Town of Lake Hamilton

Board of Adjustment Agenda – October 20, 2025

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

Tammy Pence, Member
Wesley Berry-Hill, Member
Marlene Wagner, Member
Charlotte Rubush, Member

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **BUSINESS**

   a. July 2, 2025, Board of Adjustment Meeting minutes

   b. Oxaha Maceac Owner/ Vern Thompson Applicant is requesting 4 (four) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.

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

   d. Owner\Applicant Kevin Bellmore is requesting a variance from Sec. 16-137(b) regarding fence height within a R-1 residential zone.

5. **ADJOURNMENT**

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

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: July 2, 2025, Board of Adjustment Meeting minutes

DATE: October 20, 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):
July 2, 2025 BOA meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
BOARD OF ADJUSTMENT
WEDNESDAY, JULY 2, 2025
5:00 PM

The Board of Adjustment of Lake Hamilton held a Board of Adjustment on Wednesday, July 2, 2025, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

The board called the meeting to order at 5:10 pm.

PLEDGE OF ALLEGIANCE

Led by all.

ROLL CALL

Pence, Wagner, and Rubush were present. Berry-Hill was absent.

BUSINESS

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.

Community Development Director Ball presented.

Motion made by Rubush and a second by Wagner to approve as amended 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 reduce 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 with contingency on the site plan that still needs to be submitted.
A roll call vote was taken. Pence aye, Wagner aye, and Rubush aye. **Motion passed 3-0.**

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.

Community Develpment Director Ball presented.
The applicant presented and answered questions.
Motion made by Rubush and a second by Wagner to approve 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. as depicted on the approved site plan.
A roll call vote was taken. Pence aye, Wagner aye, and Rubush aye. **Motion passed 3-0.**

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.

Community Develpment Director Ball presented.
The applicant presented and answered questions.
Motion made by Rubush and a second by Wagner to approve 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. Avenue, as depicted on the approved site plan.
A roll call vote was taken. Pence aye, Wagner aye, and Rubush aye. **Motion passed 3-0.**

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.

Community Develpment Director Ball presented.
The applicant presented and answered questions.
Motion made by Rubush and a second by Wagner to approve 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, as depicted on the approve site plan.
A roll call vote was taken. Pence aye, Wagner aye, and Rubush aye. **Motion passed 3-0.**

ADJOURNMENT

The Chair Pence adjourned the meeting at 5:41 pm.

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

ATTEST:

_____
Tammy Pence, Chair

_____
Jacqueline Borja, Town Clerk

_____
Anthony Sabatini, Town Attorney

Town of Lake Hamilton
Board of Adjustment
Agenda Summary Report

TO: Board of Zoning Adjustment

THROUGH:

FROM: Jeffrey Ball, AICP, Community Development Director

AGENDA ITEM: Oxaha Maceac Owner/ Vern Thompson Applicant is requesting 4 (four) variances from Sec. 16-103, Chart A-1 Design Standards for a RMF zoning district.

DATE: October 20, 2025

SUMMARY & RECOMMENDATION:

First and second variances are to reduce both side yard setbacks from 20 ft to 10 ft. Third variance is to reduce the rear setback from 20 ft to 10 ft. Fourth variance is to reduced the minimum lot size from 10,000 sq. ft. to 6,840 sq.ft. Parcel ID 27-28-09-822000-070208. Located along the westside of Martin St., approximately 100 ft. north of Monroe Ln.

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

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):
20251013094629392.pdf

25012

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: OXANA MACEAC

Mailing Address: 227 ORCHID DRIVE, DAVENPORT, FL 33837 Phone: 407-799-8284

Name of Representative, if applicable: VERN THOMPSON

Mailing Address: 2263 KINGS CREST CIRCLE, APOPKA, FL 32712 Phone: 407-860-0380

Property Identification

Property Address or General Location: 301 MARTIN STREET, LAKE HAMILTON, FLA 33851

Present Use of the Property: VACANT LOT - RESIDENTIAL ZONE

Existing Structures Located on the Site: NO STRUCTURES ON SITE

Total Acreage: 0.21 Number of Residents on Site: NONE

Legal Description of the Property: THE EAST 90.0 FEET OF THE NORTH 1/2 OF LOT 2 BLK G.J.T. MILLERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDING

Section: _____ Township: _____ Range: _____

Subdivision: G. J. T. MILLERS Parcel I.D. #: 27-28-09-822000-010208

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."

