Town of Lake Hamilton

Planning Commission Meeting Agenda – March 11, 2026

Time: 5:30 P.M.
Location: Town Council Chambers
100 Smith Avenue

Dennis Collier, Chair
John DeShane, Vice Chair
Kieth Pence, Member
Randi Golemme, Member
Ronald Barawskas, Member

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. BUSINESS

A. January 14, 2026, Planning Commission meeting minutes

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

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

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

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

ADJOURNMENT

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).

4.A

Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: January 14, 2026, Planning Commission meeting minutes

DATE: March 11, 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):
January 14, 2026 Planning Commission meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 14, 2026 5:30 PM

The Planning Commission of Lake Hamilton held a Planning Commission Meeting on Wednesday, January 14, 2026, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Chair Collier called the meeting to order at 5:30 pm.

PLEDGE OF ALLEGIANCE

Led by all.

ROLL CALL

Collier, Pence, Golemme, and Deshane were present.
Town Attorney Rollins, Community Development Director Ball and Town Clerk Borja were present.

Town Attorney asked the board to motion the 2026 Chair and Vice Chair for the board.

Motion made by Golemme and a second by Pence to appoint Collier to be the Chair.
A roll call vote was taken. Collier aye, Pence aye, Golemme aye, and Deshane aye. **Motion passed 4-0.**

Motion made by Collier and a second by Pence to appoint DeShane to be the Vice Chair.
A roll call vote was taken. Collier aye, Pence aye, Golemme aye, and Deshane aye. **Motion passed 4-0.**

BUSINESS

October 15, 2025, Planning Commission Meeting
Motion made by Collier and a second by Pence to approve October 15, 2025, Planning Commission Meeting minutes
A roll call vote was taken. Collier aye, Pence aye, Golemme aye, and DeShane aye.
Motion passed 4-0.

Discussion and recommendation of the 2025 Evaluation and Appraisal Report (EAR) for transmittal to Florida Commerce.

Jennifer Salsberry from Central Florida Regional Planning presented the 2025 Evaluation and Appraisal Report (EAR) for transmittal to Florida Commerce.
Joshua Collier commented.
Howard Cone commented.
Joshua Collier commented.
The board discussion.
Motion made by Pence and a second by Golemme to recommend for approval to the Town Council the 2025 Evaluation and Appraisal Report (EAR) for transmittal to Florida Commerce with recommended amendments.
A roll call vote was taken. Collier aye, Pence aye, Golemme aye, and Deshane aye. **Motion passed 4-0.**

Discussion and recommendation on a proposed Ordinance regarding proposed changes to Sec. 16-176 General requirements for accessory uses and structures specifically pertaining to Accessory Dwelling Units (ADU)'s.
Community Development Director Ball presented.
The board discussed.
Motion made by Pence and a second by DeShane to recommend for approval to the Town Council the proposed Ordinance regarding proposed changes to Sec. 16-176 General requirements for accessory uses and structures specifically pertaining to Accessory Dwelling Units (ADU)'s with changes to allow family members and to keep it permanent.
A roll call vote was taken. Collier aye, Pence aye, Golemme aye, and Deshane aye. **Motion passed 4-0.**

ADJOURNMENT
Motion made by Golemme and a second by Pence to adjourn the meeting at 7:17 pm.
All in consensus. **Motion passed 4-0.**

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:

_____
Dennis Collier, Chair

_____
Jacqueline Borja, Town Clerk

_____
Gavin Rollins, Town Attorney

4.B

Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, Community Development Director

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

DATE: March 11, 2026

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

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

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_FLU_Commercial.pdf
Kokomo Groves Commercial FLU Staff Report.docx

ORDINANCE O-26-XX

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

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

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

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

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

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

SECTION 1. ORDINANCE PROVISIONS.

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

SECTION 2. AMENDMENT TO THE FUTURE LAND USE MAP.

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

SECTION 3. TRANSMITTAL TO AGENCIES:

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

SECTION 4. SEVERABILITY.

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

SECTION 5. CONFLICTS.

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

SECTION 6. REPEALING.

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

SECTION 7. CODIFICATION.

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

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

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

SECTION 9. EFFECTIVE DATE.

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

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

EXHIBIT "A"

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

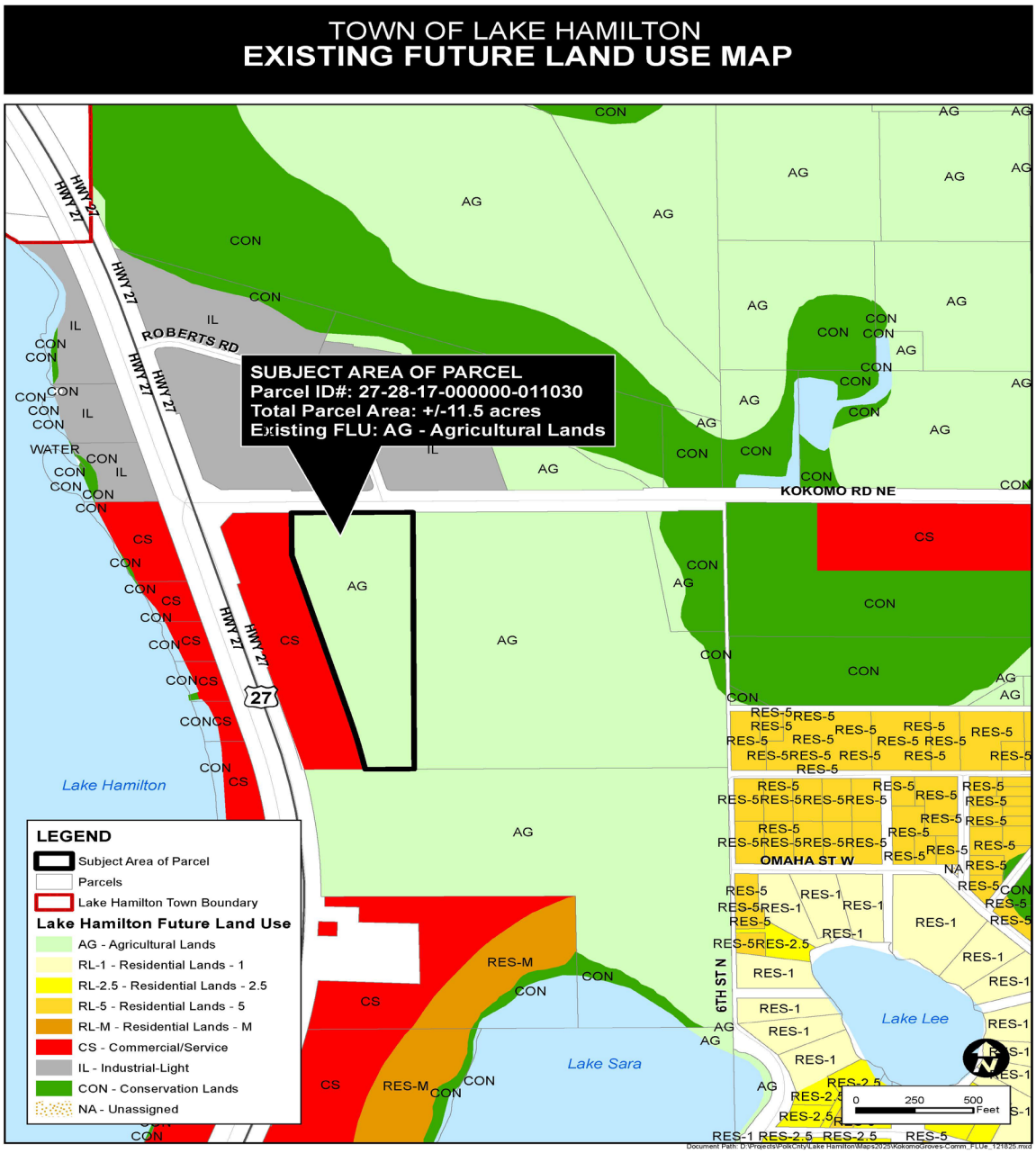
Kokomo Grove LLC.

Legal Description

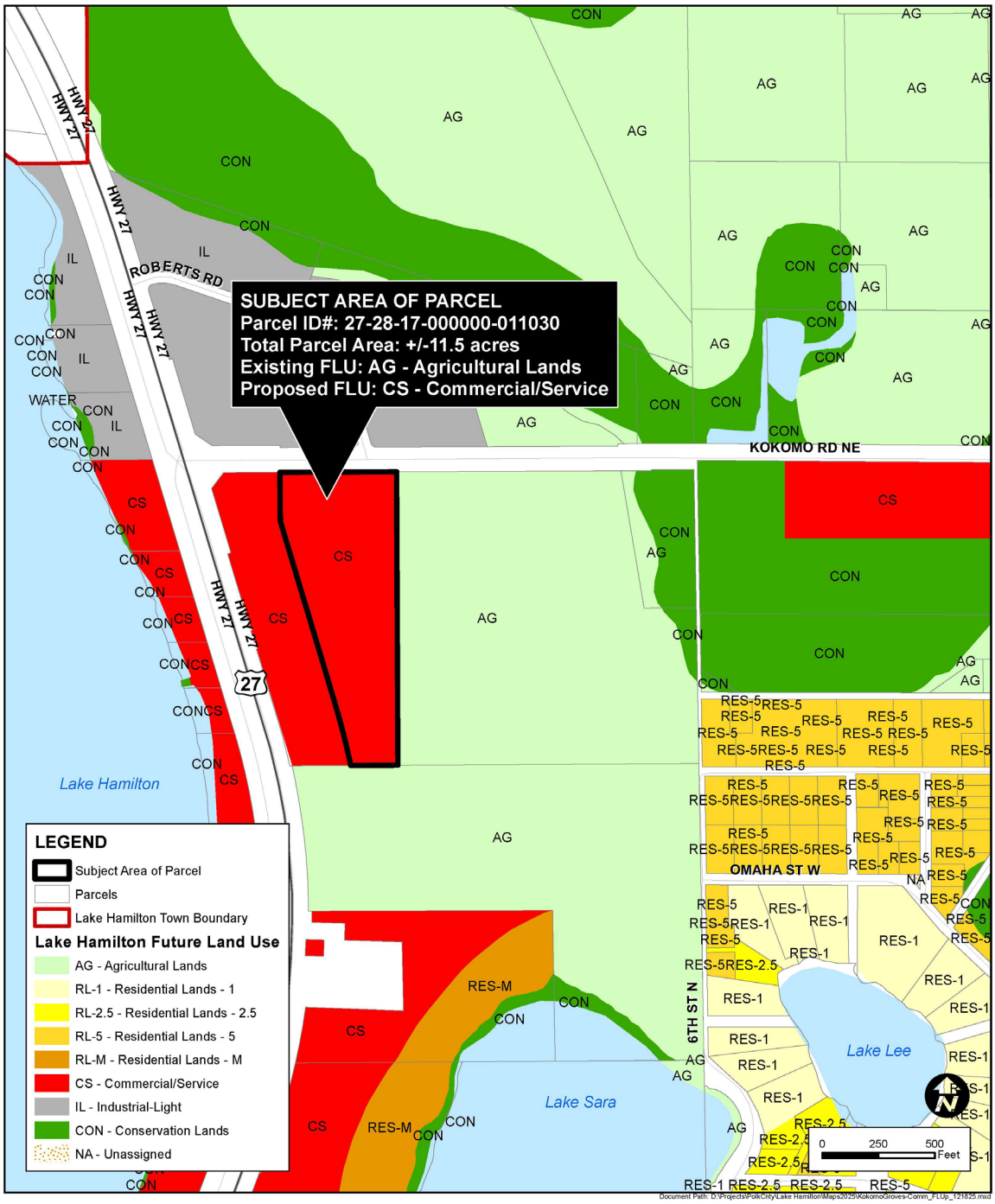
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S89°45'06"W A DISTANCE OF 1328.95 FEET; THENCE S00°14'54"E A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE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

Parcel (portion of): 272817-000000-011030

EXHIBIT "B"
Excerpts from Future Land Use Map:



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton

Planning Commission

FLU Staff Report

March 11, 2026

TO: LAKE HAMILTON PLANNING COMMISSION

FROM: **Community Development**

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**

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

AGENDA & HEARING DATES:

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

Attachments

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:

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

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

Existing Future Land Use:

Policy 1.2.2: Agriculture Lands (AG)

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

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

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

Proposed Future Land Use:

1.2.8: Commercial/Service (CS)

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

b) **Range of Potential Uses:**

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

c) Range of Potential Density/Intensity:
The maximum floor area ratio for non-residential development shall not exceed 0.5.

