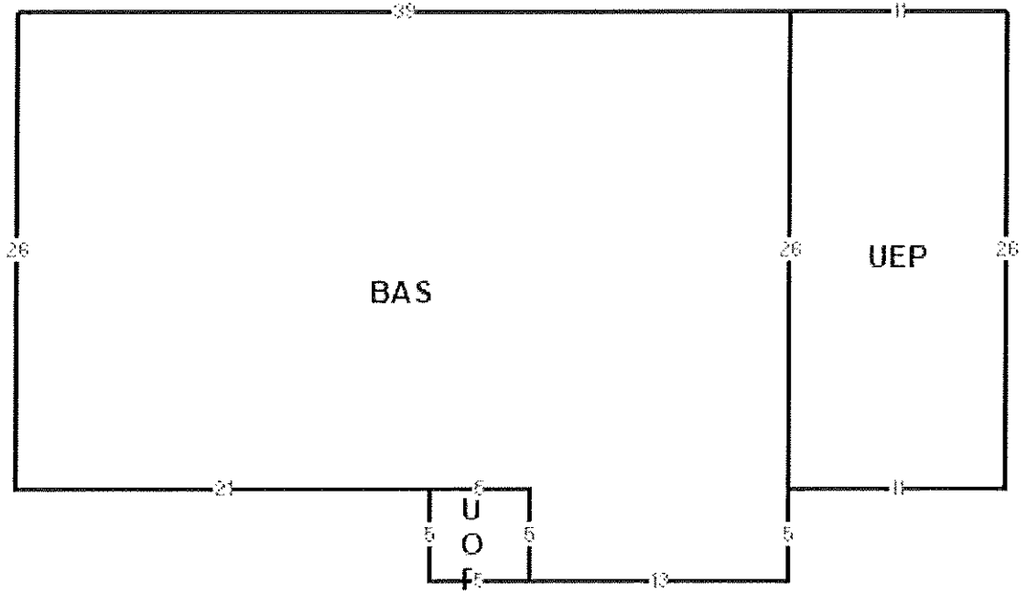
Depreciation Adj	Adjustment

Type	Class	Quality	Perimeter
SF	0	AV	140

AYB	EYB	RCNLD	Norm Dpr	%Good
1985	1985	142,426	16.00%	84.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
11/04/2005	01	I	6527 / 1511	100		
08/01/1998	03	I	4084 / 2259	100		
01/01/1988	03	I	2637 / 1322	100		
11/01/1984	00	E	2285 / 1587	5,000		

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272816822600003130

Total Acreage:	**0.17**
Millage Code:	**90450**
Neighborhood Code:	**140440.00**
Neighborhood Adj:	**1.17**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	36,000
Classified Land Value:	0
* Assd Land Value:	36,000
* Tot Bldg Value:	142,426
* Tot XF Value:	500
Tot Jst Value:	178,926
Market Value:	178,926
Homestead Cap:	
Overall % Cap:	100.00%
Cap Base Year:	1986
HX Usage % Cap:	100.00%
Prior Market:	183,811
Prior Base:	39,117
Initial Base:	39,117
Current Base:	39,117
Maximum Cap:	40,251
Market Value:	178,926
Capped Value:	40,251
Non-Homestead Cap:	
Cap Base Year:	0
Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0

Assessment Values:

Ag Land:	0
Homestead:	40,251
Non-Homestead:	0
Cap Diff:	138,675
Portability	0
Total Value:	40,251
Exemption Value:	25,000
Taxable Value:	15,251
School Taxable Val:	15,251

Polk County
Property Appraiser
Print Date: 12/26/2025

2025

Owner/Mailing Address:
STRICKLAND CHARLES S
PO BOX 505
LAKE HAMILTON FL 33851-0505

Site Address:
221 CHURCH ST S HAINES CITY 33844

27-28-16-822600-003130

MAYRE JAYNE HEIGHTS PB 43 PG 41 BLK C LOT 13

Extra Features

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	SHD1	SHED 500	1	1	3	500.00	500.00	1.00	100.00%	2011	2011	2016	100.00%	500

Land Lines

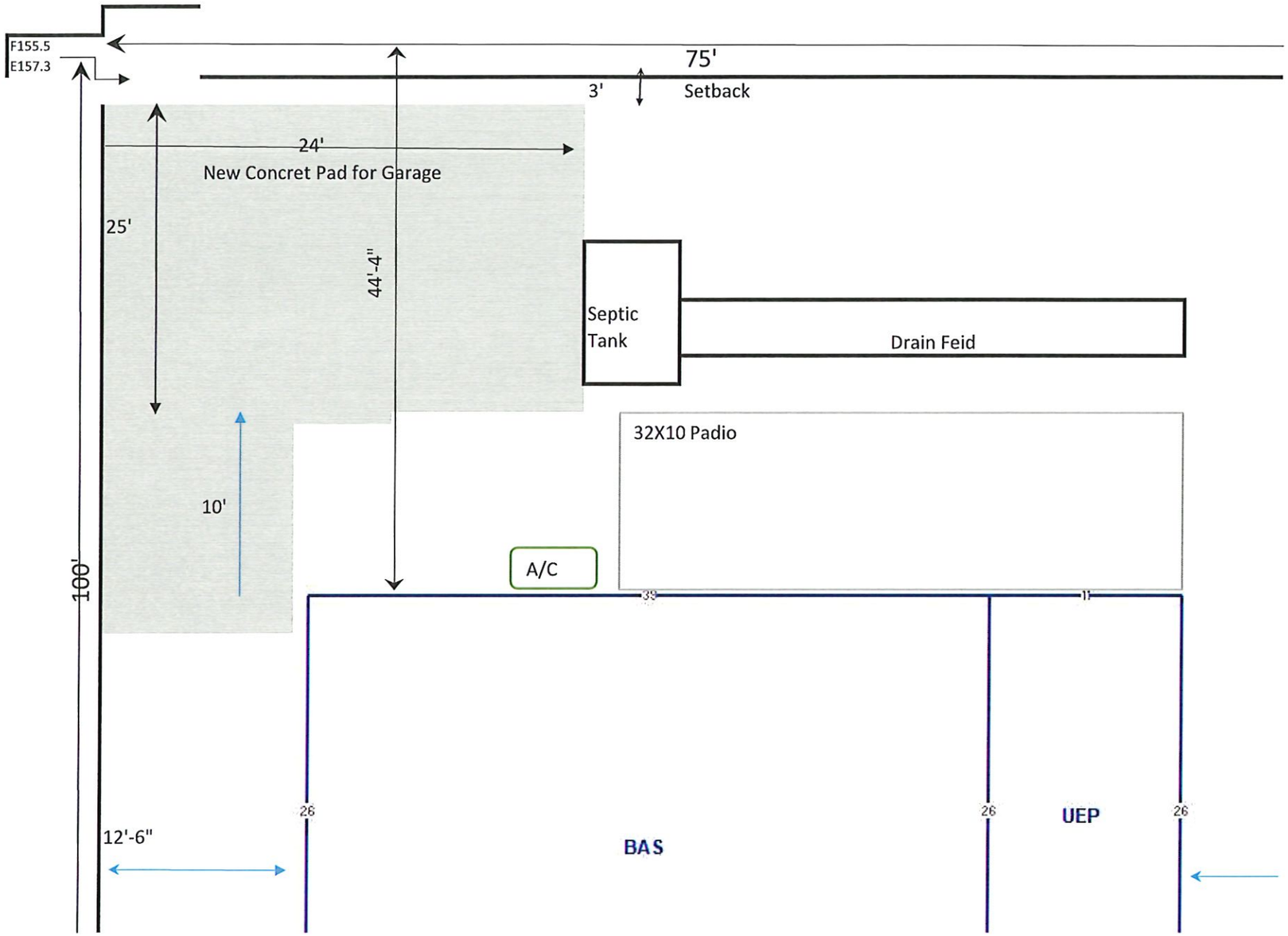
Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0010	Standard Site	0.00	0.00	1.00	U	0	1.00	36,000.00	36,000.00	100.00%	36,000

Sub Areas for Building 1

Please see https://www.polkflpa.gov/showLookupTable.aspx?table=sar for a list of codes and descriptions.

