



Town of Lake Hamilton
Board of Adjustment Agenda – July 2, 2025

Time: 5:00 P.M.

Location: 100 Smith Avenue

Tammy Pence, Member

Marlene Wagner, Member

Charlotte Rubush, Member

Freddie Corbit, Member

1.

CALL TO ORDER

2.

PLEDGE OF ALLEGIANCE

3.

ROLL CALL

4.

BUSINESS

- a.** Owner Charif Homes LLC.\ Applicant Idarousse Charif, is requesting four variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks from 20 ft to 9 ft.. Third variance is to reduce the minimum lot size requirement from 70 ft to 56.6 ft. Fourth variance is to reduced the minimum lot size from 10,000 sq. ft. to 7,515 sq.ft. Parcel ID 27-28-09-000000-024190. Located along the eastside of Tangerine St., approximately 400 ft. north of Kokomo Rd. NE.
- b.** Owner\Applicant Franke Eizere is requesting two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks from 20 ft to 10 ft. Parcel ID 27-28-09-82200-0011100. Located along the south side of Pearl St. approximately 100 ft. west of Martin St.
- c.** Owner Hercules Robinson Sr.\Applicant Frank Proto III, Polk County, Housing and Neighborhood Development is requesting two variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks. Westside from 20 ft to 15 ft. and eastside from 20 ft. to 7 ft. Parcel ID 27-28-09-822000-020700. Located along the northside of Kokomo Rd. NE and approximately 50 ft. west of Martin Luther King Jr. Ave.
- d.** Owner\Applicant Lorian Bodison and Ernest Bowland are requesting four variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks. Westside from 20 ft to 8 ft. and eastside from 20 ft. to 12 ft. Third variance is to reduce the minimum lot with of 70 feet to 46.66 feet. Fourth variance to reduce the minimum lot size from 10,000 sq.ft to 7,119

sq.ft. Parcel ID 27-28-09-000000-024070. Located on the Northwest corner of Kokomo Rd. NE and Church St. N.

5. ADJOURNMENT

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



Town of Lake Hamilton Board of Adjustment Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM:

Owner Charif Homes LLC.\ Applicant Idarousse Charif, is requesting four variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks from 20 ft to 9 ft.. Third variance is to reduce the minimum lot size requirement from 70 ft to 56.6 ft. Fourth variance is to reduced the minimum lot size from 10,000 sq. ft. to 7,515 sq.ft. Parcel ID 27-28-09-000000-024190. Located along the eastside of Tangerine St., approximately 400 ft. north of Kokomo Rd. NE.

DATE: July 2, 2025

SUMMARY & RECOMMENDATION: If the Board of Zoning Adjustment grants the variance(s), it should be noted "as depicted" on the site plan.

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):

[20250623140652635.pdf](#)
[charif PA card.pdf](#)

Town of Lake Hamilton

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

APPLICATION FOR VARIANCE

Applicant

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

Please print or type the required information below.

Name of Property Owner: Charif Homes LLC
Mailing Address: 848 N. Tangerine St. 712 Henley Davenport, FL 33896 Phone: 407-479-8601
Name of Representative, if applicable: Idarousse Charif
Mailing Address: 712 Henley Cir. Davenport, FL 33896 Phone: 407-479-8601

Property Identification

Property Address or General Location: 848 N. Tangerine St.
Present Use of the Property: Duplex
Existing Structures Located on the Site: Vacant
Total Acreage: 0.17 Number of Residents on Site: _____
Legal Description of the Property: BEG 1485.37 FT W & 392 FT OF SE COR OF SEC FOR POB
ROW W 165.19 FT E 165.21 FT S 53.6 FT TO POB LESS FT FOR RD R/W
Section: 09 Township: 28 Range: 27-28-09-000000-024190
Subdivision: _____ Parcel I.D. #: 27-28-09

Definition of a Variance

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

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

Page 2

Planning and Zoning Information

Current Zoning District Classification: RMF

Variance request: I am request side setbacks to be reduced from 20 feet to 9.5 feet

~~From I am requesting to build a duplex on a 53.6 feet wide lot~~
~~ordinance requires setbacks to be~~ a duplex to be built on a 70 feet wide lot.

A statement substantiating the need and justification for the approval of Variance: I was previously approved to build a duplex on this lot and have architecture plans ready to build and paid for.

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.

Yes, this is true.

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.

that is correct.

3. The proposed variation will not materially increase the congestion in public streets.

That is correct the area is low density and 2 unit will not effect the congestion in public streets.

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.

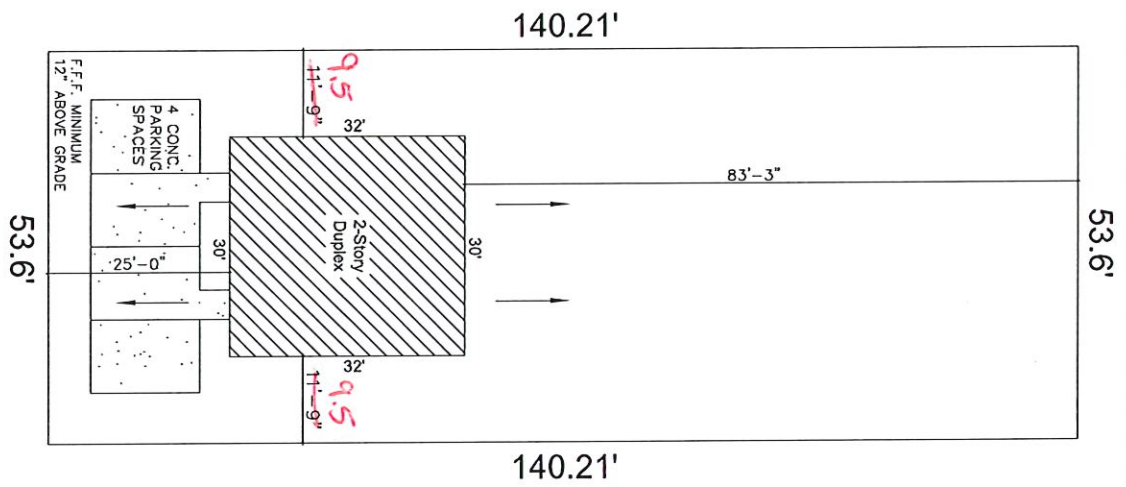
That is correct. It will only improve the values.

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.

