Town of Lake Hamilton

Planning Commission Meeting Agenda – October 15, 2025

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

Howard Cone, Member
Dennis Collier, Member
Kieth Pence, Member
Randi Golemme, Member

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. BUSINESS

A. June 25, 2025 Planning Commission Meeting minutes

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

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

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: June 25, 2025 Planning Commission Meeting minutes

DATE: October 15, 2025

SUMMARY & RECOMMENDATION:

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
June 25, 2025 Planning Commission meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 25, 2025 5:30 PM

The Planning Commission of Lake Hamilton held a Planning Commission Meeting on Wednesday, June 25, 2025, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Town Attorney Gavin Rollins called the meeting to order at 5:30 pm.

Motion made by Cone and a second by Pence to approve Dennis Collier as Chair
A roll call vote was taken. Cone aye, Collier aye, Pence aye, and Golemme aye. **Motion passed 4-0.**
Motion made by Cone and a second by Pence to approve Kieth Pence as Vice Chair
A roll call vote was taken. Cone aye, Collier aye, Pence aye, and Golemme aye. **Motion passed 4-0.**

PLEDGE OF ALLEGIANCE

Led by all.

ROLL CALL

Cone, Collier, Pence, and Golemme were present.

BUSINESS

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

Planning Presentation & Procedures
Community Devlopment Director Jeff Ball presented.

Ordinance O-2025-04 Quintana Comprehensive Plan Amendment (2025-01ESR).
Community Development Director Ball presented.
Applicant's representative Mariela and Traffic Engineer Jade Devalle presented.
The Developer Bernando Rieber commented.
Chair Collier opened the hearing for public comments.
Frederick Mathes commented.
Charlotte Rubush commented.

Motion made by Cone and a second by Pence to recommend for approval to deny Ordinance O-2025-04 Quintana Comprehensive Plan Amendment (2025-01ESR) to Town Council and keep the current Comprehensive plan due to the traffic concerns.
A roll call vote was taken. Cone aye, Collier aye, Pence aye, and Golemme aye. **Motion passed 4-0.**

Public Hearing for Ordinance O-2025-05 Quintana PUD Rezoning.
Community Development Director Ball presented.
Applicant's representative Mariela and Traffic Engineer Jade Devalle presented.
The Developer Bernando Rieber commented.

Chair Collier opened the hearing for public comments.
No public comments were made; public hearing was closed.

Motion made by Cone and a second by Pence to recommend for approval to deny Ordinance O-2025 - 05 Quintana PUD Rezoning due to traffic concerns and would like for the zoning to stay commercial. A roll call vote was taken. Cone aye, Collier aye, Pence aye, and Golemme aye. **Motion passed 4-0.**

ADJOURNMENT

Motion made by Cone and a second by Pence to adjourn the meeting at 7:12pm.
A roll call vote was taken. Cone aye, Collier aye, Pence aye, and Golemme aye. **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

_____
Brittney Sandoval, Town Administrator

4.B

Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

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

DATE: October 15, 2025

SUMMARY & RECOMMENDATION:

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

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

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
Danpol Staff Report PUD current v2.pdf
Ordinance O-25-xx- Danpol-5 PUD v2.pdf
Zoning Chart A1.jpg

Town of Lake Hamilton
Planning Commission
PUD Staff Report
September 10, 2025

TO: PLANNING COMMSSION

FROM: COMMUNITY DEVELOPMENT

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

AGENDA & HEARING DATES:

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

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:
The applicant is requesting a zoning change from Town Single-Family (R-2) to Town

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

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

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

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

Proposed zoning:
Planned Unit Development (PUD) zoning district:

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

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

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

(1) Setbacks.

(2) Lot coverage.

(3) Height.

(4) Landscaping.

(5) Internal buffering.

(6) Off-street parking.

(7) Signage.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

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

Table 1:
Analysis of Impacts from Proposed Rezoning

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

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

Zoning Analysis:

The subject property is surrounded by properties within the incorporated Town limits, which has been assigned Town Single-Family Residential R-2 and R-1 zoning to the North (across Main St.). Single-Family Residential R-2 to the East. To the South is Agricultural (AG). To the West is Town Single-Family Residential R-2 and R-3 zoning

Please see attached zoning standards Chart A1.

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

Northwest	North	Northeast
FLU: Town RES 5 **ZONING**: R-4 **EXISTING USE:** Single-family	**FLU: Town** RES-5 **ZONING**: R-2 **EXISTING USE:** Single-family	**FLU: Town** RES-2.5 **ZONING**: R-1 **EXISTING USE:** Single-family
West	**Subject Property**	**East**
FLU: RES 5 and RES 2.5 **ZONING**: R-2 and R-3 **EXISTING USE:** Single-family	**EXISTING FLU:** Town RES 2.5 **PROPOSED FLU:** Town RES 5 **EXISTING ZONING:** Town R-2 **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** RES 2.5 **ZONING**: R-2 **EXISTING USE:** Single-family
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant

Public Facilities and Services Analysis:
The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water

At this time, the Town can provide potable water for the development. Water lines exist along Main Street. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

At this time, the Town can provide sanitary sewer for the development. A gravity collection system exists at the intersection of 4th Street and Smith St. approximately 2,200 ft. away. The owner/developer will be responsible for the cost of any improvements and easements related to the development of the subject property.

Transportation/Traffic:

The property has access to Main St. (Town maintained) The applicant has submitted a traffic study and has been approved by staff. The roadways included in the study show that the roadways have enough

capacity to support the development and no required roadway improvements. It is anticipated to generate 18 peak hr. trips and 236 Average Daily Trips (ADT)'s.

Schools

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

Recreation/Open Space:

Based on the Town's recreation and open space level of service standard of 4.5 acres per 1,000 population. Under the PUD zoning the site would permit a maximum of 25 single-family homes. Based on 25 dwelling units, the project would require .40 acres of land (25 lots x 3.57 persons per home x 4.5/1000).

Emergency Services:

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

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

Environmental

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

Proposed conditions:

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

2. At a minimum, the active recreation tracts shall include the full-range amenities to serve all age groups with emphasis on the target population the market area will produce as prospective buyers of the homes. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half of the lots in the project shall have received a Certificate of Occupancy prior to the construction of the active recreation facilities. The Developer may be permitted to replace any amenity discussed herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton Development Director at construction plan review.