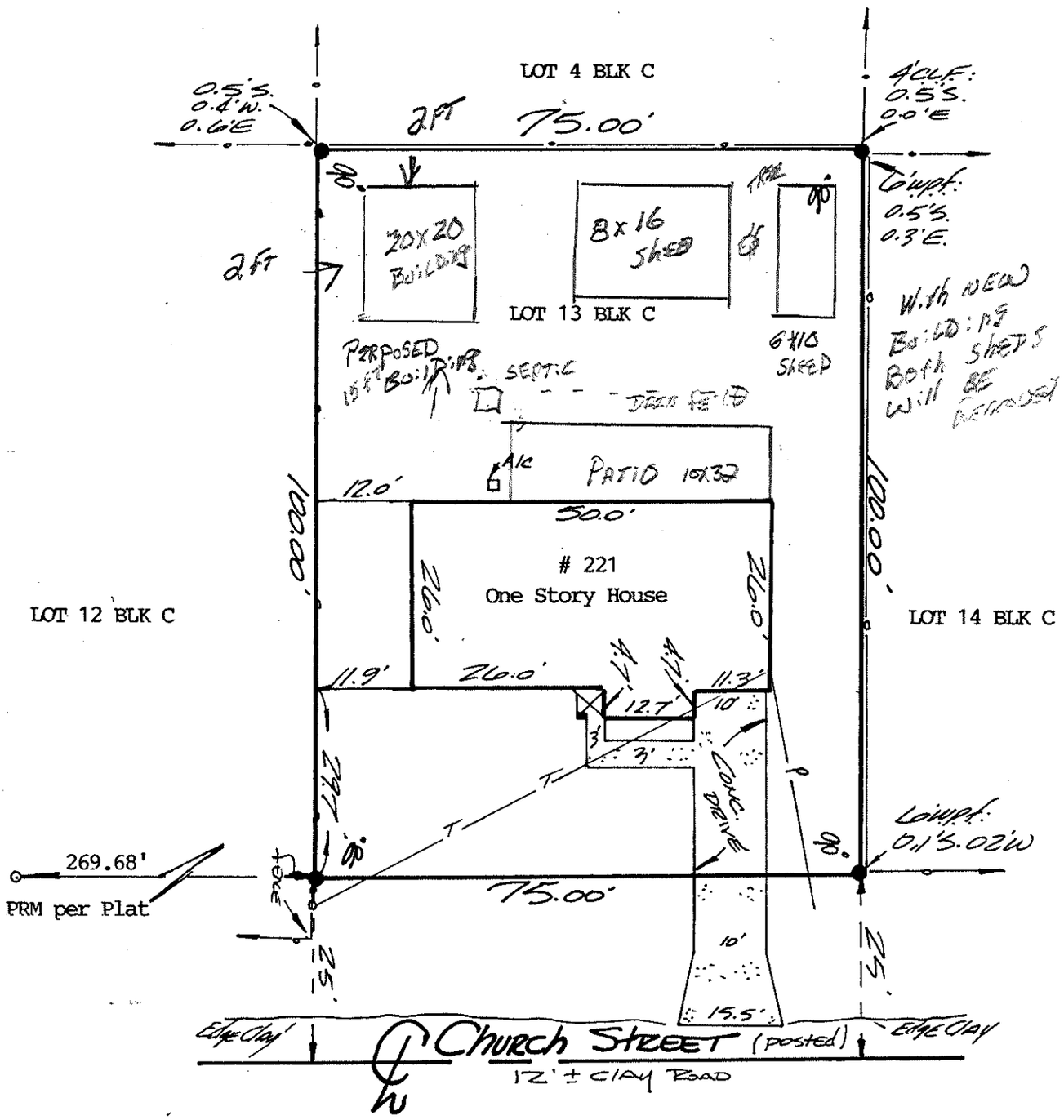
SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	1,079	X	127.26	137,314	UEP	286		109.15	31,217	UOP	25		40.94	1,024					
															Gross Area:				1,390
															Living Area:				1,079


F155.5
E157.3
75'
3'
Setback
24'
New Concrete Pad for Garage
25'
44'-4"
Septic
Tank
Drain Feid
32X10 Padio
10'
A/C
100'
39
11
26
26
26
UEP
BAS
12'-6"

MAP OF SURVEY

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A.W. MARTINEZ, F.P.L.S. No. 4726
ADDITIONS OR DELETIONS TO THIS MAP OR REPORT ARE PROHIBITED BY LAW.

This report of a Boundary Survey was prepared for
Affirmative Mortgage Loans, Inc. on 7 / 8 /98.



FLOOD ZONE

SCALE 1" = 20'

ARROW DENOTES ASSUMED NORTH

A.W. & P.K. MARTINEZ LAND SURVEYING, INC. (L.B. No. 5486)
A.W. MARTINEZ (F.P.L.S. No 4726)
1631 MANN ROAD, ROOM A • LAKELAND, FLORIDA 33810-4811
(941) 858-5168 • FAX: (941) 859-6942

THIS PAGE (1) NOT VALID WITHOUT PAGE 2.

DRAWING INFORMATION:
Drawn By: MSM
File I.D.:
Log No.:
Job No.: 98-3188

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, Community Development Director

AGENDA ITEM: Owner Tyler Village LLC. Owner/ Alex Moutran Applicant is requesting a variance from Sec. 16-103, Chart A-1 Design Standards for a R-2 zoning district.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION:

Applicant is requesting to reduce the minimum lot width from 100 ft to 80 ft. Parcel ID 27-28-17-000000-022020. Located along the south side of Main St. between 7th Street and 8th Street. This is a blanket variance and would apply to any newly created lots. Please see attached site plan.

The BZA may consider the variance if the applicant has demonstrated that the variance meets the hardship criteria.

Legally described as:

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, LESS THAT PART LYING NORTH OF MAIN ST.

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):
Moutran.pdf

Town of Lake Hamilton

100 Smith Avenue – P.O. Box 126, Lake Hamilton, FL 33851

APPLICATION FOR VARIANCE

Applicant

The following information is required for submission of an application for a Variance consideration by The Town of Lake Hamilton Zoning Board of Adjustment (ZBA).

Please print or type the required information below.

Name of Property Owner: Alexandre De Barros Moutran

Mailing Address: 3617 US Highway 17-92 N Davenport, FL, 33837 Phone: 407-404-4045

Name of Representative, if applicable: _____

Mailing Address: _____ Phone: _____

Property Identification

Property Address or General Location: 0 Main St, Haines City, FL, 33844

Present Use of the Property: Residential (Res 2.5)

Existing Structures Located on the Site: none

Total Acreage: 8.28 AC Number of Residents on Site: 0

Legal Description of the Property: W.1/2 of E.1/2 of SE1/4 of SE1/4 less that part N of Main St.