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

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

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

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

COMPREHENSIVE PLAN COMPATIBILITY:

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

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

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

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

Land Use Analysis:

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

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

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

Land Use Matrix

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

Public Facilities and Services Analysis:

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

Potable Water

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

Sanitary Sewer

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

Transportation/Traffic:

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

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

Schools

The proposed commercial will not impact Polk County schools.

Recreation/Open Space:

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

Emergency Services:

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

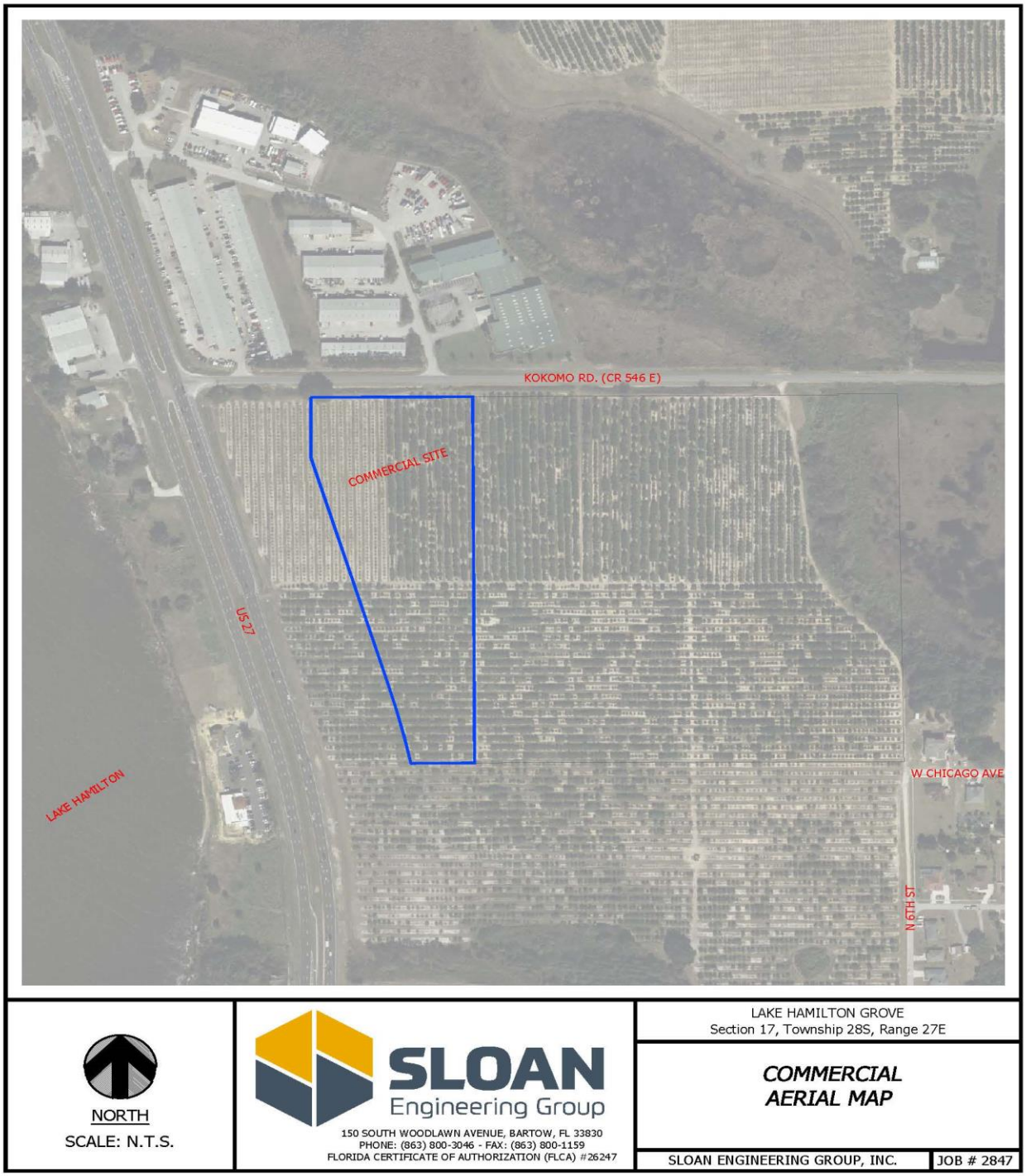
- Polk County Fire Rescue – 1.5 Miles ~ 4 minutes
- Lake Hamilton Police Department – 1.5 Miles ~ 4 minutes
- Winter Haven Hospital Emergency Room – 9.9 miles ~ 22 minutes

- Lakeland Regional Hospital Emergency Room – 35.6 miles ~ 50 minutes

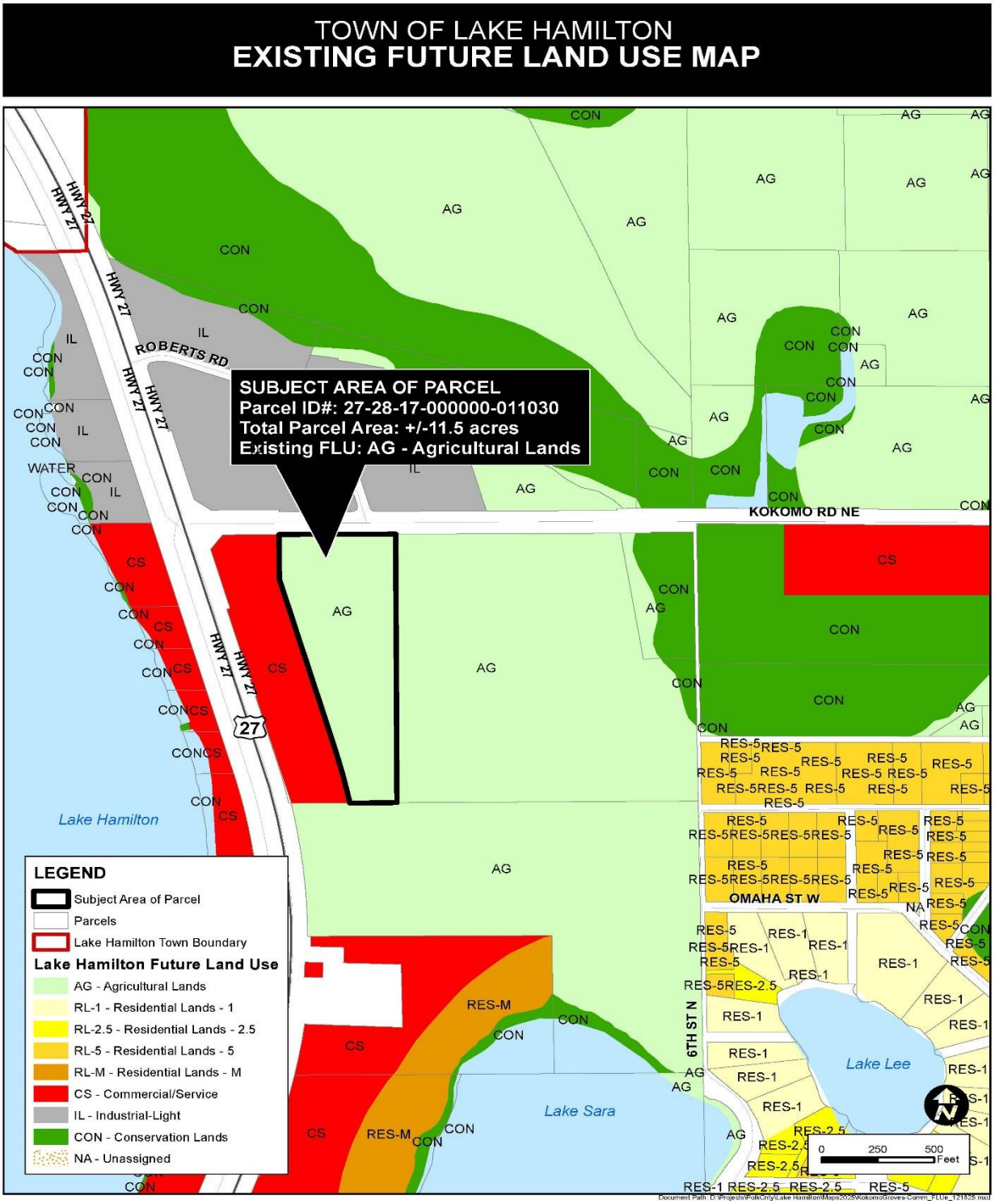
Environmental:
The site does not include wetland or floodplains. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

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

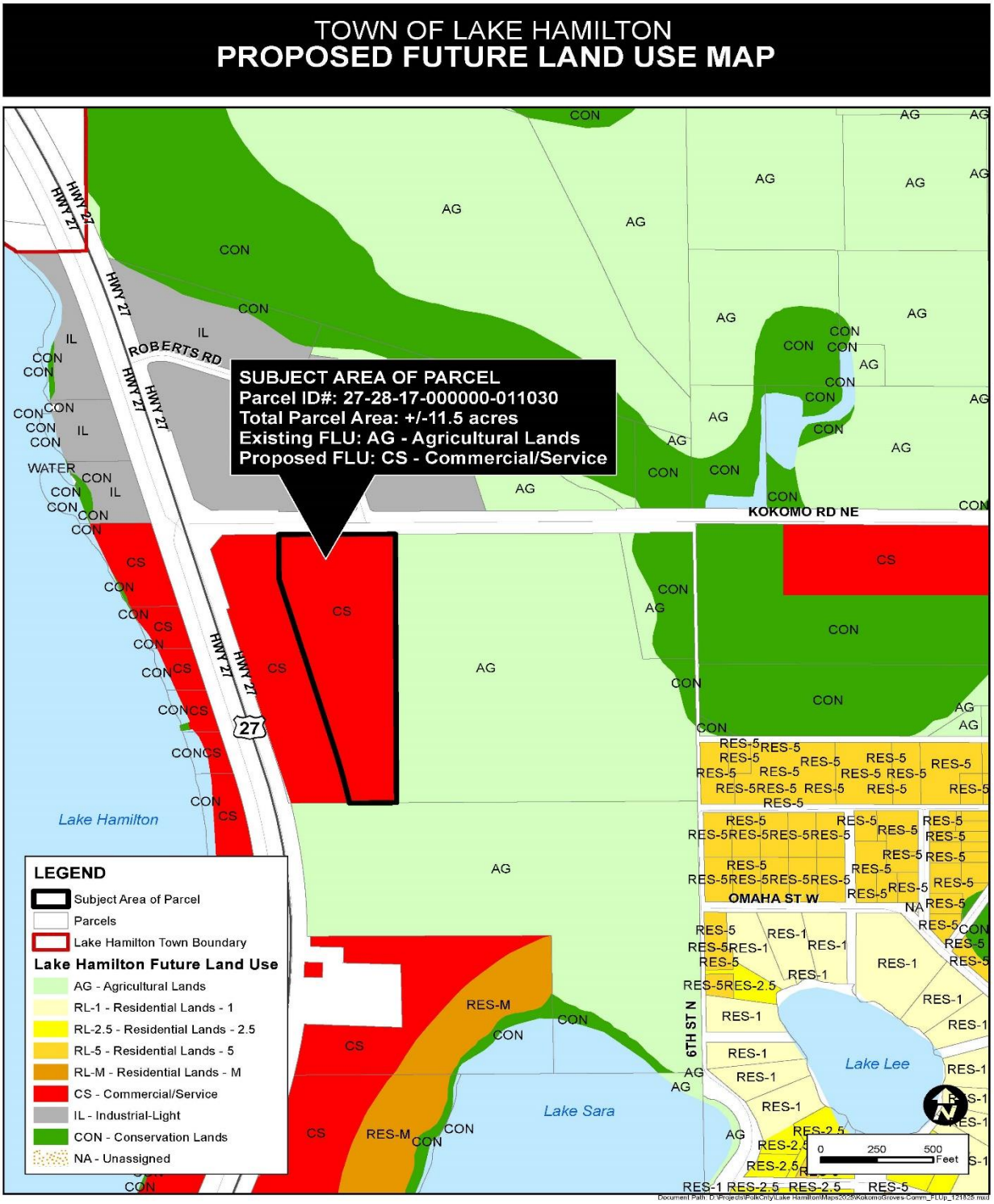
AERIAL MAP
KOKOMO GROVE COMMERCIAL



EXISTING FLU
KOKOMO GROVE COMMERCIAL



PROPOSED FLU
KOKOMO GROVE COMMERCIAL



Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, CD Director

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

DATE: March 11, 2026

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

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

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_Zoning_Commercial.pdf
Kokomo Groves Commercial Zoning Staff Report.docx

ORDINANCE O-26-XX

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

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

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

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

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

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

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

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

SECTION 1. RECITALS

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

SECTION 2. AMENDMENT TO THE OFFICIAL ZONING MAP

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

SECTION 3. SEVERABILITY

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

SECTION 5. CONFLICTS.