That is correct

By signing this form, I confirm the following:

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



TANGERINE ST

SITE PLAN

SCALE: 1/8" = 1'-0"

CONTRACTOR TO SERVE ALL AFRICA
CALCULATIONS AND DIMENSIONS BEFORE
STARTING CONSTRUCTION

SHEET
1 of 1

DRAWING NO 224146
DATE: May 2024
Site Plan

NOTE: While every attempt has been made in the preparation of these plans to avoid mistakes, the designer cannot guarantee against human error. The architect is not responsible to verify dimensions and/or other details in the plans and notes. Designer or user errors on construction before starting construction.

CLIENT

Charif Homes LLC
Site Address:
848 N Tangerine St
Haines City, FL 33844

NOTES:



Draw

Drafting Design Service, Inc.
Since 1975

3035 Cypress Gardens Rd
Winter Haven, FL 33884
(888) 324-4657
Draftingdesignservice.com

OWNER'S SIGNATURE PAGE

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

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

OWNERS

[Signature]
Signature of Owner
Idarousse Charif
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 16th day of January, 2024, by Idarousse Ahmed Charif, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

[Signature]
Notary Public
Seal and Commission
Expiration Date



Property Description

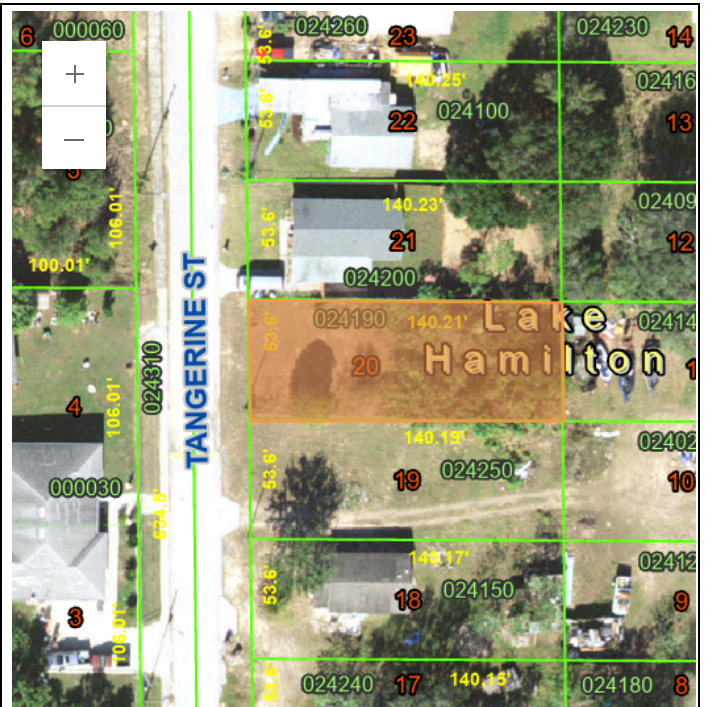
Parcel ID:	272809000000024190
Owner1:	CHARIF HOMES LLC
Physical Street Address:	848 TANGERINE ST
Postal City/St/Zip:	HAINES CITY FL 33844

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

**Property Description:**

BEG 1485.37 FT W & 392 FT N OF SE COR OF SEC FOR POB RUN W 165.19 FT N 53.6 FT E 165.21 FT S 53.6 FT TO POB LESS W 25 FT FOR RD R/W



Town of Lake Hamilton Board of Adjustment Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM:

Owner\Applicant Franke Eizere is requesting two variances from Sec. 16-103, Chart A-1

Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks from 20 ft to 10 ft. Parcel ID 27-28-09-82200-0011100. Located along the south side of Pearl St. approximately 100 ft. west of Martin St.

DATE: July 2, 2025

SUMMARY & RECOMMENDATION: If the Board of Zoning Adjustment grants the variance(s), it should be noted "as depicted" on the site plan.

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):

[25723400-Franke - 0 Pearl St - Variance app.pdf](#)

[25723518-Frank - 0 Pearl St - Property Appraiser for location.pdf](#)

[25723398-Franke - 0 Pearl St - Site Plan.pdf](#)

Town of Lake Hamilton

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

APPLICATION FOR VARIANCE

Applicant

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

Please print or type the required information below.

Name of Property Owner: Frankie Eizere
 Mailing Address: 2 Pearl St Lake Hamilton Phone: (863) 344-1189
 Name of Representative, if applicable: _____
 Mailing Address: 376 Palmetto Ave, NE Phone: (863) 344-1189
Winter Haven, FL 33881

Property Identification

Property Address or General Location: JT Miller Sub
 Present Use of the Property: Vacant Land
 Existing Structures Located on the Site: N/A
 Total Acreage: .11 Number of Residents on Site: N/A
 Legal Description of the Property: _____

 Section: 27 Township: 08 Range: 09
 Subdivision: JT Miller Sub Parcel I.D. #: 27-28-09-822000-011100

Definition of a Variance

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

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

pdck #1141 \$600.00
 received 4/25/2025

Page 2Planning and Zoning Information

Current Zoning District Classification: _____

Variance request: Reduce side set backs to 8 feet from 20

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

Current set back rules are dated and don't allow for
building to be built on lot

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.

NO - property already is zoned multifamily

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.

NO - property already zoned for requested usage

3. The proposed variation will not materially increase the congestion in public streets.

NO - property already zoned for requested usage

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.

NO - property will ~~not~~ no impair or diminish
property values

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.

NO - variation will not impair the public health, safety
morals or general welfare

By signing this form, I confirm the following:

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

OWNER'S SIGNATURE PAGE

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

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

OWNERS

[Signature]
Signature of Owner
Frankie Eire
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

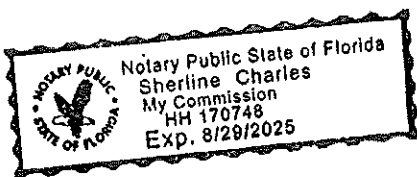
Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