Section: 27Z817 Township: 28 SOUTH Range: 27 EAST

Subdivision: n/a Parcel I.D. #: 27-2817-000000-022020

Definition of a Variance

Article 6.04 of the Town of Lake Hamilton Land Development Code includes the following definition for variance:

> "In considering all proposed variations to this ordinance, the ZBA shall, before making any finding in a specific case, first determine that the proposed variation will not constitute any change in the districts shown on the Zoning Map, and will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion in public streets, or endanger the public safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals or general welfare of the Town."

Planning and Zoning Information

Current Zoning District Classification: R-2

Variance request: We are requesting variance for the minimum lot width from 100' to 80'

A statement substantiating the need and justification for the approval of Variance: All other development standards can be met; however due to configuration of the property and required placement of a stormwater pond, achieving 100' lot width is impractical. This will allow for a functional layout, accomodating ample lot area and not affecting overall density.

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.
   This will not affect districts on zoning maps.
2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   This will not impair supply of light since required setbacks are being met.
3. The proposed variation will not materially increase the congestion in public streets.
   This will not change traffic flow in the area.
4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   This will actually increase property values in the area
5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   It will not impair any of these.

By signing this form, I confirm the following:

- I understand that the Board of Adjustments may not approve my request
- I understand that the application fee is non-refundable.
- I affirm that the statements and information I have provided are true and correct.

OWNER'S SIGNATURE PAGE

Docusign Envelope ID: FEED889E-9888-4BB3-9225-023AC775F4C4

OWNER'S SIGNATURE PAGE

(I) (We), Alexandre De Barros Moutran being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Lake Hamilton to process this petition for site plan review, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for site plan review, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

DocuSigned by:
Alexandre Moutran
DE7EC6AD5D0A422...
Signature of Owner
Alexandre De Barros Moutran
Printed Name of Owner

Signature of Owner
Printed Name of Owner

Signature of Owner
Alexandre De Barros Moutran
Printed Name of Owner

Signature of Owner
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 13 day of January, 2026, by Alexandre De Barros, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

GAMALIEL RODRIGUEZ
Commission # HH 572461
Expires July 17, 2028

Notary Public
Seal and Commission
Expiration Date

2750 Deer Creek Commerce Ln
Davenport, FL 33837
Parcel Identification Number: 272817-000000-022020
File Number: D2504013

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 30th day of April, 2025, between **Millenium Holdings of Lake Hamilton LLC, a Florida Limited Liability Company** whose post office address is **PO Box 685, Lake Hamilton, FL 33851**, grantor, and **Tyler Village, LLC, a Florida Limited Liability Company** whose post office address is **7450 Excitement Dr, Reunion, Florida 34747**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Polk County, Florida**, to-wit:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 28 South, Range 27 East, Polk County, Florida, LESS that part lying North of Main Street.

PROPERTY IS VACANT LAND AND NOT THE HOMESTEAD OF THE GRANTOR

SUBJECT TO easements, restrictions and reservations of record and taxes for the current year and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gwen Barlow

Address: 2750 Deer Creek Commerce Lane
Lavenport, FL 33837

Witness Name: Minnelis Garcia

Address: 2750 Deer Creek Commerce Lane
Lavenport, FL 33837

Millenium Holdings of Lake Hamilton LLC, a Florida Limited Liability Company

By: Michael Floridino Sr, as Managing Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ✓ physical presence /or/ ____ online notarization, this April 30, 2025, by Michael Floridino Sr, MM of Millenium Holdings of Lake Hamilton LLC, a Florida Limited Liability Company, on behalf of the Corporation, he (✓) is personally known to me or ( ) has produced _____ as identification.

NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____

GWENDOLYN L. BARLOW
Commission # HH 248002
Expires May 9, 2026





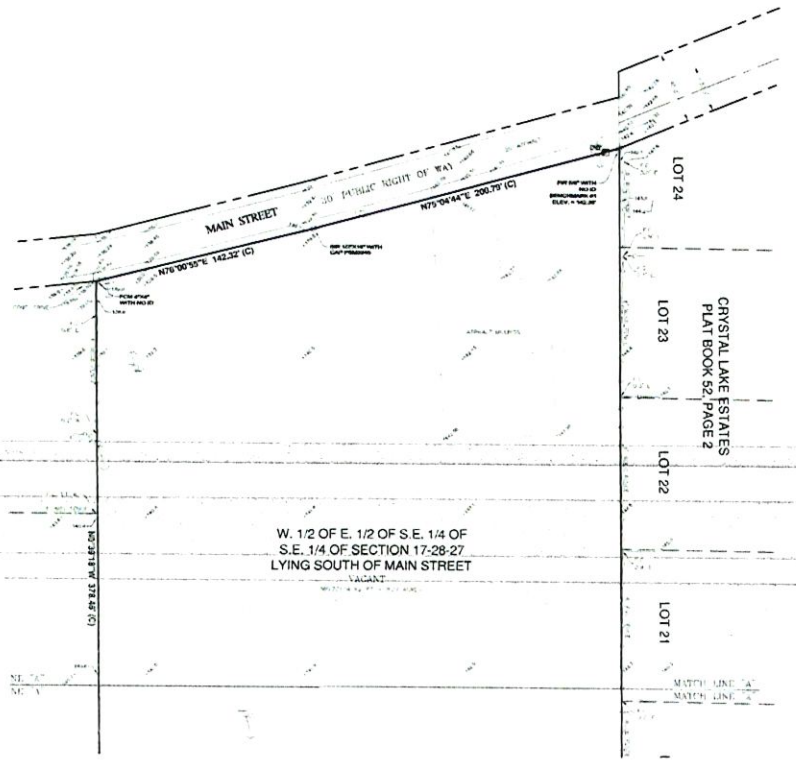
BOUNDARY & TOPOGRAPHICAL SURVEY

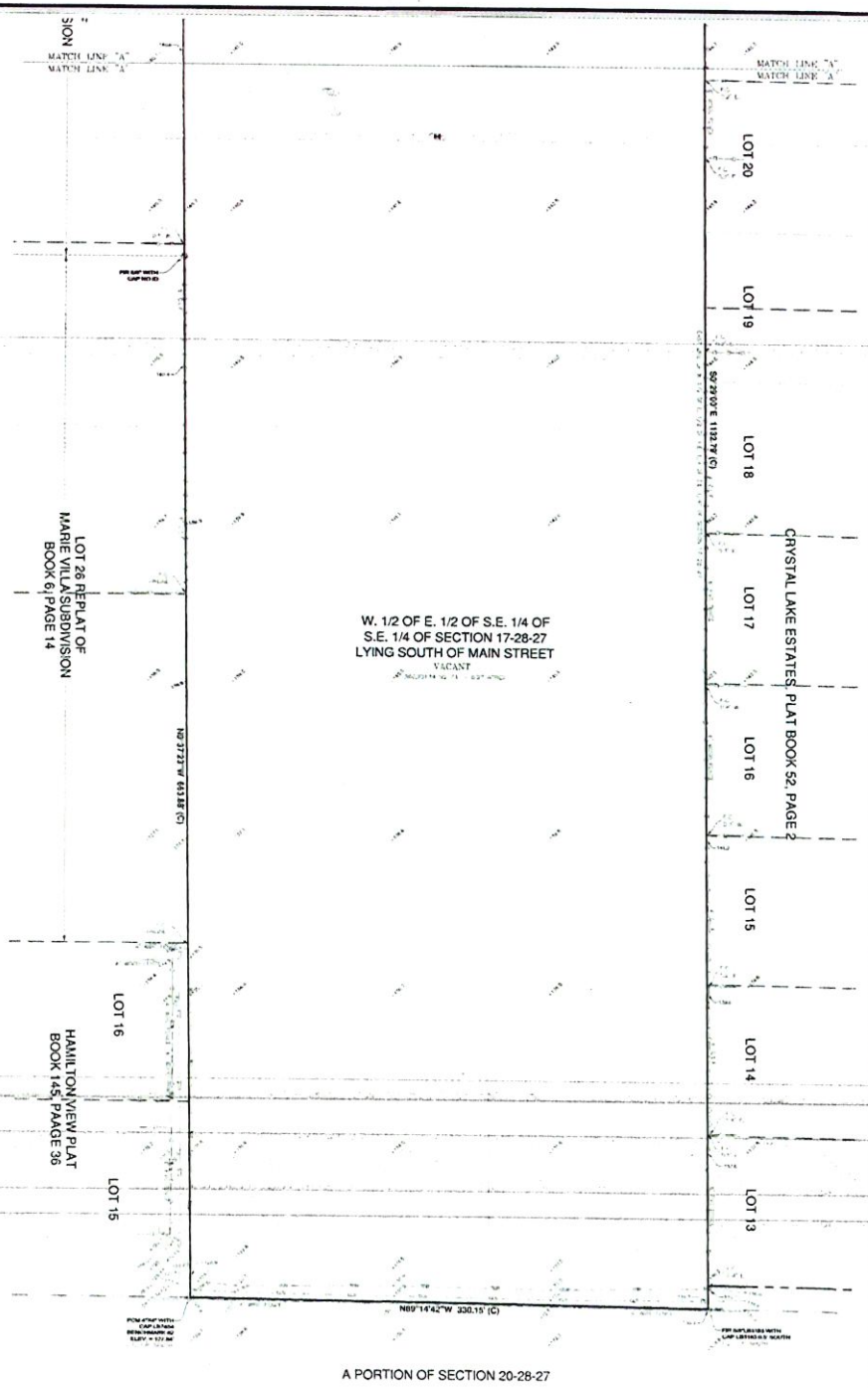
LEGAL DESCRIPTION:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 ,TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

STREET ADDRESS:
0 MAIN STREET
LAKE HAMIPLTON, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - Y 63, PID - AK1732, POLK COUNTY, FL., ELEVATION OF 145.68 FEET IN NAVD 88 DATUM.







GERMAINE
SURVEYING II
PROFESSIONAL LAND SURVEYORS
3603 KENILWORTH BOULEVARD, SEBRING, FLOR
PHONE: 863-385-6886 FAX: 863-382-453
EMAIL: INFO@GERMAINESURVEYING.CC
WEBSITE: GERMAINESURVEYING.COM

CLIENT: DANPOL DEVELOPMENT

JOB NO.: 81-25	SCALE : 1" = 40'
TASK NO.: 001	DRAWN BY: BAM
SURVEY DATE: 3-21-25	CHECK BY: GLG

SURVEYOR'S CERTIFICATI

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT R A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION O MAPPING AS SET FORTH IN CHAPTER 5J-17, PURSUANT TO SECTIC STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSION SURVEYORS. SUBJECT TO EASEMENTS, RIGHTS- OF WAYS, SETBA UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #5646

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SE LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNA ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR A DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPO SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6917

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON AR TO THE PLATH AND / OR DEEDS BEARINGS AND DISTANCES THEY

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR C

BEARING SYSTEM BASED ON THE EAST LINE OF W. 1/2 OF E. 1/2 O OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING

LEGEND OF SYMBOLS & ABBREV

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3645
S.I.R.	SET 1/2"X16" IRON ROD & CAP PSM3645
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG.	PAGE

IRRIGATION VALVE	
SIGN (AS NOTED)	
MONITORING WELL	
BACK FLOW PREVENTER	
WATER METER	
STORM DRAIN MANHOLE	
STORM DRAIN INLET	
UTILITY FLAG	

FLAG	
WATE	
FIRE	
METE	
POWI	
LIGH	
GUY	
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HAND	
MITEI	
TRAF	
SIGN	
SIGN	
POIN	

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO TH THOSE SUCCESSORS OF ASSIGNS LISTED ON THIS PARTICULAR TRANSACTI REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF PROHIBITED. USE OF THIS SURVEY PLANS SUBSEQUENT TRANSACTIONS R SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES N NO PERSON OTHER THAN THOSE LISTED ABOVE RELY ON THIS SURVEY.

REVISIONS

1	
2	
3	
4	
5	

SHEET 1 OF 1

Polk County
Property Appraiser
Print Date: 01/23/2026

2025

Owner/Mailing Address:
TYLER VILLAGE LLC
7540 EXCITEMENT DR
REUNION FL 34747-6748

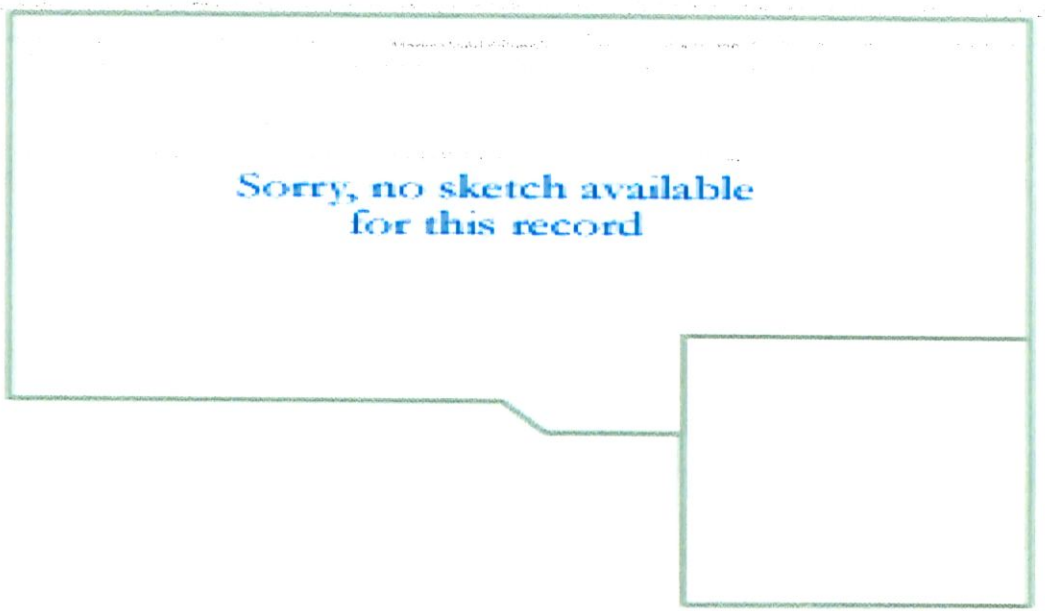
Site Address:
MAIN ST HAINES CITY 33844

27-28-17-000000-022020
W1/2 OF E1/2 OF SE1/4 OF SE1/4 LESS THAT PART N OF MAIN ST

Building Characteristics				
Category		Type		
Category		Units		Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class	Quality	Perimeter	
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

9900 Unplatted up to 10 acres



Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
04/30/2025	01	V	13531 / 01218	520,000	MILLENIUM HOLDINGS OF LAKE HAMI...	TYLER VILLAGE LLC
08/24/2016	01	V	09928 / 00290	104,000	RACKLEY GROVES INC	MILLENIUM HOLDINGS OF LAKE
08/01/1991	03	V	3011 / 97	100	BROWNING HELEN R TRUST	RACKLEY GROVES INC
08/01/1991	03	V	/ 8254	0		