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

SECTION 6. REPEALING.

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

SECTION 7. CODIFICATION.

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

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

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

SECTION 9. EFFECTIVE DATE.

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

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

EXHIBIT "A"

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

Kokomo Grove LLC.

Legal Description

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

Parcel (portion of): 272817-000000-011030

EXHIBIT "B"
Excerpts from Existing Zoning Map:

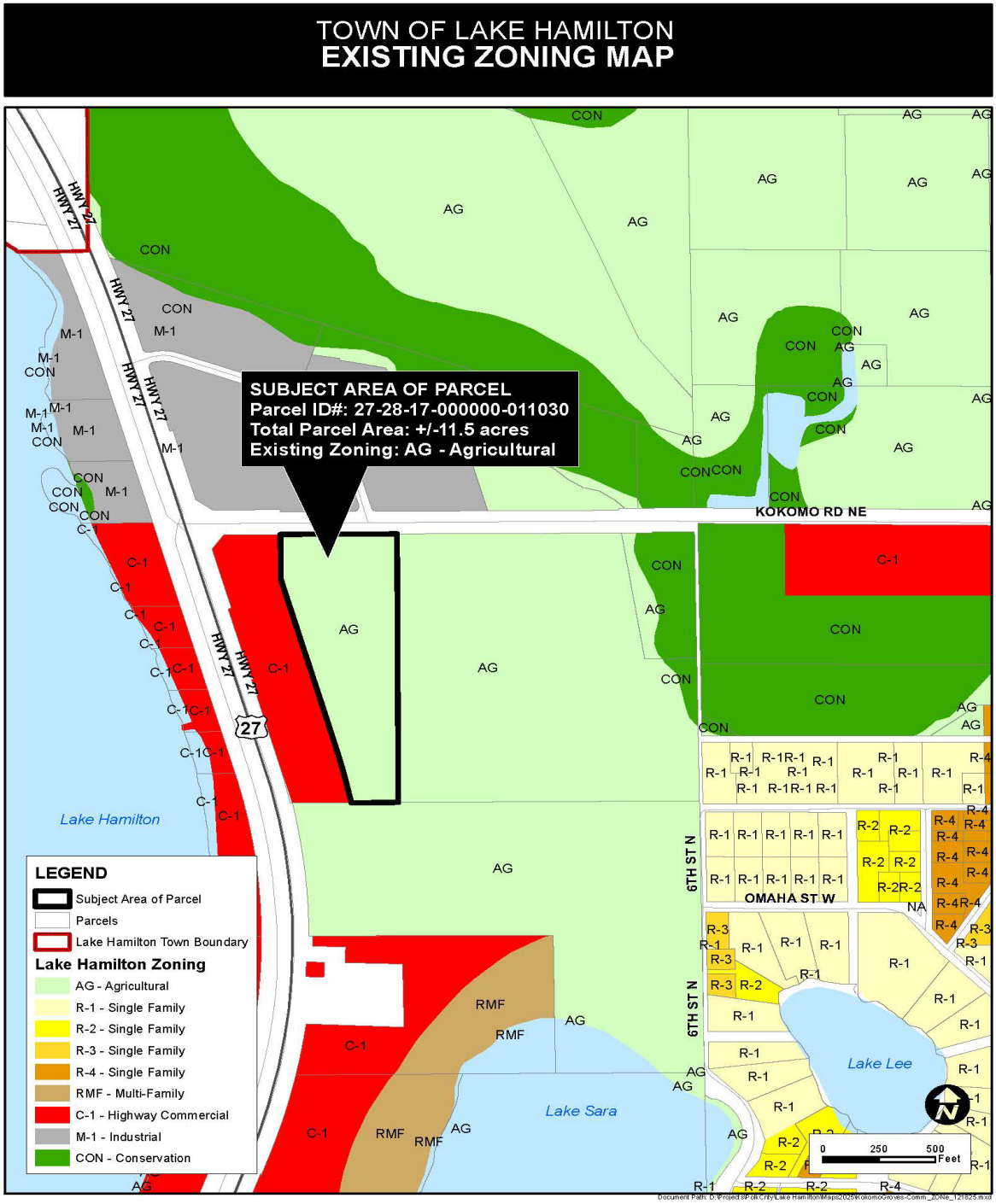
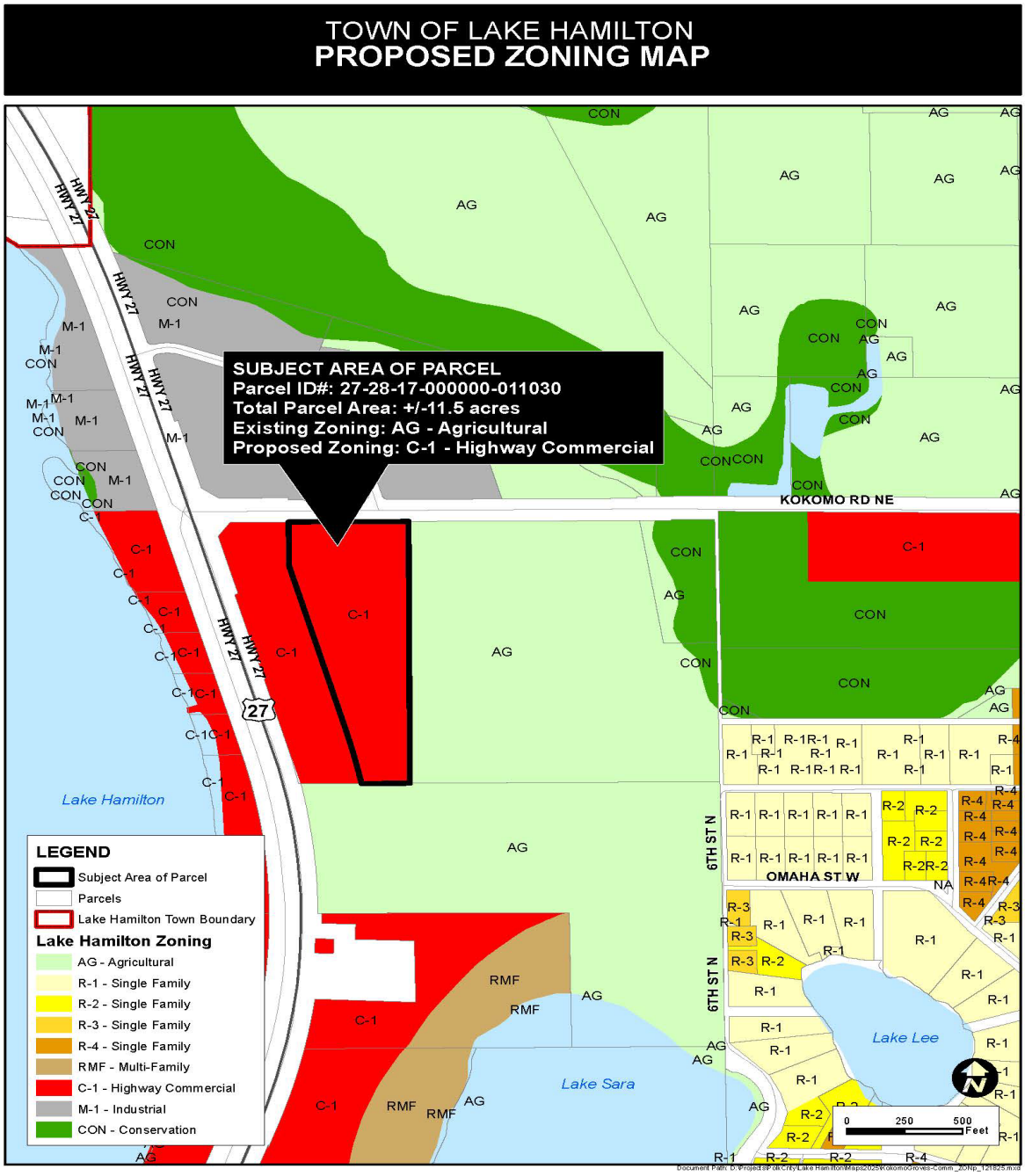


EXHIBIT "B"
Excerpts from Proposed Zoning Map:



Town of Lake Hamilton

Planning Commission

Zoning Staff Report

March 11, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **COMMERCIAL REZONING**

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

AGENDA & HEARING DATES:

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

Attachments

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:

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

Existing Agricultural (AG) Zoning District:

Sec. 16-104 Agricultural District

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

Proposed Highway Commercial (C-1) Zoning District:

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

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

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

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

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

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

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

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

Table 1:
Analysis of Impacts from Proposed Rezoning

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

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

Zoning Analysis:

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

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

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

Land Use Matrix

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

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

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

Potable Water

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

Sanitary Sewer

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

Transportation/Traffic:

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

and reviewed.

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

Schools

The proposed commercial will not impact Polk County schools.

Recreation/Open Space:

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

Emergency Services:

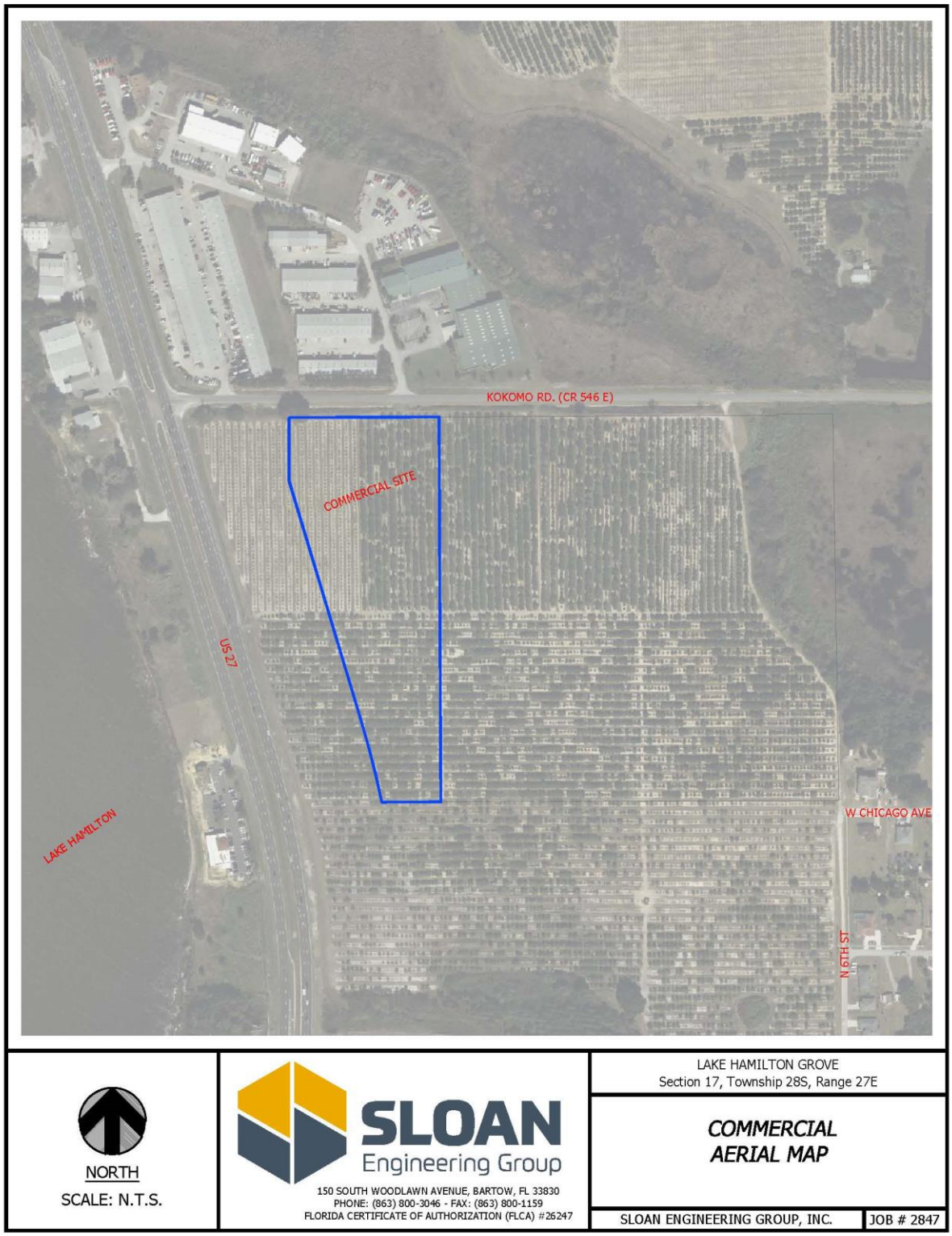
Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

