Town of Lake Hamilton

Planning Commission Agenda – January 15, 2025

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

CHAIR ROBERT LATIMAR – VICE CHAIR
BOARD MEMBERS – HOWARD CONE, ELLEN KEHOE AND CARMEN DEMANCHE

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLLCALL**
4. **BUSINESS**

A. Approval of April 29, 2024, Planning Commission minutes (pages 2-3)
B. Ordinance O-2024-09 Eagle Trace Rezoning (pages 4 - 34)
C. Ordinance O-2025-x Cedar Ridge North FLU Amendments (pages 35- 68)
D. Ordinance O-2025-x Cedar Ridge North PUD Zoning Amendments (pages 35-68)

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).

TOWN OF LAKE HAMILTON
MINUTES
PLANNING COMMISSION
MONDAY, APRIL 29, 2024
10:00 AM

The Planning Commission of Lake Hamilton held a Planning Commission Meeting on Monday, April 29, 2024, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Chair Robert Latimer called the meeting to order at 10:05 a.m.

INVOCATION

The invocation was given by all.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by all.

ROLL CALL

Robert Latimar, Kathy Alexander and Freddie Corbit were present. Howard Cone was absent.
Staff: Town Clerk Borja, Town Administrator Interim Teague, and Town Planner Chris Kirby were present.

BUSINESS

The Ordinance O-2024-08 Comprehensive Plan Amendment 24-16ESR
Town Planner Chris Kirby read and presented Ordinance O-2024-08
Ordinance O-2024-08: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, FLORIDA, ADOPTING A PLANNED UNIT DEVELOPMENT (PUD) NAMED "EAGLE TRACE, PHASE 3", LOCATED ON THE SOUTH SIDE OF LAKE HATCHINEHA ROAD, 1,300 FEET EAST OF DETOUR ROAD AND WITH ITS EASTERN BOUNDARY AT ALFORD ROAD, IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; AMENDING THE ZONING MAP AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Motion made by Freddie Corbit and a second by Robert Latimar to recommend for approval Ordinance O-2024-08 Comprehensive Plan Amendment 24-16ESR. A roll call vote was taken. Robert Latimar aye, Kathy Alexander aye and Freddie Corbit aye**. Motion passed 3-0.**

ADJOURNMENT:

Motion made by Freddie Corbit and a second by Robert Latimar to adjourn the Planning Commission Meeting at 10:21 AM. **Motion passed 3-0.**

ATTEST:

_____
Robert Latimer, Chair

_____
Jacqueline Borja, Town Clerk

_____
Michael Teague, Town Administrator Interim

Town of Lake Hamilton

Town Council

Agenda Summary Report

TO: Lake Hamilton Town Council

FROM: Chris Kirby, Town Planner

AGENDA ITEM: Ordinance O-2024-09 Eagles Trace Rezone

DATE: June 4th, 2024

SUMMARY & RECOMMENDATION : This is a rezoning for approximately 120 acres of land titled Eagles Trace Phase 3 from Agriculture lands to PUD – Planned Unit Development. Staff recommends approving.

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

ATTORNEY REVIEW: YES: ☒ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒ If Yes, Please Explain:

RECOMMENDATION: Approve

ATTACHMENTS: Ordinance O-2024-09

ORDINANCE 2024-09

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKE HAMILTON, FLORIDA, ADOPTING A PLANNED UNIT DEVELOPMENT (PUD) NAMED "EAGLE TRACE, PHASE 3", LOCATED ON THE SOUTH SIDE OF LAKE HATCHINEHA ROAD, 1,300 FEET EAST OF DETOUR ROAD AND WITH ITS EASTERN BOUNDARY AT ALFORD ROAD, IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; AMENDING THE ZONING MAP AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS Section163.3167(g), Florida Statutes, empowers the Town to adopt lane development regulations to guide the growth and development of the Town, and to amend such regulations from time to time; and

WHEREAS pursuant to Section 166.041(c) Florida Statutes, the Planning Commission and the Town Council have held Public Hearings to consider the rezoning of lands described below, which will amend the Zoning Map of the Town; and

WHEREAS an application was submitted to the Town to amend the Future Land Use classification of the property from Agricultural Lands (AG) to Residential Lands – 5 (RL-5), said amendment having been approved by the Town Council as set forth in Ordinance O-23-08; and

WHEREAS an application has been submitted requesting approval of a rezoning to establish a planned unit development (PUD) known as Eagle Trace Phase 3; and

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

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

WHEREAS the zoning change will further the general health, safety and welfare and will be a benefit to 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 Eagle Trace Phase 3 Planned Unit Development (PUD) and is shown in Exhibit "B" PUD Plan, which is attached hereto and made a part of this Ordinance.

SECTION 4. The Eagle Trace Phase 3 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 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 Developer Agreement containing the provisions and conditions of this Ordinance shall be in place prior to the commencement of construction of the subdivision.

a. Engage a professional Traffic Engineer to undertake a cumulative traffic study of the impact of Eagle Trace Phase 3 together with traffic studies of other subdivisions in the area impacting the same roadways. Streets and roads impacted by the development and called out for specific improvements shall be clearly communicated to the State of Florida and Polk County in addition to the Town. It shall be the sole responsibility of the developer to ensure that this is done so that the improvements, the timing, and the cost sharing are programmed to be constructed.

b. The design of gateways and exterior walls shall be of masonry materials and plans shall be submitted to the Town of approval prior to

construction, together with the landscaping plans for the exterior space adjacent to the gateways and exterior walls.

c. As a condition of Final Plat approval in relation to phasing of the development, the final design of parks and other amenities in each phase shall be submitted to the Town for approval. The construction of the parks and amenities shall be completed at the time the permit for the home marking fifty percent of the homes in the phase is applied for.

d. 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.

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

f. The Town shall be included in any decision by the developer regarding street and community lighting design and service. The CDD and 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.

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 relettered 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 by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of _____ 2025.

PASSED AND ADOPTED on second reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of _____ 2025.

TOWN OF LAKE HAMILTON, FLORIDA

_____
MARLENE WAGNER, MAYOR

ATTEST:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
HEATHER MAXWELL, TOWN ATTORNEY

Record of Vote	Yes	No
Roberson		
Slavens		
Wagner		
Mathis		

EXHIBIT "A" Eagle Trace Phase 3 Legal Description

Parcel ID Number	Acreage	Property Owner
319_272822-000000-011030 319_272822-000000-011020	29.75 9.68	Cassidy Property Investments, LLC 346 E. Central Avenue Winter Haven, FL 33880
Total	**39.43**	
319_272822-000000-011010	**9.31**	Cassidy Holdings, LLC (75%) and Cassidy Holdings Group. Inc. (25%) 346 E. Central Avenue Winter Haven, FL 33880
421_272822-000000-013040	**10.11**	McGrady Road Investment, LLC 346 E. Central Avenue Winter Haven, FL 33880
272822-000000-014030 272822-000000-031020	50.64 9.53	Dunson Holdings, LLC 400 Eagle Lake Loop Road East Winter Haven, FL 33884-2840
Total	**60.17**	
272822-000000-013030	**9.36**	Crooked C Ranch, LLC P.O. Box 905 Frostproof, FL 33843-0905
TOTAL FOR ALL	**128.38**	

EXHIBIT "C" PUD PLAN

PUD PLAN

EAGLE TRACE PHASE 3
TOWN OF LAKE HAMILTON
POLK COUNTY, FLORIDA

1 of 1

ABSOLUTE ENGINEERING, INC.

IMPACT STATEMENT
EAGLE TRACE PHASE 3
LAKE HAMILTON, FLORIDA

PREPARED FOR:
CASSIDY LAND DEVELOPMENT, LLC
346 E. CENTRAL AVENUE
WINTER HAVEN, FL 33880

PREPARED BY:
ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FL 33602

DECEMBER 20, 2023

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IMPACT STATEMENT
EAGLE TRACE PHASE 3
TOWN OF LAKE HAMILTON

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

The parcels consist of Citrus Groves and are located on the south side of Lake Hatchineha Road, east of Detour Road and north of north of Weiberg Road. The adjacent parcels consist of Lake Hamilton proposed RL-5 and PUD (Hamilton Bluffs Phase 5) to the west, County A/RR to the northeast and south, and The Landing at Lake Trask Phase 2 in the Town of Dundee to the east. The proposed land use change to Residential Lands-5 and rezoning to PUD are well suited for residential development and will blend well with the growth of the surrounding area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences In the proposed use with adjacent uses?

None, other than normal buffering required by the LDC.

3. How will the request influence future development of the area? The growth pattern in the area is for residential development.

The proposed land use change from Polk County A/RR to Lake Hamilton Residential Lands-5, as well as the rezoning from Polk A/RR to Lake Hamilton PUD, will promote residential growth in the area.

Access to Roads and Highways

1. **What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)?**

   The estimated Daily Trips are 579 units x 9.44 = 5,465.76 trips. The estimated Peak Hour Trips= 579 units x .99 = 573.21 trips.

2. **What modifications to the present transportation system will be required as a result of the proposed development?**

   Modifications to the existing road network, if any, will be determined during the PUD rezoning process based on a detailed traffic study.

3. **What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**

   Access to the site will be provided by 3 entrances on Lake Hatchineha Road

Wastewater

1. **What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?**

   The proposed development will generate 156,330 GPD (270 x 579 units)

2. **If offsite treatment, who is the service provider?** Town of Lake Hamilton

3. **Where Is the nearest sewer line (in feet) to the proposed development?**

   Sewer service will be provided via and direct connection to gravity sewer in Hamilton Bluffs Group 5 to the west.

4. **What Is the anticipated date of connection?** 2024

5. **What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**

   On-site gravity connection to the west.

Water Supply

1. **What is the proposed source of water supply and/or who is the service provider?**

   The Town of Lake Hamilton will be the water provider.

2. **What is the estimated volume of consumption in gallons per day (GPD)?**

   The proposed development will generate 208,440 GPD (360 GPD x 579 units)

3. **Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?**

   Water service will be provided by direct connection to a stub to the west in Hamilton Bluffs Group 5.

4. **Who is the service provider?** Town of Lake Hamilton

5. **What is the anticipated date of connection?** 2024

Surface Water Management and Drainage

1. **Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding Issues);**

   The parcels consist of Citrus Groves. There are four small floodplain areas on the parcels. Those areas will be incorporated into stormwater ponds with no adverse impact. Historic drainage patterns will be maintained.

2. **What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

   None, natural drainage patterns shall be maintained.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by Identifying any significant features of the site and the surrounding properties.**

   The site consists of citrus groves, is well drained and is not environmentally sensitive. There are no wetlands on the parcels. There is no impact to the adjacent properties.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are no wetlands on the parcels. There are 4 small areas of FEMA Flood Zone A.

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and

All irrigation wells on the site will be capped prior to development.

4. Provide an analysis of soil types on site and what effect it will have on development.

The soil onsite are Candler Fine Sand and are well drained and suited for residential development.

Infrastructure Impact Information

1. Parks and Recreation

Dundee Recreation Center, approximately 1.4 miles from site. In addition, open space and park areas will be provided on the site.

2. Educational Facilities

Dundee Elementary Academy approximately 0.44 miles from site.
Shelly S. Boone Middle School approximately 4.73 miles from site
Haines City High School, approximately 5.4 miles from site.

3. Health Care {e.g., emergency, hospital)

Winter Haven Hospital, approximately 7.8 miles from site.