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272817000000022020

Total Acreage:	**8.28**
Millage Code:	**90450**
Neighborhood Code:	**140990.00**
Neighborhood Adj:	

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	136,290
Classified Land Value:	0
* Assd Land Value:	136,290
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	136,290
Market Value:	136,290
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2017
Usage % Cap:	100.00%
Prior Market:	136,290
Prior Base:	131,929
Initial Base:	131,929
Current Base:	131,929
Maximum Cap:	145,122
Market Value:	136,290

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	136,290
Cap Diff:	0
Portability	0
Total Value:	136,290
Exemption Value:	0
Taxable Value:	136,290
School Taxable Val:	136,290

Polk County
Property Appraiser
Print Date: 01/23/2026

2025

Owner/Mailing Address:
TYLER VILLAGE LLC
7540 EXCITEMENT DR
REUNION FL 34747-6748

Site Address:
MAIN ST HAINES CITY 33844

27-28-17-000000-022020

W1/2 OF E1/2 OF SE1/4 OF SE1/4 LESS THAT PART N OF MAIN ST

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

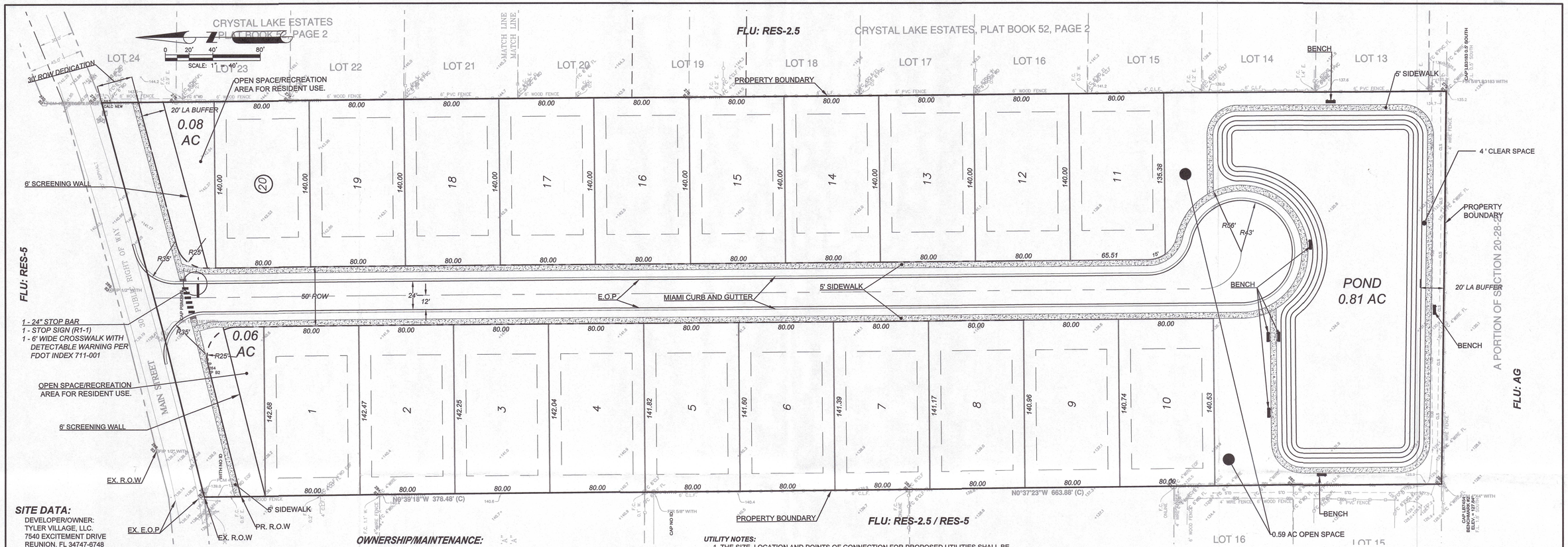
#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0122	5.01 to 10 Acres	0.00	0.00	8.26	A	0	1.00	16,500.00	16,500.00	100.00%	136,290

Sub Areas for Building

Please see https://www.polkflpa.gov/showLookupTable.aspx?table=sar for a list of codes and descriptions.

Legal Description:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.



SITE DATA:

DEVELOPER/OWNER:
TYLER VILLAGE, LLC.
7540 EXCITEMENT DRIVE
REUNION, FL 34747-6748
CONTACT: ALEX MOUNTRAN.
PHONE:407-404-4045
EMAIL: XANDE@BRENSUS.COM

PARCEL ID:	27-2817-000000-022020
GROSS AREA:	8.28 AC.
DEDICATION ROW:	0.24 AC.
DEVELOPMENT AREA:	8.04 AC.
EXISTING ZONING:	R-2
PROPOSED ZONING:	PUD
EXISTING LAND USE:	RESIDENTIAL (RES-2.5)
PROPOSED USE:	RESIDENTIAL (RES-5)
ADJACENT FLU:	(N); RES-5 (S): AG
	(E): RES-2.5 (W): RES-2.5 / RES-5
NUMBER OF LOTS:	20 LOTS SINGLE FAMILY DWELLINGS,
DENSITY:	2.5 UNITS / ACRE

PROPOSED HEIGHT OF STRUCTURES: 30 FT.

REQUIRED OPEN SPACE: 4.05 AC PER 1,000 POPULATION
(20 UNTS x 3.5 PERSONS PER UNT) x (4.5 AC / 1000 POPULATION)= 0.32 AC

PROPOSED OPEN SAPCE:

OPEN SPACE	0.73 AC.	(9.1 % DEVELOPMENT AREA)
POND	0.81 AC.	(10.1% DEVELOPMENT AREA)
TOTAL	1.54 AC.	(19.2% DEVELOPMENT AREA)

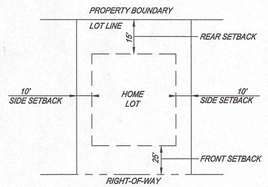
IMPERVIOUS AREA: 4.61 AC (57.3% DEVELOPMENT AREA)

MAX. LOT COVERAGE
REQUIRED 30%
PROPOSED 55%

PARKING
REQUIRED: 40 PARKING SPACES (2 SPACE / UNIT)
PROPOSED: 40 PARKING SPACES (2 SPACE / UNIT ACCOMMODATED BY ONE IN THE GARAGE AND ONE IN THE DRIVEWAY)

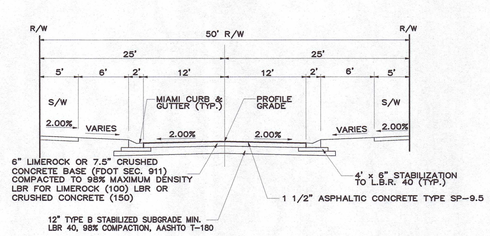
OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.
STORM WATER	PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.
DRAINAGE EASEMENTS	PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.
POTABLE WATER	PUBLIC: TO BE OWNED AND MAINTAINED BY THE TOWN OF LAKE HAMILTON.
OPEN SPACE	PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.



80' LOT LAYOUT

NOTE:
1 - ALL A/C PADS SHALL BE ON ONE SIDE OR IN THE REAR OF THE HOME.
2 - ALL UNITS WILL HAVE GARAGE AS SHOWN ABOVE.
3 - ACCESSORY STRUCTURES HAVE 5' SETBACK



TYPICAL STREET SECTION
NTS

UTILITY NOTES:

1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR PROPOSED UTILITIES SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.