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

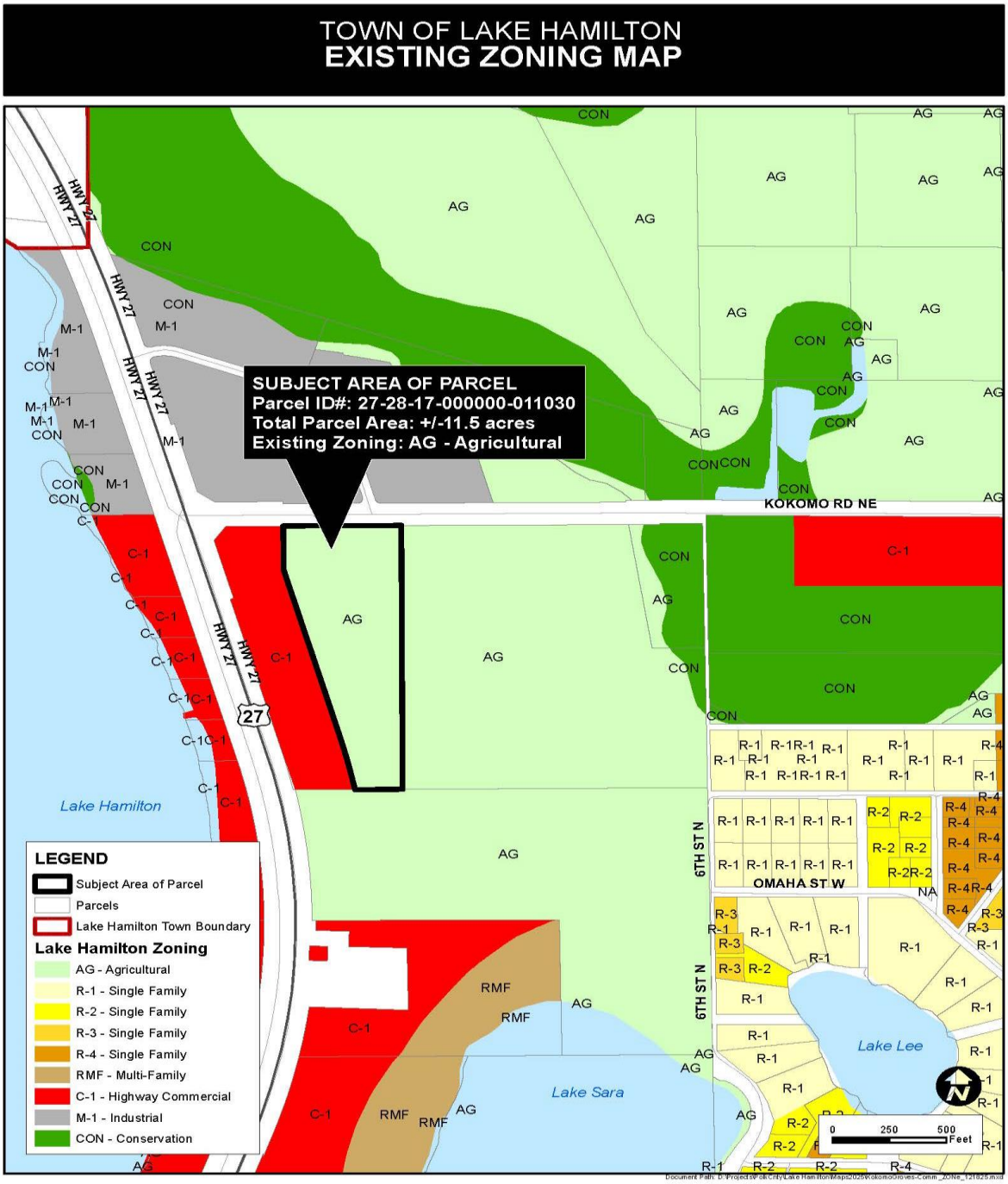
Environmental:
The site does not include wetland or floodplains. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

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

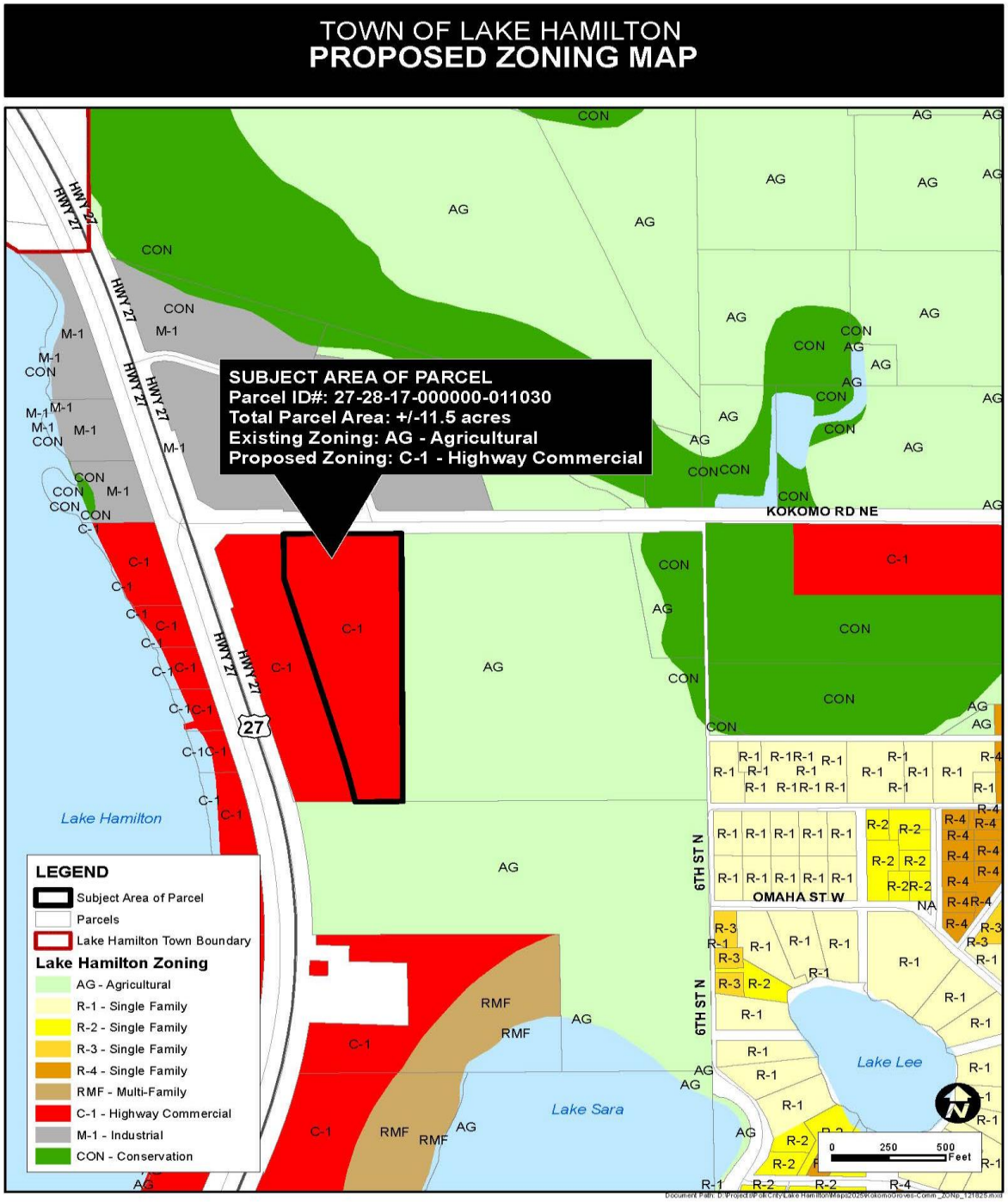
AERIAL MAP


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

Existing Zoning Map



Proposed Zoning Map



Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, Community Development Director

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

DATE: March 11, 2026

SUMMARY & RECOMMENDATION:

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

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

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
School Concurrency Letter 2025-05-05.pdf
Ordinance_O-26-XX_-_KG_FLU_Residential.pdf
Kokomo Groves Residential FLU Staff Report.docx

POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Travis L. Keyes
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

ADMINISTRATION

Frederick R. Heid
Superintendent

May 5, 2025

PCSB: NB2025-050502

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

Dear Timothy Campbell:

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

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

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

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

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

Sincerely,



POLK COUNTY PUBLIC SCHOOLS
STUDENTS FIRST

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

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

ORDINANCE O-26-XX

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

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

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

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

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

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

SECTION 1. ORDINANCE PROVISIONS.

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

SECTION 2. AMENDMENT TO THE FUTURE LAND USE MAP.

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

SECTION 3. TRANSMITTAL TO AGENCIES:

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

SECTION 4. SEVERABILITY.

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

SECTION 5. CONFLICTS.

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

SECTION 6. REPEALING.

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

SECTION 7. CODIFICATION.

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

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

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

SECTION 9. EFFECTIVE DATE.

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

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

EXHIBIT "A"

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

Kokomo Grove LLC.

Legal Description

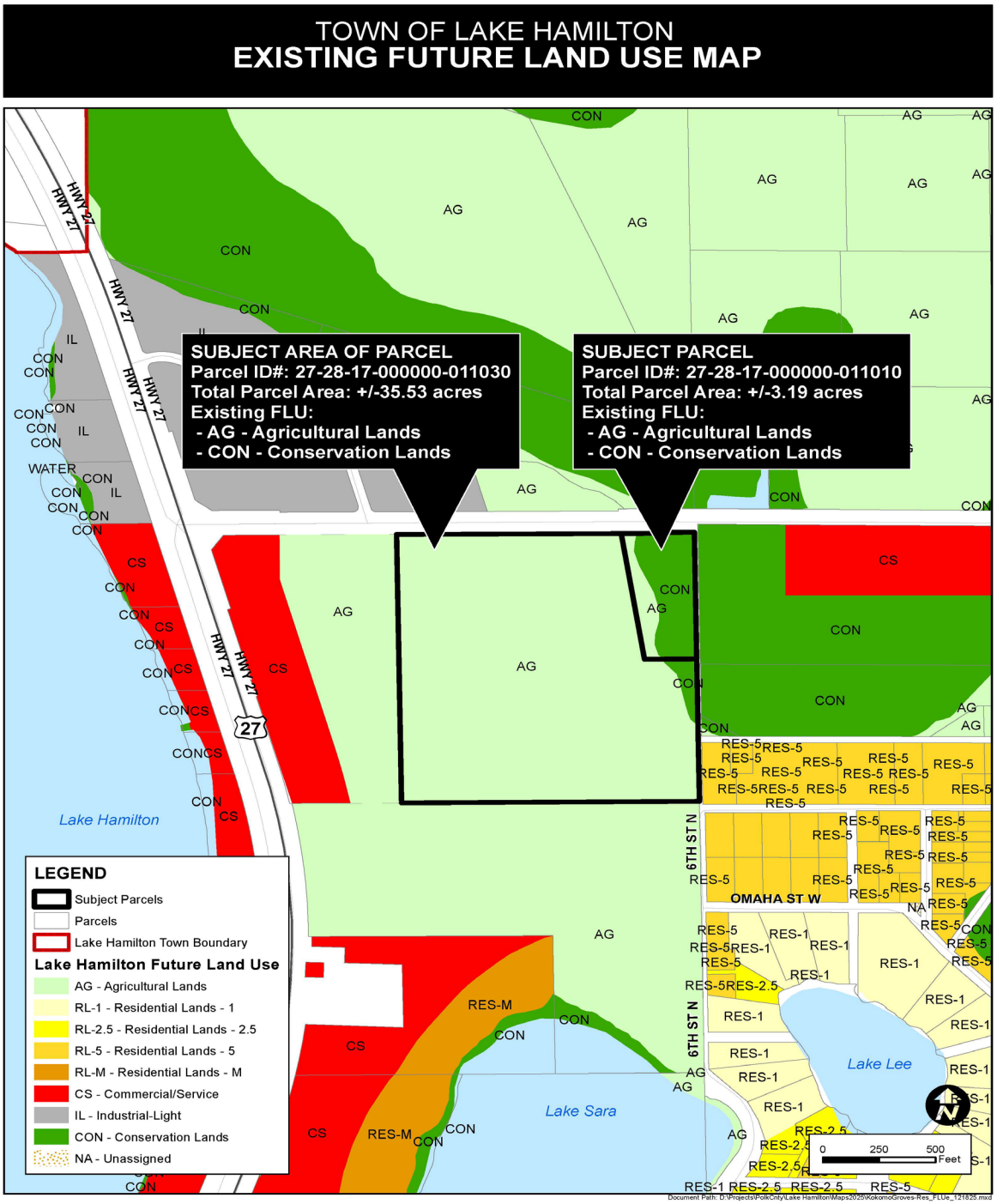
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°54'17"E A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE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