4. Fire Protection; Dundee Fire Department, approximately 0.75 miles from site.

5. Police Protection and Security; Lake Hamilton Police Department, approximately 0.4 mile from site.

6. Emergency Medical Services {EMS); Dundee Fire Department, approximately 0.75 miles from site.

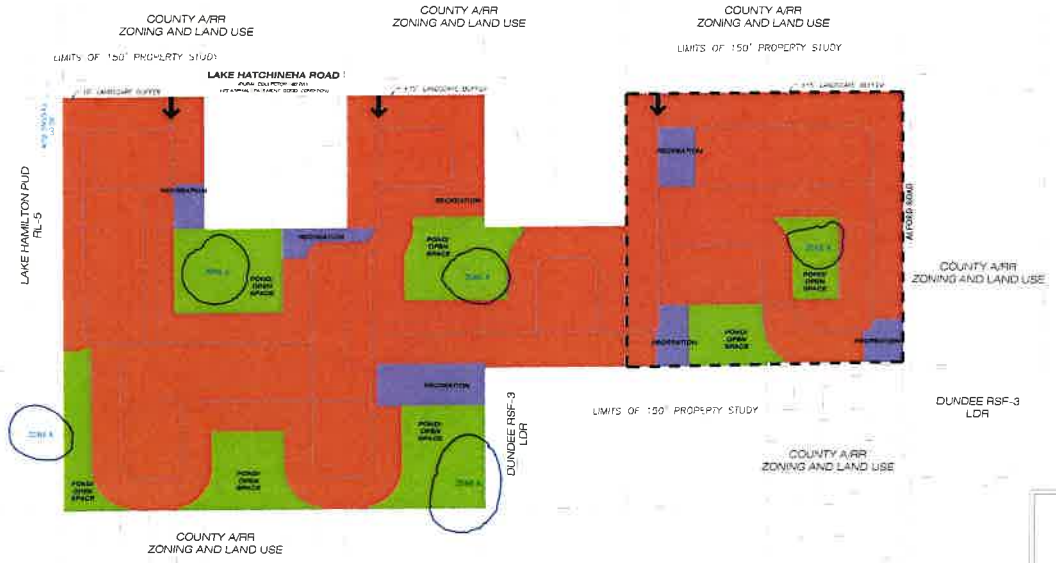
Taxes

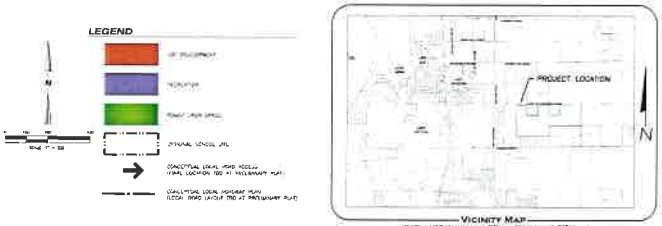
It is anticipated that 40% of the homes will be built within the first five years. The cost basis for home development is $150,000 per lot, and vacant lots are $20,000.

Estimated Taxes

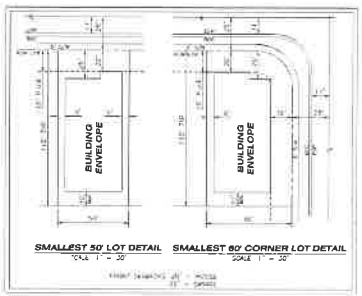
- **BOCC (100 x $150,000 x .0068665 + 151 x $20,000 x .0068665)** **= $ 123,734.33**
- **School State (100 x $150,000 x .005299 + 151 x $20,000 x .005299)** **= $ 95,487.98**
- **School Local (100 x $150,000 x .002248 + 151 x $20,000 x .002248)** **= $ 40,508.96**
- **City (100 x $150,000 x .00775 + 151 x $20,000 x .00775)** **= $ 139,655.00**
- **SWFWMD (100 x $150,000 x .0003818 + 151 x $20,000 x .0003818)** **= $ 6,880.04**

Total Taxes Generated **= $ 406,266.31**

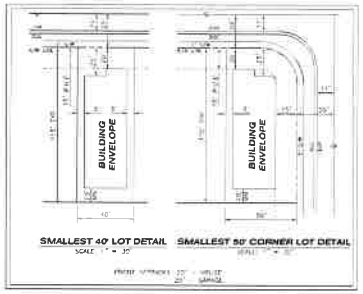




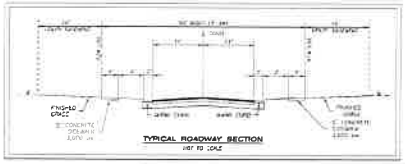
VICINITY MAP
SECTION 22 TOWNSHIP 28 SOUTH RANGE 27 EAST
NOT TO SCALE



SMALLEST 50' LOT DETAIL SCALE 1" = 30'
SMALLEST 60' CORNER LOT DETAIL SCALE 1" = 30'



SMALLEST 40' LOT DETAIL SCALE 1" = 30'
SMALLEST 50' CORNER LOT DETAIL



TYPICAL ROADWAY SECTION
NOT TO SCALE

SITE PLAN STANDARDS NOTES:

1. PROJECT IS PROPOSED TO BE DEVELOPED IN ONE PHASE.
2. DEVELOPMENT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL.
3. TOTAL DEVELOPMENT ACREAGE: 130 ACRES.
4. MAXIMUM DENSITY ALLOWED: 3.99 UNITS PER ACRE.
5. DENSITY PROPOSED: 4.15 UNITS PER ACRE (539 UNITS / 130 ACRES = 4.15 UNITS PER ACRE.)
6. PER THE 2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, DATED 12/17/2019 (ORDINANCE DESIGNATION AND USE) NO BUILDING WITHIN 150' OF SITE BOUNDARY.
7. PROPOSED LOT LINES AND DIMENSIONS ARE REFLECTED ON SUP PLAN.
8. SPECIFIC LOT DETAILS AND DIMENSIONS ARE DEPICTED ON THE PLAN.
9. 10,000 SQ.FT. MIN. LOT AREA/AVG.
10. 60' MIN. LOT WIDTH AT BUILDING LINE.
11. STREETS AND STORMWATER MANAGEMENT SYSTEM TO BE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE CDD.
12. LIGHTING

ALL STREET AND PEDESTRIAN LIGHTING SHALL BE APPROVED BY THE TOWN OF LAKE HAMILTON ELECTRIC PROVIDER. FIXTURES AND CABLE WILL BE PROVIDED BY LIGHTING DISTRICT.

13. UTILITIES

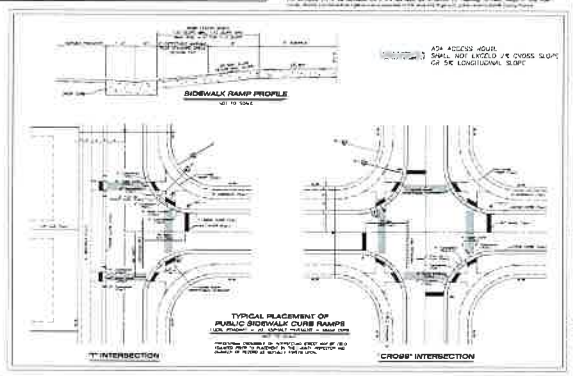
WATER AND SEWER INFRASTRUCTURE WILL BE DEDICATED TO THE TOWN OF LAKE HAMILTON FOR OWNERSHIP AND MAINTENANCE. LIFT STATION(S) WILL BE PUBLIC UTILITY FACILITY AS IT PROVIDES ONLY THE FLOW OF WATER CONTAINED WITHIN THE RIGHT OF WAY. IT CAN BOTH SOLD.

14. MOUNDS SHALL EXIST ON LOTS ADJACENT TO ALOMA ROAD.
15. OPEN SPACE PROVIDED: 24.46 AC.
16. PROJECT ENTRANCE SET BACK FROM ALOMA ROAD: 150'
17. MINIMUM PAVEMENT: 1.25 AC.
18. MINIMUM BUILDING: 1.00 AC.

LAND USE DATA:

TOTAL ACREAGE: 130 ACRES
EXISTING LAND USE: AG
SURROUNDING LAND USE: PIL-5
EXISTING ZONING: AG
PROPOSED ZONING: PUD
ATTACHED ASPHALT: 21
CONCRETE DETACH: 139
DEVELOPABLE AREA: 130 ACRES
MAX. DENSITY: 3.9 DWELLING UNITS/ ACRE
PROVIDED DENSITY: 4.15 DWELLING UNITS/ ACRE
PROPOSED LOT SIZES: 40'x115' AND 50'x115'
TOTAL NUMBER OF LOTS PROPOSED: 539

LEGAL DESCRIPTION



ABSOLUTE ENGINEERING, INC.

PUD PLAN

EAGLE TRACE PHASE 3
TOWN OF LAKE HAMILTON
POLK COUNTY, FLORIDA

1 of 1

016

Town of Lake Hamilton

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

Petition for Zoning District or for Rezoning of Property

Applicant

The following information is required for submission of an application for a Rezoning and Amendment of the Zoning Map of the Town limits of Lake Hamilton, Florida. **Please print or type the required information below. Attach three copies of the current survey of subject property along with an aerial photograph and/or location map.**

Name of Property Owner: Cassidy Land Development, LLC

Mailing Address: 324 E. Central Ave., Winter Haven, FL 33880 Phone: (863) 324-3698

Name of Representative, if applicable: Heather E. Wertz

Mailing Address: 1000 N. Ashley Dr., Ste 925; Tampa, FL 33602 Phone:(813) 221-1521

Reason for Request: To allow the development of a single-family detached residential subdivision

Property Identification

Property Address or General Location: South Side of Lake Hatchineha Rd and E of Detour Rd

Present Use of the Property: Citrus Groves

Existing Structures Located on the Site: -0-

Total Acreage: 128.23 acres Number of Residents on Site: -0-

Legal Description of the Property: See attached listing

Section: _____ Township: _____ Range: _____

Subdivision: Eagle Trace Phase 3

Parcel I.D. #: 272822-000000-011030, 272822-000000-011020, 272822-000000-011010, 272822-000000-013040, 272822-000000-014030, 272822-000000-031020 & 272822-000000-013030

Planning and Zoning Information

Future Land Use Classification: Polk County A/RR

Current City Zoning Classification: Polk County A/RR

Requested City Zoning Classification: Lake Hamilton PUD

Date Received: _____ Received By: _____

Hearing Date: _____ File Number: _____

OWNER'S SIGNATURE PAGE

(I) (We), Cassidy Land Development, LLC 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 Re-zoning Amendment, 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	Signature of Owner
Albert B. Cassidy Printed Name of Owner	Printed Name of Owner
Signature of Owner	Signature of Owner
Printed Name of Owner	Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, 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
Notary Seal and Commission
Expiration Date

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Heather E. Wertz being duly sworn, depose and say that (I) (we) serve as agent (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)

Heather E. Wertz
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)

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 30th day of January, 20 24, by Heather E. Wertz, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

JAYNE MARIE DAVIS
MY COMMISSION # HH 290237
EXPIRES: July 29, 2026

Notary Public
Notary Seal and Commission
Expiration Date

PROJECT NARRATIVE
EAGLE TRACE PHASE 3 - Modification
TOWN OF LAKE HAMILTON
COMPREHENSIVE LAND USE AMENDMENT AND PUD ZONING REQUESTS

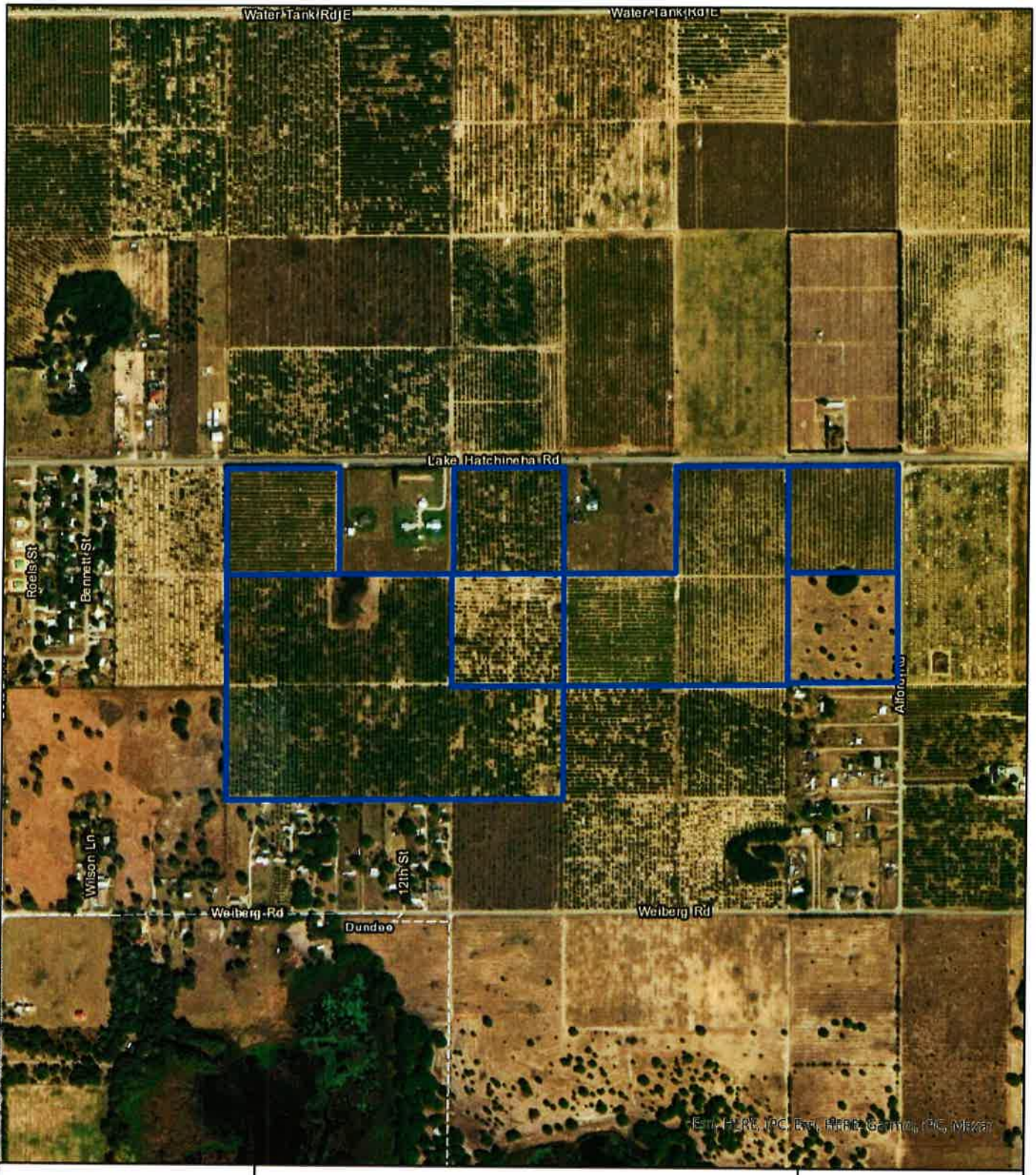
Parcel ID Numbers:

Map # 319 – 272822-000000-011030
Map # 329 – 272822-000000-011020
Map # 323 – 272822-000000-011010
Map # 421 – 272822-000000-013040
Map # LH45 – 272822-000000-014030
Map # LH46 – 272822-000000-031020
272822-000000-013030

The developer is requesting a Comprehensive Plan Amendment from Polk County A/RR to Residential Lands-5, and a rezoning from Polk County A/RR to Lake Hamilton PUD. The total site is approximately 128.23 acres. The parcels are located south of Lake Hatchineha Road, east of Detour Road and north of Weiberg Road. The current use of the parcels is Citrus Groves.