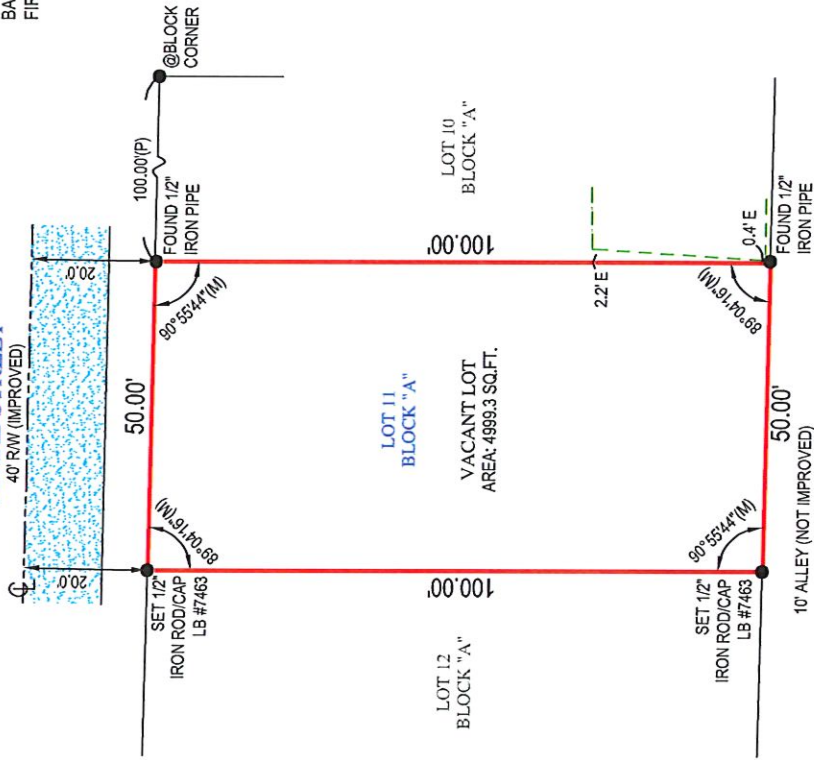
The foregoing instrument was acknowledged before me this 24 day of April, 2025, by Frankie Eire, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



[Signature]
Notary Public
Seal and Commission
Expiration Date

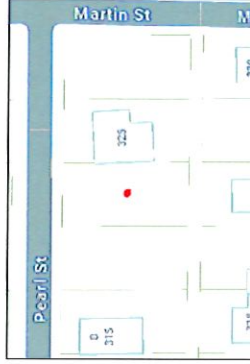
LOT 11, BLOCK "A", J. T. MILLER'S SUBDIVISION, SECTION 9,
TOWNSHIP 28 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 4, PAGE 87, PUBLIC
RECORDS OF POLK COUNTY, FLORIDA.

PEARL STREET
40' RAW (IMPROVED)



1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

(SIGNED) _____
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #64115

VICINITY MAP
NOT TO SCALE

A/C	AIR CONDITIONER
B.P.	BACKLASH PREVENTER
E.B.S.	ELEVATION BLOCK STRUCTURE
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
P.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.M.	PERMANENT REFERENCE MONUMENT
P.O.B.	PLACE BOOK
P.K.	PARKER KYLON NAIL
R	RADIUS
R.C.	CENTERLINE
S	AND
T	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
MISCELLANEOUS FENCE	MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION, NOT VALID
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR

COMPASS SURVEYING
6250 N. M.
WEST PALM BEACH
www.compass-surveying.com

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Page No.	C618469
Date	01-26-2024
Sheet	1 st =20 th

SCALE: 1"=20'

14

Parcel Details: 27-28-09-822000-011100

Owners *Recently purchased this property? [Click here.](#)*

EIZERE FRANKE 100%

Mailing Address *([Address Change form](#))*

376 PALMETTO AVE NE
WINTER HAVEN FL 33881-2572

Physical Street Address *Why postal city and municipality? [Click here.](#)*

PEARL ST

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

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

Property Desc

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

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 272809

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

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

OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
12865/00859	10/02/2023	WARRANTY DEED	VACANT	\$22,000	...
12151/01097	03/03/2022	WARRANTY DEED	VACANT	\$3,000	...



Town of Lake Hamilton

Board of Adjustment

Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM:

Owner Hercules Robinson Sr.\Applicant Frank Proto III, Polk County, Housing and Neighborhood Development is requesting two variances from Sec. 16-103, Chart A-1

Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks. Westside from 20 ft to 15 ft. and eastside from 20 ft. to 7 ft. Parcel ID 27-28-09-822000-020700. Located along the northside of Kokomo Rd. NE and approximately 50 ft. west of Martin Luther King Jr. Ave.

DATE: July 2, 2025

SUMMARY & RECOMMENDATION: If the Board of Zoning Adjustment grants the variance(s), it should be noted "as depicted" on the site plan.

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):

[ROBINSON VARIANCE DOCUMENTS SIGNED.pdf](#)
[Robinson PA Doc..pdf](#)

AGENT AUTHORIZATION OWNER'S SIGNATURE PAGE

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

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

OWNERS


Signature of Owner
Hercules Robinson Sr.
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 1st day of April, 202025 by Hercules Robinson, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public
Notarial Seal and Commission
Expiration Date 04/26/2026

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Frank M Proto III & Joanna Smith of Polk County BoCC Housing and Neighborhood Development being duly sworn, depose and say that (I) (we) serve as Agent(s) for the owner(s)
 (agent or lessee)
 in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments on behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

Frank M. Proto III
 Signature of Agent, Lessee, or Buyer(s)
 Frank M Proto III
 Printed Name of Agent, Lessee, or Buyer(s)
 Joanna Smith
 Signature of Agent, Lessee, or Buyer(s)
 Joanna Smith
 Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

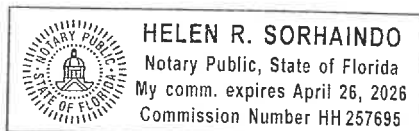
Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA
COUNTY OF POLK

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

The foregoing instrument was acknowledged before me this 1st day of April, 2025, by FRANK M. PROTO III and JOANNA SMITH, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



Helen R. Sorhaindo
 Notary Public
 Notarial Seal and Commission
 Expiration Date 04/26/2026

Town of Lake Hamilton

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

APPLICATION FOR VARIANCE

Applicant

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

Please print or type the required information below.

Name of Property Owner: HERCULES ROBINSON SR

Mailing Address: 426 KOKOMO RD NE, HAINES CITY, FL 33844 Phone: 863-439-2726

Name of Representative, if applicable: POLK COUNTY BOCC - HND - FRANK M PROTO III

Mailing Address: 1290 GOLFVIEW AVE., BARTOW, FL, 33831 Phone: 863-534-5240

Property Identification

Property Address or General Location: 426 KOKOMO RD NE, HAINES CITY, FL 33844

Present Use of the Property: SFR

Existing Structures Located on the Site: 1 - HOME

Total Acreage: 0.10 Number of Residents on Site: 1

Legal Description of the Property: MILLER J T SUB PB 4 PG 87 BLK B LOT 7 LESS RD R/W

Section: 09 Township: 28 Range: 27

Subdivision: MILLER J T SUB PB 4 PG 87 Parcel I.D. #: 27-28-09-822000-020700

Definition of a Variance

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

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

Planning and Zoning Information

Current Zoning District Classification: RMF

Variance request:

Requesting a right side yard set back of 7' for a difference of 13' and a left side yard set back of 15' for a difference of 5'. Additionally, requesting a variance due to not meeting the Minimum lot area and Minimum lot width.