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

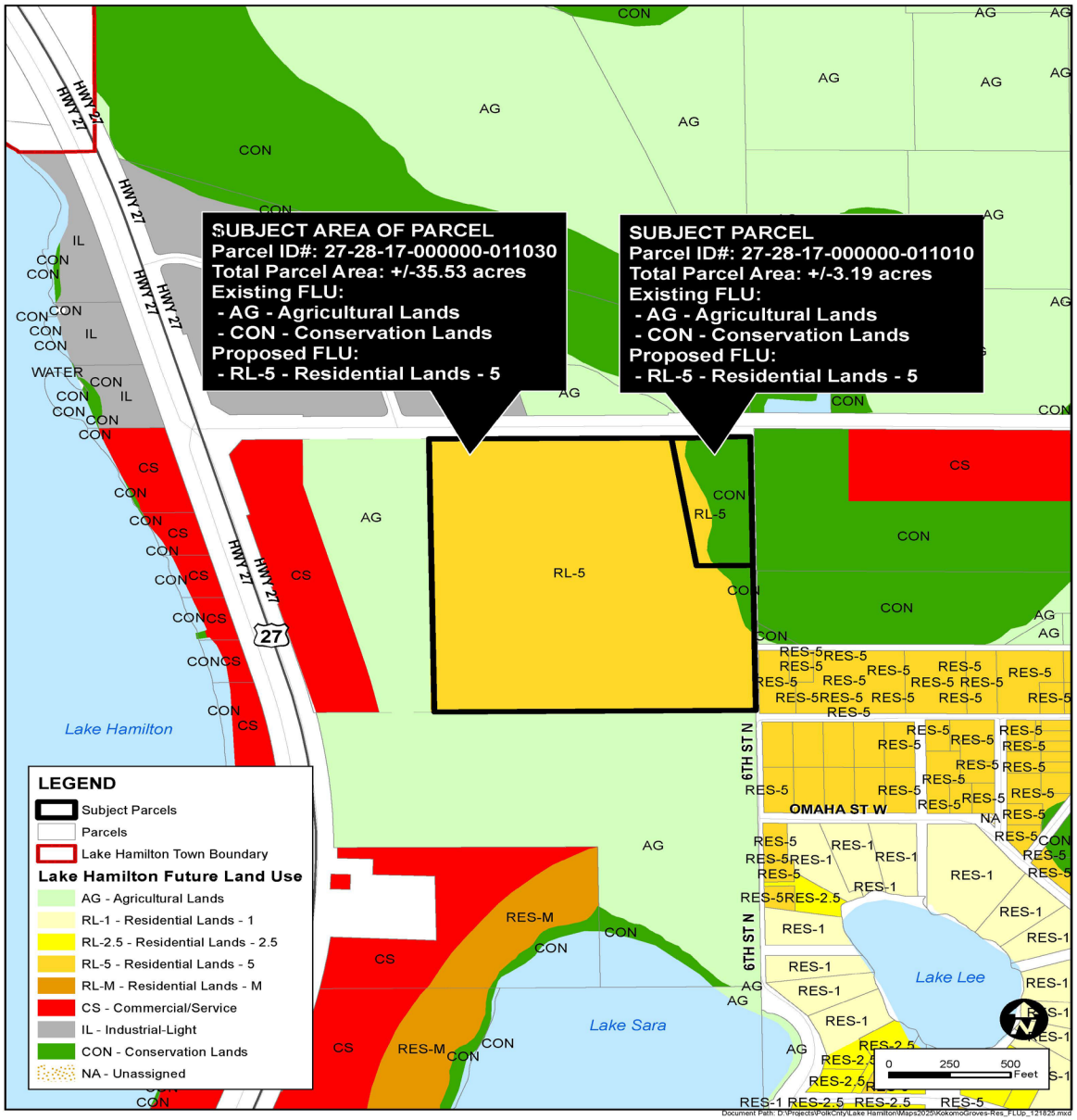
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THE AREA OF THE ABOVE DESCRIBED PARCEL IS 35.085 ACRES.

EXHIBIT "B"
Excerpts from Future Land Use Map:



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton

Planning Commission

FLU Staff Report

March 11, 2026

TO: LAKE HAMILTON PLANNING COMMISSION

FROM: **Community Development**

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**

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

AGENDA & HEARING DATES:

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

Attachments

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:

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

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

Existing Future Land Use:

Policy 1.2.2: Agriculture Lands (AG)

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

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

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

Proposed Future Land Use:

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

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

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

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

COMPREHENSIVE PLAN COMPATIBILITY:

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

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

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

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

Land Use Analysis:

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

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

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

Land Use Matrix

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

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

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

Potable Water

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

Sanitary Sewer

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

Transportation/Traffic:

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

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

Schools

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

Recreation/Open Space:

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

Emergency Services:

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

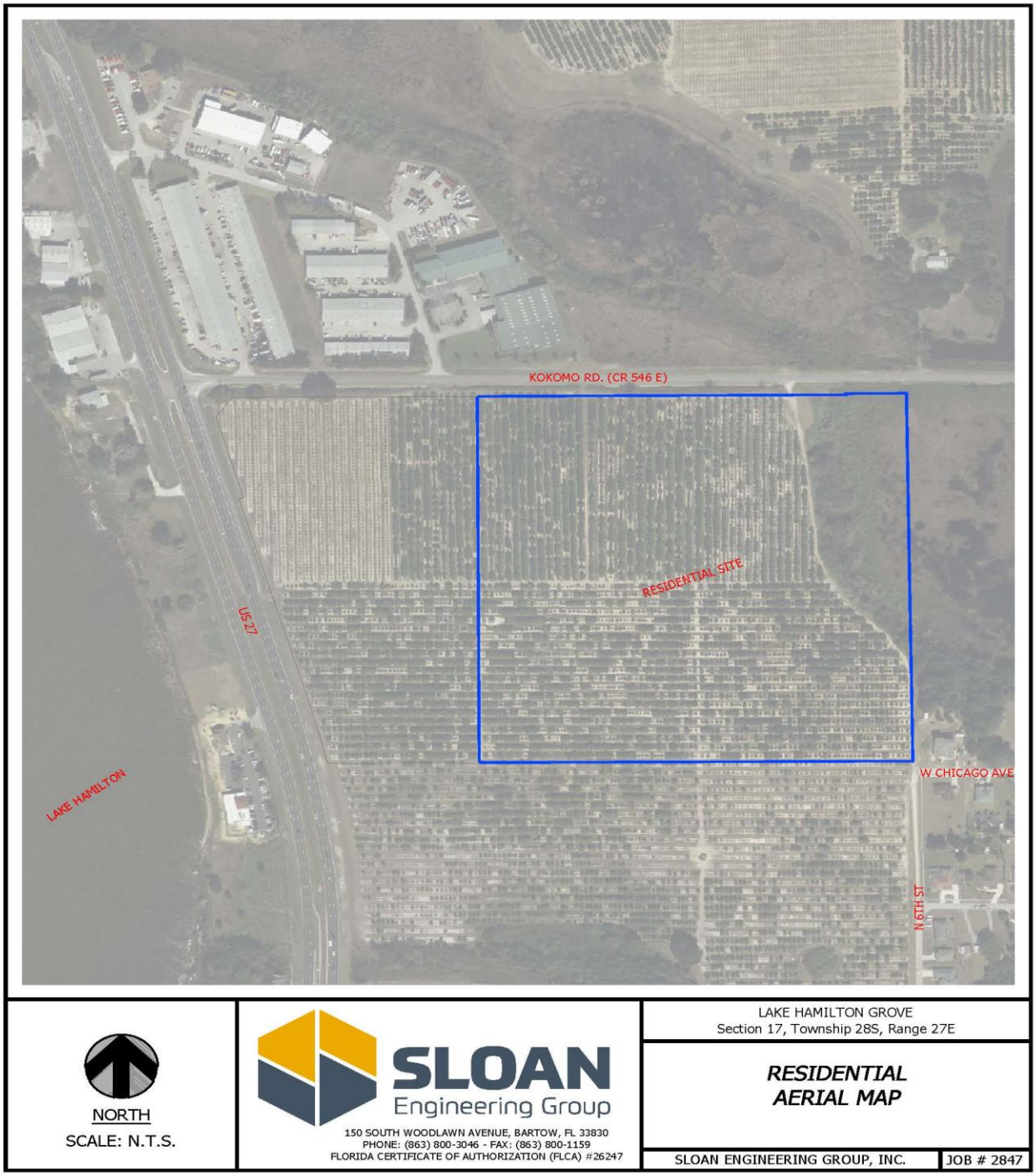
- Polk County Fire Rescue – 1.5 Miles ~ 4 minutes
- Lake Hamilton Police Department – 1.5 Miles ~ 4 minutes
- Winter Haven Hospital Emergency Room – 9.9 miles ~ 22 minutes
- Lakeland Regional Hospital Emergency Room – 35.6 miles ~ 50 minutes

Environmental:

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

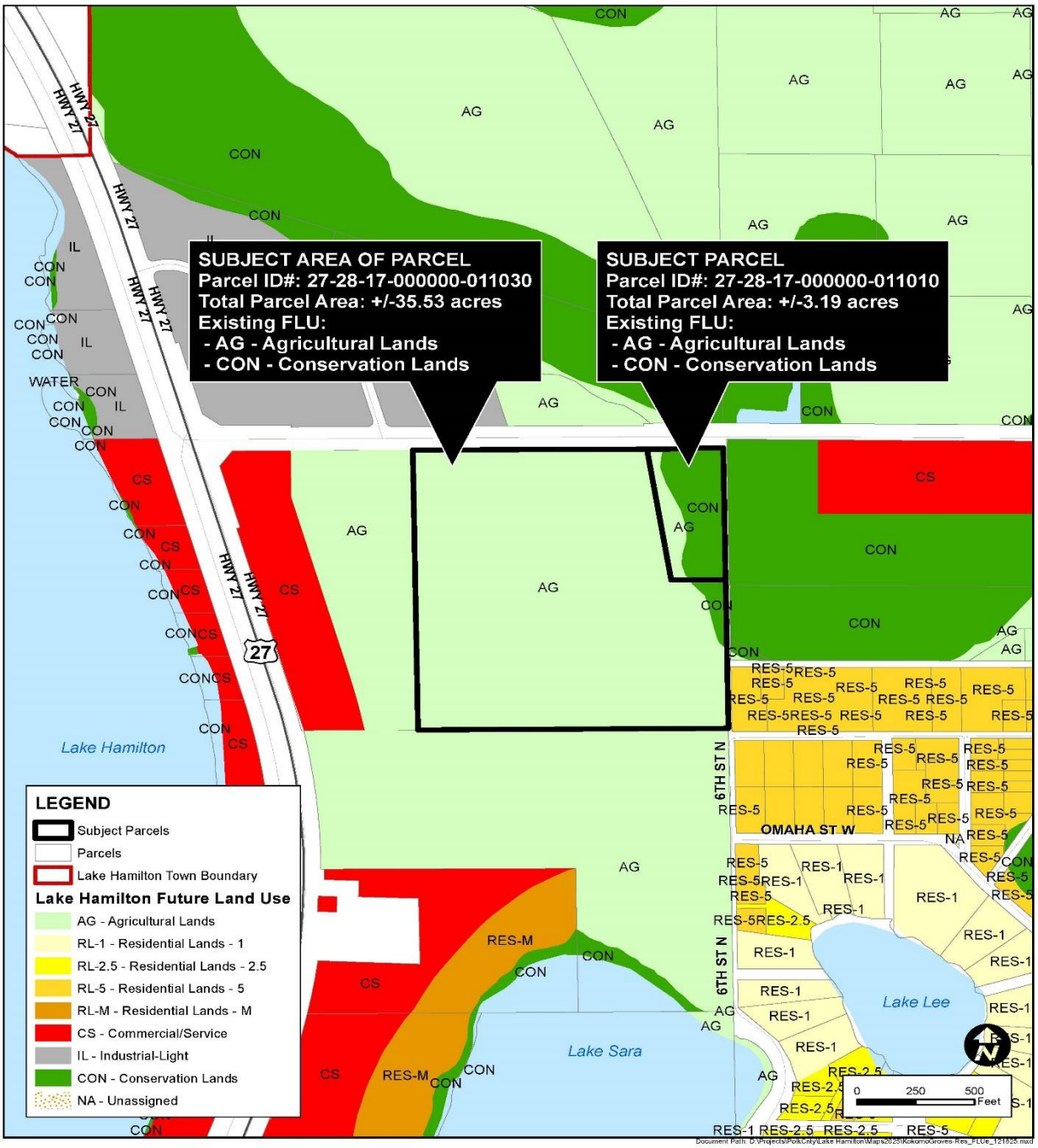
Recommendation:
Council may consider the request if it determines whether it is consistent with the Comprehensive Plan and compatible with the surrounding area.