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

4. The Developer shall comply with the regulations of the Polk County School Board regarding school concurrency by the time the subdivision plat is certified to the Town for review and approval. The applicant shall submit a non- binding letter of concurrency from the Polk County School Board prior to application for subdivision plan approval.

5. A master stormwater plan for the site is required at the time the subdivision plat is certified to the Town for review and approval. The Homeowners Association (HoA) shall be responsible for the permits, ownership, maintenance and repair of the installed system.

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

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

TOWN OF LAKE HAMILTON
AERIAL PHOTO MAP

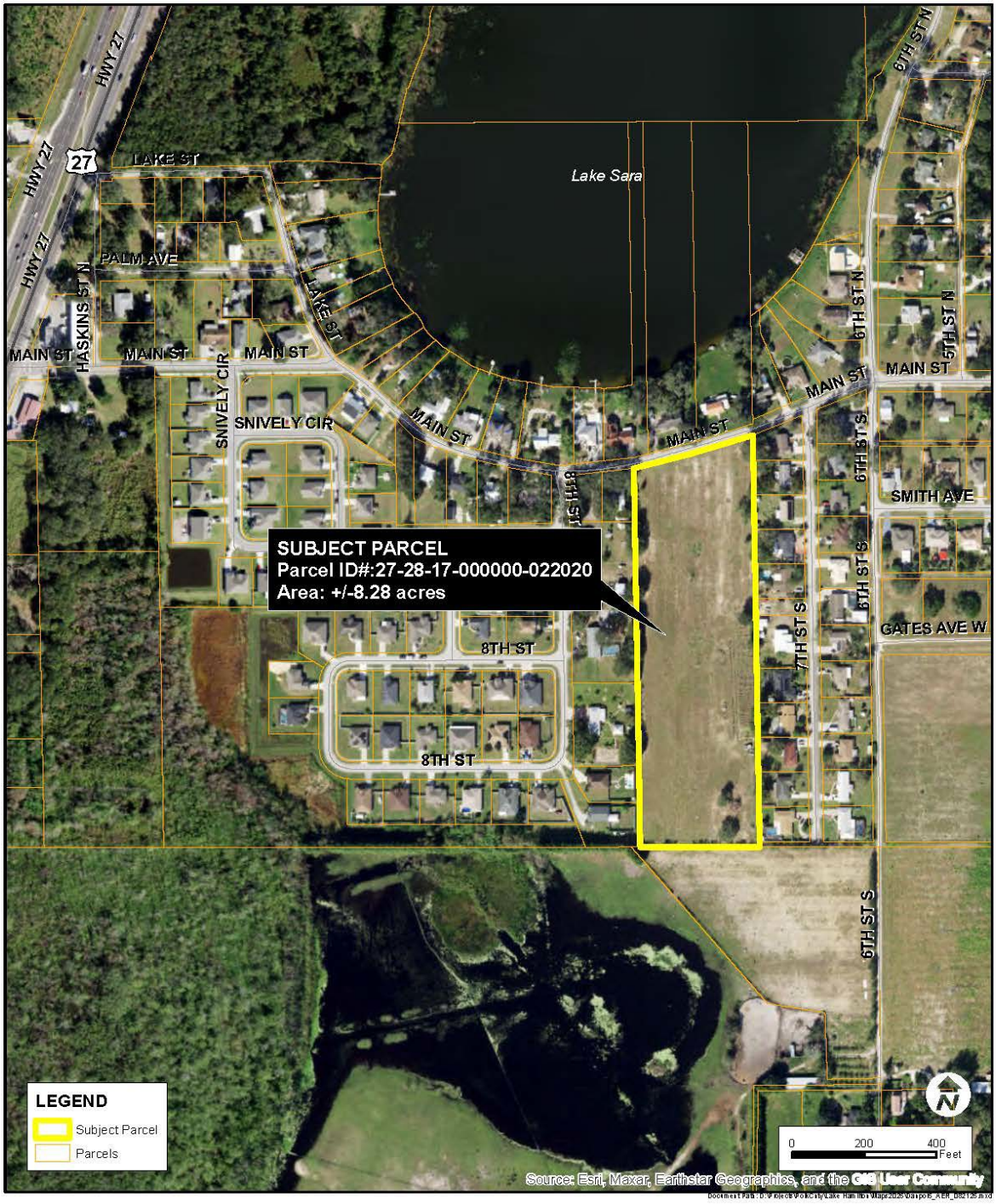


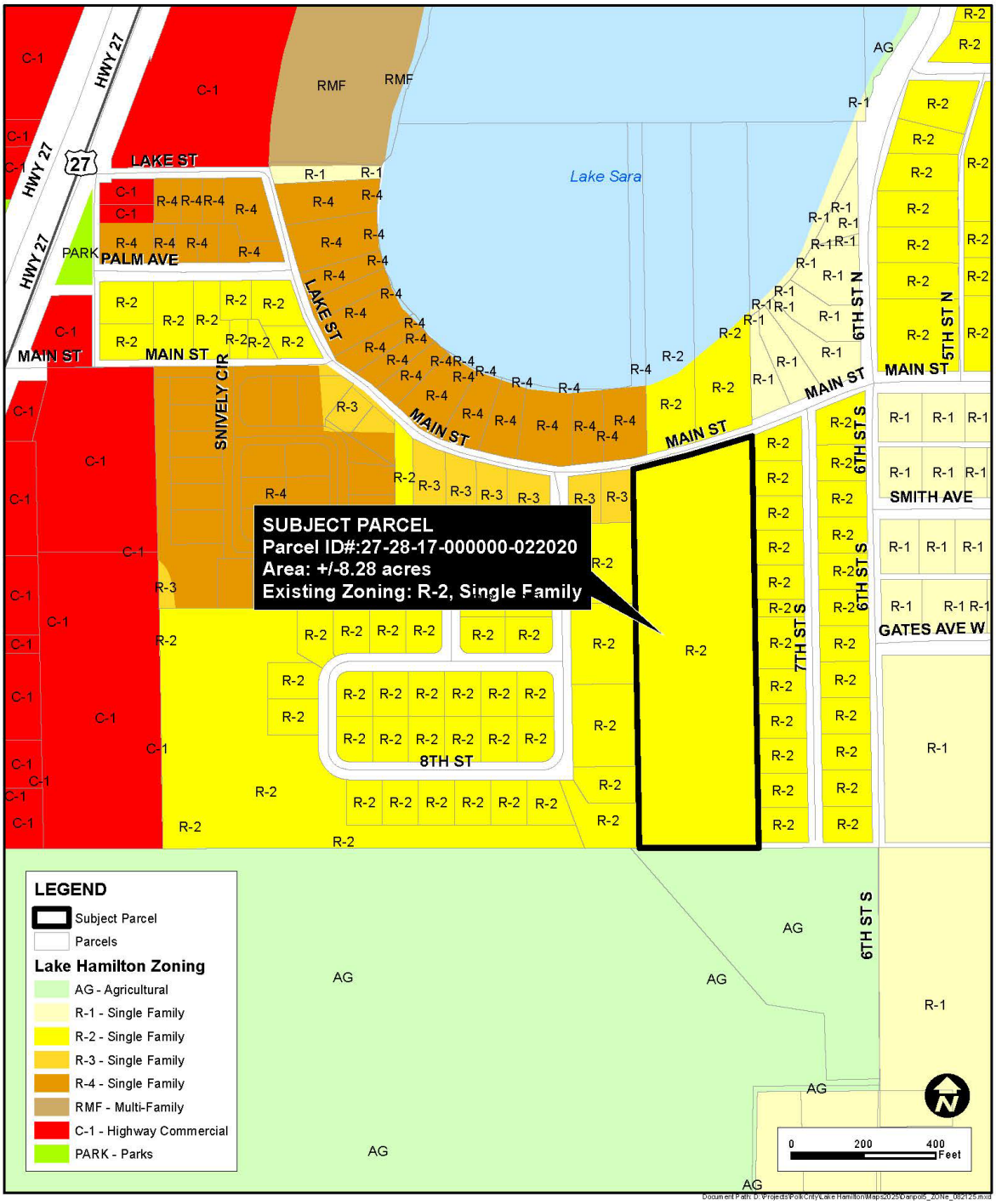
EXHIBIT "A"

Legal Description:

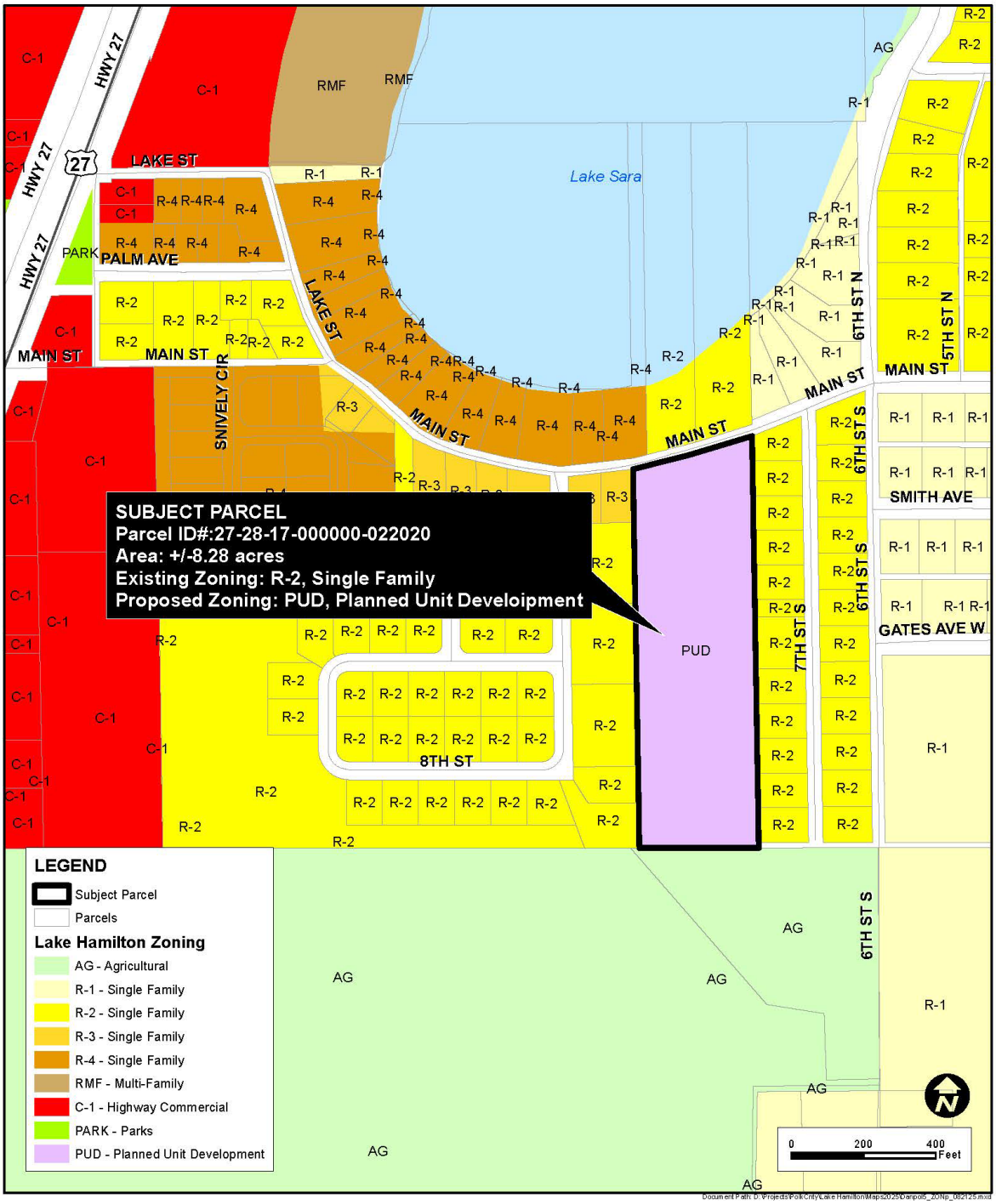
Legal Description:
THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE27 EAST, POLK COUNTY FLORIDA.