2. FIRE HYDRANTS TO BE INSTALLED AS DESIGNED. CALCULATIONS SHALL MEET THE REQUIREMENTS OF NFPA 1 (2023 EDITION), FFPC (8TH EDITION), AND BE COORDINATED WITH POLK COUNTY FIRE AND RESCUE.

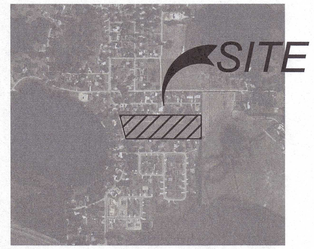
3. FIRE HYDRANTS SHALL MEET TOWN OF LAKE HAMILTON UTILITY STANDARDS.

4. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER, AND WASTEWATER SERVICE FROM TOWN OF LAKE HAMILTON UTILITIES.

5. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE TOWN OF LAKE HAMILTON FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.

6. PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS SHALL BE SUBMITTED SHOWING THAT THE PROPOSED WATER AND WASTEWATER, SYSTEMS HAVE BEEN SIZED TO SUPPORT THIS PROJECT.

7. ALL LOTS MUST BE PROVIDED WITH A SEPTIC TANK.



NOTES:

LANDSCAPING & IRRIGATION:
ALL LANDSCAPING AND IRRIGATION SHALL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF LAKE HAMILTON LAND DEVELOPMENT CODE.

SIGNAGE:
BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH THE TOWN OF LAKE HAMILTON LAND DEVELOPMENT CODE.

EASEMENTS:
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORMWATER MANAGEMENT:
OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET TOWN OF LAKE HAMILTON CODES AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12105C0390G EFFECTIVE DECEMBER 22, 2016 PROPERTY IS WITHIN ZONE "X".

PHASING:
PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE.

FIRE:
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 (2023 EDITION), FFPC (8TH EDITION), AND POLK COUNTY LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 ,TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA LICENSE NUMBER
DAVE M. SCHMITT
LICENSE
NO. 48274
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MASTER DEVELOPMENT PLAN

DEER RUN PLAZA
POLK COUNTY, FLORIDA

DATE: APRIL 2025	
PROJECT NO.: DAN-3	
DRAWN BY: JT	
CHECKED BY: DMS	
SCALE: 1" = 40'	
SHEET: 1 OF 21	

F:\DAN5\CAD\Planset\RZN\NEW PLAN 20 LOT\MASTER DEVELOPMENT PLAN.dwg,1/9/2026 4:41:19 PM

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, Community Development Director

AGENDA ITEM: Owner Rodger Davidson\ Victor Sykes Applicant is requesting a variance from 16-176(b)(3) in a R-1 zoning district.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION:

Applicant is requesting a variance to allow an accessory structure in front of a primary structure. Parcel ID 27-28-19-829600-000320. Located on the west side of Crump Rd. approximately a half-mile from US 27.

The BZA may consider the variance if the applicant has demonstrated that the variance meets the hardship criteria. It may also consider limiting the variance as depicted on the site plan.

Legally described as:

LOT 32, MAGNOLIA SHORES SUBDIVSION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGES 20-21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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):
Davidson.pdf

ORDINANCE O-23-03

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, POLK COUNTY, FLORIDA, REZONING 2.374 ACRES FROM R-5 SINGLE-FAMILY DWELLING DISTRICT TO C-2 NEIGHBORHOOD COMMERCIAL DISTRICT, THE LAND BEING LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SCENIC HIGHWAY (SR17) AND WHITE CLAY PIT ROAD IN SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, there has been a request for approval of a rezoning of the property described below; and

WHEREAS, the change will further the general health, safety, and welfare and be a benefit to the Town as a whole; and

WHEREAS, the zoning change requested by the applicant is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan.

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

SECTION 1.

1. The parcel is located at the southeast corner of the intersection of Scenic Highway (SR17) and White Clay Pit Road, as shown on Map "A", which is attached hereto, consists of a total of approximately 2.374 acres of land lying in Section 9, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 9, run thence along the West boundary of said Northeast 1/4, S.00°36'53"E., a distance of 1360.11 feet; thence departing said West boundary, N.89°23'07"E., a distance of 36.64 feet to the intersection of the Easterly Right of Way of Scenic Highway (State Road 17), according to the State of Florida State Road Department Right of Way Map, Project 5209-Road (8), and the Southerly Maintained Right of Way of White Clay Pit Road, according to the Polk County Maintained Right of Way map of White Clay Pit Road, recorded in Map Book 2, Pages 146 through 156 of the Public Records of Polk County, Florida, to the **POINT OF BEGINNING**; thence along said Southerly Maintained Right of Way the following four (4) courses: 1) N.87°19'06"E., a distance of 63.17 feet; 2) S.89°25'57"E., a distance of 100.00 feet; 3) S.88°58'27"E., a distance of 200.01 feet; 4) S.89°32'50"E., a distance of 152.32 feet; thence departing said Southerly Maintained Right of Way, S.00°43'13"W., a

ATTEST:

BRITTNEY SANDOVALSOTO, TOWN CLERK

Approved as to form:

HEATHER R. MAXWELL, ESQ., TOWN ATTORNEY

Record of Vote	Yes	No
Roberson	✓	
Tomlinson	✓	
O'Neill	✓	
Wagner		
Kehoe	✓	

4

ORDINANCE O-23-02

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF LAKE HAMILTON, FLORIDA SAID SMALL SCALE AMENDMENT BEING KNOWN AS AMENDMENT 23-01SS TO CHANGE THE FUTURE LAND USE CLASSIFICATION OF 2.374 ACRES FROM RESIDENTIAL LANDS - 5 (RL-5) TO COMMERICAL SERVICES (CS); THE LAND BEING LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SCENIC HIGHWAY (SR17) AND WHITE CLAY PIT ROAD SECTIONS 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY, PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 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 the future growth and development of the Town; and

WHEREAS, the Town Council of the Town of Lake Hamilton has determined that it would be in the best interest of the public health, safety, and general welfare of the residents of the Town to amend the Future Land Element of the Comprehensive Plan; and

WHEREAS, in exercise of its authority the Town Council has determined it necessary to adopt an amendment to the Town's Comprehensive Plan, Future Land Use Map, which is attached hereto as Exhibit "A" and 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

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Planning Commission and Town Council has held public hearings with due public notice having been provided, in order to obtain public comment, and has considered all written and oral comments received during public hearings, including support documents.

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

SECTION 1.

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

SECTION 2.

The Town of Lake Hamilton hereby amends the Future Land Use Map of the Comprehensive Plan as described and detailed in Exhibit "A" to this Ordinance.

Approved as to form:

HEATHER R. MAXWELL, ESQ., TOWN ATTORNEY

Record of Vote	Yes	No
Roberson	✓	
Tomlinson	✓	
O'Neill	✓	
Wagner	A	
Kehoe	✓	

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, Community Development Director

AGENDA ITEM: Owner Polk Real Estate LLC.\ Franke Eizere Applicant is requesting 2 (two) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.

DATE: February 18, 2026

SUMMARY & RECOMMENDATION:

First and second variances are to reduce both side yard setbacks from 20 ft to 10 ft. for a primary structure. Parcel ID 27-28-09-822000-011200. Located on the south side of Pearl St. approximately 200 ft. east of Church St.