AERIAL\LOCATION MAP
KOKOMO GROVE RESIDENTIAL
(LESS WETLANDS)



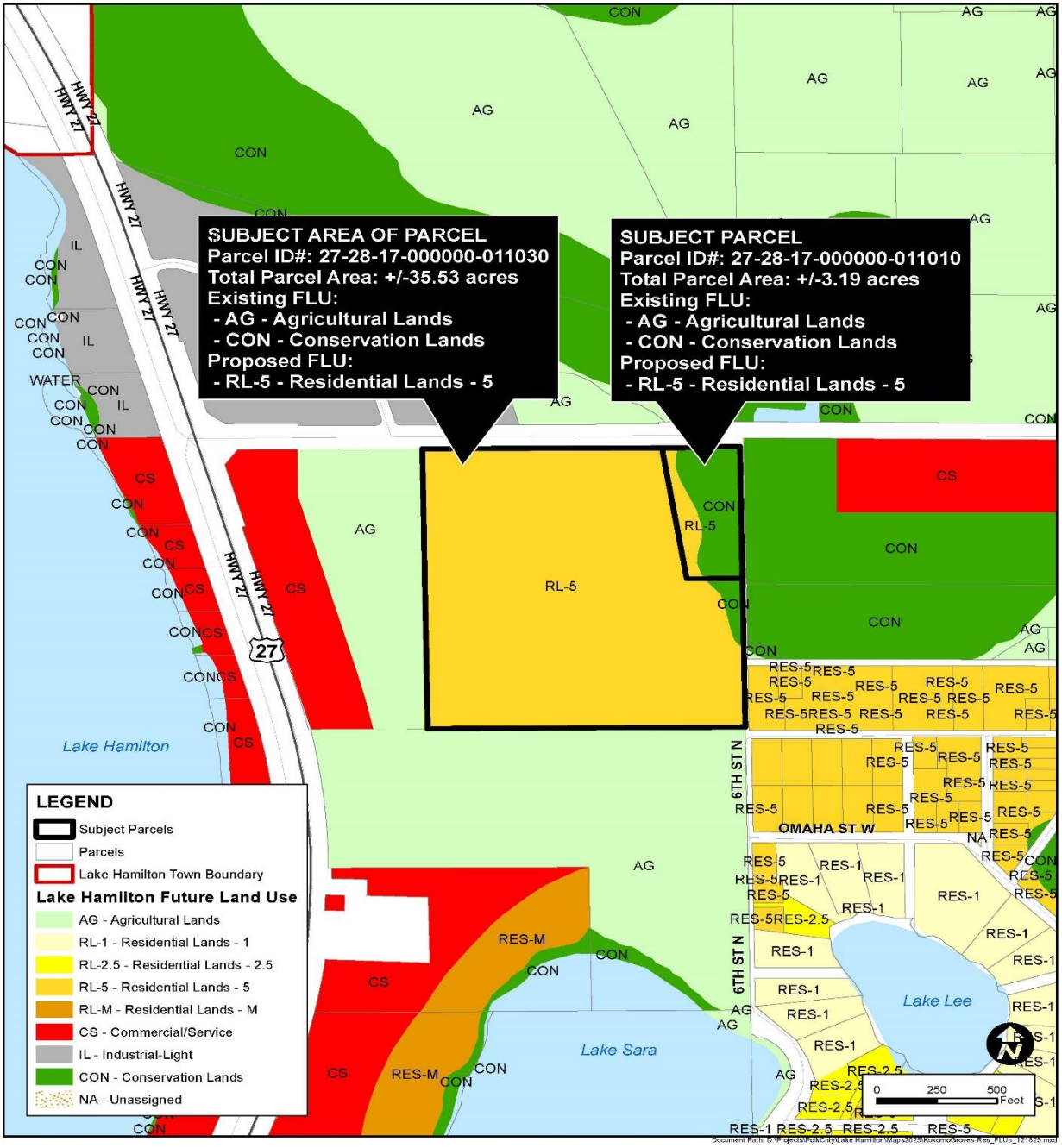
EXISTING FLU
KOKOMO GROVE RESIDENTAL

TOWN OF LAKE HAMILTON
EXISTING FUTURE LAND USE MAP



PROPOSED FLU
KOKOMO GROVE RESIDENTIAL

TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, Community Development Director

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

DATE: March 11, 2026

SUMMARY & RECOMMENDATION:

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

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

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Ordinance_O-26-XX_-_KG_Zoning_Residential_PUD.pdf
Kokomo_Staff_Report_PUD_current.pdf
School Concurrency Letter 2025-05-05.pdf

ORDINANCE O-26-XX

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

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

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

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

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

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

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

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

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

SECTION 1. RECITALS

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

SECTION 2. AMENDMENT TO THE OFFICIAL ZONING MAP

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

Conditions:

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

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

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

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

SECTION 3. SEVERABILITY

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

SECTION 5. CONFLICTS.

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

SECTION 6. REPEALING.

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

SECTION 7. CODIFICATION.

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

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

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

SECTION 9. EFFECTIVE DATE.

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
PHYLLIS HALL, MAYOR

ATTEST WITH SEAL:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

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

EXHIBIT "A"

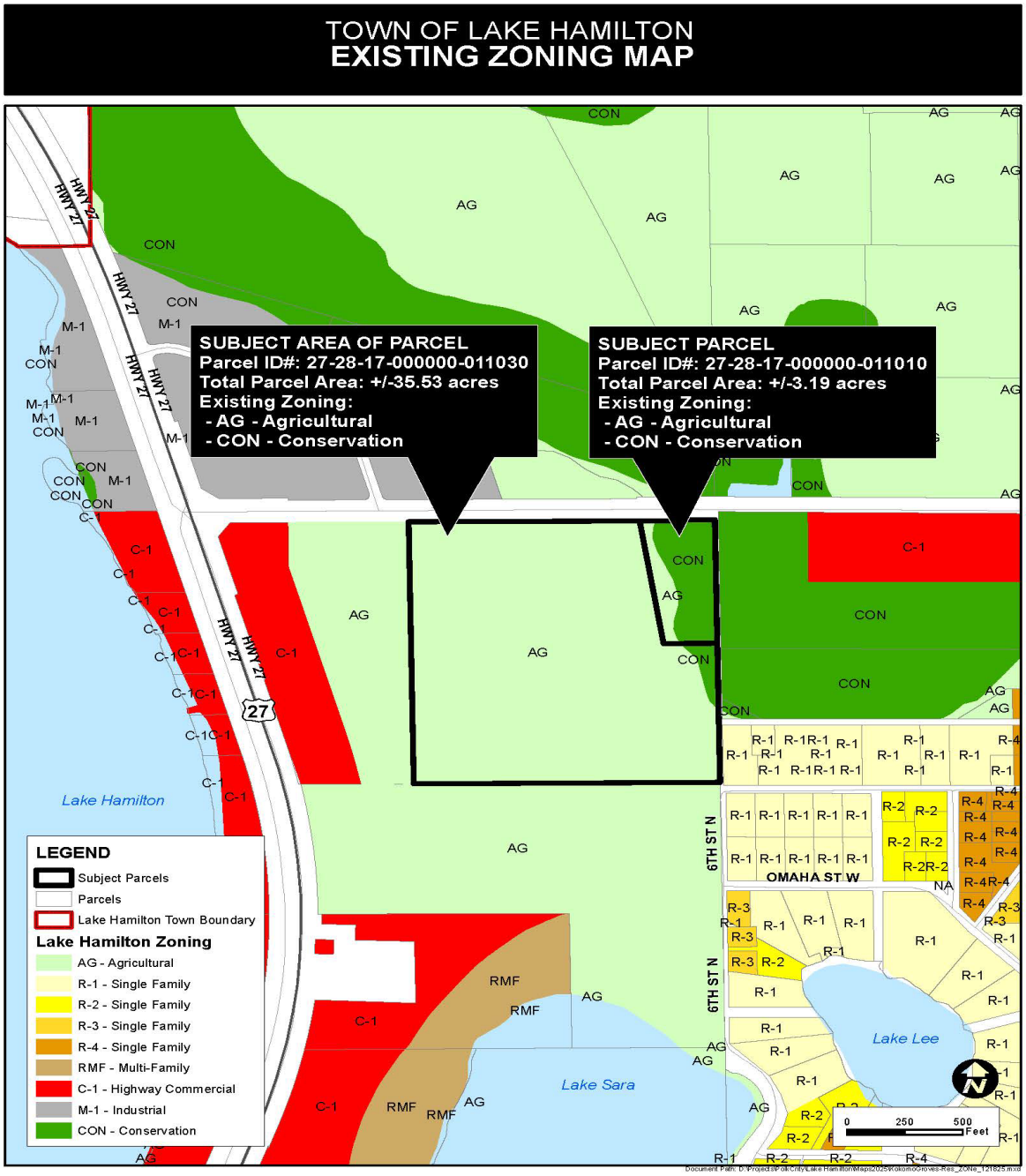
TOWN OF LAKE HAMILTON
PUD REZONING RESIDENTIAL
Ordinance O-26-xx

Kokomo Grove LLC.