The adjacent parcels consist of Lake Hamilton proposed RL-5 and PUD (Hamilton Bluffs Group 5) to the west, County A/RR to the northeast and south and The Landing at Lake Trask 2 in the Town of Dundee to the east. The requested land use change to Residential Lands-5, and PUD rezoning, will satisfy the intent of the land development code, as well as meeting the need for residential growth in the area. Roadway and utility infrastructure is, or will be, in place for the proposed land use.

Exhibits:
A – Aerial
B – Location Map
C – Land Use Map
D – Zoning Map
E – Drainage, Floodplain and Soils



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ABSOLUTE ENGINEERING, INC.

EXHIBIT A - AERIAL MAP
EAGLE TRACE PHASE 3 MODIFICATION

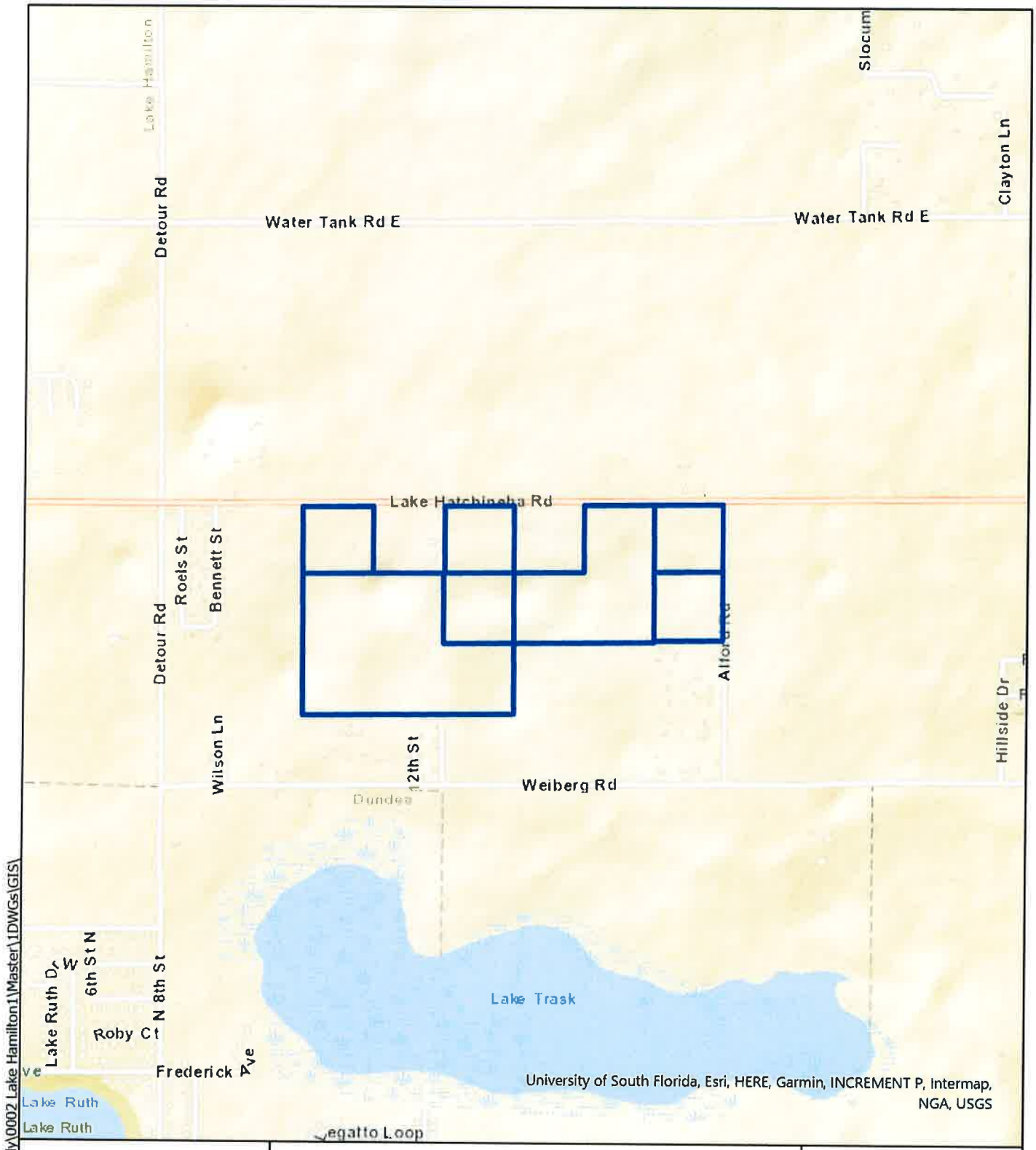
N

0 400 800 Feet

MAP DATE: 01/29/2024

LOCATION: POLK COUNTY

Absolute Engineering,Inc makes no Warranty, representation, or guaranty as to the content, sequence, accuracy,timeliness,or completeness of any of the geodata information provided herein. Service Layer Credit:ESRI,HERE,Delorme,USGS,Intermap,OpenStreetMap contributors, and the GIS community.



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ABSOLUTE ENGINEERING, INC.

EXHIBIT B - LOCATION MAP
EAGLE TRACE PHASE 3 MODIFICATION

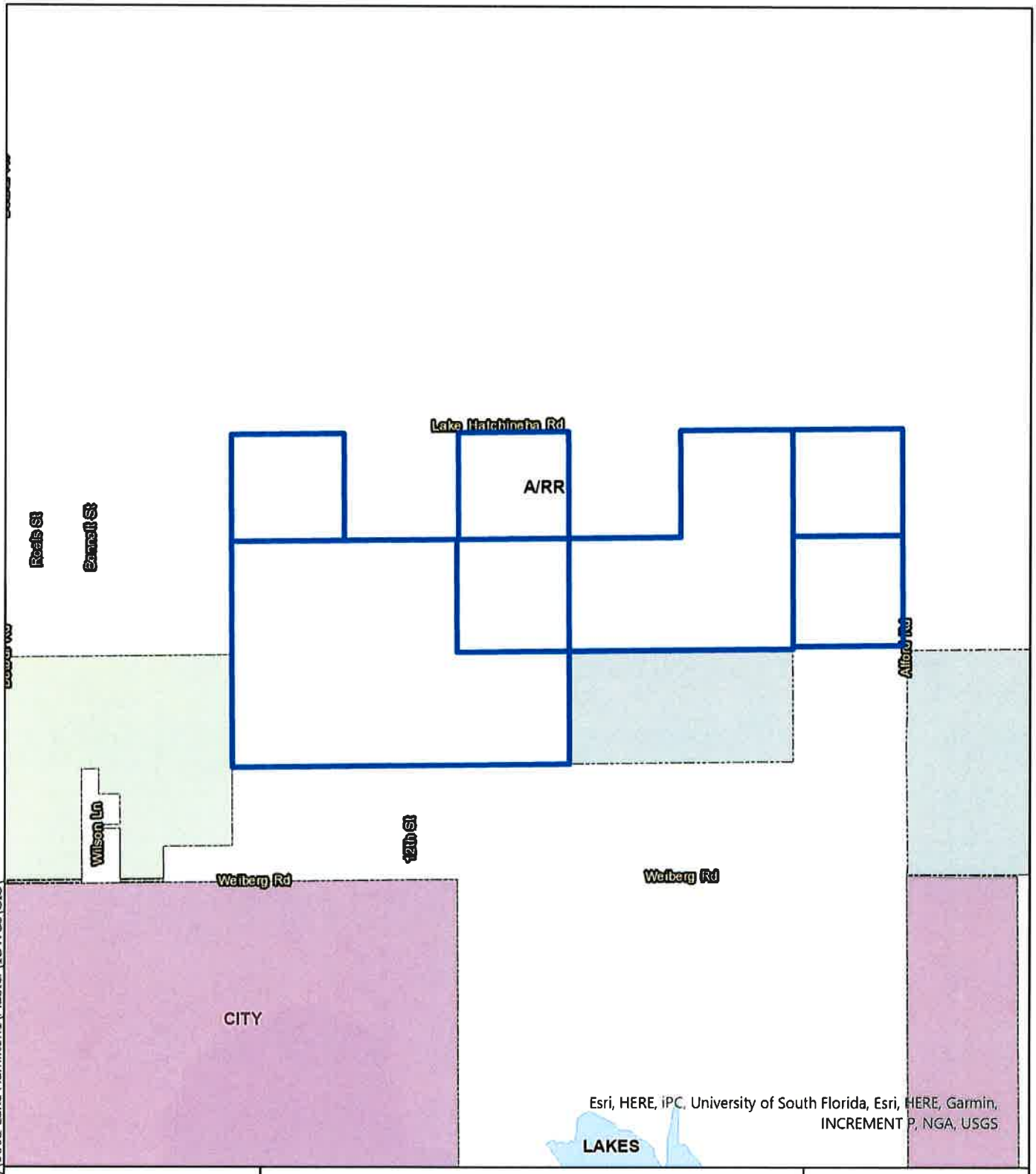
N

0 500 1,000 Feet

MAP DATE: 01/29/2024

LOCATION: POLK COUNTY

Absolute Engineering,Inc makes no Warranty, representation, or guaranty as to the content, sequence, accuracy,timeliness,or completeness of any of the geodata information provided herein. Service Layer Credit:ESRI,HERE,Delorme,USGS,Intermap,OpenStreetMap contributors, and the GIS community.



Folder: P:\A20-0043 Cassidy\0002 Lake Hamilton1\Master\1DWGs\GIS\

ABSOLUTE ENGINEERING, INC.