Revision Received 7/18/2025

Payment Received 5/23/2025

Page 2

Planning and Zoning Information

Current Zoning District Classification: VACANT RESIDENTIAL.

Variance request: THIS IS A HARDSHIP VARIANCE REQUESTING PERMISSION TO ALLOW US TO BUILD ON A TOTAL LOT SF OF 6,858SF IN LIEU OF THE REQUIRED 10,000 SF. DUE TO THE EXISTING ACCESS DRIVEWAY TO THE EXISTING REAR PROPERTY OWNER BUILDING. THIS SITUATION HAS CREATE CHALLENGES TO 301 MARTIN STREET

A statement substantiating the need and justification for the approval of Variance: DUE TO THE DRIVEWAY ACCESS ROAD LEADING TO THE REAR OWNERS PROPERTY HAS MADE IT DIFFICULT TO MEET SEVERAL SETBACK REQUIREMENTS. THIS ACCESS DRIVEWAY HAS CREATED A HARDSHIP TO THE PROPERTY OWNERS OF 301 MARTIN STREET.

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 CHANGES ARE REQUIRED, OTHER THAN NOT BLOCKING REAR ACCESS ROAD TO REAR OWNERS PROPERTY

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   NO CHANGES OR IMPAIRMENT.

3. The proposed variation will not materially increase the congestion in public streets.
   NO CHANGES TO STREET CONGESTION OR INCREASE

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   THIS PROPOSED BUILDING WILL ENHANCE THE EXISTING CONDITIONS AND SITE VALUE.

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   GRANTING THIS VARIANCES WILL NOT PROPOSE ANY THREAT TO THE 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.

TOWN OF LAKE HAMILTON - AGENT AUTHORIZATION FORM

I/we, as the owner(s) of real property in Polk County, Florida, which is described below do hereby authorize the following person or persons to act as my/our agent to execute any petitions, applications, or other documents necessary to affect the application approval requested and more specifically described below, and to appear on my behalf before any administrative or legislative body in the Town concerning the application(s) and to act in all respects as my/our agent in matters pertaining to the requested application(s).

Agent Information

[PLEASE PRINT] Name(s): Vernon Thompson
Company: Design consultant
Phone: 407 860-0380
Email: Vjtdesign@gmail.com

Requested Application(s): Variance application for existing property in the Town of Lake Hamilton, 301 Martin Street, Lake Hamilton, Florida 33851

Subject Property [PLEASE PRINT] Address: 301 Martin Street

Parcel ID(s): 27-28-09-822000-070208

Legal Description: Miller JT sub PB 4 PG 87 Blk G lot 2E 90Ft of N 1/2

See Attached Property Owner(s)

Information [PLEASE PRINT]]
Property Owner Name(s): MACEAC OXANA
Address: 301 Martin Street, Lake Hamilton, Florida 322851
Phone: 407 799-8284
Email: OXANA_MACEAC@YAHOO.COM

SIGNED AUTHORIZATION _____ DATE SIGNATURE 06/05/2025

PRINTED NAME OF PROPERTY OWNER: MACEAC OXANA

DATE 6/6/25 SIGNATURE _____

PRINTED NAME OF PROPERTY OWNER STATE OF FLORIDA COUNTY OF POLK The forgoing document was (or affirmed) and subscribed to before me on this day of 6 June 2025 by who is personally known to me or who produced as identification.

Public Notary Seal: Signature of Notary

Expires: _____

JORGE L. NAZARIO
MY COMMISSION # HH 273788
EXPIRES: September 20, 2026

Statement or Proposal for Use Variance and Special Exception:

This proposal is being submitted to request permission from the City of lake Hamilton ((Development Review Department) to grant us approval to build a single family residence at the following location of 301 Martin Street, Lake Hamilton, Florida 33851. With this proposal, we (the owners) are humbly requesting approval from the City of Lake Hamilton to mgrant us the following variances on the property listed above.

1. In lieu of the 10, 000 square feet requirement for an average lot square footage for a site (and due to fact that we had the deed the exisitng access driveway portion of 301 martin street to the rear property owners lot). Please allow us a hardship variance approval of 6,858 square feet of lot coverage to build a single family home

2. The proposed site is 76.20 feet wide x 90.00 feet long and is more than adequate to accommodate the proposed residence, as well as the necessary parking to this proposed residence.