PARCEL: 272817000000022020

TOWN OF LAKE HAMILTON
EXISTING ZONING MAP



TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP



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

Table of Contents

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

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

❖ Site Data

➢ General Description

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

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

❖ Permitted Uses

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

❖ Development and Design Standards

➢ Setbacks/Buffers

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

➢ Parking

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

➢ Recreation and Open Space

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

PASSIVE RECREATION

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

TOTAL: 0.91 AC. (11.4% DEVELOPMENT AREA)

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

ACTIVE RECREATION 0.33 AC (4.1% DEVELOPMENT AREA)

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

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

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

❖ Ownership and Maintenance

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

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

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

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

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

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

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

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



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

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

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

ORDINANCE O-25-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA ADOPTING A PLANNED UNIT DEVELOPMENT (PUD) NAMED "DANPOL-5" FOR ONE (1) PARCEL COMPRISING +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020, GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET, TOWN OF LAKE HAMILTON, FLORIDA; AMENDING THE ZONING MAP AND REPEALING ALL ORIDNANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application was submitted to the Town to amend the Future Land Use classification of the property from Town Residential Lands 2.5 (RES 2.5) to Residential Lands 5 (RES 5), said amendment having been approved by the Town Council as set forth in Ordinance O-25-XX; and

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

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

WHEREAS, Public Hearings were advertised and held with due public notice to obtain public comment, and have considered all written and oral comments received during public hearings, the Town Council finds the rezoning

is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan; and

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

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

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

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

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

SECTION 4. The Danpol-5 PUD Plan is attached as Exhibit "C" of this Ordinance and contains a complete and accurate depiction of the design for development of lots, internal roadways, buffers, amenity areas, parks, trails, open space and stormwater management areas, all of which will be detailed and verified for compliance with this Ordinance when the plat and construction plans are developed and submitted to the Town.

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

SECTION 6. The regulations of the PUD District contained in the Lake Hamiton Code of Ordinances, the Land Development Regulations, and the conditions stated in this section of this Ordinance shall govern further public review and the construction plans submitted to the Town for development of the property within this PUD District. A Developers Agreement containing the provisions and conditions of this Ordinance shall be in place prior to the commencement of construction of the subdivision.

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

2. At a minimum, the active recreation tracts shall include the full-range amenities to serve all age groups with emphasis on the target population the market area will produce as prospective buyers of the homes. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half of the lots in the project shall have received a Certificate of Occupancy prior to the construction of the active recreation facilities. The Developer may be permitted to replace any amenity discussed herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton Development Director at construction plan review.

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

4. The Developer shall comply with the regulations of the Polk County School Board regarding school concurrency by the time the subdivision plat is certified to the Town for review and approval. The applicant shall submit a non-binding letter of concurrency from the Polk County School Board prior to application for subdivision plan approval.

5. A master stormwater plan for the site is required at the time the subdivision plat is certified to the Town for review and approval. The Homeowners Association (HoA) shall be responsible for the permits, ownership, maintenance and repair of the installed system.

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

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

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

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

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

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
Phyllis Hall, Mayor

Attest with Seal:

_____
Jacqueline Borja, Town Clerk

Approved as to Form:

_____
Anthony Sabatini, Town Attorney

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

EXHIBIT "A"

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

PARCEL: 272817000000022020

EXHIBIT "B"

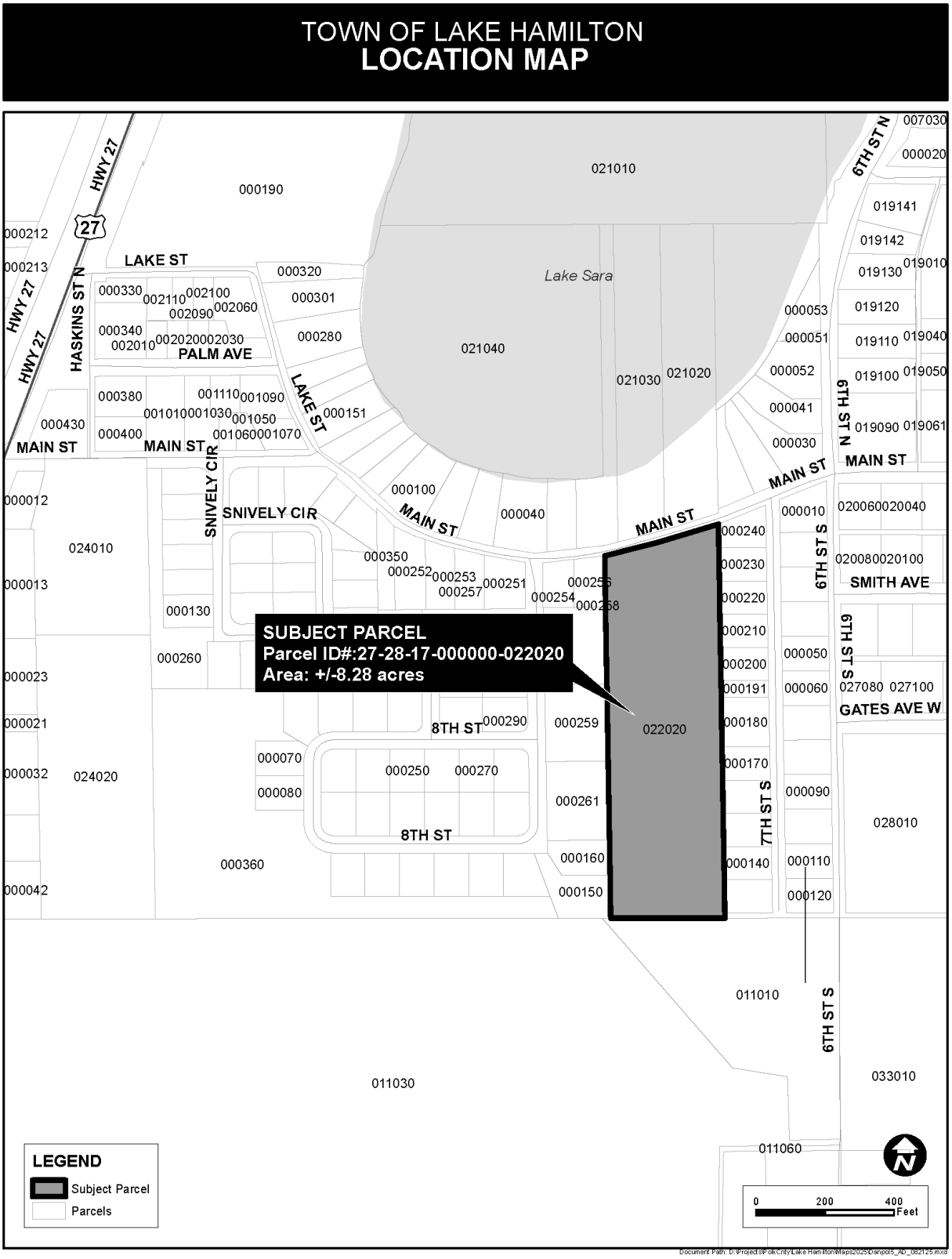

TOWN OF LAKE HAMILTON
LOCATION MAP
SUBJECT PARCEL
Parcel ID#:27-28-17-000000-022020
Area: +/-8.28 acres
LEGEND
Subject Parcel
Parcels
Lake Sara
LAKE ST
PALM AVE
MAIN ST
SNIVELY CIR
8TH ST
SMITH AVE
GATES AVE W
HWY 27
HASKINS ST N
6TH ST N
6TH ST S
7TH ST S
0
200
400
Feet