EXHIBIT C - LAND USE MAP
EAGLE TRACE PHASE 3 MODIFICATION

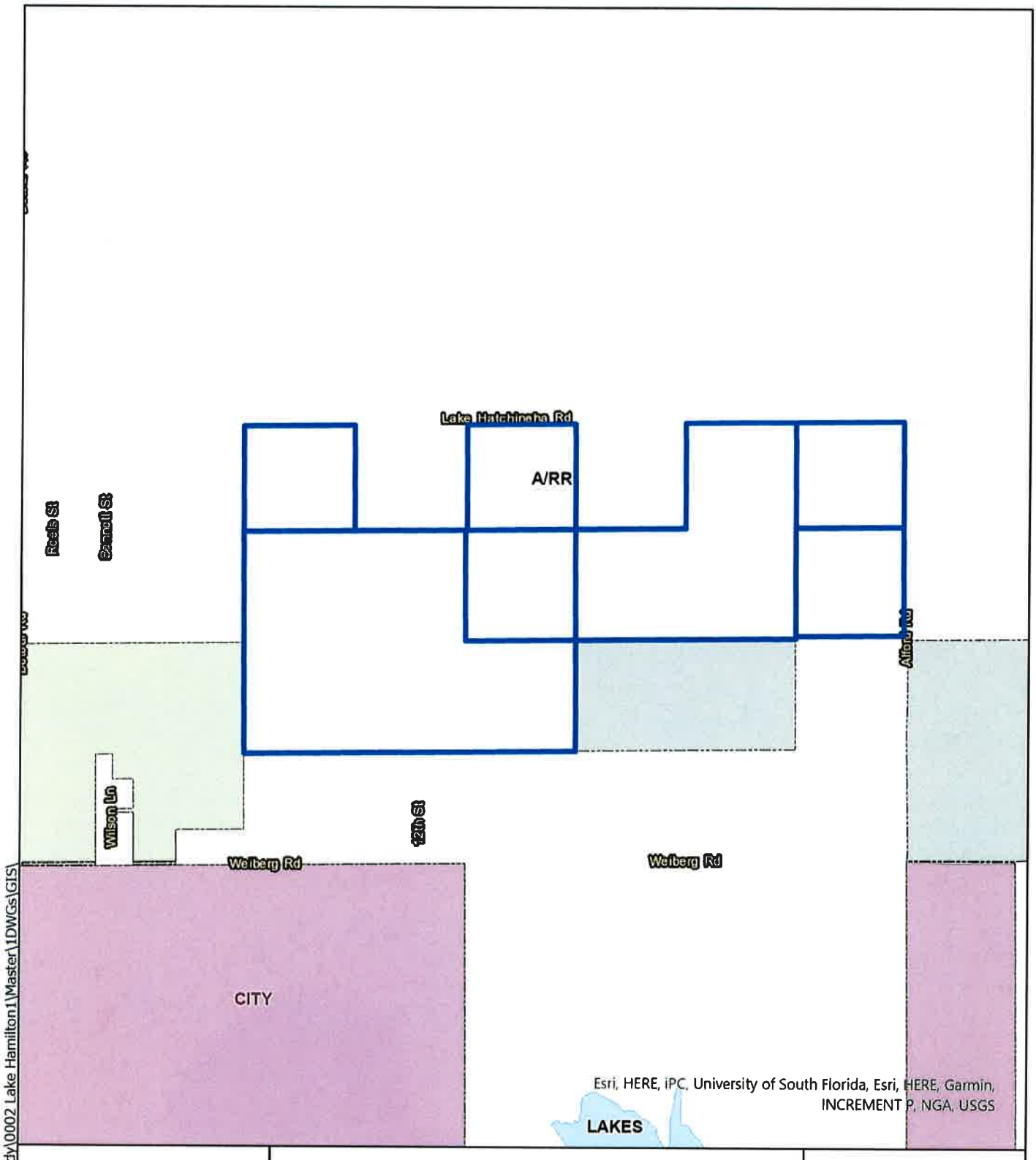
N

0 400 800 Feet

MAP DATE: 01/29/2024

LOCATION: POLK COUNTY

Absolute Engineering,Inc makes no Warranty, representation, or guaranty as to the content, sequence, accuracy,timeliness,or completeness of any of the geodata information provided herein. Service Layer Credit:ESRI,HERE,Delorme,USGS,Intermap,OpenStreetMap contributors, and the GIS community.



Folder: P:\A20-0043 Cassidy\0002 Lake Hamilton1\Master\1DWGs\GIS\

ABSOLUTE ENGINEERING, INC.

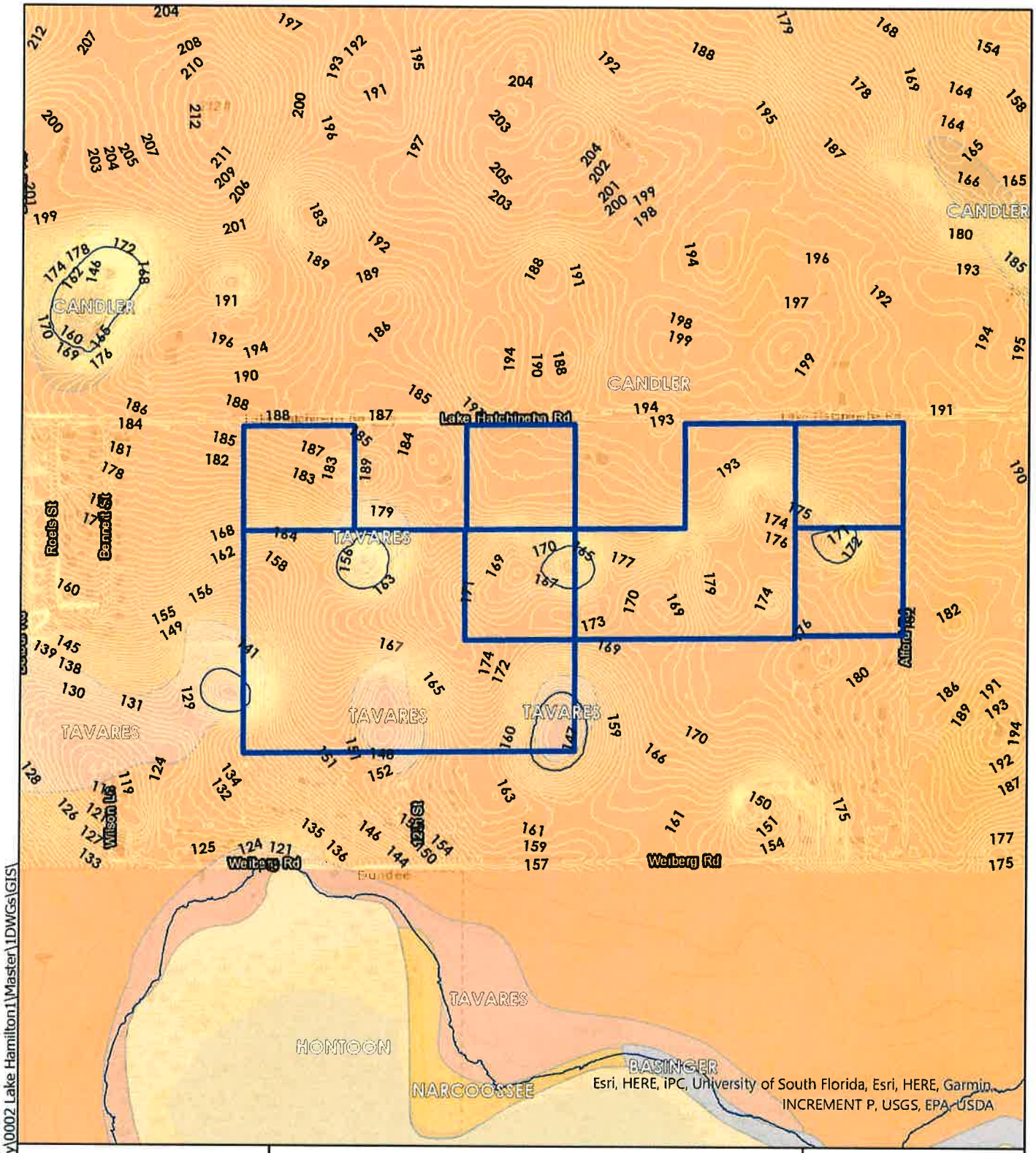
EXHIBIT D - ZONING MAP
EAGLE TRACE PHASE 3 MODIFICATION

N

0 400 800 Feet

MAP DATE: 01/29/2024 | LOCATION: POLK COUNTY

Absolute Engineering,Inc makes no Warranty, representation, or guaranty as to the content, sequence, accuracy,timeliness,or completeness of any of the geodata information provided herein. Service Layer Credit:ESRI,HERE,Delorme,USGS,Intermap,OpenStreetMap contributors, and the GIS community.



ABSOLUTE ENGINEERING, INC.

EXHIBIT D - ZONING MAP
EAGLE TRACE PHASE 3 MODIFICATION

N

0 400 800 Feet

MAP DATE: 01/29/2024

LOCATION: POLK COUNTY

Folder: P:\A20-0043 Cassidy\0002 Lake Hamilton1\Master\1DWGs\GIS\

Absolute Engineering,Inc makes no Warranty, representation, or guaranty as to the content, sequence, accuracy,timeliness,or completeness of any of the geodata information provided herein. Service Layer Credit:ESRI,HERE,Deforme,USGS,Intermap,OpenStreetMap contributors, and the GIS community.

IMPACT STATEMENT
EAGLE TRACE PHASE 3
LAKE HAMILTON, FLORIDA

PREPARED FOR:
CASSIDY LAND DEVELOPMENT, LLC
346 E. CENTRAL AVENUE
WINTER HAVEN, FL 33880

PREPARED BY:
ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FL 33602

DECEMBER 20, 2023

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• 6.1.5 General Information Required for the Impact Statement		3
• 6.1.6 Specific Information Required for the Impact Statement		3-5
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Exhibit B:	Location Map	7
Exhibit C:	Existing Future Land Use Map	8
Exhibit D:	Existing Zoning Map	9
Exhibit E:	Floodplain, Drainage & Soils Map	10

IMPACT STATEMENT
EAGLE TRACE PHASE 3
TOWN OF LAKE HAMILTON

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

The parcels consist of Citrus Groves and are located on the south side of Lake Hatchineha Road, east of Detour Road and north of north of Weiberg Road. The adjacent parcels consist of Lake Hamilton proposed RL-5 and PUD (Hamilton Bluffs Phase 5) to the west, County A/RR to the northeast and south, and The Landing at Lake Trask Phase 2 in the Town of Dundee to the east. The proposed land use change to Residential Lands-5 and rezoning to PUD are well suited for residential development and will blend well with the growth of the surrounding area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences In the proposed use with adjacent uses?

None, other than normal buffering required by the LDC.

3. How will the request influence future development of the area? The growth pattern in the area is for residential development.

The proposed land use change from Polk County A/RR to Lake Hamilton Residential Lands-5, as well as the rezoning from Polk A/RR to Lake Hamilton PUD, will promote residential growth in the area.

Access to Roads and Highways

1. **What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)?**

   The estimated Daily Trips are 579 units x 9.44 = 5,465.76 trips. The estimated Peak Hour Trips= 579 units x .99 = 573.21 trips.

2. **What modifications to the present transportation system will be required as a result of the proposed development?**

   Modifications to the existing road network, if any, will be determined during the PUD rezoning process based on a detailed traffic study.

3. **What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**

   Access to the site will be provided by 3 entrances on Lake Hatchineha Road

Wastewater

1. **What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?**

   The proposed development will generate 156,330 GPD (270 x 579 units)

2. **If offsite treatment, who is the service provider?** Town of Lake Hamilton

3. **Where Is the nearest sewer line (in feet) to the proposed development?**

   Sewer service will be provided via and direct connection to gravity sewer in Hamilton Bluffs Group 5 to the west.

4. **What Is the anticipated date of connection?** 2024

5. **What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**

   On-site gravity connection to the west.

Water Supply

1. **What is the proposed source of water supply and/or who is the service provider?**

   The Town of Lake Hamilton will be the water provider.

2. **What is the estimated volume of consumption in gallons per day (GPD)?**

   The proposed development will generate 208,440 GPD (360 GPD x 579 units)

3. **Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?**

   Water service will be provided by direct connection to a stub to the west in Hamilton Bluffs Group 5.

4. **Who is the service provider?** Town of Lake Hamilton

5. **What is the anticipated date of connection?** 2024

Surface Water Management and Drainage

1. **Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding Issues);**

   The parcels consist of Citrus Groves. There are four small floodplain areas on the parcels. Those areas will be incorporated into stormwater ponds with no adverse impact. Historic drainage patterns will be maintained.

2. **What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

   None, natural drainage patterns shall be maintained.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by Identifying any significant features of the site and the surrounding properties.**

   The site consists of citrus groves, is well drained and is not environmentally sensitive. There are no wetlands on the parcels. There is no impact to the adjacent properties.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are no wetlands on the parcels. There are 4 small areas of FEMA Flood Zone A.

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and

All irrigation wells on the site will be capped prior to development.

4. Provide an analysis of soil types on site and what effect it will have on development.

The soil onsite are Candler Fine Sand and are well drained and suited for residential development.

Infrastructure Impact Information

1. Parks and Recreation

Dundee Recreation Center, approximately 1.4 miles from site. In addition, open space and park areas will be provided on the site.

2. Educational Facilities

Dundee Elementary Academy approximately 0.44 miles from site.
Shelly S. Boone Middle School approximately 4.73 miles from site
Haines City High School, approximately 5.4 miles from site.

3. Health Care {e.g., emergency, hospital)

Winter Haven Hospital, approximately 7.8 miles from site.