Legal Description

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

EXHIBIT "B"
Excerpts from Existing Zoning Map:



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP

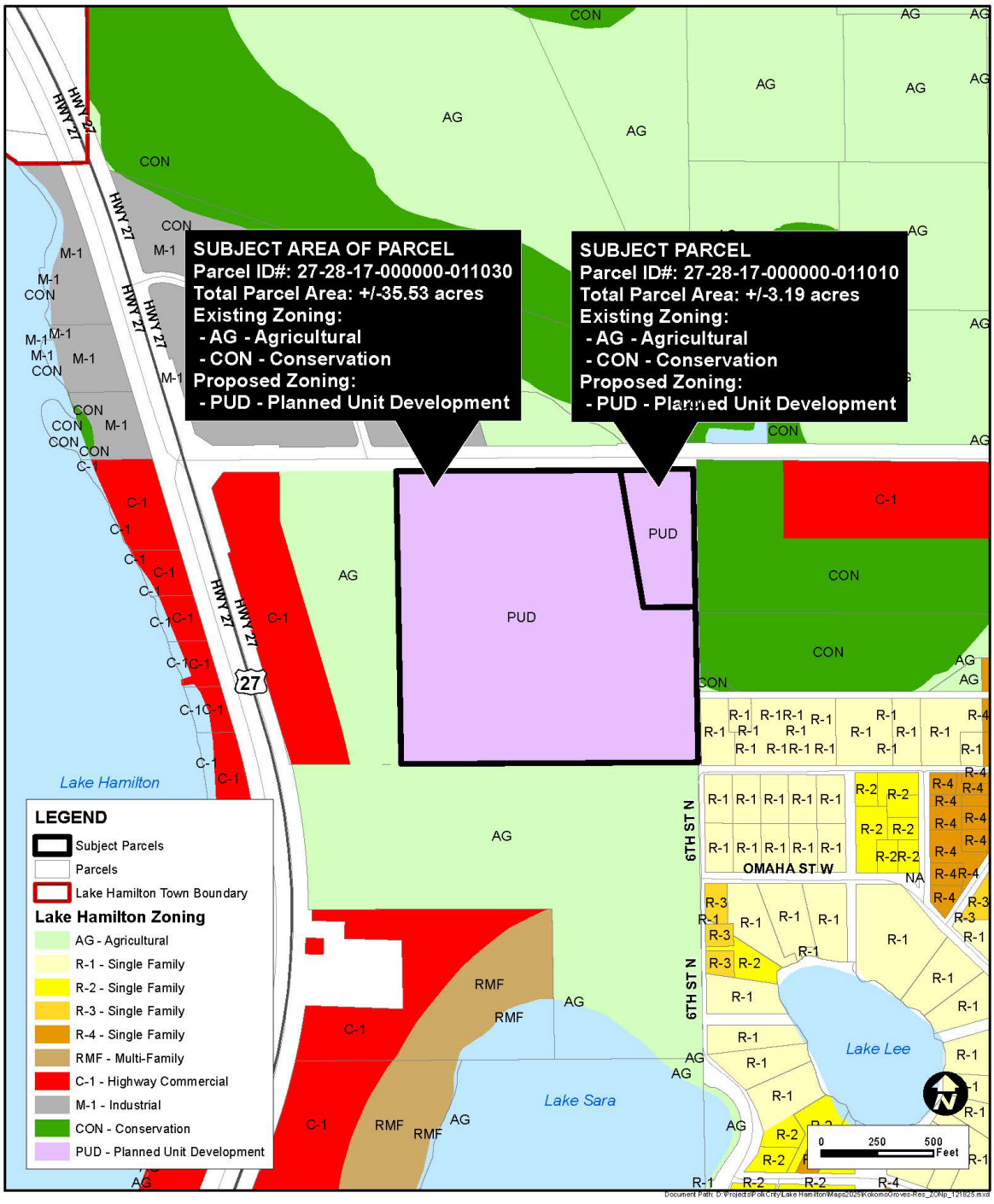


EXHIBIT "C"
Concept Plan

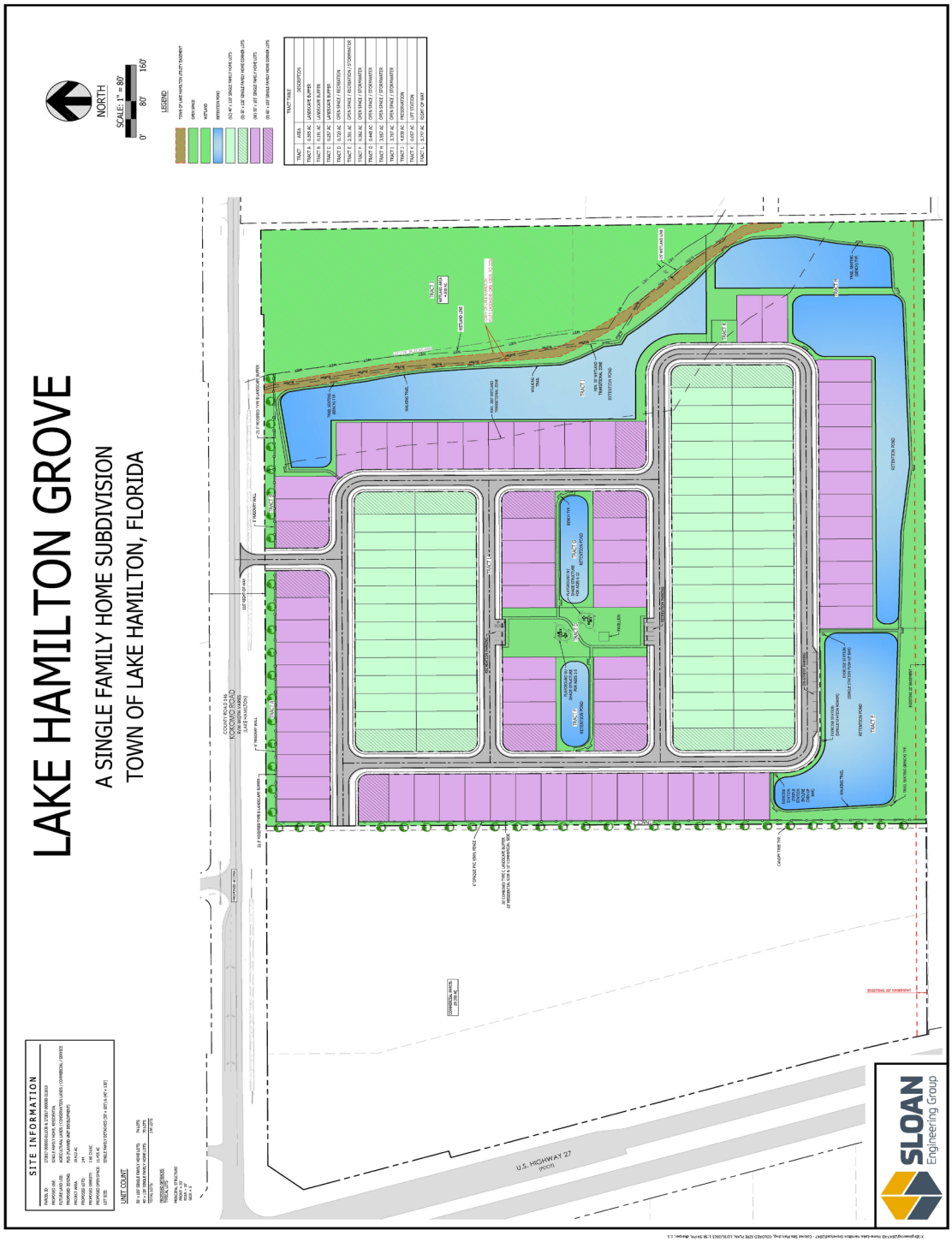
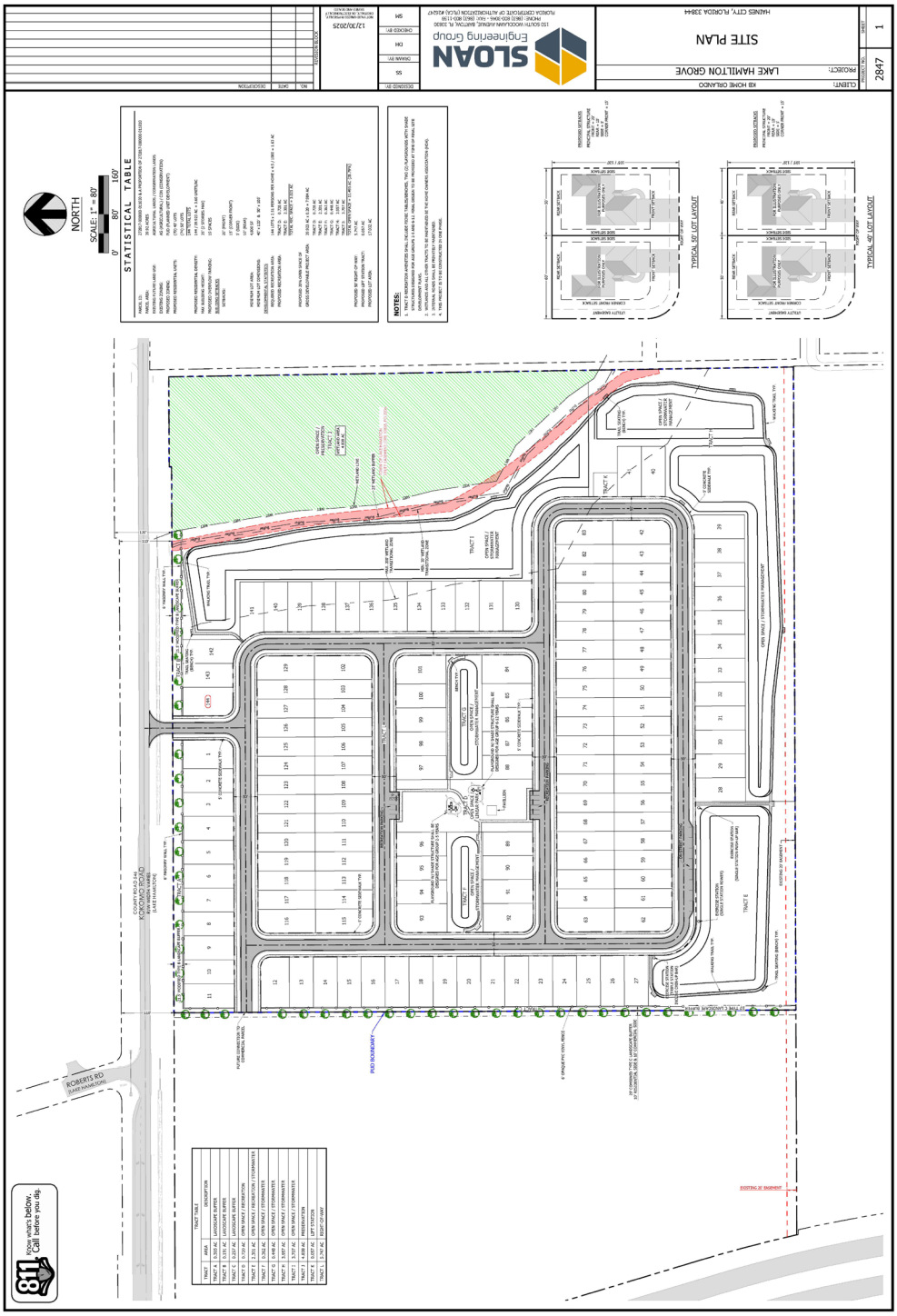


EXHIBIT "D"
DEVELOPMENT STANDARDS



Development Standards

Town of Lake Hamilton

Planning Commission

PUD Staff Report

March 11, 2026

TO: LAKE HAMILTON TOWN COUNCIL

FROM: COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **PUD REZONING**

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

AGENDA & HEARING DATES:

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

Attachments

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:

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

Existing Agricultural (AG) Zoning District:

Sec. 16-104 Agricultural District

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

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

Proposed Planned Unit Development (PUD) zoning district:

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

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

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

(1) Setbacks.

(2) Lot coverage.

(3) Height.

(4) Landscaping.

(5) Internal buffering.

(6) Off-street parking.

(7) Signage.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

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

Table 1:
Analysis of Impacts from Proposed Rezoning

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

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

Zoning Analysis:

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

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

Land Use Matrix

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

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 west and south of the property. Water service is along Kokomo Rd. and Scenic Highway. 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 force main exists East of the property approximately 450 ft. on the south side of Kokomo Rd. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

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

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

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

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

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

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

Environmental
A portion of the property includes wetlands and floodplains. A wetland survey was provided and the area determined to be wetlands. The applicant has provided an Environmental Assessment Report for review. No noteworthy observations were identified.

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

Proposed Conditions

1. Development approval consists of 144 fee-simple Single-family homes. 70 40' lots and

74 50’ lots. Development standards as further depicted.

2. Project will be developed in 1 phase.

3.Any roadway improvements identified in the project traffic study, shall be the sole responsibility of the developer for construction to ensure that this is done so that the improvements, timing, and the cost to be constructed prior to any impacts. Roads impacted by the development and called out for specific improvements shall be clearly communicated to the State of Florida and the Town.