EXHIBIT "C"



DAVE SCHMITT ENGINEERING, INC.
12201 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

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

EXHIBIT "D"

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

Table of Contents

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

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

❖ Site Data

➢ General Description

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

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

❖ Permitted Uses

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

❖ Development and Design Standards

➢ Setbacks/Buffers

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

➢ Parking

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

➢ Recreation and Open Space

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

PASSIVE RECREATION

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

TOTAL: 0.91 AC. (11.4% DEVELOPMENT AREA)

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

ACTIVE RECREATION 0.33 AC (4.1% DEVELOPMENT AREA)

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

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

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

❖ Ownership and Maintenance

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

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

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

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

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

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

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

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

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

Town of Lake Hamilton
Planning Commission
Agenda Summary Report

TO: Planning Commission

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

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

DATE: October 15, 2025

SUMMARY & RECOMMENDATION:

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

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

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: N/A

RECOMMENDATION:

ATTACHMENT(S):
PCSB- NB2025-081902 Main Street Lake Hamilton Site (25 SF).pdf
Danpol-5 FLU Staff Report PC V2.pdf
Ordinance O-25-xx- Danpol-5 PUD v2.pdf

POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Travis L. Keyes
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

James Greene
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

August 19, 2025

PCSB: NB2025-081902

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

Dear Alexandre Moutran:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Main Street- Lake Hamilton Site** project located on parcel number 272817-000000-022020. Currently there is partial capacity at the **zoned** elementary school. There is insufficient capacity at the zoned middle and high schools; however, there is adequate capacity in the adjacent zoned schools. **No seats are being reserved at this time.** At the time the project is undergoing site plan approval, the development will need to apply for a binding letter to receive school concurrency. Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Alta Vista (Zoned)	778	964	177	25 SF	4	Partial (+9)
Elbert (Adjacent)	546	996	394	25 SF	4	Yes (+56)

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

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

STUDENTS FIRST

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

Sincerely,



POLK COUNTY
PUBLIC SCHOOLS
STUDENTS FIRST

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

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

Town of Lake Hamilton

Planning Commission
FLU Staff Report
September 10, 2025

TO: Planning Commission

FROM: **Community Development**

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

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

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

Overview:

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

BACKGROUND AND REASON FOR REQUEST:

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

Existing Future Land Use:

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

1.2.4: Residential Lands-2.5 (RES-2.5)

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

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

c) Range of Potential Density/Intensity:
The maximum gross residential density is 2.5 dwelling units per acre and the maximum floor area ratio for non-residential development shall not exceed 0.25.

Proposed Future Land Use:

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

1.2.5 Residential Lands-5 (RES-5)

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

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

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

COMPREHENSIVE PLAN COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request for the property, the potential change could result in a potential net increase of 20 dwelling units.

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

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

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

Future Land Use Analysis:

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

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

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

Land Use Matrix

Northwest	North	Northeast
FLU: Town RES 5 **ZONING**: R-4 **EXISTING USE:** Single-family	**FLU: Town** RES-5 **ZONING**: R-2 **EXISTING USE:** Single-family	**FLU: Town** RES-2.5 **ZONING**: R-1 **EXISTING USE:** Single-family
West	**Subject Property**	**East**
FLU: RES 5 and RES 2.5 **ZONING**: R-2 and R-3 **EXISTING USE:** Single-family	**EXISTING FLU:** Town RES 2.5 **PROPOSED FLU:** Town RES 5 **EXISTING ZONING:** Town R-2 **PROPOSED ZONING:** Town PUD (see companion application) **EXISTING USE:** Vacant	**FLU:** RES 2.5 **ZONING**: R-2 **EXISTING USE:** Single-family
Southwest	**South**	**Southeast**
FLU: Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant	**FLU:** Agricultural **ZONING**: AG **EXISTING USE:** Vacant

Public Facilities and Services Analysis:

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

Potable Water

At this time, the Town can provide potable water for the development. Water lines exist along Main Street. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

At this time, the Town can provide sanitary sewer for the development. A gravity collection system exists at the intersection of 4th Street and Smith St. approximately 2,200 ft. away. The owner/developer will be responsible for the cost of any improvements and easements related to the development of the subject property.

Transportation/Traffic:

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

Schools

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

Recreation/Open Space:

Based on the Town's recreation and open space level of service standard of 4.5 acres per 1,000 population. Under the PUD zoning the site would permit a maximum of 25 single-family homes. Based on 25 dwelling units, the project would require .40 acres of land (25 lots x 3.57 persons per home x 4.5/1000).