4. Fire Protection; Dundee Fire Department, approximately 0.75 miles from site.

5. Police Protection and Security; Lake Hamilton Police Department, approximately 0.4 mile from site.

6. Emergency Medical Services {EMS); Dundee Fire Department, approximately 0.75 miles from site.

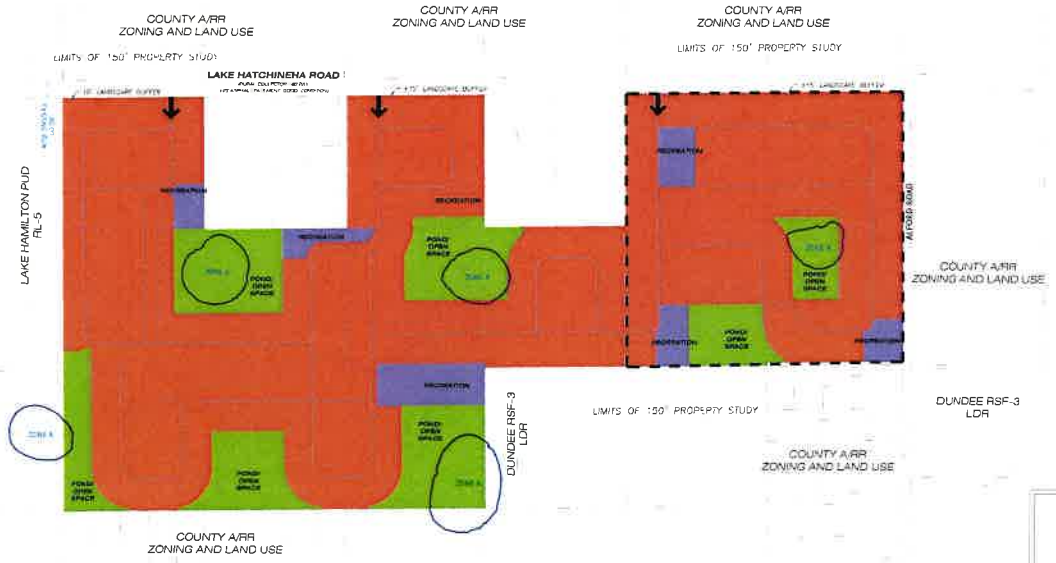
Taxes

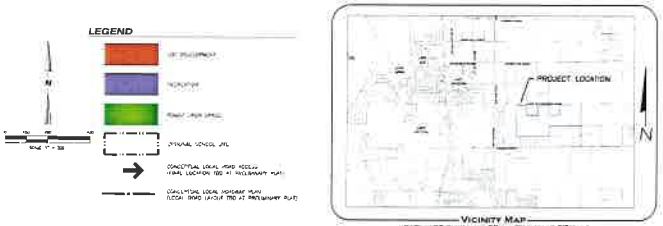
It is anticipated that 40% of the homes will be built within the first five years. The cost basis for home development is $150,000 per lot, and vacant lots are $20,000.

Estimated Taxes

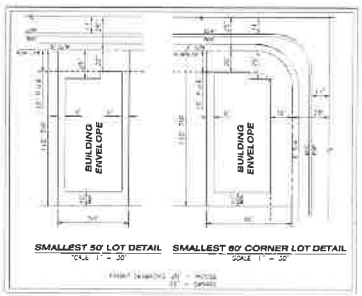
- **BOCC (100 x $150,000 x .0068665 + 151 x $20,000 x .0068665) = $ 123,734.33**
- **School State (100 x $150,000 x .005299 + 151 x $20,000 x .005299) = $ 95,487.98**
- **School Local (100 x $150,000 x .002248 + 151 x $20,000 x .002248) = $ 40,508.96**
- **City (100 x $150,000 x .00775 + 151 x $20,000 x .00775) = $ 139,655.00**
- **SWFWMD (100 x $150,000 x .0003818 + 151 x $20,000 x .0003818) = $ 6,880.04**

Total Taxes Generated = $ 406,266.31

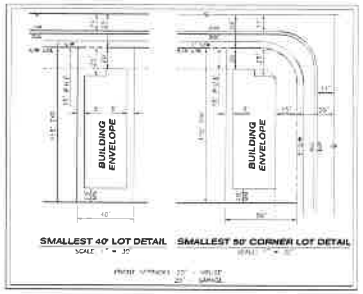




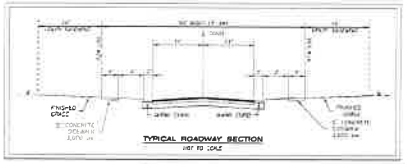
VICINITY MAP
SECTION 22 TOWNSHIP 28 SOUTH RANGE 27 EAST
NOT TO SCALE



SMALLEST 50' LOT DETAIL
SCALE 1" = 30'
SMALLEST 60' CORNER LOT DETAIL
SCALE 1" = 30'



SMALLEST 40' LOT DETAIL
SCALE 1" = 30'
SMALLEST 50' CORNER LOT DETAIL



TYPICAL ROADWAY SECTION
NOT TO SCALE

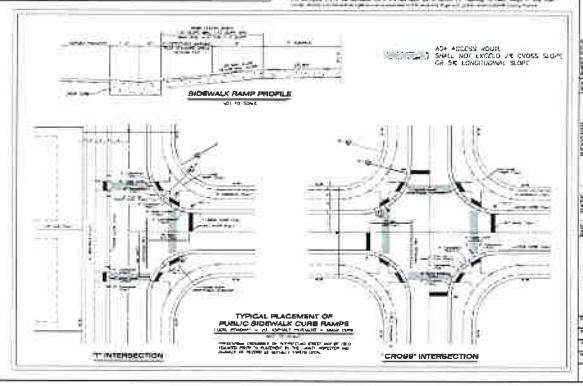
SITE PLAN STANDARDS NOTES:

1. PROJECT IS PROPOSED TO BE DEVELOPED IN ONE PHASE.
2. DEVELOPMENT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL
3. TOTAL DEVELOPMENT ACREAGE - 130 ACRES.
4. MAXIMUM DENSITY ALLOWED 3.99 UNITS PER ACRE.
5. DENSITY PROPOSED 4.15 UNITS PER ACRE (540 UNITS / 130 ACRES = 4.15 UNITS PER ACRE.)
6. PER THE 2020 FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT, THE 4.15 DU UNDER PIL-5 ZONING DISTRICT (12/17/2019 ORDINANCE DESIGNATION) NO LESS THAN 50% OF THE BOUNDARY
7. PROPOSED LOT LINES AND DIMENSIONS ARE REFLECTED ON SUP PLAN
8. SPECIFIC LOT DETAILS AND DIMENSIONS ARE DEPICTED ON THE PLAN
9. 10,000 SQ.FT. MIN. LOT AREA/SMALL
10. 50' MIN. LOT WIDTH AT BUILDING LINE
11. STREETS AND STORMWATER MANAGEMENT SYSTEM TO BE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE HOA
12. LIGHTING
13. ALL STREET SIGNS
14. ALL LOTS WILL BE PROVIDED WITH 2 CAR GARAGE WITH MINIMUM 18' WIDE DRIVEWAY
15. MINIMUM LIVING AREA SHALL BE 1,500 SQ. FT. FOR SINGLE STORY HOMES AND 1,800 SQ. FT. FOR TWO STORY HOMES.
16. ALL HOMES SHALL HAVE A MINIMUM OF TWO (2) CAR GARAGE.
17. ALL HOMES SHALL BE NEW CONSTRUCTION.
18. WATER AND SEWER INFRASTRUCTURE WILL BE DESIGNED TO THE TOWN OF LAKE HAMILTON FOR OWNERSHIP AND MAINTENANCE. A 10' PUBLIC UTILITY EASEMENT WILL BE PROVIDED ONLY TO ONE SIDE OF ANY COMMON LOT LINE.
19. MINIMUM SETBACKS: 25' FRONT, 10' REAR, 7.5' SIDE, 25' SIDE ON CORNER LOTS
20. OPEN SPACE PROVIDED 25.46%
21. PROJECT ENTRANCE SIGNAGE WILL BE PROVIDED AT THE ENTRANCE OF PROJECT
22. MAXIMUM HEIGHT - 35'
23. NO CONSTRUCTION ACTIVITY IS ALLOWED WITHIN 100' OF NEW HOPE CEMETERY

LAND USE DATA:

TOTAL ACREAGE: 130 ACRES
EXISTING LAND USE: AG
IMMEDIATE LAND USE: PIL-5
EXISTING ZONING: AG
PROPOSED ZONING: PUD
ATTACHED ACREAGE: 0
TOTAL DETACHED ACREAGE: 130
DEVELOPABLE AREA ACREAGE: 130
MAX. DENSITY: 3.9 DWELLING UNITS/ ACRE
PROVIDED DENSITY: 4.15 DWELLING UNITS/ ACRE
PROPOSED LOT SIZES: 40'x115' AND 50'x115'
TOTAL NUMBER OF LOTS PROPOSED: 540

LEGAL DESCRIPTION



ABSOLUTE ENGINEERING, INC.

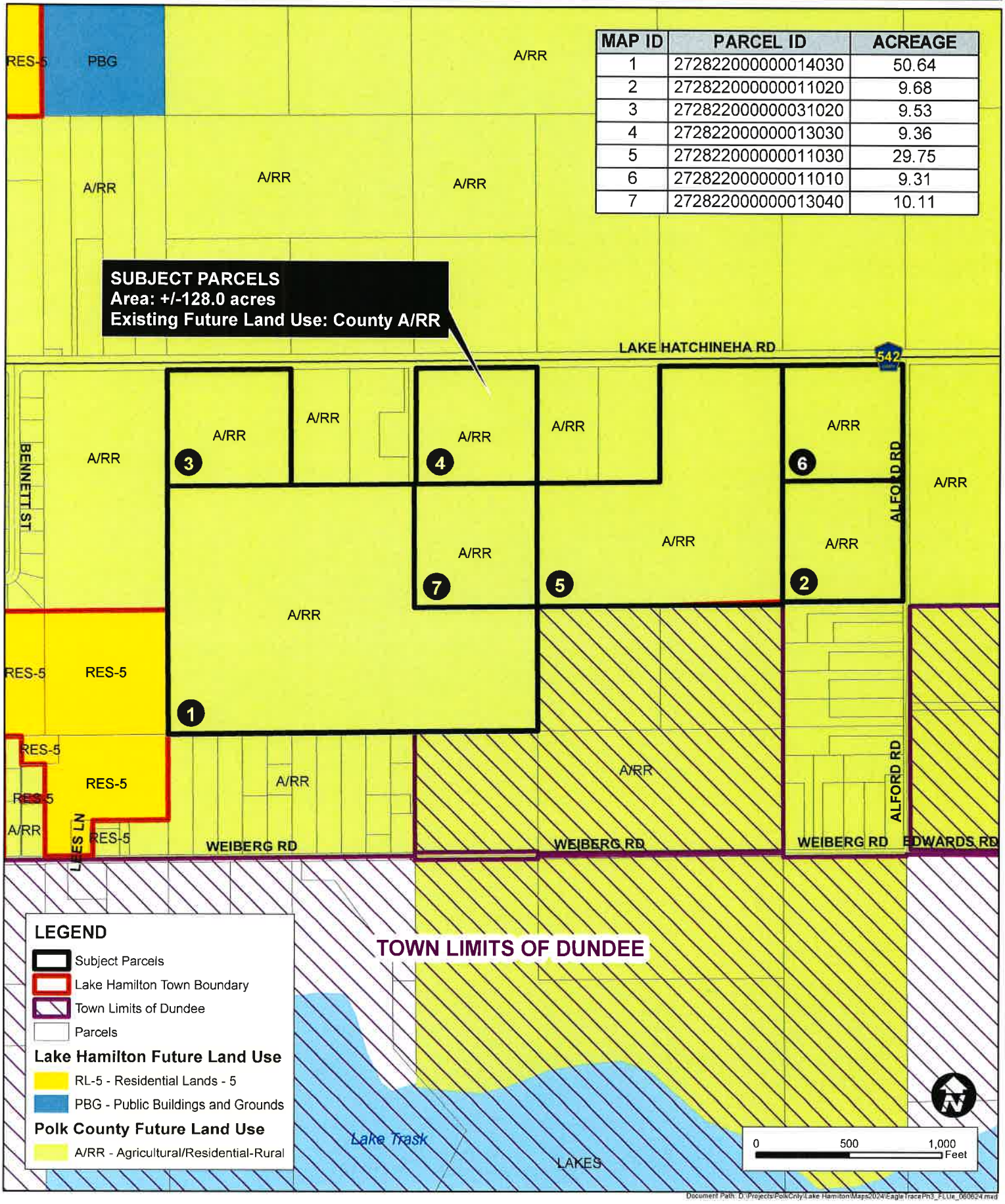
PUD PLAN

EAGLE TRACE PHASE 3
TOWN OF LAKE HAMILTON
POLK COUNTY, FLORIDA

1 of 1

031

TOWN OF LAKE HAMILTON
EXISTING FUTURE LAND USE MAP
O-2024-09



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3	272822000000031020	9.53
4	272822000000013030	9.36
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6	272822000000011010	9.31
7	272822000000013040	10.11