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

The lot is a non conforming lot of record. Sec. 16-138.- Lot of Record.

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.

The RMF district requires 20' side setbacks leaving a building envelope of 10'.

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.

The request variance will not impair an adequate supply of light and air to adjacent properties.

3. The proposed variation will not materially increase the congestion in public streets.

The variance is to allow for 1 single family residence.

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.

The proposed variation is consistent with other surrounding single family residences.

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.

The proposed variance will not impair the public health, safety, morals or general welfare of the Town.

By signing this form, I confirm the following:

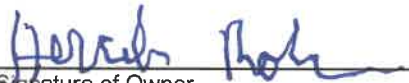
- I understand that the Board of Adjustments may not approve my request
- I understand that the application fee is non-refundable.
- I affirm that the statements and information I have provided are true and correct.

OWNER'S SIGNATURE PAGE

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

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

OWNERS


Signature of Owner
HERCULES ROBINSON SR
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

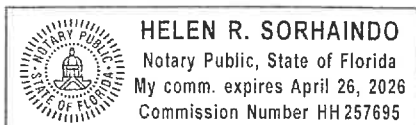
Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 1st day of April, 2025, by Hercules Robinson, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public
Seal and Commission
Expiration Date 04/26/2026

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

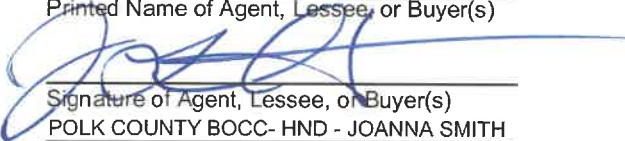
(I) (We), POLK COUNTY BOCC - HND - FRANK M PROTO III & JOANNA SMITH being duly sworn, depose and say that (I) (we) serve as AGENT(S) (agent or lessee) for the owner(s) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)



Signature of Agent, Lessee, or Buyer(s)
POLK COUNTY BOCC - HND - FRANK M PROTO III
Printed Name of Agent, Lessee, or Buyer(s)



Signature of Agent, Lessee, or Buyer(s)
POLK COUNTY BOCC- HND - JOANNA SMITH
Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

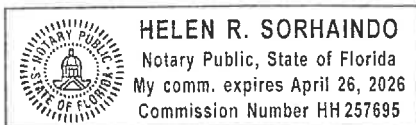
Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA
COUNTY OF POLK

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

The foregoing instrument was acknowledged before me this 1st day of April, 2025, by FRANK M. PROTO III and Joanna Smith, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.





Notary Public
Seal and Commission
Expiration Date 04/26/2026



HEALTH AND HUMAN SERVICES DIVISION

Administrative Waiver Request

(for affordable housing public assistance)

Hercules Robinson Sr.

426 Kokomo Road NE

Haines City, FL, 33844

Parcel: 27-28-09-822000-020700

Property Desc.: MILLER J T SUB PB 4 PG 87 BLK B LOT 7 LESS RD R/W

Polk County HND agent: Frank M Proto III & Joanna Smith

(We), Polk County Housing and Neighborhood Development - Frank M Proto III, as agent for Hercules Robinson Sr., request that the Town of Lake Hamilton grant an administrative waiver to waive the following requirements to construct a replacement SFR for this low-income client with public assistance provided by Polk County HND.

Requesting the following to be waived:

- Garage requirement – previously no garage
- Irrigation requirement – public assistance

Sec. 16-175. - General regulations for single-family detached dwellings.

(g) Reconstruction of an existing residence of record. For any owner-occupied single-family dwelling, either

(2) Existing prior to the date of initial adoption of this article.

If such single-family dwelling is demolished with the intent of constructing with public assistance a replacement single-family dwelling, only the owner/occupant who will be receiving public assistance may apply to the development director for an administrative waiver of the following standards for construction of said replacement owner-occupied single-family dwelling:

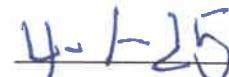
- a. The garage requirement of subsection (a), if the previous structure did not have an existing garage; and

b. The yard irrigation system requirement of subsection (c) " f "; provided however, that all other single family dwelling construction requirements shall be met.

c. In passing on an application for waiver, the development director shall consider, by the totality of the circumstances:

1. The character of the then-existing neighborhood,
2. Whether the proposed replacement structure is intended to mimic or copy the previous structure (if said previous structure is historic in design), and
3. Whether the proposed replacement single-family dwelling is to be financed by public assistance.


Homeowner - Hercules Robinson Sr.


Date


Agent - Polk County HND - Frank M Proto III


Date

Community Development Director

Date

PLAN ACKNOWLEDGEMENT

NAME: HERCULES ROBINSON SR.

ADDRESS: 426 KOKOMO ROAD NE, HAINES CITY, FL 33844

CASE #: RC24-SHIP-002

DATE: 4/1/2025

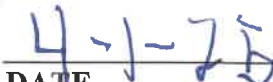
I HAVE ACCEPTED PLAN: 2/2 NO: 1236

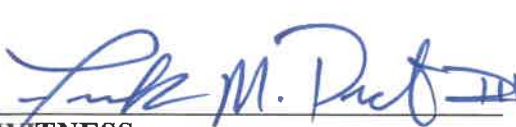
I UNDERSTAND THAT I HAVE ACCEPTED THE ABOVE HOUSE PLAN AND THAT THERE CAN BE NO CHANGES TO THE PLANS AND SPECIFICATIONS.

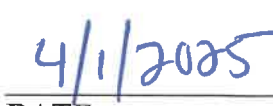
IF I DESIRE TO MAKE ANY CHANGES, THEY CANNOT TAKE PLACE UNTIL THE PROJECT IS FINALLED OUT BY THE HOUSING AND NEIGHBORHOOD DEVELOPMENT DIVISION AND THAT SUCH CHANGES WOULD HAVE TO BE DONE AT MY SOLE EXPENSE.

I AUTHORIZE THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS HOUSING AND NEIGHBORHOOD DEVELOPMENT DIVISION TO USE IMAGES OF MY RESIDENCE (OLD AND NEW) FOR PUBLIC PRESENTATIONS OF VARIOUS TYPES. MY NAME AND ADDRESS WILL NOT BE DISCLOSED.


HERCULES ROBINSON SR.