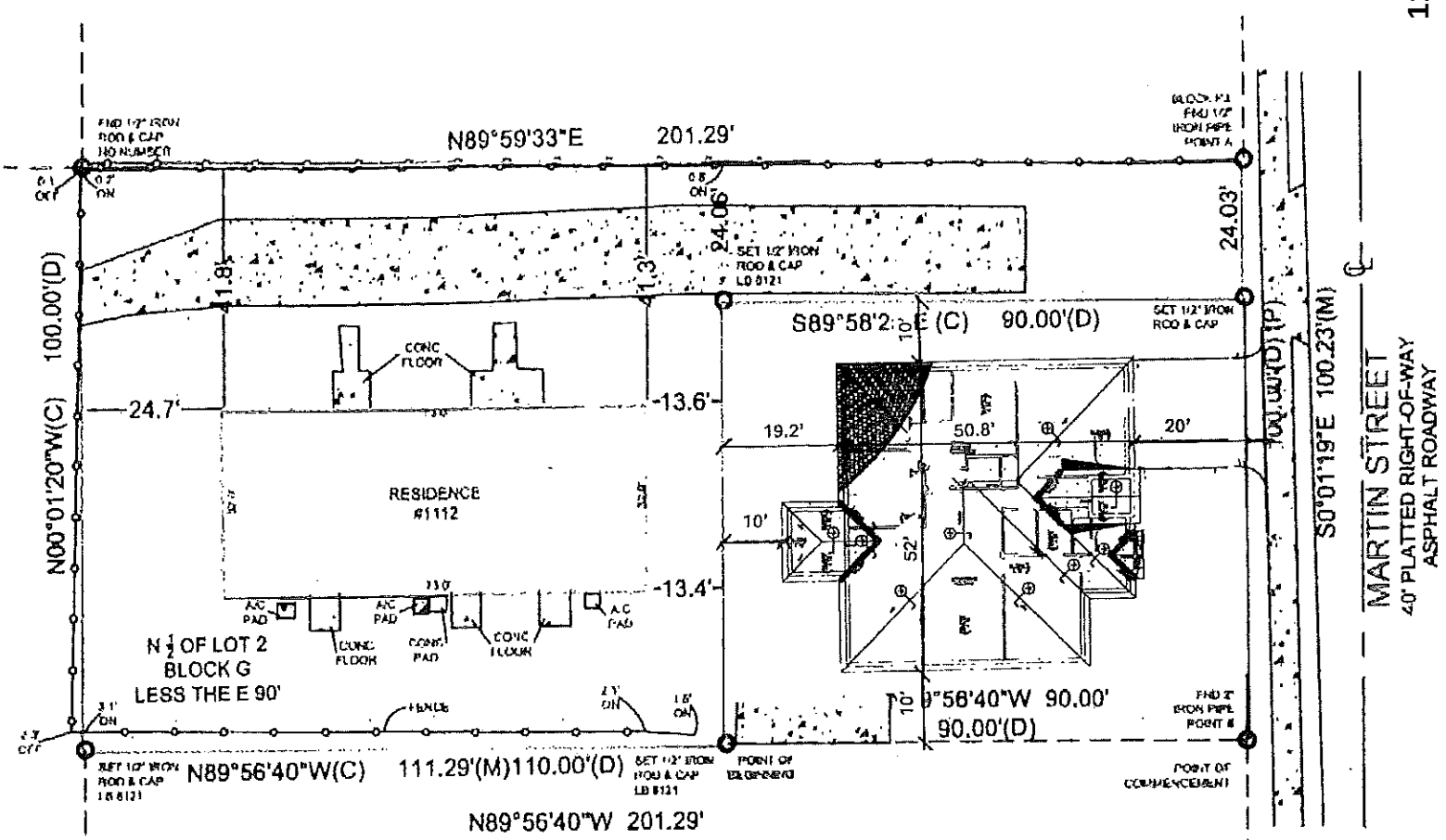
Under this variance we are requesting the Development Review Division to please grant us permission to make the following changes to the existing site setbacks as shown on the attached site plan drawings. In addition, we do not feel that this proposed residential strucutre would not hinder or disrupt the existing environment surrounding, traffic flow, or existing social conditions. In fact, we believe this proposed single family residence will enhance and develop the existing conditions of this neighborhood, as well as having a positive impact and influence on the social and spiritual environment. Any and all considerations given to this request will be greatly appreciated!