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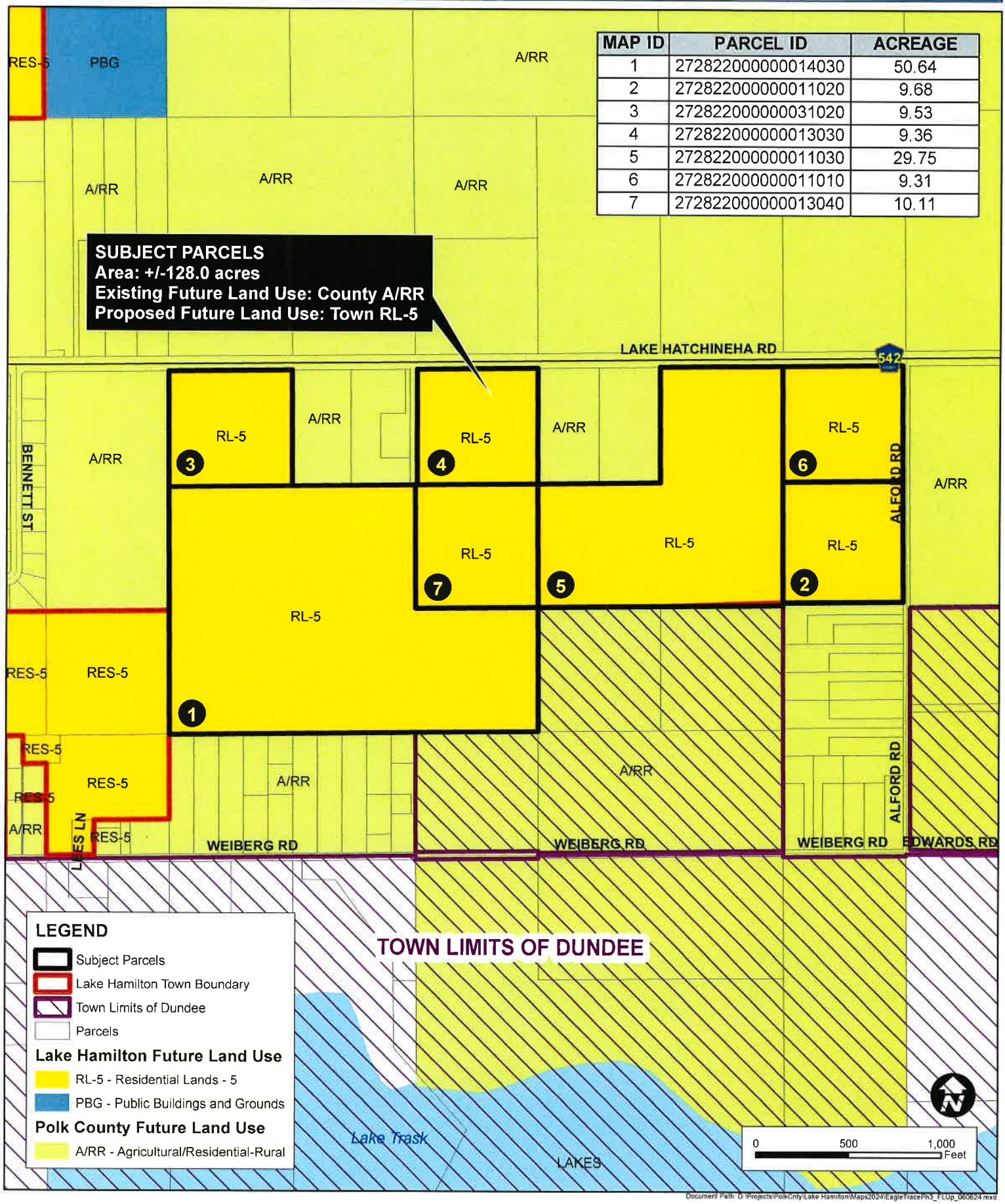
TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP
O-2024-09



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6	272822000000011010	9.31
7	272822000000013040	10.11

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TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP
O-2024-09

MAP ID	PARCEL ID	ACREAGE
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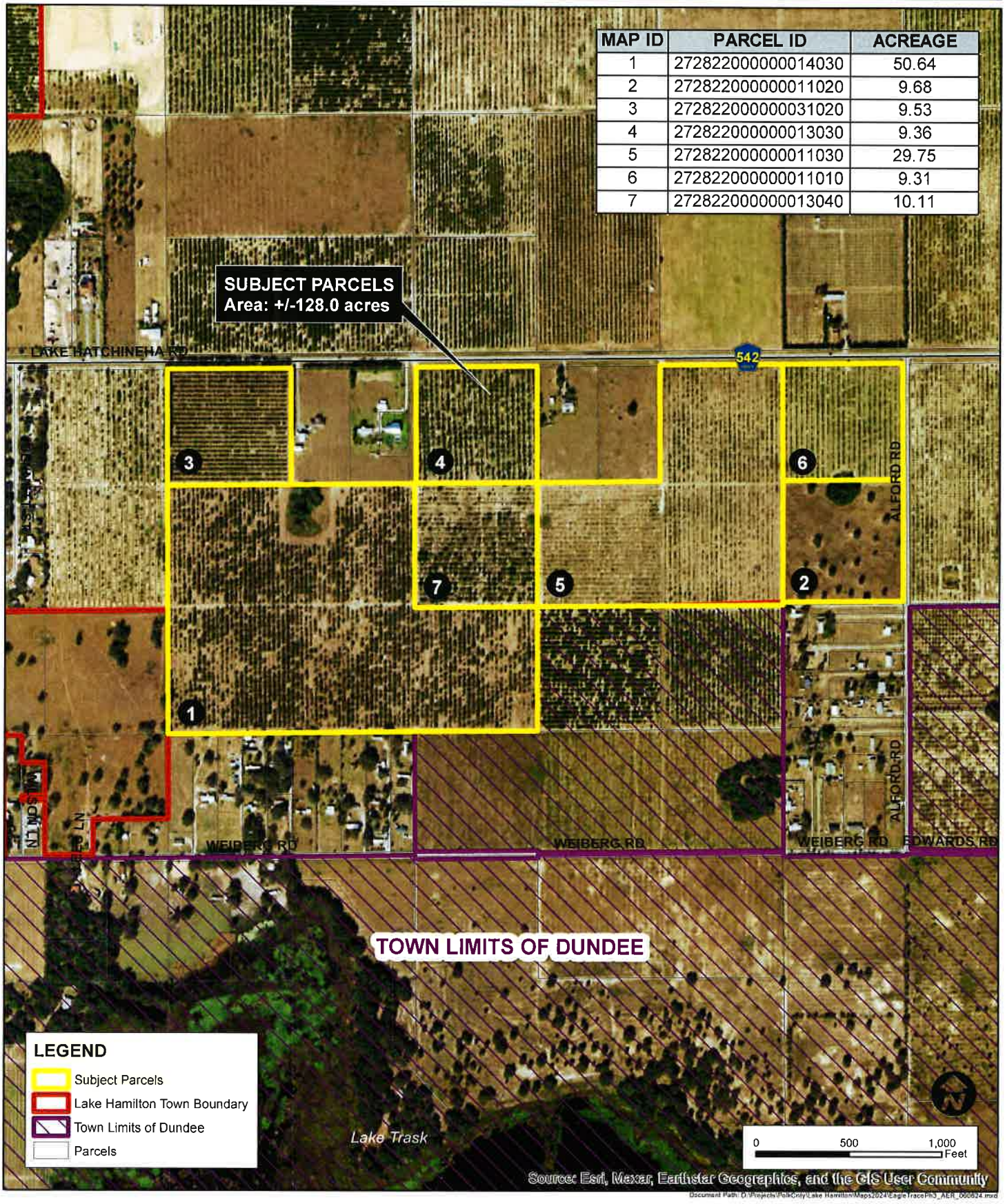
6	272822000000011010	9.31
7	272822000000013040	10.11



Town of Lake Hamilton

Planning Commission

Agenda Summary Report

TO: Lake Hamilton Planning Commission

FROM: Central Florida Regional Planning Council

AGENDA ITEMS: **Ordinance 2025-x:** 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 19.36 acres located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road (parcel 272815-000000-022020) from County Agriculture/Residential Rural (A/RR to Town Residential Lands-5 (RL-5)

Ordinance 2025-x:: An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a parcel that totals approximately 19.36 acres located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road (parcel 272815-000000-022020) from County Agriculture/Residential Rural (A/RR to Town Planned Unit Development (PUD)

DATE: January 15, 2025

SUMMARY & RECOMMENDATION: . The applicant is requesting a Future Land Use change from County Agriculture/Residential Rural (A/RR) to Town Residential Lands 5 (RL-5) and a rezoning from County Agriculture/Residential Rural (A/RR) to Town Planned Unit Development (PUD) to facilitate the development of a residential home subdivision. Through the Future Land Use amendment and the rezoning to PUD, the applicant wishes to develop 92 single-family homes on a mixture of 40-foot wide and 50-foot-wide lots as shown on the table below.

Lot Width	Setbacks*					Min. Lot Size	Min Lot Depth	Max. Building Height	Max. Lot Coverage	Unit Mix
	Front	Garage	Rear	Side	Corner (side street)					
40’	20’	25’	15’	5’	15’	4,600	115’	30’	50%	46
50’	20’	25’	15’	5’	15’	4,600	115’	30’	50%	46

* Minimum side yard setback for buildings, pools, and patios is 3 feet
Minimum rear yard setback for accessory/pool structures is 5 feet

The proposed development includes a Master Development Plan and Development Conditions to govern the development of the site as it moves forward to subdivision review and approval. The request is consistent with development in the Town. The unincorporated areas adjacent to the site include agricultural uses, a church, and a single-family home on a large lot.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

RECOMMENDATION:

ATTACHMENTS:

- Agenda Rport
- Ordinance 2025-X Cedar Ridge Future Land Use Amendment
- Ordinance 2025-X Cedar Rdige PUD Zoning Amendment

Town of Lake Hamilton

Planning Commission

Agenda Staff Report

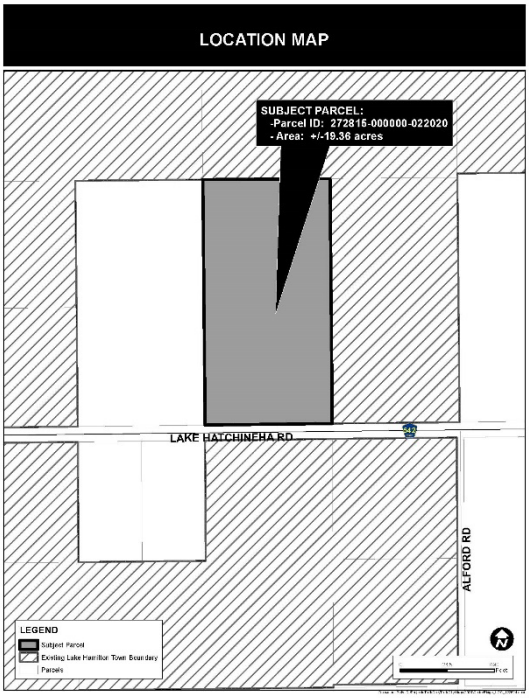
January 15, 2025

TO: LAKE HAMILTON PLANNING COMMISSION

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: **Ordinance 2025-x:** 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 19.36 acres located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road (parcel 272815-000000-022020) from County Agriculture/Residential Rural (A/RR to Town Residential Lands-5 (RL-5)

Ordinance 2025-x:: An applicant-initiated amendment to the Official Zoning Map of the Town of Lake Hamilton specifically changing the zoning for a parcel that totals approximately 19.36 acres located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road (parcel 272815-000000-022020) from County Agriculture/Residential Rural (A/RR to Town Planned Unit Development (PUD)



AGENDA & HEARING DATES:

Planning Commission Meeting: Wednesday, January 15, 2025 at 6:30
Town Council Meeting (First Reading): February 2, 2025; 6:00 PM
Town Council Meeting (Second Reading): March 2, 2025; 6:00 PM

Attachments

Aerial Photo | Existing Future Land Use Map | Proposed Future Land Use Map | Existing Zoning Map | Proposed Zoning Map | Proposed Master Development Plan | Ordinance 2025-X: Cedar Ridge Future Land Use | Ordinance 2025-X: Cedar Rdige PUD Zoning

PLANNING COMMISSION MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

1. I move the Planning Commission forward the proposed Future Land Use Map Amendment to the Town Council with a **recommendation of approval.**

2. I move the Planning Commission forward the proposed Future Land Use Map Amendment to the Town Council with a recommendation **of approval with conditions.**

3. I move the Planning Commission **continue this item until a date and time certain**.

Rezoning Motion Options:

1. I move the Planning Commission forward the proposed Rezoning to the Town Council with a **recommendation of approval**.