DATE


WITNESS

DATE

DATE

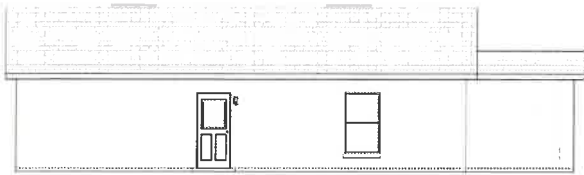
WITNESS

DATE

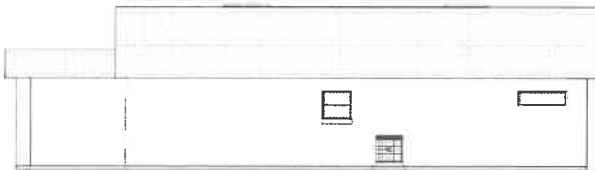
Polk County HND 2 Bedroom 2 Bathroom Floorplan #1236

Client: HERCULES ROBINSON SR.

Site Address: 426 KOKOMO ROAD NE, HAINES CITY, FL 33844



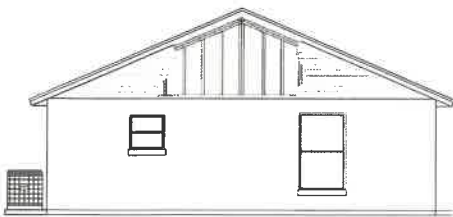
LEFT ELEVATION



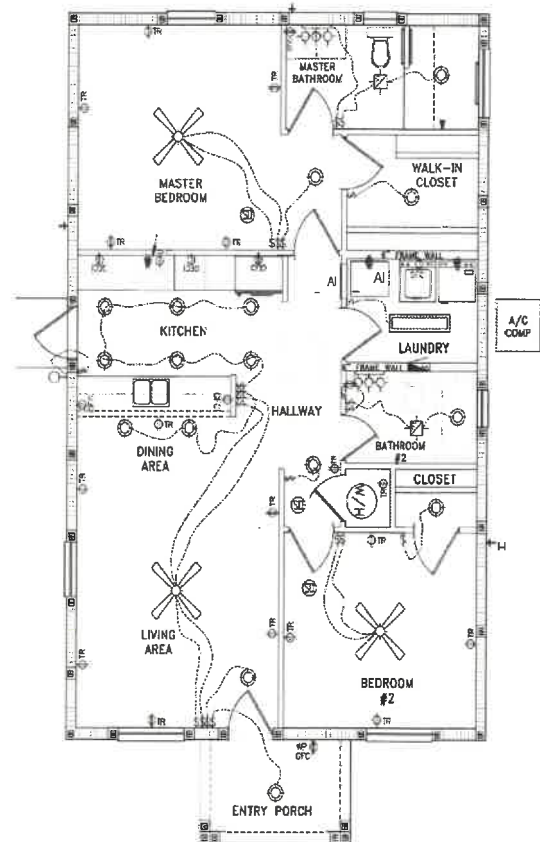
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



Approved By: HERCULES ROBINSON SR.

Date: 4-1-25

Approved By: _____

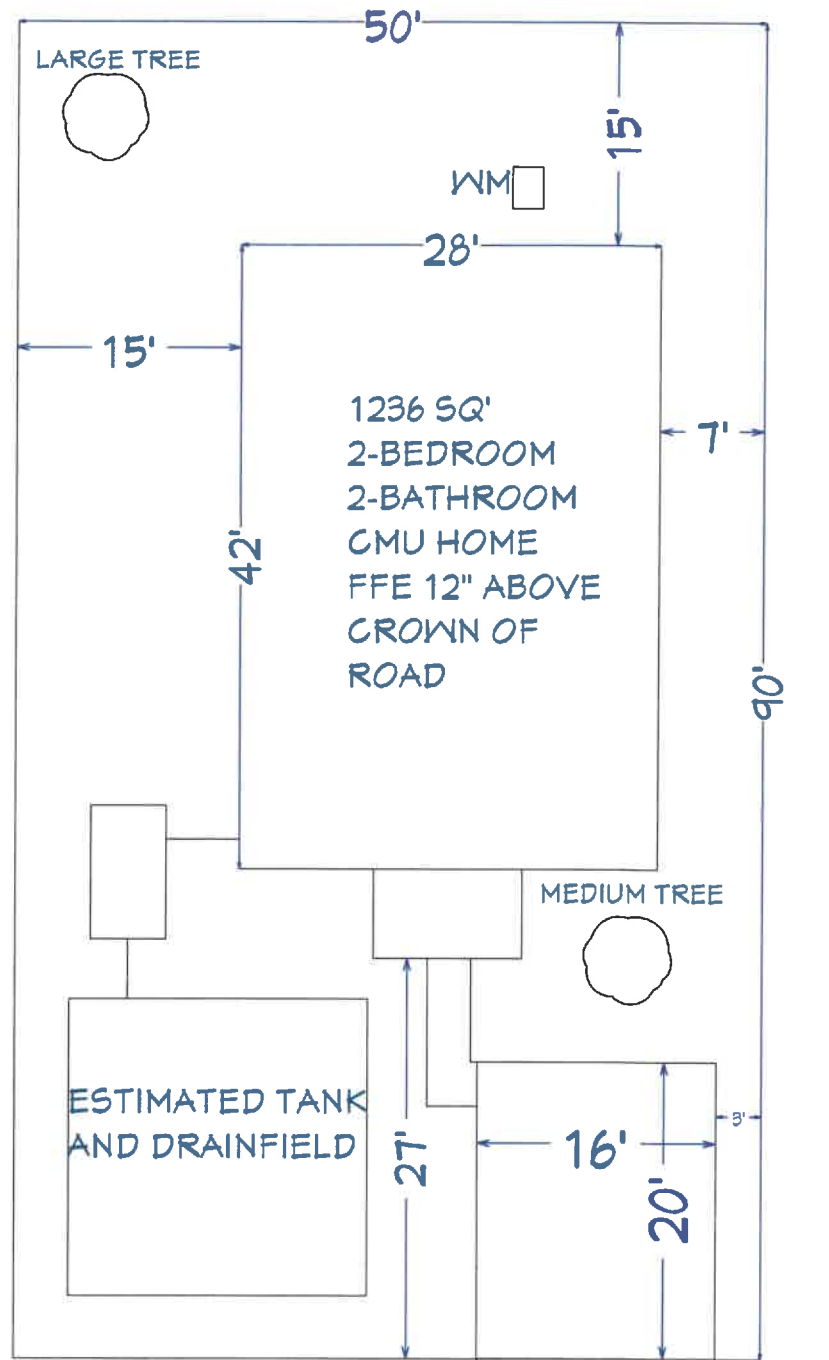
Date: _____

NOT TO SCALE, FOR
REFERENCE ONLY
HERCULES ROBINSON SR
426 KOKOMO RD NE
HAINES CITY, FL, 33844
RC24-SHIP-002
PROJECT SPECIALIST:
FRANK M PROTO III
PROPOSED