Sincerely yours,

7/18/25

Vern thompson

Received by: Shawna Schuette 7/18/2025



LEGAL DESCRIPTION: BEING A PORTION OF THE NORTH HALF OF LOT 2, BLOCK G, J.T. MILLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT, SAID POINT BEING A 2 INCH IRON PIPE FOUND ON THE WESTERLY R/W LINE OF MARTIN STREET, SAID POINT ALSO BEING 100.19 FEET FROM THE SOUTH EAST CORNER OF SAID LOT 2; THENCE DEPARTING MARTIN STREET AND RUNNING N89°56'40"W, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID LOT 2, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°56'40"W, A DISTANCE OF 110.00 FEET PER DEED, BEING 111.29 FEET MEASURED; THENCE DEPARTING SAID SOUTHERLY LINE, N00°01'20"W, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE RUNNING WITH SAID LINE N89°59'33"E, A DISTANCE OF 201.29 FEET TO MARTIN STREET; THENCE DEPARTING SAID LINE AND RUNNING S00°01'19"E, WITH THE WESTERLY R/W LINE OF MARTIN STREET, 24.03 FEET TO T POINT BEING 76.20 FEET FROM THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 2; THENCE RUNNING N89°58'25"W, A DISTANCE OF 90.00 FEET; THENCE RUNNING S00°01'35"E, A DISTANCE OF 75.97 FEET TO THE POINT AND PLACE OF THE BEGINNING.

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 Premier Events LLC. is requesting two variances from Sec. 16-103, Chart A-1

Design Standards for a RMF zoning district.

DATE: October 20, 2025

SUMMARY & RECOMMENDATION:

First and second variances are to reduce both side yard setbacks from 20 ft to 10 ft. Parcel ID 27-28-09-822000-011400. Located along the south side of Pearl St. approximately 100 ft. west of Church St. N.

The BZA should consider if the request meets the hardship criteria. The BZA should also consider limiting the variances to as depicted on the survey.

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):
20251013100106250.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: PREMIER Events

Mailing Address: 2103 N. 13th St. H.C Phone: 863-852-5784

Name of Representative, if applicable: Allejandro Wiggins

Mailing Address: 2103 N. 13th St. H.C Phone: 863-852-5784

Property Identification

Property Address or General Location: 0 E. Pearl St

Present Use of the Property: Empty

Existing Structures Located on the Site: Nothing

Total Acreage: .11 Number of Residents on Site: Non

Legal Description of the Property: Hawens 10t

Section: 09 Township: 28 Range: 27

Subdivision: J+ Miller Parcel I.D. #: 272809822000011400

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: Vacant Residential

Variance request: This Variation request is for to build on a 5000sq foot lot requires 10% setback in the front on lot on the side

A statement substantiating the need and justification for the approval of Variance: The project will be a benefit and have no use

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.
   NONE The Variation will not constitute any Change in the districts shown on the map.
2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   NONE No impairment
3. The proposed variation will not materially increase the congestion in public streets.
   NONE There will be no changes to the streets no added congestion
4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   NONE This House will not diminish or impair established property it will have a higher Site Value and enhanced conditions
5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   NONE This Variance will not impair the public health safety morals or general welfare of the Town in any way.

By signing this form, I confirm the following:

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

OWNER'S SIGNATURE PAGE

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

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

OWNERS

Signature of Owner

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 23rd day of June, 2025, by Alleyandro Wiggins, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

SHAWNA LEIGH SCHUETTE
Notary Public
State of Florida
Comm# HH267100
Expires 5/23/2026

Notary Public
Seal and Commission
Expiration Date 5/23/2026

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), _____ being duly sworn, depose and say that (I) (we) serve as _____ (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)

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

_____
Signature of Agent, Lessee, or Buyer(s)

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

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Signature of Agent, Lessee, or Buyer(s)