2. I move the Planning Commission forward the proposed Rezoning to the Town Council with a recommendation of **approval with changes**.

3. I move the Planning Commission **continue this item until a date and time certain.**

Overview:

APPLICATIONS	
Owner	Ash Chemical, LLC
Agent	Gadd and Associates
Property Size	± 19.36 acres
Property Location	northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road
Parcel ID	272815-000000-022020
Future Land Use: Existing	County Agriculture/Residential Rural (A/RR)
Future Land Use: Proposed	Town Residential Lands 5 (RL-5)
Zoning: Existing	County Agriculture/Residential Rural (A/RR)
Zoning: Proposed	Town Planned Unit Development (PUD)

BACKGROUND AND REASON FOR REQUEST:

The property was recently annexed into the Town. The applicant is requesting a Future Land Use change from County Agriculture/Residential Rural (A/RR) to Town Residential Lands 5 (RL-5) and a rezoning from County Agriculture/Residential Rural (A/RR) to Town Planned Unit Development (PUD) to facilitate the development of a residential home subdivision. Descriptions for both the existing and proposed Future Land Use and zoning

designations are provided as follows:

Existing Future Land Use:

Polk County Comprehensive Plan, Future Land Use Element, Section 2.101: Polk County A/RR

This land use category recognizes the importance of agriculture and provides for its protection and future continuance through the establishment of a base residential density of one dwelling unit per five acres (1 DU/5 AC).

Proposed Future Land Use:

Town of Lake Hamilton Comprehensive Plan, Future Land Use Element, Policy 1.2.5 Residential Lands 5.0 (RES-5.0)

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

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

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

Existing Zoning:

Polk County Comprehensive Plan, Future Land Use Element, Section 2.101: Polk County A/RR

This land use category recognizes the importance of agriculture and provides for its protection and future continuance through the establishment of a base residential density of one dwelling unit per five acres (1 DU/5 AC).

Proposed Zoning:

Town of Lake Hamilton, Code of Ordinances, Section 16-112. – Purpose and Intent (Planned Unit Development).

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.

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request and Table 2 includes the density/intensity for the amendment to the Zoning Map designations for the property, which results in a potential increase of 93 dwelling units or 210,830 sf non-residential. The maximum density potential under the proposed Future Land Use and Zoning amendments would generate an increase of 89 dwelling units.

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

	Existing FLU: Polk A/RR (19.36 acres)	**Proposed FLU: Town RL-5 (19.36 acres)**
Density/Intensity	Polk A/RR: 1 DU/ 5 acres	Town RL-5: 5.0 DU/acre and non-res FAR 0.25
Density Potential	3 DU	96 DU or 210,830 sf non residential
Difference	Increase of 93 DU or 210,830 sf non-residential	

Table 2:
Analysis of Impacts from Proposed Zoning Map Amendment

	Existing FLU: Polk A/RR (19.36 acres)	Proposed Zoning: Town PUD (19.36 acres)
Density/Intensity	Polk A/RR: 1 DU/ 5 acres	Town PUD
Density Potential	3 DU	92 DU proposed (4.7 du/acre)
Difference	Increase of 89 DU and 0 sf non-residential	

The proposed Future Land Use, in conjunction with the proposed zoning change, are 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

Land Use Analysis:

The subject property is adjacent to unincorporated land on the west and southwest, which is assigned County Agriculture/Rural Residential (A/RR). The majority of the property surrounding the subject property has a Town Residential Lands-5 (RL-5) and PUD zoning. and County R-1 or AG zoning. The majority of the property is in agricultural uses. The property to the north. east, southeast, and southwest are in development review with the Town for residential developments. The property in unincorporated Polk County include agricultural lands, a church, and a single family home on a large lot.

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: RL-5 **ZONING**: PUD **EXISTING USE:** Agriculture	**FLU:** RL-5 **ZONING**: PUD **EXISTING USE:** Agriculture	**FLU:** RL-5 **ZONING**: PUD **EXISTING USE:** Agriculture
West	**Subject Property**	**East**
FLU: County A/RR **ZONING**: County A/RR **EXISTING USE:** Agriculture	**EXISTING FLU:** County A/RR **PROPOSED FLU:** Town RL-5 **EXISTING ZONING:** County A/RR **PROPOSED ZONING:** Town PUD **EXISTING USE:** Cropland	**FLU:** RL-5 **ZONING**: PUD **EXISTING USE:** Agriculture
Southwest	**South**	**Southeast**
FLU: County A/RR **ZONING**: County A/RR **EXISTING USE:** Church	**FLU:** RL-5 **ZONING**: County A/RR (PUD in hearings) **EXISTING USE:** Agriculture	**FLU:** County A/RR **ZONING**: County A/RR **EXISTING USE:** Agriculture

Public Facilities and Services Analysis:

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

Potable Water

The Town will provide potable water to the site. Water lines exist west of the property. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

At 360 gallons per day per dwelling unit, the anticipated water needs are 3,102 GPD.

Sanitary Sewer

The Town will provide sanitary sewer for the site. Sanitary sewer lines exist west of the property. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

At 270 gallons per day per dwelling unit, the anticipated water needs are 24,840 GPD.

Solid Waste:

Transportation/Traffic:

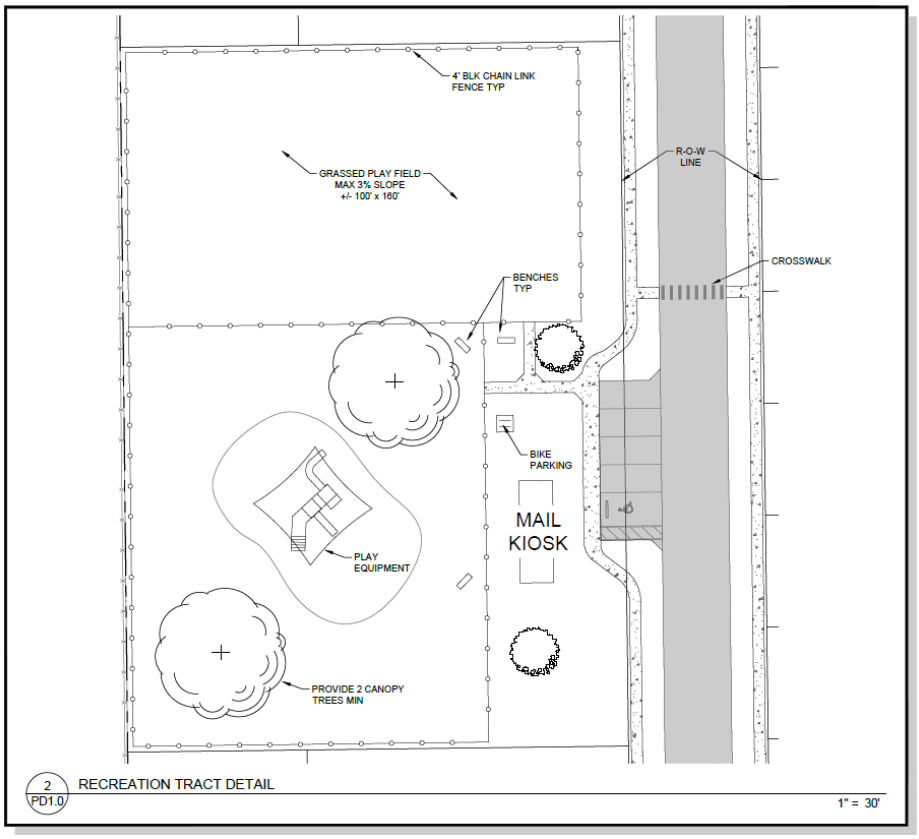
The property is adjacent to Lake Hatchineha Road on the south side, which is operating at Level of Service C. A full traffic study will be required at time of subdivision application.

Schools

The applicant is coordinating with the school board to obtain a non-binding school concurrency determination.

Recreation/Open Space:

Based on the Town's recreation and open space level of service standard of 4.5 acres per 1,000 population, the project would require 1.04 acres of land (92 lots x 2.51 persons per home x 4.5/1000). The PUD will provide a 1.04-acre recreation tract.



Environmental

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

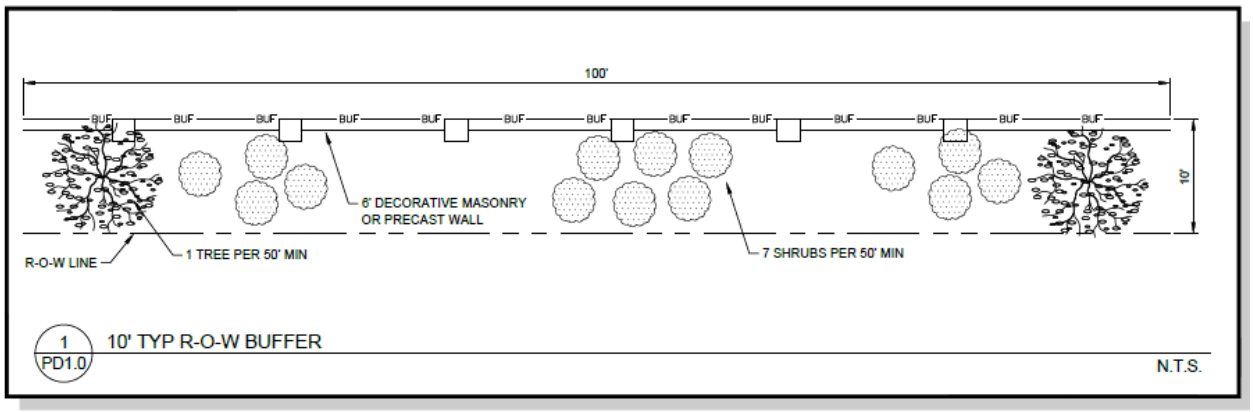
PROPOSED CONDITIONS:

1. The Cedar Ridge North Planned Unit Development shall consist of up to 92 dwelling units that meet the following requirements for single-family lots.

Lot Width	Setbacks*					Min. Lot Size	Min Lot Depth	Max. Building Height	Max. Lot Coverage	Unit Mix
	Front	Garage	Rear	Side	Corner (side street)					
40’	20’	25’	15’	5’	15’	4,600	115’	30’	50%	46
50’	20’	25’	15’	5’	15’	4,600	115’	30’	50%	46

* Minimum side yard setback for buildings, pools, and patios is 3 feet
Minimum rear yard setback for accessory/pool structures is 5 feet

2. A landscape buffer and 6-foot decorative masonry or precast wall shall be installed in Tract A adjacent to Lake Hatchineha Road. The landscaping and fencing shall be maintained by the Homeowners Association (HoA).

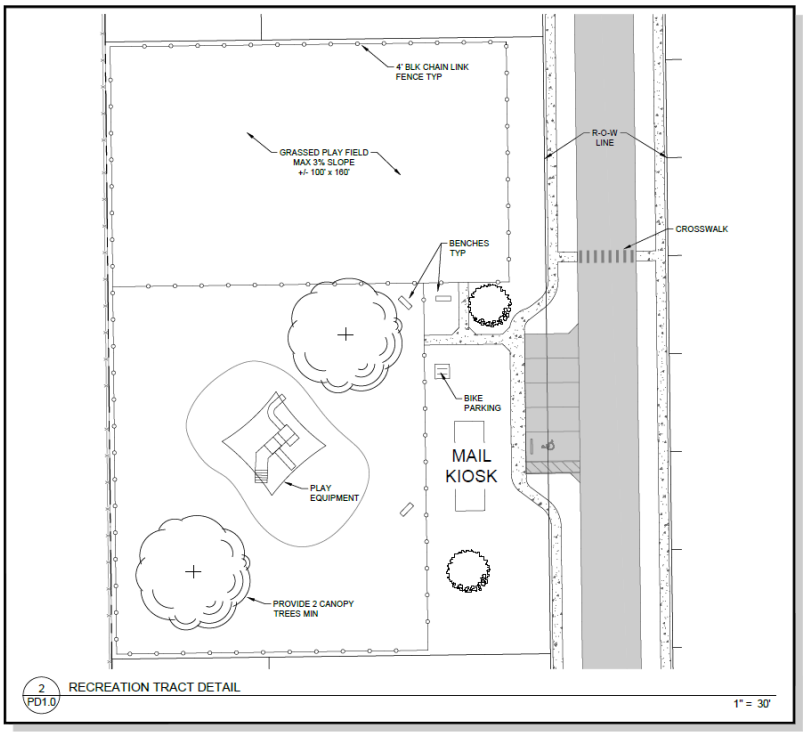


3. Engage a professional Traffic Engineer to undertake a cumulative traffic study of the impact of Cedar Ridge North Planned Unit Development together with traffic studies of other subdivisions in the area impacting the same roadways. Streets and roads impacted by the development and called out for specific improvements shall be clearly communicated to the State of Florida and Polk County in addition to the Town. It shall be the sole responsibility of the developer to ensure that this is done so that the improvements, the timing, and the cost sharing are programmed to be constructed.