N



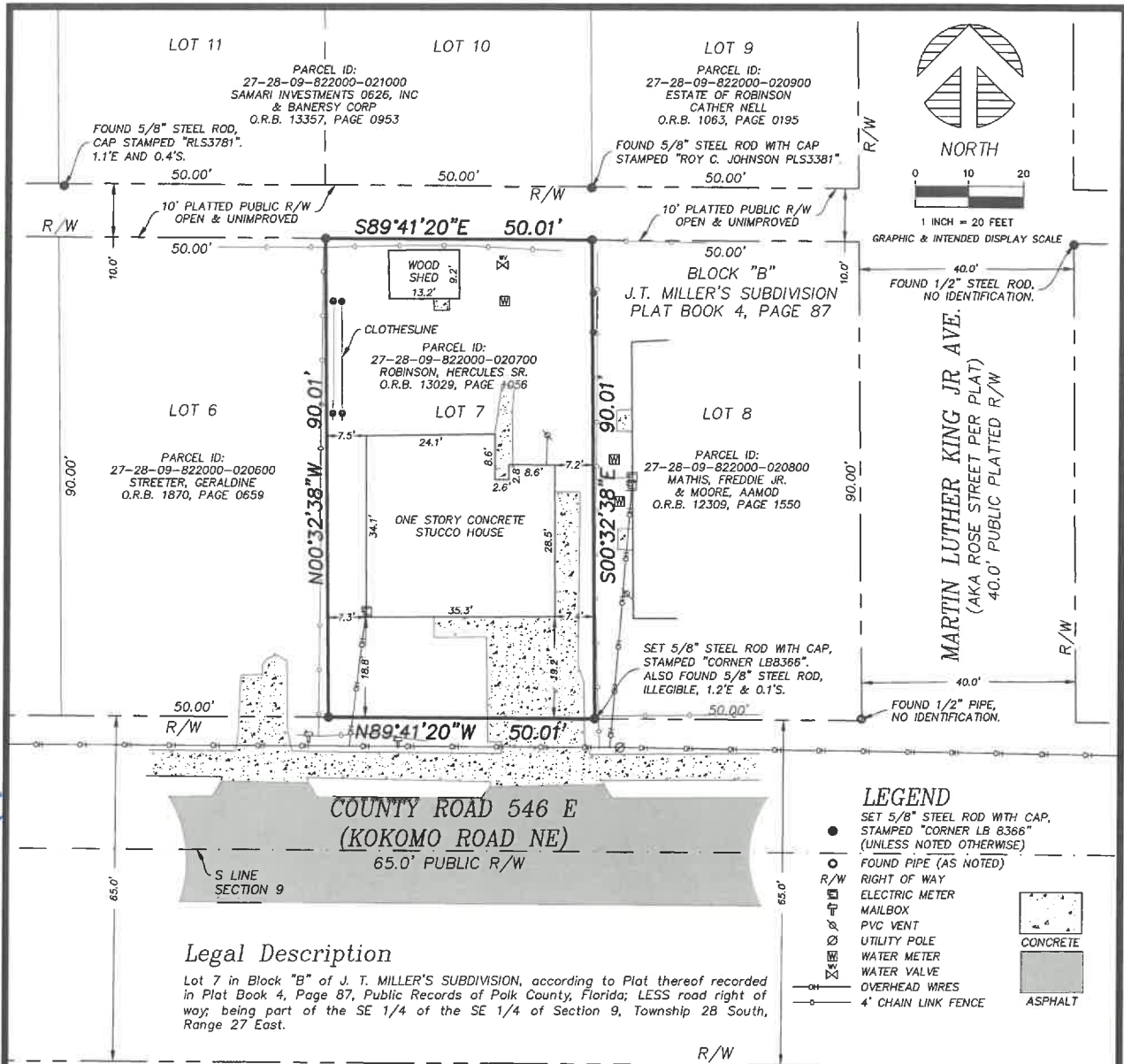
PROPOSED



SIDEWALK

Hercules Robinson
KOKOMO RD NE

4-1-25



Surveyor's Notes:

- North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD'83) 2011 adjustment. The bearing of North 89°41'20" West along the North Right of Way line of County Road 546 E (Kokomo Road NE) as shown hereon is held as reference for all bearings. All measurements are in U.S. Survey Feet.
- The legal description shown hereon was taken from the current deed of record for the subject parcel as found in the Public Records of Polk County, Florida in Official Records Book 2764, Page 1547.
The subject parcel contains 0.10 acre as field surveyed.
- This survey was completed without the benefit of a Title Commitment. There may be additional encumbrances affecting the subject parcel appearing in the Public Records that are not shown on this survey.
- The subject parcel falls in Flood Zone "X" - Area of Minimal Flood Hazard according to the Federal Emergency Management Agency - Flood Insurance Rate Map Number 12105C0390G with an effective date of December 22, 2016.
- Underground utilities were not located as part of this survey. Indicators of underground utilities (valves, risers, vaults, markers) have been located as shown from above ground visible features. No investigation was made as to how these surveyed features are connected below the surface.
- The adjoining parcel information was obtained from the Polk County Property Appraiser website.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This map is intended to be displayed at a scale of 1" = 20'.
- Property address: 426 Kokomo Road NE, Haines City, FL 33844.

Justin B Harris Digitally signed by Justin B Harris
Date: 2025.02.18 06:43:17 -05'00'

JUSTIN B. HARRIS, PSM
FLORIDA SURVEYOR LICENSE No. LS 6812
X-TERRA SURVEYING AND MAPPING, LLC

February 10, 2025

SURVEY DATE

BOUNDARY SURVEY
LOCATED IN SECTION 9,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA
PREPARED FOR: Hercules Robinson, Sr.