Emergency Services:

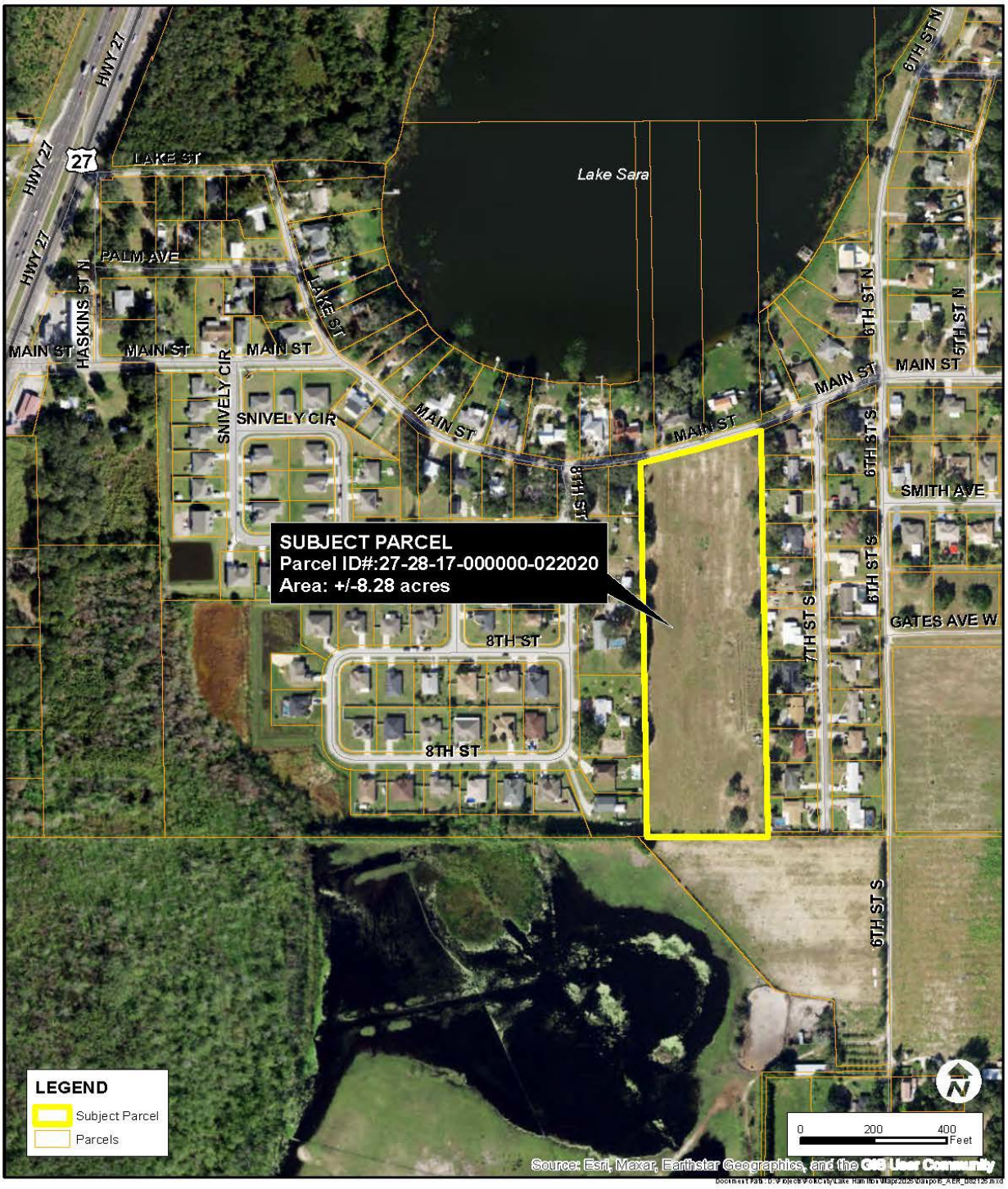
Emergency services for both City and County-operated facilities are all in close proximity to the subject property. Police, fire, and EMS are located within a 3-mile radius (by car) and travel time without sirens is 6 minutes or less.