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

_____
Notary Public
Seal and Commission
Expiration Date

Parcel Details: 27-28-09-822000-011400

Owners *Recently purchased this property? Click here.*

PREMIER EVENTS LLC 100%

Mailing Address *(Address Change form)*

2103 N 13TH ST
HAINES CITY FL 33844-3050

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

0 PEARL ST

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

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

Property Desc

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

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272809

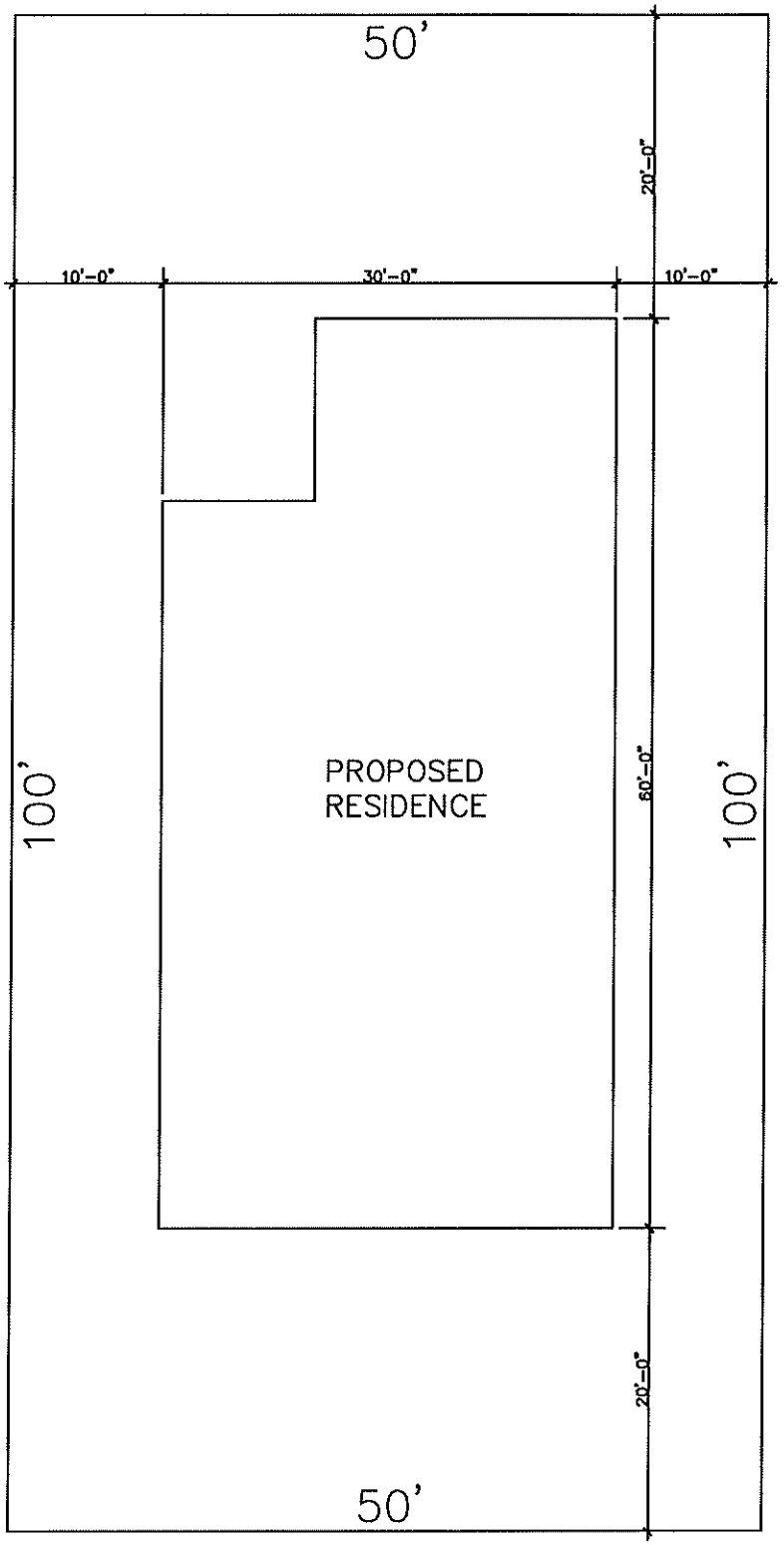
HTML (opens in new tab)
Printable PDF

Sales History

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

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
13539/00099	05/2025	W	V	PREMIER EVENTS LLC	$25,000
11004/00990	10/2019	Q	V	STREETER GERALDINE	$100

PEARL ST.