The BZA may consider these variances if the applicant has demonstrated that the variances meet the hardship criteria. it may also consider limiting the variances as depicted on the site plan.

LOT 12, BLOCK "A", J.T. MILLER'S SUBDIVISION, SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 87, PUBLIC RECORDS OF POLK COUNTY FLORIDA.

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):
Eizere.pdf

Town of Lake Hamilton

100 Smith Avenue – P.O. Box 126, Lake Hamilton, FL 33851

APPLICATION FOR VARIANCE

Applicant

The following information is required for submission of an application for a Variance consideration by The Town of Lake Hamilton Zoning Board of Adjustment (ZBA).

Please print or type the required information below.

Name of Property Owner: Eizere Services LLC

Mailing Address: 376 Palmetto Ave NE, Winter Haven Phone: (863) 344-1189

Name of Representative, if applicable: _____

Mailing Address: _____ Phone: _____

Property Identification

Property Address or General Location: Pearl St Haines City 33844

Present Use of the Property: Property is Vacant

Existing Structures Located on the Site: None

Total Acreage: .11 Number of Residents on Site: none

Legal Description of the Property: Miller J T Sub PB 4 PG 87 BLK

Section: 27 Township: 28 Range: 09

Subdivision: JT Miller Parcel I.D. #: 27-28-09-322000-112000

Definition of a Variance

Article 6.04 of the Town of Lake Hamilton Land Development Code includes the following definition for variance:

> "In considering all proposed variations to this ordinance, the ZBA shall, before making any finding in a specific case, first determine that the proposed variation will not constitute any change in the districts shown on the Zoning Map, and will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion in public streets, or endanger the public safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals or general welfare of the Town."

Page 2

Planning and Zoning Information

Current Zoning District Classification: Multi-Family

Variance request: Reduce side set backs to 7 ft of lot width

A statement substantiating the need and justification for the approval of Variance: current side set backs do not justify ability to build homes in area

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.
   Variation will not constitute any change on zoning map
2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   variation will not impair an adequate supply of light
3. The proposed variation will not materially increase the congestion in public streets.
   variation will not cause congestion in public streets
4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   will not diminish property values
5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   will not impair any of the above

By signing this form, I confirm the following:

- I understand that the Board of Adjustments may not approve my request
- I understand that the application fee is non-refundable.
- I affirm that the statements and information I have provided are true and correct.

OWNER'S SIGNATURE PAGE

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Lake Hamilton to process this petition for site plan review, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for site plan review, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Signature of Owner	Signature of Owner
Frala Grier Printed Name of Owner	Printed Name of Owner
Signature of Owner	Signature of Owner
Printed Name of Owner	Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 21 day of January, 2026, by Frala Grier, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Notary Public
Seal and Commission
Expiration Date

Parcel Details: 27-28-09-822000-011200

Owners *Recently purchased this property? Click here.*

POLK REAL ESTATE PARTNERS LLC 100%

Mailing Address *(Address Change form)*

PO BOX 284
HAINES CITY FL 33845-0284

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

PEARL ST

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140390.00** Search Recent Sales in this Neighborhood
Subdivision	**MILLER J T SUB PB 4 PG 87**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.11**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

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

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272809

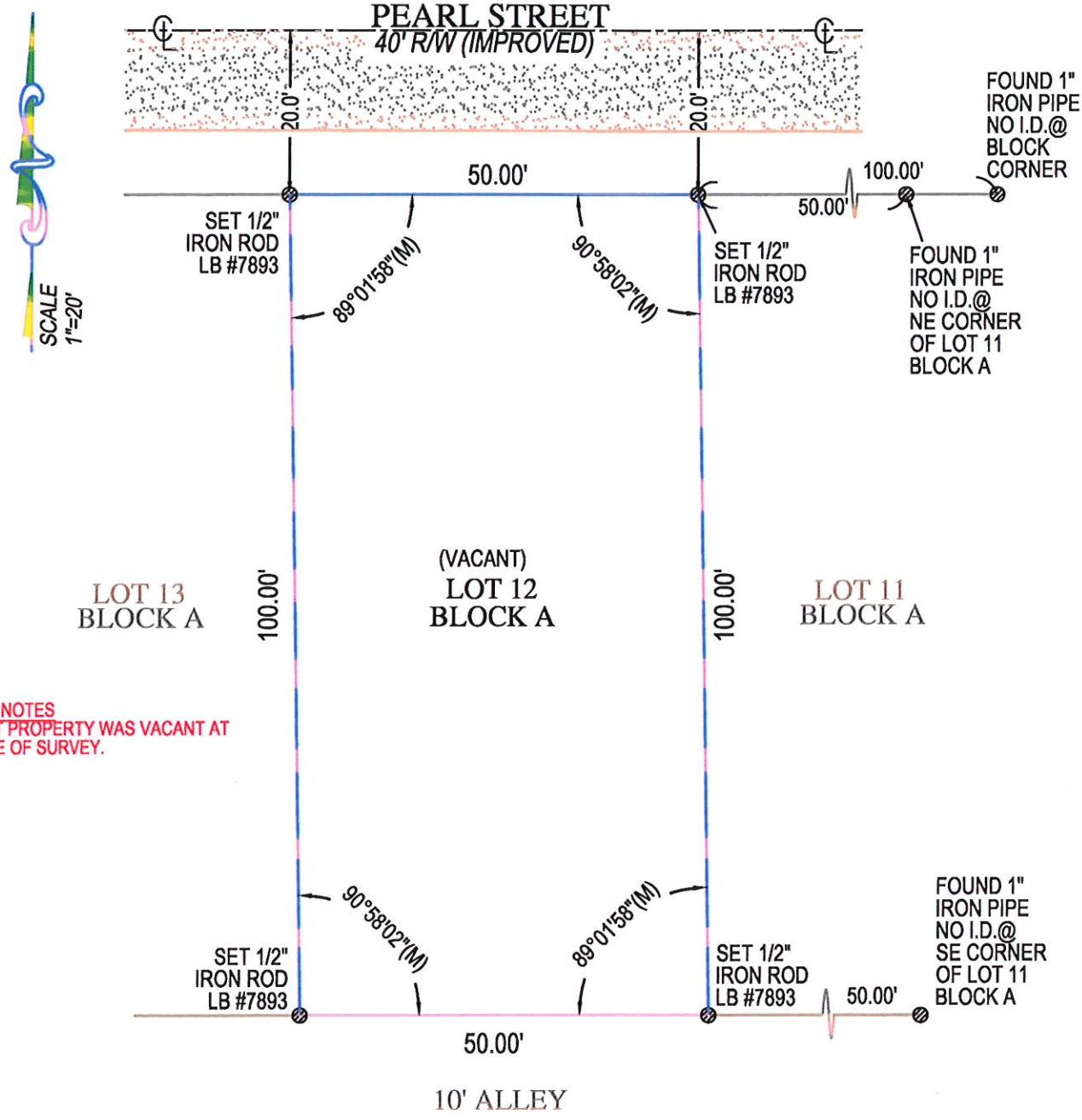
HTML (opens in new tab)
Printable PDF

Sales History

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

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
13742/00198	09/2025	Q	V	POLK REAL ESTATE PARTNERS LLC	$100
12636/00546	03/2023	Q	V	UNIQUEKKA SPECIALIST LLC	$100