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

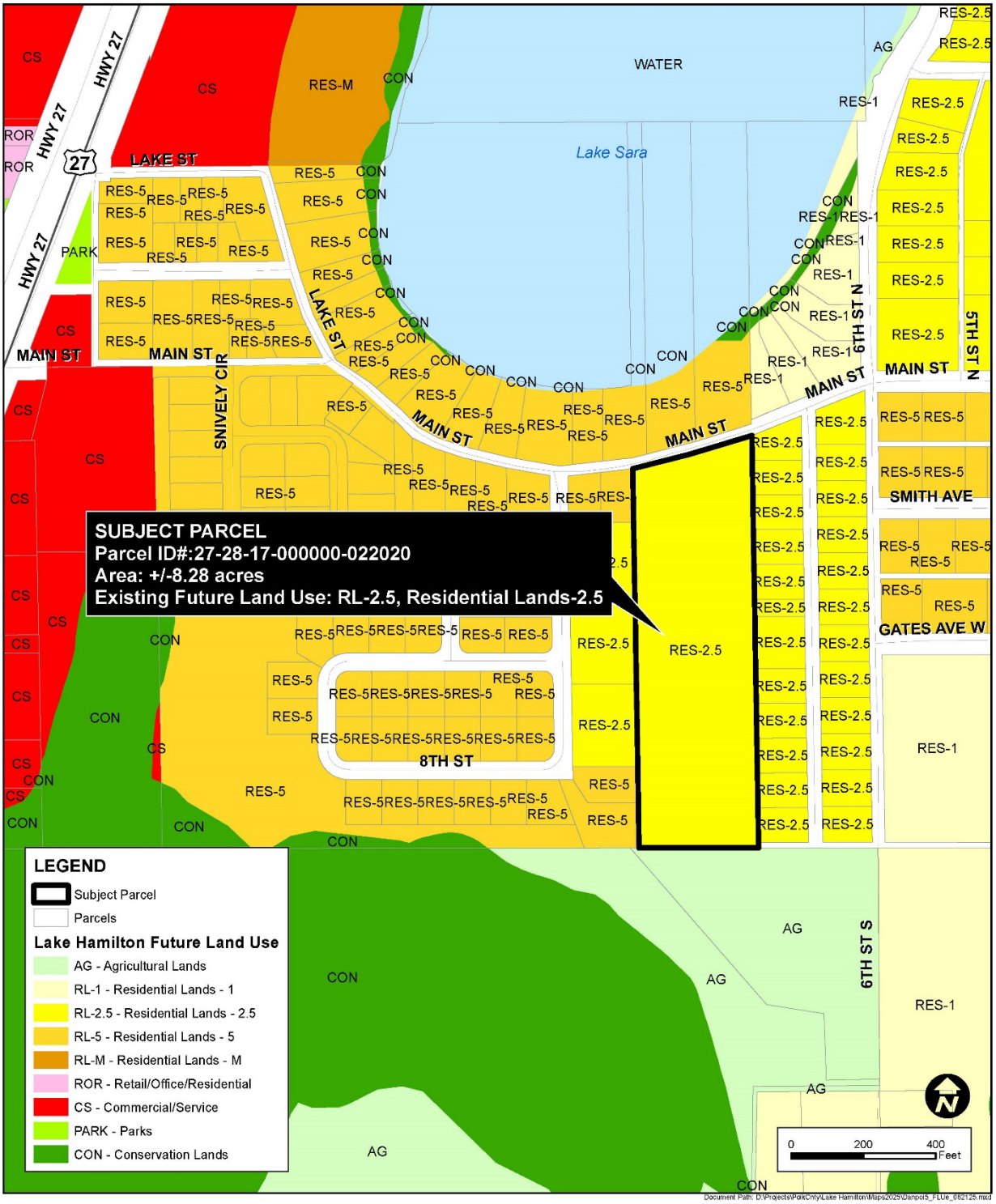
Environmental

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

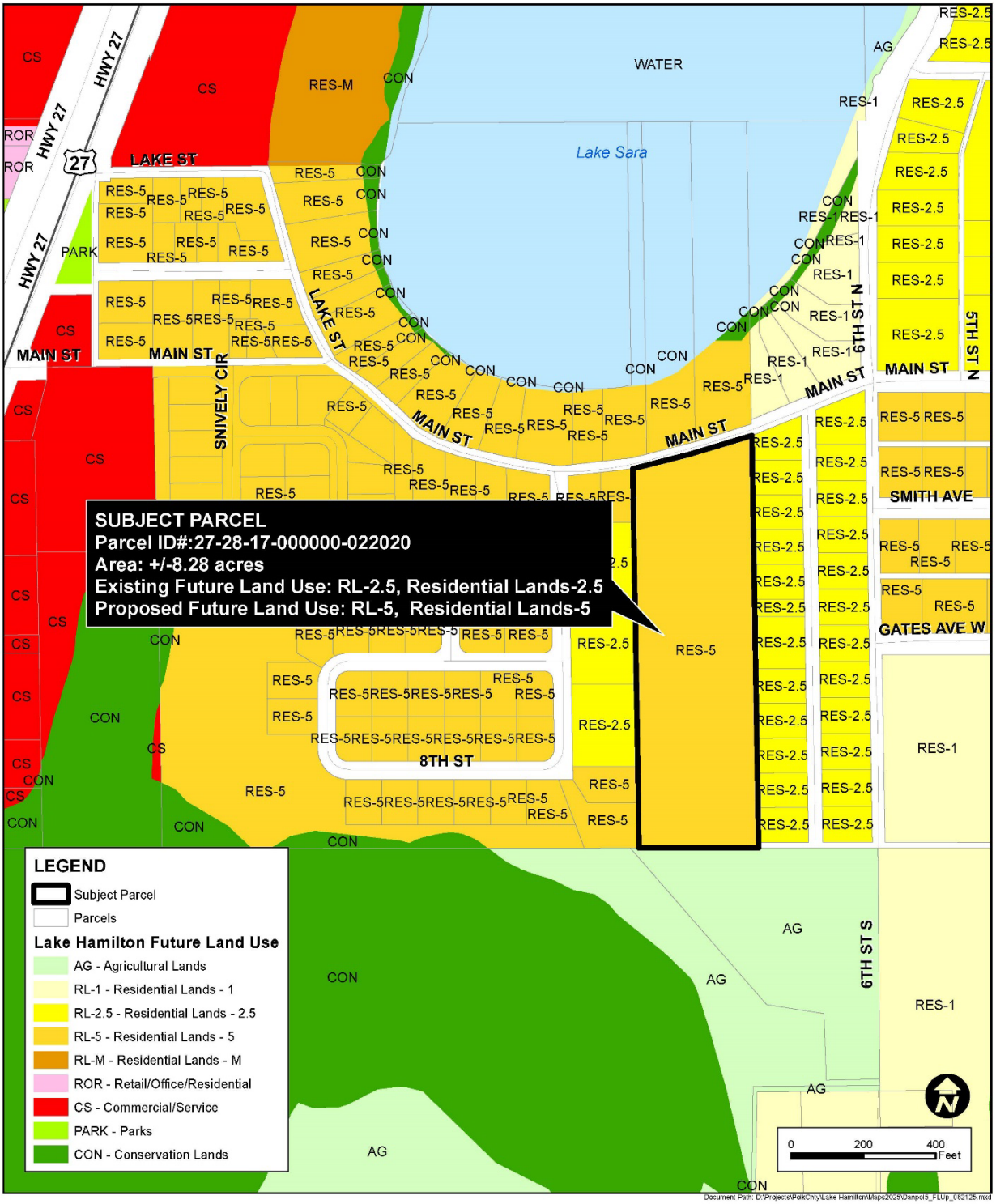
TOWN OF LAKE HAMILTON
AERIAL PHOTO MAP



TOWN OF LAKE HAMILTON
EXISTING FUTURE LAND USE MAP



TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP



ORDINANCE O-25-XX

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA ADOPTING A PLANNED UNIT DEVELOPMENT (PUD) NAMED "DANPOL-5" FOR ONE (1) PARCEL COMPRISING +/-8.28 ACRES (PARCEL IDENTIFICATION NUMBER: 272817-000000-022020, GENERALLY LOCATED ALONG THE SOUTH SIDE OF MAIN STREET BETWEEN 8TH STREET AND 7TH STREET, TOWN OF LAKE HAMILTON, FLORIDA; AMENDING THE ZONING MAP AND REPEALING ALL ORIDNANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application was submitted to the Town to amend the Future Land Use classification of the property from Town Residential Lands 2.5 (RES 2.5) to Residential Lands 5 (RES 5), said amendment having been approved by the Town Council as set forth in Ordinance O-25-XX; and

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

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

WHEREAS, Public Hearings were advertised and held with due public notice to obtain public comment, and have considered all written and oral comments received during public hearings, the Town Council finds the rezoning

is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan; and

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

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

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

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

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

SECTION 4. The Danpol-5 PUD Plan is attached as Exhibit "C" of this Ordinance and contains a complete and accurate depiction of the design for development of lots, internal roadways, buffers, amenity areas, parks, trails, open space and stormwater management areas, all of which will be detailed and verified for compliance with this Ordinance when the plat and construction plans are developed and submitted to the Town.

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

SECTION 6. The regulations of the PUD District contained in the Lake Hamiton Code of Ordinances, the Land Development Regulations, and the conditions stated in this section of this Ordinance shall govern further public review and the construction plans submitted to the Town for development of the property within this PUD District. A Developers Agreement containing the provisions and conditions of this Ordinance shall be in place prior to the commencement of construction of the subdivision.