SITE PLAN

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



Detail by Entity Name

Florida Limited Liability Company
PREMIER EVENTS CENTER LLC

Filing Information

Document Number	L22000052222
FEI/EIN Number	87-3222834
Date Filed	01/31/2022
Effective Date	01/31/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/02/2025

Principal Address

2103 N 13th Street
Haines City, FL 33844

Changed: 04/30/2023

Mailing Address

2103 N 13th Street
Haines City, FL 33844

Changed: 04/30/2023

Registered Agent Name & Address

WIGGINS, ALLEJANDRO B
2103 NORTH 13TH ST
HAINES CITY, FL 33844

Name Changed: 01/02/2025

Authorized Person(s) Detail

Name & Address

Title MGR

WIGGINS, ALLEJANDRO B
2103 NORTH 13TH ST
HAINES CITY, FL 33844

Title MGR

BODISON, TIMMIE L, JR
714 TANGERINE DR
HAINES CITY, FL 33844

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	01/02/2025
2025	01/02/2025

Document Images

01/02/2025 -- REINSTATEMENT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- Florida Limited Liability	View image in PDF format

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 Kevin Bellmore is requesting a variance from Sec. 16-137(b) regarding fence height within a R-1 residential zone.

DATE: October 20, 2025

SUMMARY & RECOMMENDATION: The request would allow an existing 5 ft. fence to remain within the front setback area. The code restricts the fence height to 4 ft. within 30 ft. of the property line. Parcel ID 27-28-16-823000-002030. Located at the southeast corner of Omaha St. W. and Cunningham St. N.

The BZA should consider if the hardship criteria has been met. The BZA should also consider limiting the variance to as depicted on the survey.

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):
20251013103655026.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: KEVIN BELLEMORE

Mailing Address: PO BOX 972 LAKE HAMILTON, FL 33851 Phone: 727-259-9366

Name of Representative, if applicable: N/A

Mailing Address: N/A Phone: N/A

Property Identification

Property Address or General Location: 413 N. OMAHA ST. LAKE HAMILTON, FL 33851

Present Use of the Property: R-1

Existing Structures Located on the Site: _____

Total Acreage: 5.86 ACRES Number of Residents on Site: 4

Legal Description of the Property: LOT 3, BLOCK 2, MAPS OF LAKE HAMILTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Section: _____ Township: _____ Range: _____

Subdivision: LAKE HAMILTON Parcel I.D. #: 27-28-16-823000-002030

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: R-1

Variance request:
To allow the height of a fence on my property to exceed the maximum limit for front facing fences established by the zoning ordinance by 10 inches
(Posts are 10" above limit, fence boards are 6" above limit)

A statement substantiating the need and justification for the approval of Variance:
The variance is necessary to ensure the safety of my family, property, and pets by maintaining a secure environment while preserving neighborhood aesthetics. Modifying the fence to comply with height limits poses a prohibitive financial burden and does not negatively impact property values or community character.

Please explain how your request satisfies these criteria.

1. The proposed variation will not constitute any change in the districts shown on the Zoning Map.
   The proposed height of my fence does not change the zoning classification of my property or any adjacent properties. It simply seeks to address my family's needs while remaining consistent with the existing residential character of the neighborhood

2. The proposed variation will not impair an adequate supply of light and air to adjacent property.
   The additional height of my fence will not obstruct light or air to neighboring properties, as it is set back from property lines and does not create any significant barriers. The surrounding homes and landscaping will continue to receive ample sunlight and ventilation

3. The proposed variation will not materially increase the congestion in public streets.
   The height of the fence does not affect traffic flow or increase congestion in public streets. My property is designed for residential use, and the fence serves primarily as a boundary for my pets, not as a structure that impacts street access or visibility.

4. The proposed variation will not materially diminish or impair established property values within the surrounding area.
   The proposed variance is unlikely to negatively impact property values in the area. In fact, the fence enhances my property's security and aesthetic appeal, which can contribute positively to the neighborhood. There have been no complaints from neighbors regarding the fence height, indicating a general acceptance of its presence.

5. The proposed variation will not impair the public health, safety, morals or general welfare of the Town.
   My request for a variance is aimed at ensuring the safety and well-being of my pets, which aligns with the public interest in maintaining orderly and safe residential environments. The fence serves to prevent my dogs from straying into the street, thus supporting public safety and 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.