BOUNDARY SURVEY



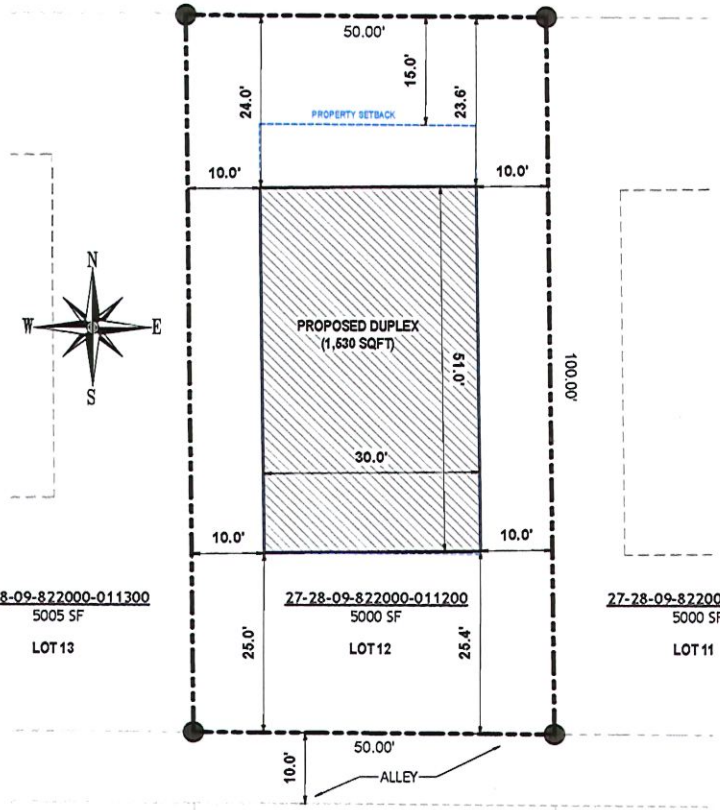
SURVEY NOTES
SUBJECT PROPERTY WAS VACANT AT THE TIME OF SURVEY.

SURVEY NUMBER:
730961

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net



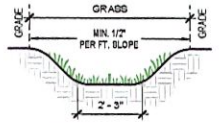
1 SP1 SITE PLAN
1/8" = 1'-0"

Scale: 1/8"=1'-0"
0 4' 8' 16' 32'

Site Plan Key

- PROPERTY SETBACK LINE
- PROPERTY BOUNDARY LINE
- BOUNDARY MARKER
- X X X FENCE
- OH OH OH OVERHEAD UTILITY LINE

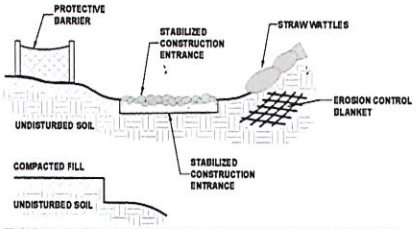
Site Swale FBC-R401.3



Per FBC-Residential R401.3, lots shall be graded to drain surface water away from foundation walls; grade shall fall a minimum of 6 inches within the first 10 feet. Where this cannot be achieved, swales or drains shall be provided to ensure drainage away from the structure.

1. **GRADE AWAY FROM STRUCTURE:** PROVIDE GRADED SWALE TO DIRECT SURFACE RUNOFF AWAY FROM STRUCTURE TO APPROVED DISCHARGE POINT. MIN. 6" FALL WITHIN FIRST 10'-0" FROM FOUNDATION WALLS.
2. **SWALE SIDE SLOPES:** 3H:1V MAXIMUM (18" HORIZONTAL PER 6" VERTICAL).
3. **SWALE DEPTH:** 6"-12" FROM ADJACENT GRADE TO INVERT.
4. **SWALE BOTTOM WIDTH:** 2'-0" MINIMUM FLAT BOTTOM.
5. **LONGITUDINAL SLOPE:** MIN. 2% (1/4" PER FOOT) TOWARD APPROVED DISCHARGE POINT.
6. **SURFACE COVER:** STABILIZED TURF OR APPROVED EROSION-RESISTANT GROUND COVER OVER ENTIRE SWALE.
7. **SUBGRADE PREPARATION:** COMPACTED SOIL FREE OF ORGANICS AND DEBRIS PRIOR TO TOPSOIL/TURF INSTALLATION.
8. **UTILITY CLEARANCE:** MAINTAIN MIN. 12" COVER OVER BURIED UTILITIES CROSSING SWALE; COORDINATE WITH CIVIL/UTILITY PLANS.
9. **NO PONDING:** MAINTAIN POSITIVE FLOW THROUGHOUT SWALE LENGTH; NO LOW SPOTS OR OBSTRUCTIONS.
10. **REFERENCE:** FBC-R401.3 – SURFACE DRAINAGE SHALL BE DIVERTED TO STORM SEWER OR OTHER APPROVED POINT THAT DOES NOT CREATE A HAZARD.

Typ. Site Erosion Control During Construction



TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED TO PREVENT SEDIMENTATION, SOIL LOSS, AND WATER POLLUTION DURING AND AFTER CONSTRUCTION

1. **SILT FENCE:**
   - Install at down-slope perimeter of disturbed areas.
   - Trench 8" minimum into soil; backfill and compact.
   - Use FDOT-approved filter fabric per Section 985.
   - Maintain until upslope areas are stabilized.
2. **STRAW/WATTLES / EROSION LOGS:**
   - Place along contours or slope breaks.
   - Anchor securely; overlap ends.
   - Use for slope interruption and sediment capture.
3. **EROSION CONTROL BLANKETS:**
   - Use on exposed slopes >3:1 or where turf establishment is delayed.
   - Secure per manufacturer instructions.
   - Use turf reinforcement mats (TRMs) where concentrated flow is expected.
4. **STABILIZED CONSTRUCTION ENTRANCE:**
   - Provide minimum 6" thick coarse gravel over geotextile fabric.
   - Minimum dimensions: 12' wide × 50' long.
   - Maintain to prevent tracking of sediment onto public roads.
5. **SOIL STABILIZATION***
   - Stabilize disturbed areas with sod, seed + mulch, or approved groundcover within 7 days of inactivity.
   - Compact subgrade prior to turf placement..
6. **STORMWATER SYSTEM PROTECTION:**
   - Protect inlets, swales, and discharge points from sedimentation.
   - Remove silt deposits before final grading and turf placement.
7. **MAINTENANCE:**
   - Inspect erosion control measures after each rainfall.
   - Remove sediment when it reaches ½ height of barrier.
   - Repair or replace damaged controls promptly.
8. **FINAL STABILIZATION:**
   - Remove temporary controls only after permanent stabilization is achieved.
   - Dress remaining sediment to match final grade and seed or sod.

DESIGN CONSULTANT

CFCS
CENTRAL FLORIDA CAD SOLUTIONS
MECHANICAL / ARCHITECTURAL DRAFTING & DESIGN
Reg# G210 0014 9136
Phone: (863) 604-3653
Email: cfcs.sales@gmail.com
Website: centralfloridacadsolutions.com

No.	Revision Schedule Description	By	Date

DISCLAIMER:
IT IS THE CONTRACTOR / SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HERE IN PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTOR TO REPORT ANY OMISSIONS OR ERRORS ARANGES HEREIN AND NOT REPORTED TO CFCS PRIOR TO CONSTRUCTION. NO EXCEPTIONS

Contractor

SHEET NAME: Site Plan
PJ NAME: Site Plan
CLIENT: Franke Elzere
SITE ADDRESS: Pearl ST (272809822000011200) Haines City, FL 33844

Prj No:	26977
Date:	01.29.2026
Drawn By:	VGM
Checked By:	MJG
Sheet:	SP1

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