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

2. At a minimum, the active recreation tracts shall include the full-range amenities to serve all age groups with emphasis on the target population the market area will produce as prospective buyers of the homes. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half of the lots in the project shall have received a Certificate of Occupancy prior to the construction of the active recreation facilities. The Developer may be permitted to replace any amenity discussed herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton Development Director at construction plan review.

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

4. The Developer shall comply with the regulations of the Polk County School Board regarding school concurrency by the time the subdivision plat is certified to the Town for review and approval. The applicant shall submit a non-binding letter of concurrency from the Polk County School Board prior to application for subdivision plan approval.

5. A master stormwater plan for the site is required at the time the subdivision plat is certified to the Town for review and approval. The Homeowners Association (HoA) shall be responsible for the permits, ownership, maintenance and repair of the installed system.

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

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

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

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

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

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

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

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

TOWN OF LAKE HAMILTON, FLORIDA

_____
Phyllis Hall, Mayor

Attest with Seal:

_____
Jacqueline Borja, Town Clerk

Approved as to Form:

_____
Anthony Sabatini, Town Attorney

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

EXHIBIT "A"

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

PARCEL: 272817000000022020

EXHIBIT "B"

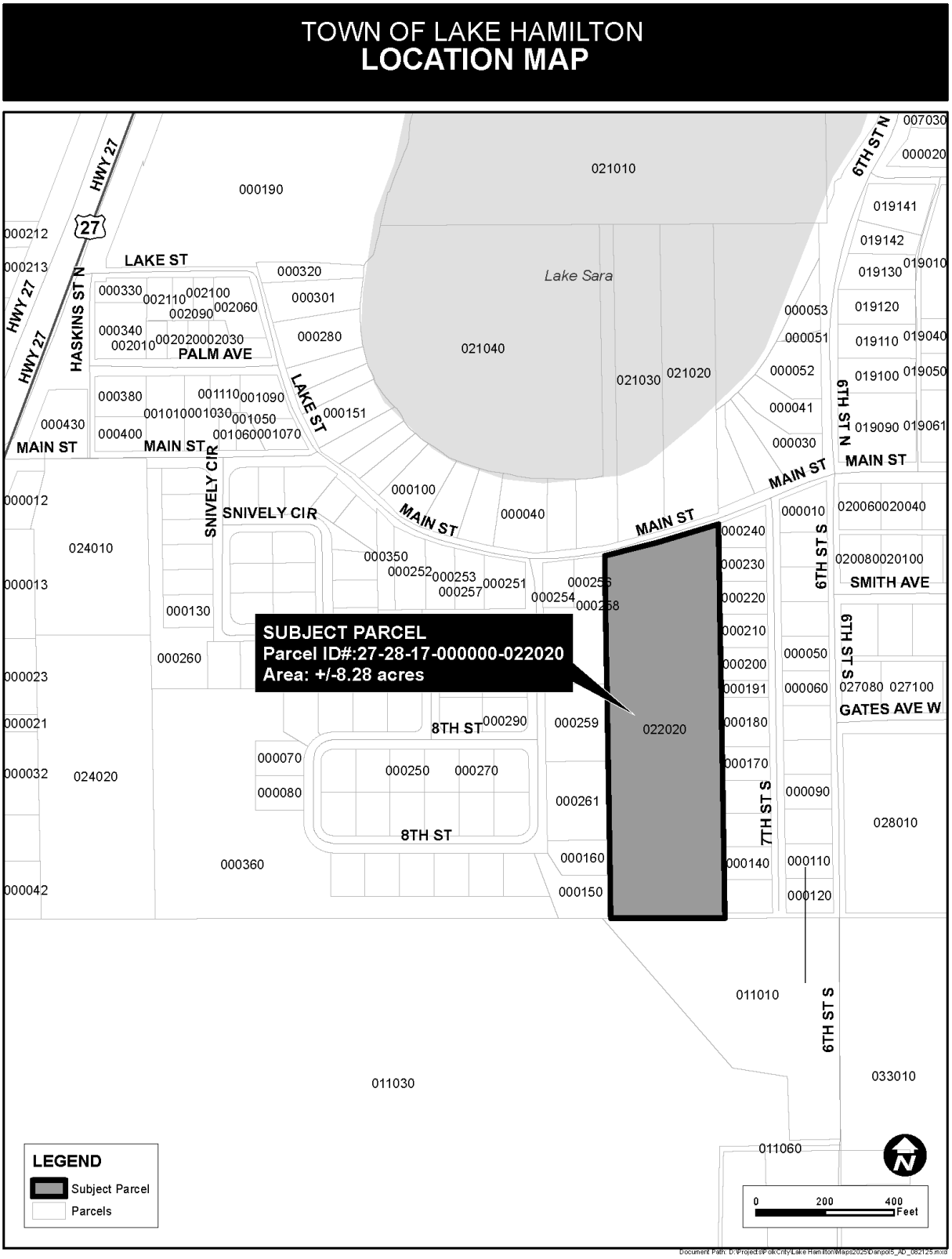

TOWN OF LAKE HAMILTON
LOCATION MAP
SUBJECT PARCEL
Parcel ID#:27-28-17-000000-022020
Area: +/-8.28 acres
LEGEND
Subject Parcel
Parcels
Lake Sara
LAKE ST
PALM AVE
MAIN ST
SNIVELY CIR
8TH ST
SMITH AVE
GATES AVE W
HWY 27
HASKINS ST N
6TH ST N
6TH ST S
7TH ST S
0
200
400
Feet

EXHIBIT "C"



DAVE SCHMITT ENGINEERING, INC.
12201 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

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

EXHIBIT "D"

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

Table of Contents

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

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

❖ Site Data

➢ General Description

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

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

❖ Permitted Uses

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

❖ Development and Design Standards

➢ Setbacks/Buffers

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

➢ Parking

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

➢ Recreation and Open Space

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

PASSIVE RECREATION

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

TOTAL: 0.91 AC. (11.4% DEVELOPMENT AREA)

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ACTIVE RECREATION 0.33 AC (4.1% DEVELOPMENT AREA)

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

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

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

❖ Ownership and Maintenance

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

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

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

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

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

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

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

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