Page 3

OWNER'S SIGNATURE PAGE

(I) (We), Kevin Bellemore 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

Kevin Bellemore
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 19 day of September, 2025 by Kevin W. Bellemore, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

SHAWNA LEIGH SCHUETTE
Notary Public
State of Florida
Comm# HH267100
Expires 5/23/2026

Notary Public
Seal and Commission
Expiration Date

Prepared by:
Sierra Dwyer
The Title Station, Inc.
2500 Deer Creek Commerce Lane, Suite 200
Davenport, Florida 33837

File Number: 24-5026
$520,000.00 - sales price

General Warranty Deed

Made this February 29, 2024 A.D. By **Lindsay Beward, a/k/a Lindsay M. Gashaw, an unmarried woman,** whose address is: 3236 E Canal Ln., Fort Meade, Florida 33841, hereinafter called the grantor, to **Kevin W. Bellemore, an unmarried man**, whose post office address is: 413 Omaha St, Haines City, Florida 33844, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

Lot 3, Block 2, Maps of Lake Hamilton, according to the map or plat thereof, recorded in Plat Book 3, Page(s) 34, Public Records of Polk County, Florida.

Parcel ID Number: **27-28-16-823000-002030**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Parcel Details: 27-28-16-823000-002030

Owners *Recently purchased this property? Click here.*

BELLEMORE KEVIN W 100%

Mailing Address *(Address Change form)*

10450 68TH ST N
PINELLAS PARK FL 33782-2360

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

413 OMAHA ST

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140460.00** Search Recent Sales in this Neighborhood
Subdivision	**LAKE HAMILTON PB 3A PG 34**
Property (DOR) Use Code	**SFR 2.5 TO 9.99AC (Code: 0101)**
Acreage	**5.86**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

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

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272816

HTML (opens in new tab)
Printable PDF

Sales History

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

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
13025/02263	02/2024	W	I	BELLEMORE KEVIN W	$520,000
12398/01381	08/2022	M	I	BEWARD LINDSAY	$0

Boundary Survey

Legal Description (per OR Book 9734, Page 347)

Lot 3, Block 3, MAPS OF LAKE WAMELTON, according to the map or plat thereof as recorded in Plat Book 3, Page 34, Public Records of Polk County, Florida.

EASEMENT NOTE:
SUBJECT TO RECORDED EASEMENTS NOT SHOWN ON PLAT.

LEGEND

O	Iron Rod & Cap (PRM)
⊙	Concrete Monument Found
○	Found
⊕	Identification
999.9'	Calculated Distance
(M)	Plat Measurement
RCPA	Removed

VICINITY MAP: NOT TO SCALE

ADDRESS
410 N. CUNNINGHAM STREET
HAINES CITY, FL 33844

1" = 100' (Plot)

COPYRIGHT 2011

JOB #:	VLSR24-11003
CLIENT #:	24-0858
FIELD DATE:	09-30-24
CREW:	3800
DRAFTER:	ER
APPROVED:	DWD
SCALE:	1" = 80'

X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A LAND PERIMETER SURVEY PERFORMED UNDER MY DIRECTION.

DATE	REVISION	DATE	REVISION

Ernest W. Duncan, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #6196
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE ABOVE ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 09.30.24

LB 7768

VISIONLAND SURVEYING

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND APPURTENANCES, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR THE BENEFIT OF THE CLIENT. USE AND RELIANCE BY THE PARTIES LISTED HEREON AND PURCHASE AND MORTGAGE AGENTS ARE ALSO ALLOWED. THIS SURVEY IS NOT VALID FOR CONSTRUCTION PURPOSES.