4. The developer shall provide cross-access easement to the adjacent commercial property located to the West.

5. The development shall provide a 110’ ROW section along the frontage of Kokomo Rd.

6. Perimeter landscape buffer widths as depicted on the concept plan and comply the landscaping requirements with in Section 16-335. A 6ft. high decorative masonry block or precast wall is required along Kokomo Rd. and adjacent to any commercial property.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

AERIAL\LOCATION MAP



Legal Description:

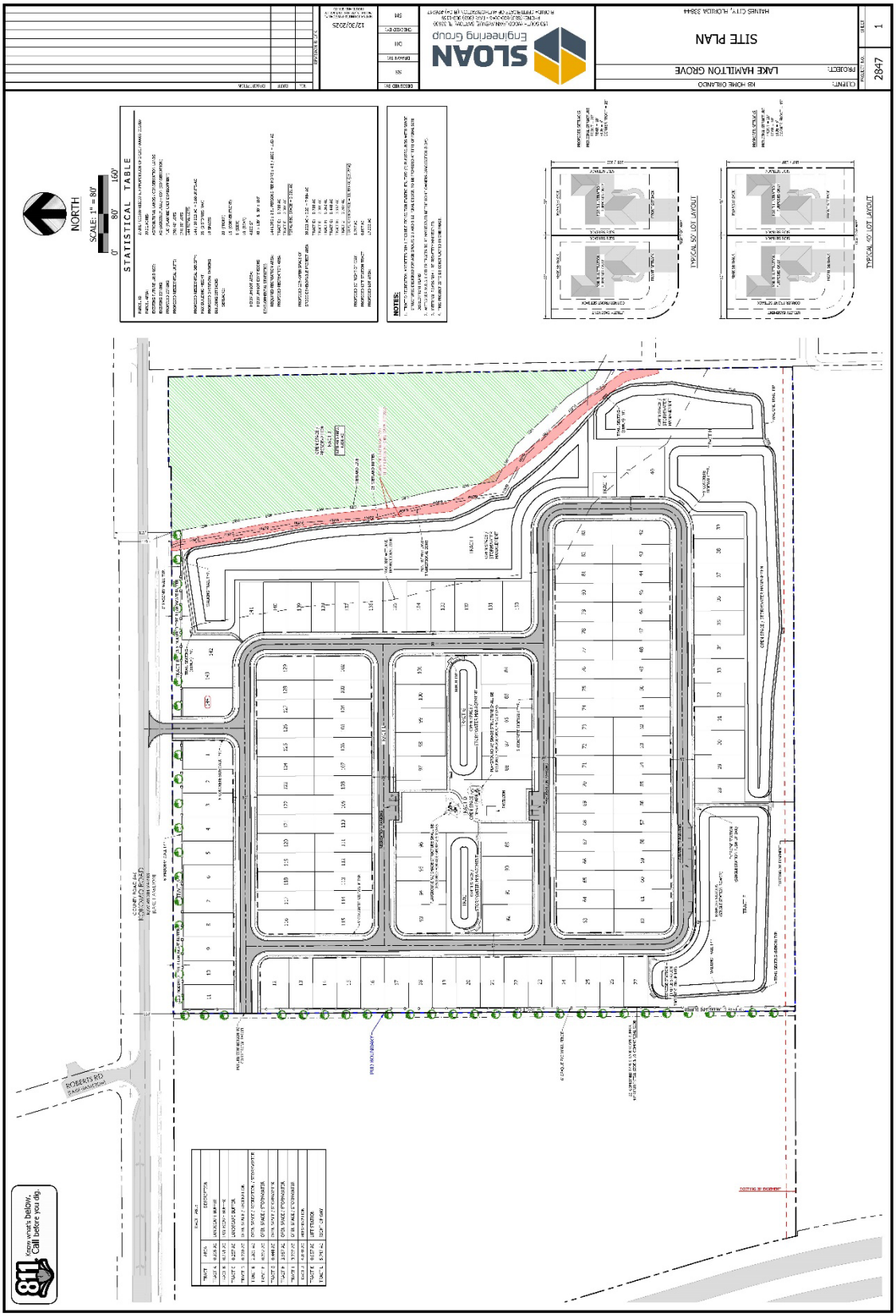
COMMENCE FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°54'17"E A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546 (KOKOMO ROAD) ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16503-1602, AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID EAST LINE OF NE 1/4, S00°54'17"E A DISTANCE OF 614.19 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; CONTINUE THENCE ALONG SAID EAST LINE OF NORTHEAST 1/4, S00°54'17"E A DISTANCE OF 691.20 FEET

TO THE SOUTH LINE OF THE NORTH 22 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; RUN THENCE ALONG SAID SOUTH LINE OF THE NORTH 22 FEET, S89°47'07"W A DISTANCE OF 1344.53 FEET; THENCE N00°14'54"W A DISTANCE OF 1299.52 FEET TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD S-546; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES: (1) N89°45'06"E A DISTANCE OF 1004.80 FEET; (2)N89°45'06"E A DISTANCE OF 136.75 FEET; (3) N00°14'54"W A DISTANCE OF 5.00 FEET; (4) N89°45'06"E A DISTANCE OF 188.02 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PARCEL IS 39.923 ACRES.

Concept Plan




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

NARRATIVE

STATISTICAL TABLE

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

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

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

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

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

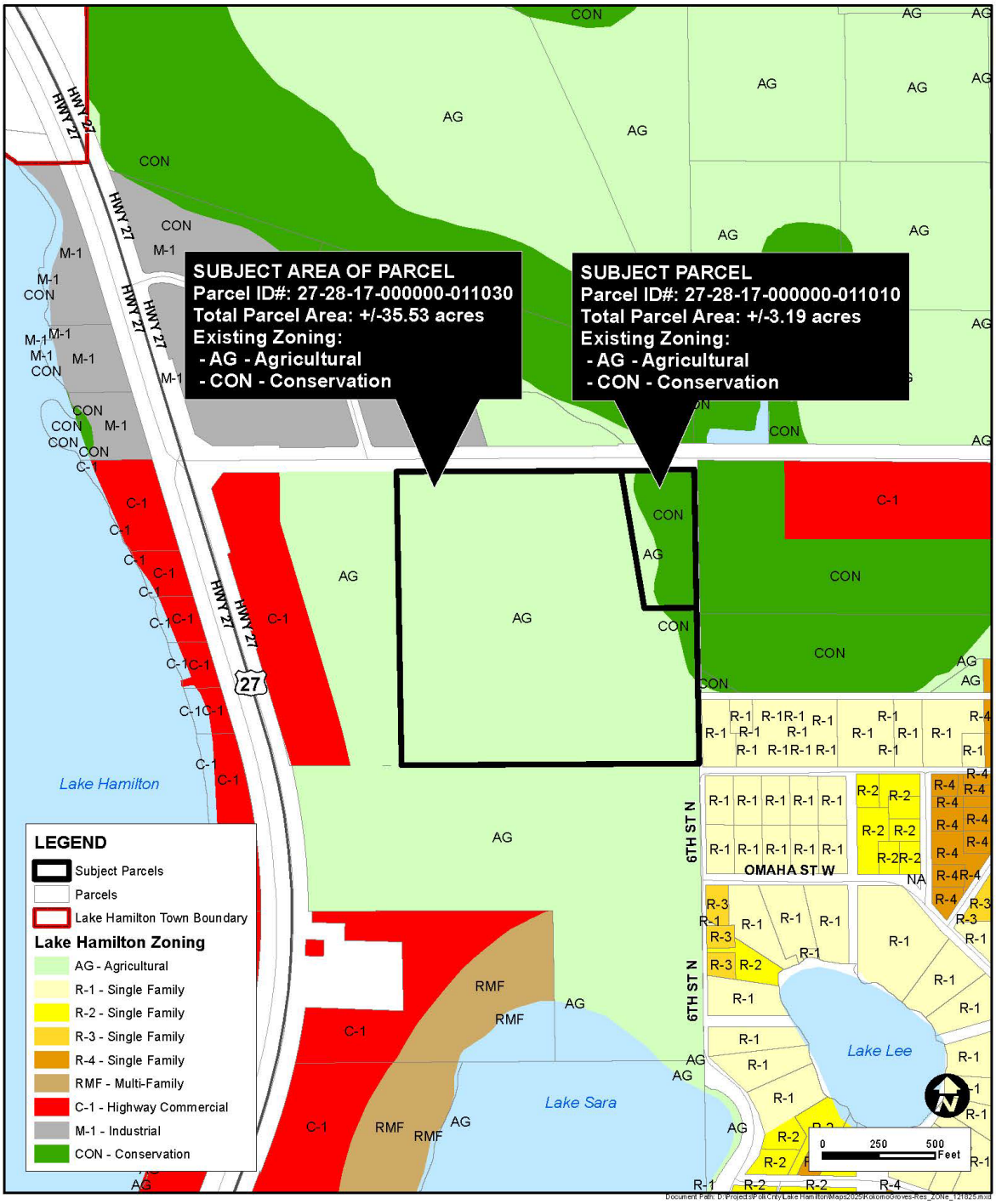
TOTAL REC. SPACE = 3.021 AC

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

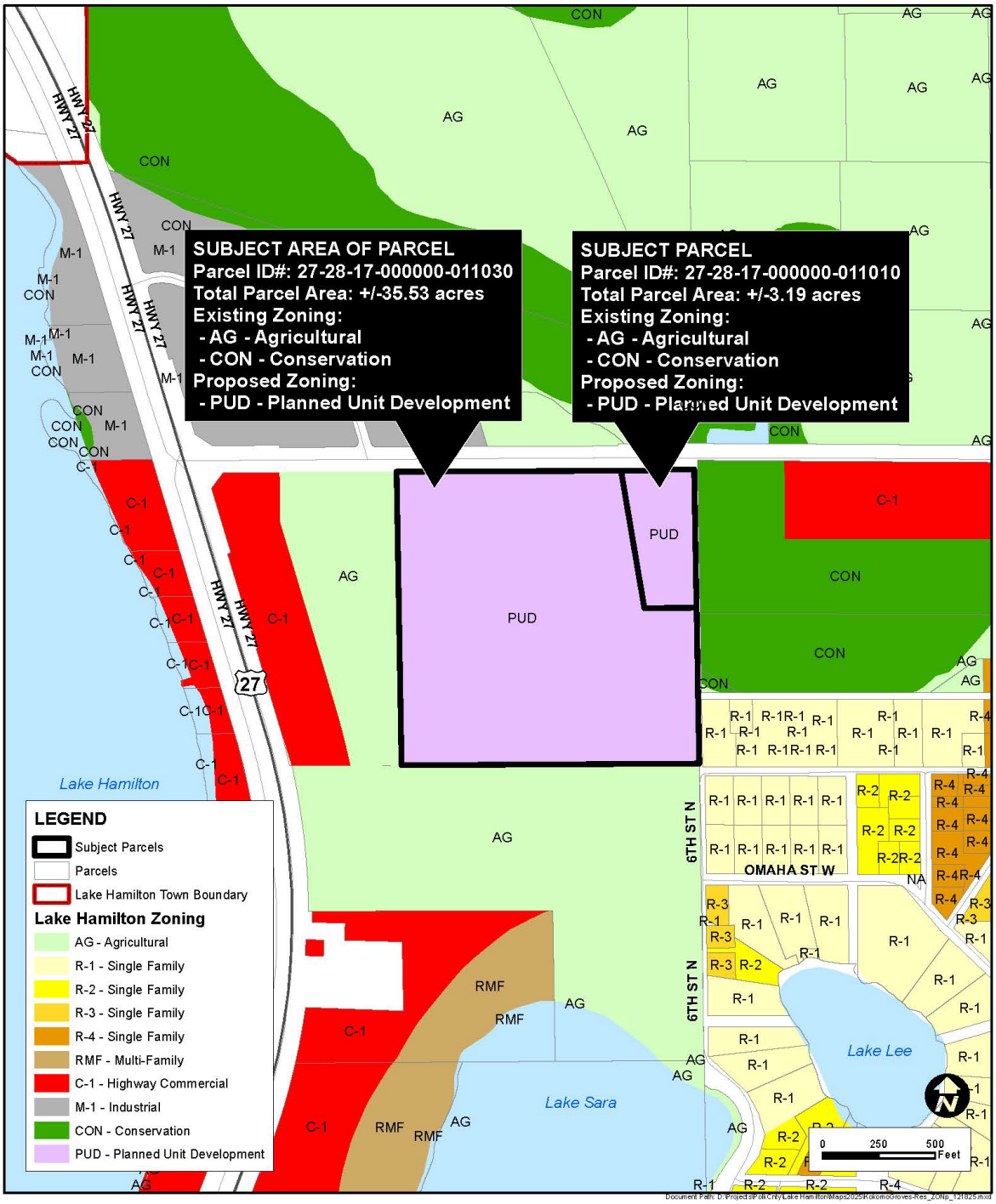
TOTAL OPEN SPACE = 11.495 AC (28.79%)

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

TOWN OF LAKE HAMILTON
EXISTING ZONING MAP



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP



POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Travis L. Keyes
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

ADMINISTRATION

Frederick R. Heid
Superintendent

May 5, 2025

PCSB: NB2025-050502

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

Dear Timothy Campbell:

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

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

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

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

STUDENTS FIRST

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

Sincerely,



POLK COUNTY PUBLIC SCHOOLS
STUDENTS FIRST

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

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