Sheet No. 1 of 1	Project No. 20250131	Horiz. Scale 1" = 20'	Drawing Name: 20250131-PolkCo
Drawn by: BAC	Drawing No.: SD 0000	Issue Date: February 17, 2025	

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND THE
RAISED SEAL OR THE
ELECTRONIC
SIGNATURE AND
COMPUTER
GENERATED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND
MAPPER

Property Description

Parcel ID: 272809822000020700
Owner1: ROBINSON HERCULES SR
Physical Street Address: 426 KOKOMO RD
Postal City/St/Zip: HAINES CITY FL 33844

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

MILLER J T SUB PB 4 PG 87 BLK B LOT 7 LESS RD R/W



Town of Lake Hamilton Board of Adjustment Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM:

Owner\Applicant Lorian Bodison and Ernest Bowland are requesting four variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district. First and second variances are to reduce both side yard setbacks. Westside from 20 ft to 8 ft. and eastside from 20 ft. to 12 ft. Third variance is to reduce the minimum lot with of 70 feet to 46.66 feet. Fourth variance to reduce the minimum lot size from 10,000 sq.ft to 7,119 sq.ft. Parcel ID 27-28-09-000000-024070. Located on the Northwest corner of Kokomo Rd. NE and Church St. N.

DATE: July 2, 2025

SUMMARY & RECOMMENDATION: If the Board of Zoning Adjustment grants the variance(s), it should be noted "as depicted" on the site plan.

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):

[20250623140148578.pdf](#)
[20250623142627748.pdf](#)
[20250623142614626.pdf](#)
[Bodison PA Card.pdf](#)

pd 475.00
Pd 4/7/2025
Job # 25008

Town of Lake Hamilton

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

APPLICATION FOR VARIANCE

Applicant

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

Please print or type the required information below.

Name of Property Owner: LORIAN BOWLAND Bodison
 Mailing Address: 712 Tangerine Dr. Phone: 863-326-7948
 Name of Representative, if applicable: _____
 Mailing Address: _____ Phone: _____

Property Identification

Property Address or General Location: 0 Kokomo Rd
 Present Use of the Property: VACANT
 Existing Structures Located on the Site: NONE
 Total Acreage: .16 Number of Residents on Site: N/A
 Legal Description of the Property: _____

Section: 27 Township: 28 Range: 09
 Subdivision: _____ Parcel I.D. #: 27-28-09-000000-
024070

Definition of a Variance

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

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

Planning and Zoning Information

Current Zoning District Classification:

Residential + Multi-family

Variance request:

~~8 ft. setback on both sides~~
 10 feet from Church
 10 feet East 8 ft West

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

The reason we're asking for a variance is to build a home. If not granted this would result in a hardship, loss of money and ability for home + income

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.

NO

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.

NO

3. The proposed variation will not materially increase the congestion in public streets.

NO

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.

NO

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.

NO

By signing this form, I confirm the following:

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

OWNER'S SIGNATURE PAGE

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

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

OWNERS

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

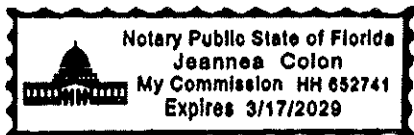
Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 7th day of April, 2025, by Lorian Bodison, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



Notary Public
Seal and Commission
Expiration Date 3/17/2029.

SURVEY NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR LORIAN BODISON. CHANGES TO THIS SURVEY ARE PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAILEY SURVEYING AND MAPPING LLC.
2. BEARINGS FOR THIS SURVEY SHOWN HEREON ARE BASED ON GRID NORTH FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83, GEOID 18. THE EAST RIGHT-OF-WAY LINE OF CHURCH STREET NORTH BEARS SOUTH 00°36'44" EAST.
3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE RULE 5J-17.
4. MEASUREMENTS AND FEATURES CONTAINED IN THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
5. THE SURVEY ONLY DEPICTS VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE THE FIELD WORK WAS COMPLETED OR ARE LABELED AS PROPOSED.
6. THE SUBJECT PROPERTY CONTAINS 0.163 ACRES OF LAND, MORE OR LESS.
7. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCUMENT NUMBER 106613. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 - B. WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 2806, PAGE 1335, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
8. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR AND PROPERTY MAY BE SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS SURVEY.
9. NO UNDERGROUND FOOTINGS, FOUNDATIONS OR INSTALLATIONS WERE OBSERVED OR LOCATED UNLESS OTHERWISE SHOWN AND NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND FOOTINGS, FOUNDATIONS, OR INSTALLATIONS WHILE CONDUCTING THIS SURVEY.

LEGEND

- ▲ FOUND NAIL AND DISK
- SET IRON ROD
- ⊙ FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT
- (D) DEED
- (M) MEASURED
- C1 CURVE
- L1 LINE
- ID IDENTIFICATION
- LLC LIMITED LIABILITY COMPANY
- FFE FINISHED FLOOR ELEVATION
- A/C AIR CONDITIONER
- BSL BUILDING SETBACK LINE
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR

O.R.B. OFFICIAL RECORDS BOOK

P.C. POINT OF CURVATURE

P.G. PAGE

P.B. PLAT BOOK

R.O.W. RIGHT-OF-WAY

P.I.D. PARCEL IDENTIFICATION NUMBER

P.U. AND S.D.E. PUBLIC UTILITIES AND STORM

DRAINAGE EASEMENT

P.W. PROPOSED WALK

BUILDING SETBACK LINE

EASEMENT LINE

CONCRETE

GRAPHIC SCALE

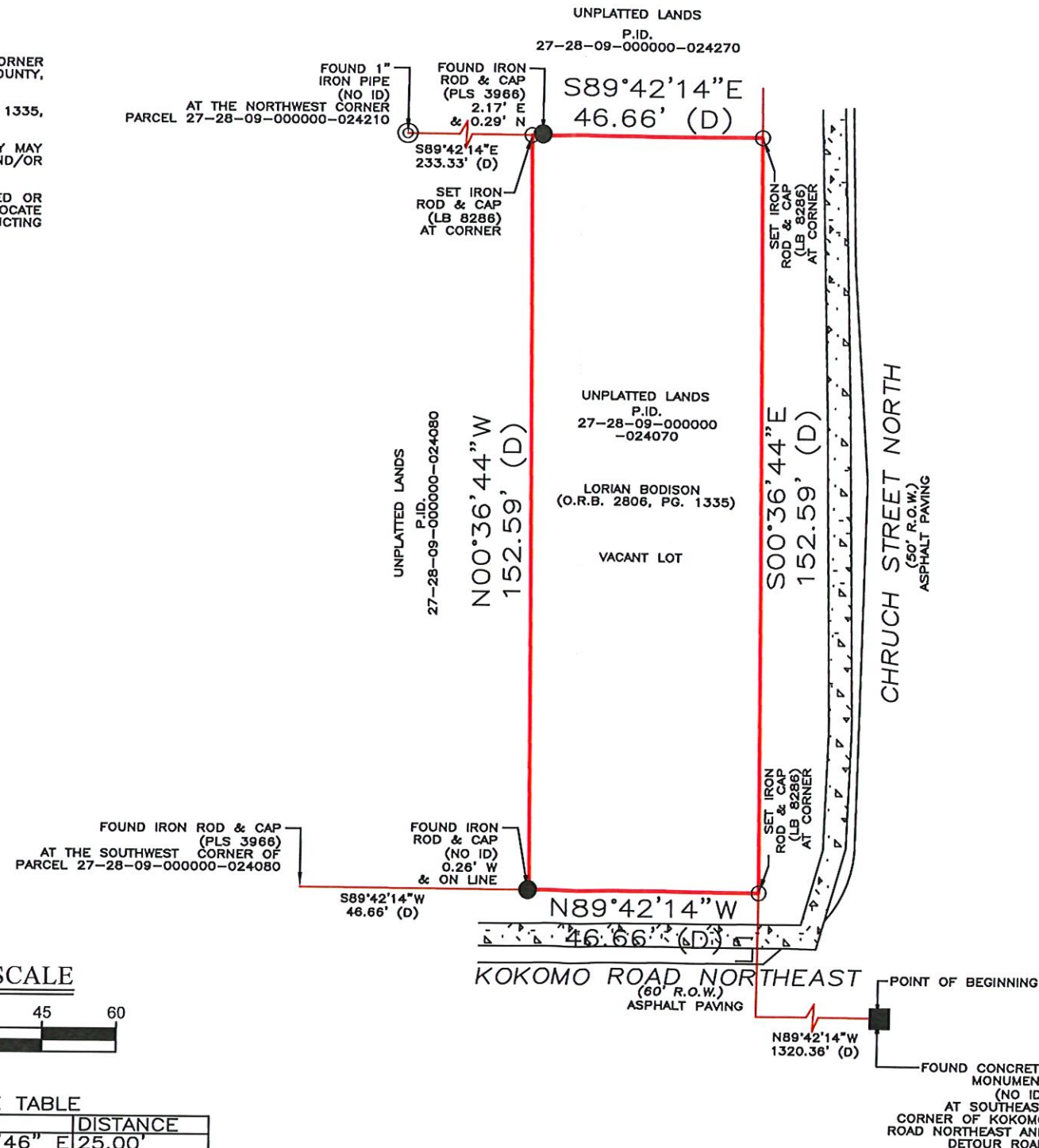


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°17'46" E	25.00'

BOUNDARY SURVEY OF PARCEL 27-28-09-000000-024070 HAINES CITY, FLORIDA

LOCATED IN SECTION 09, TOWNSHIP 28 SOUTH,
RANGE 27 EAST, POLK COUNTY, FLORIDA



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 27 EAST, THENCE RUN WEST, 1320.36 FEET FOR A POINT OF BEGINNING THENCE RUN WEST 71.67 FEET, THENCE NORTH 00°54'30" WEST 177.6 FEET, THENCE EAST 71.67 FEET, THENCE SOUTH 00°54'30", EAST 25.0 FEET AND THE SOUTH 25.0 FEET FOR A ROAD RIGHT-OF-WAY.

REVISIONS

PROJECT NO. 001-23084

Drawn by REM

Drawing Date OCT 06 2023

Field Crew RMK

CAD File 001-23084.DWG

Last Field Date OCT 03 2023

Sheet 1 of 1

Scale 1" = 30'

BOUNDARY SURVEY

of
PARCEL
27-28-09-000000-024070
HAINES CITY, FLORIDA
FOR
LORIAN BODISON



BAILEY
SURVEYING &
MAPPING LLC
10900 SANDY RIDGE AVE.
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

SURVEYOR'S CERTIFICATION

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



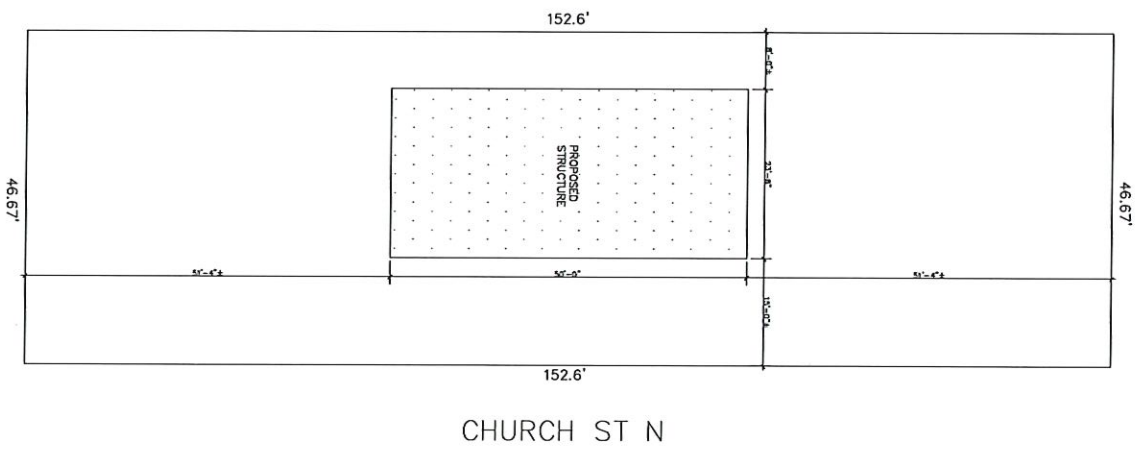
Digitally signed
by Kiel Bailey
Date:
2023.10.09
10:36:56 -04'00'

KIEL JOHN BAILEY LS7203
PROFESSIONAL SURVEYOR AND MAPPER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FLORIDA LICENSED BUSINESS NUMBER LB 8286

Received 5/22/2024

KOKOMO RD NE
SITE PLAN
SCALE: 1/8" = 1'-0"



CONSULTATION TO BE MADE BY THE CLIENT
BEFORE CONSTRUCTION

SHEET 1 of 1	DRAWING NO. 225074
	DATE March, 2025
	Site Plan



CLIENT	0 Kokomo Rd NE Lake Hamilton, FL PID 27-28-09-000000-024070
--------	---

NOTES:

	3025 Cypress Gardens Rd Winter Haven, FL 33884 (813) 324-4437 Draftingdesignservice.com
	Since 1975

Property Description

Parcel ID: 272809000000024070
Owner1: BODISON LORIAN
Physical Street Address: KOKOMO RD
Postal City/St/Zip: HAINES CITY FL 33844

MAP DISCLAIMER:

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Property Description:

BEG SE COR SEC RUN W 1320PT36 FT FOR POB RUN W 71PT67 FT N 177PT6 FT E 71PT67 FT S 177PT6 FT TO POB LESS E 25 FT & S 25 FT FOR RD R/W