LIST OF POSSIBLE ENCROACHMENTS

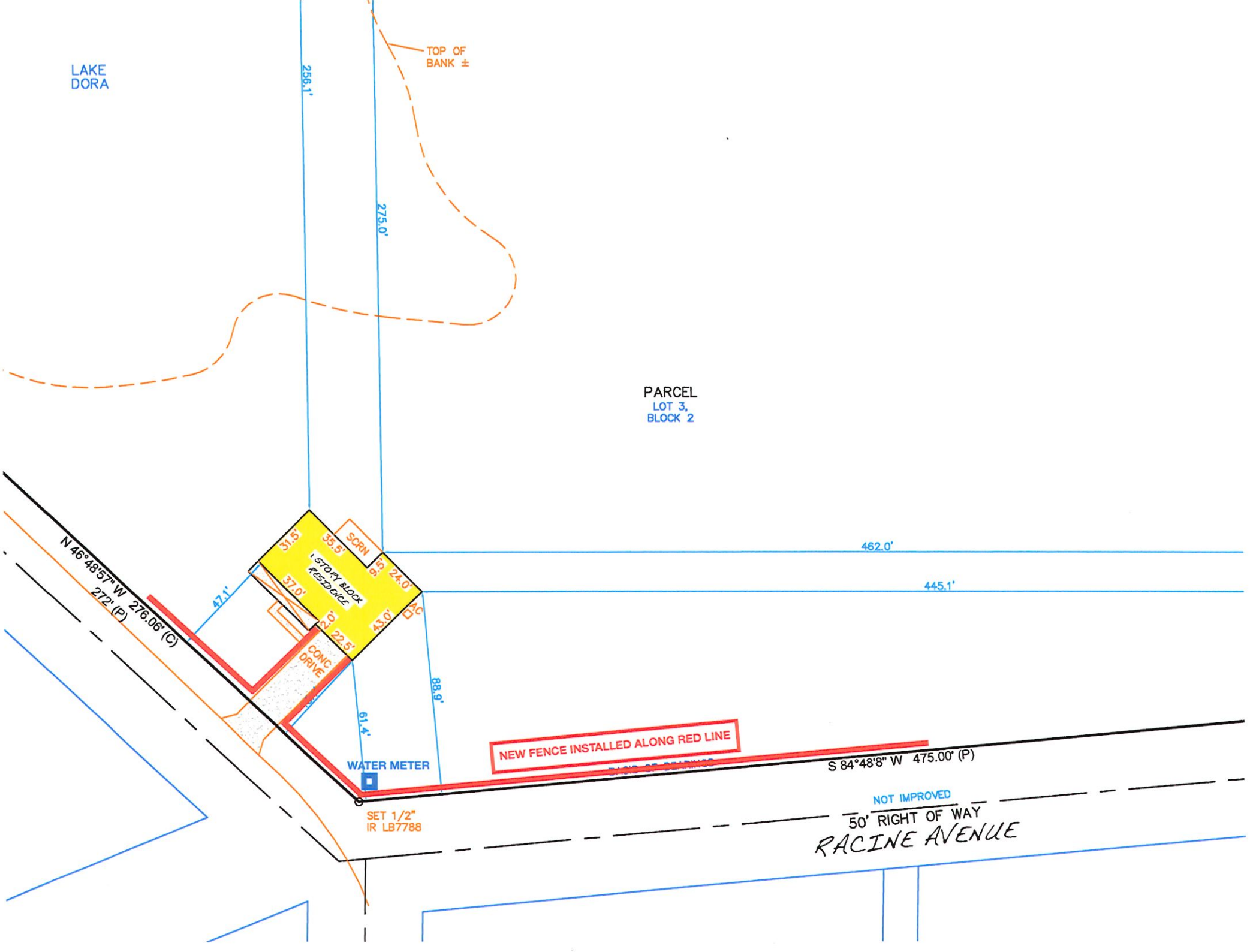
BASIS OF BEARINGS

PLACE NAME

DESCRIPTION OF PROPERTY

ADDITIONAL NOTES:

1. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
2. The Client and Surveyor agree that the Client's sole and exclusive remedy for any claim against the Surveyor for any loss, cost, damage, or expense arising out of or in any way related to the performance of the Surveyor's services shall be limited to the amount of the Surveyor's fee. The Client and Surveyor agree that the Surveyor shall not be liable for any consequential damages, including but not limited to loss of use or loss of profits, incurred by the Client, the Client's successors and assigns, or any third party as a result of any claim, whether such claim is based upon breach of contract, tort, or any other theory. The Client agrees to indemnify and hold the Surveyor harmless from any claim, liability, or expense in excess of such amount.
3. Underground utilities and improvements were not located as a part of this survey.
4. Building tie and dimensions are for horizontal control only and should not be used to reconstruct boundary lines.


LAKE
DORA
TOP OF
BANK ±
256.1'
275.0'
PARCEL
LOT 3,
BLOCK 2
462.0'
445.1'
N 46°48'57" W 276.06' (C)
272' (P)
47.1'
31.5'
35.5'
SCRN
9.5'
24.0'
1 STORY BLOCK
RESIDENCE
37.0'
2.0'
22.5'
43.0'
AC
CONC
DRIVE
88.9'
61.4'
WATER METER
NEW FENCE INSTALLED ALONG RED LINE
S 84°48'8" W 475.00' (P)
NOT IMPROVED
50' RIGHT OF WAY
RACINE AVENUE
SET 1/2"
IR LB7788