4. Unless otherwise set forth in writing and agreed to by both the developer and Town of Lake Hamilton, in a recordable agreement binding upon all successors and assigns, all roads, drainage, and utility facilities needed to support the Development shall be completed and available for use prior to the issuance of any building permit(s).

5. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half the lots the project shall receive a Certificate of Occupancy prior to the Developer completing the construction of the amenity center and/or active recreation facility.

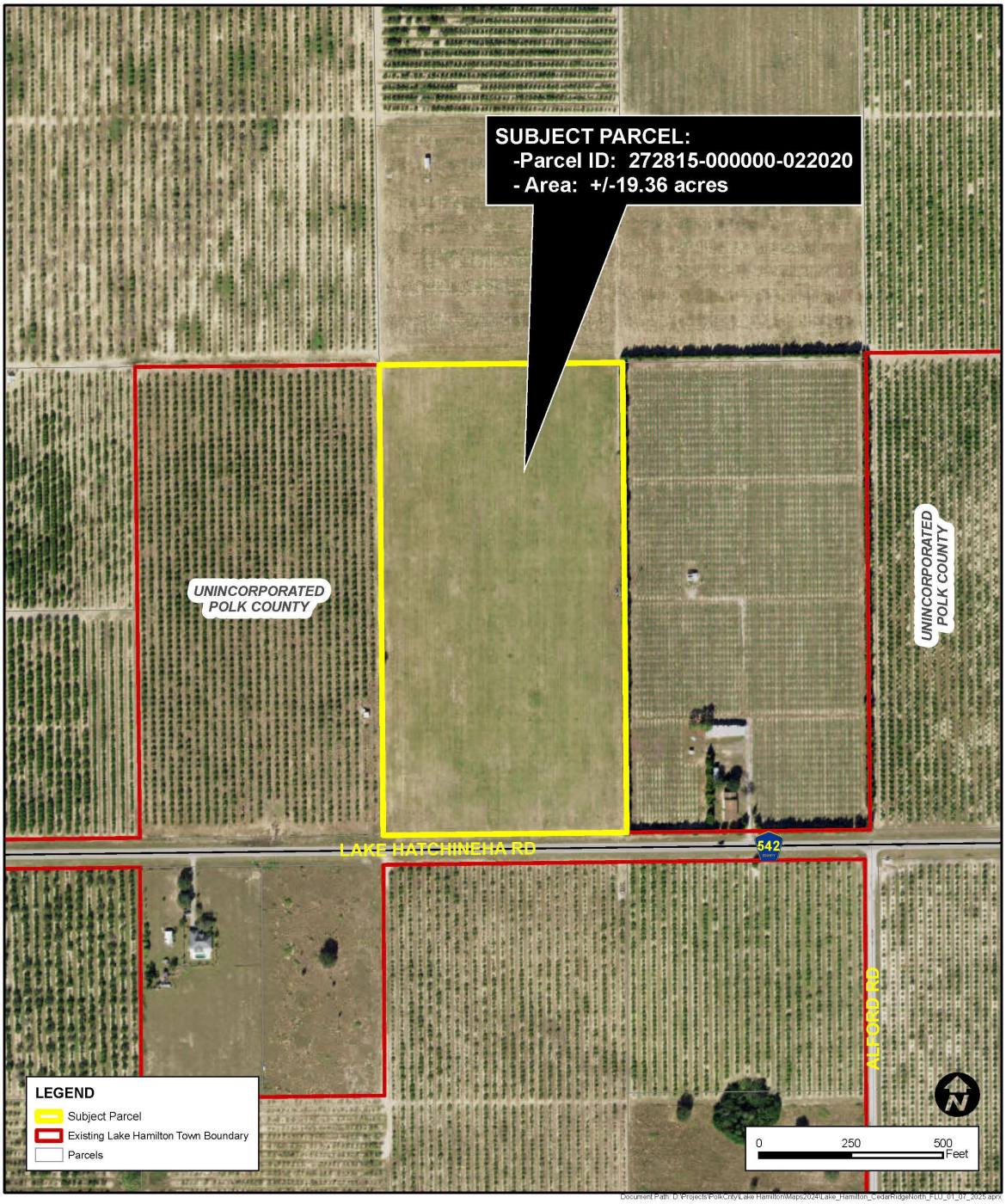
6. At a minimum, the Recreation tract shall include the amenities as shown on the Master Development Plan (See snipit below) The final design of parks and other amenities shall be submitted to the Town for approval. No more than half the lots the project shall receive a Certificate of Occupancy prior to the construction of the active recreation facility. The Developer may be permitted to replace any amenity shown herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton at subdivision plan review.

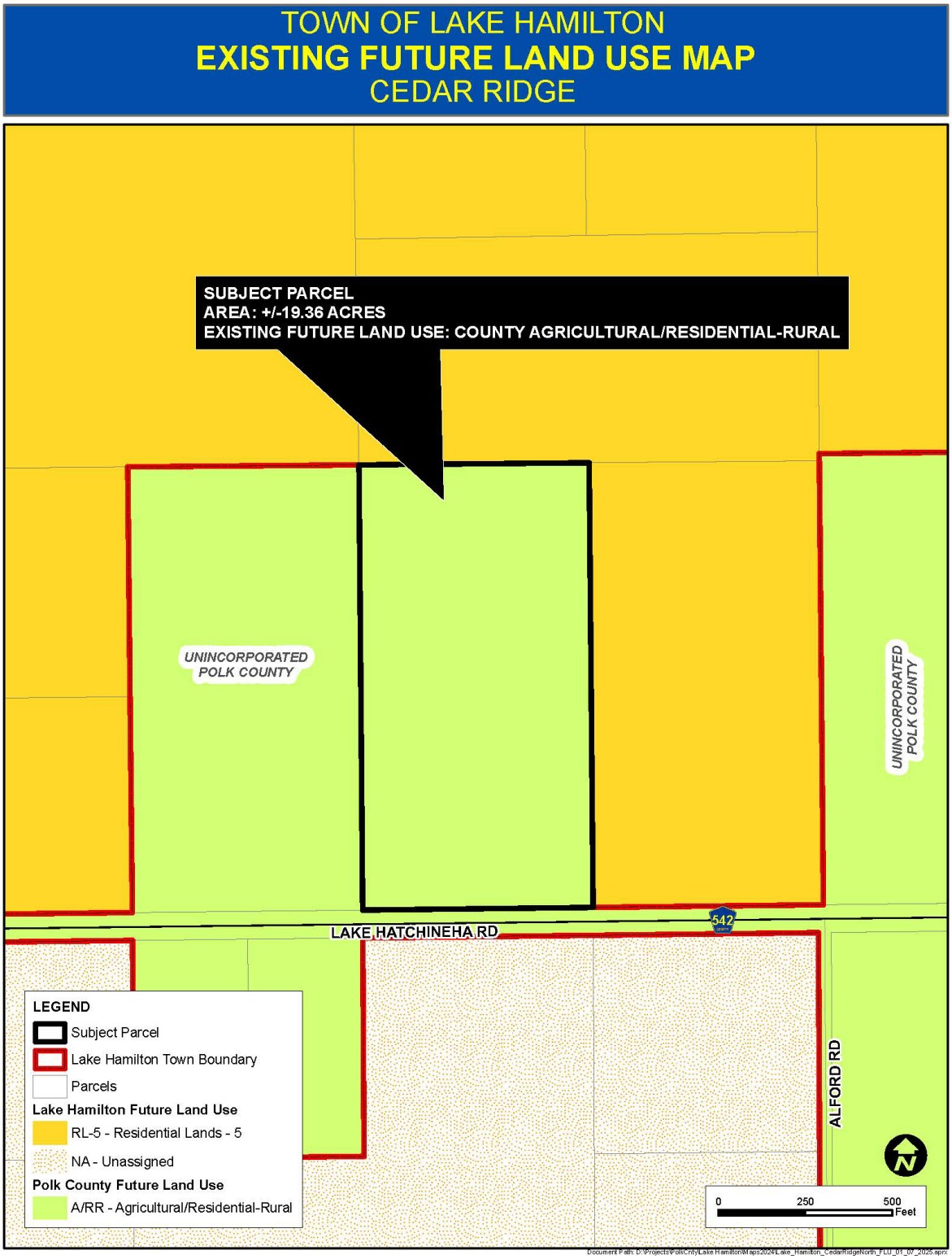


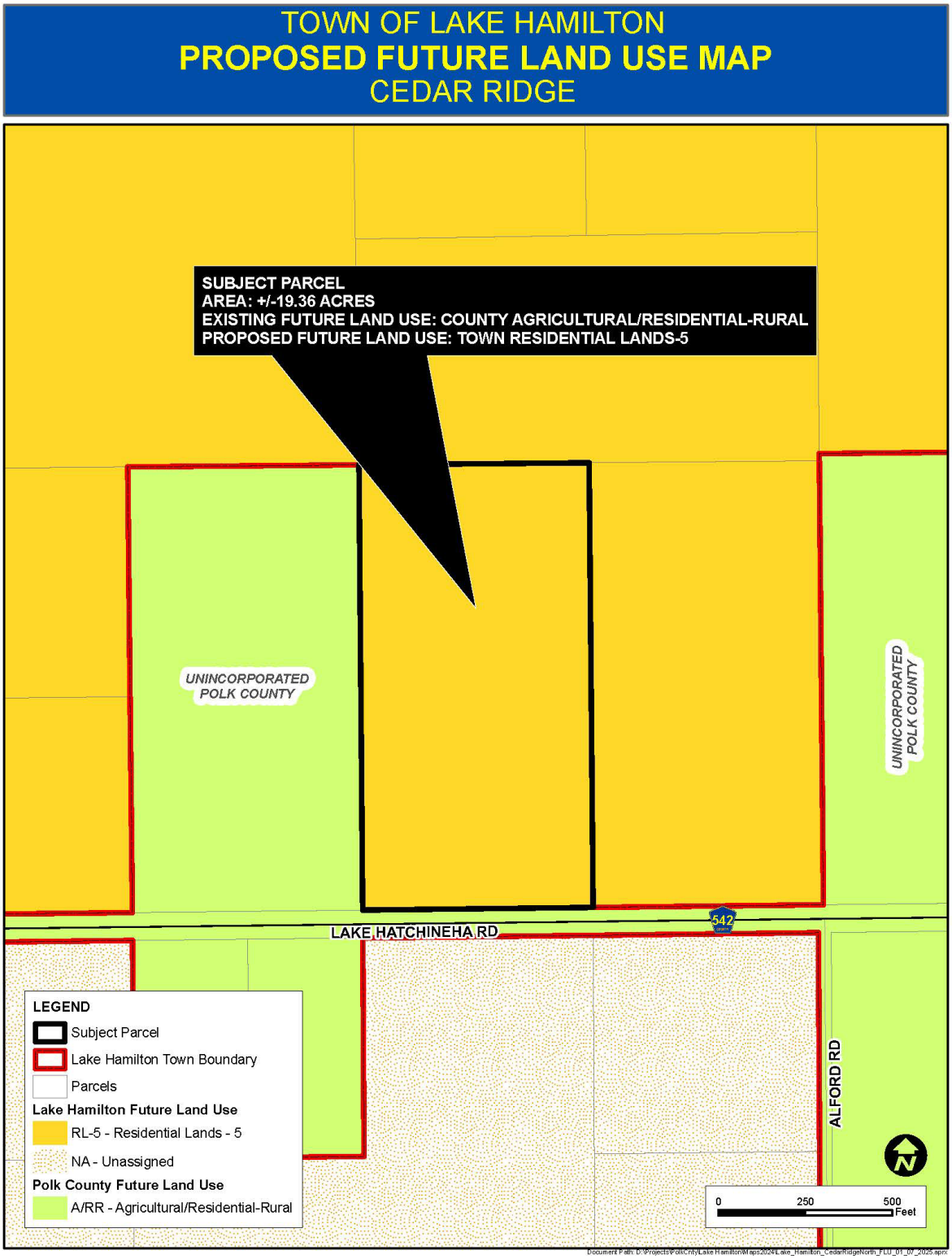
7. The Developer shall comply with the regulations of the Polk County School Board regarding school concurrency by the time the subdivision plat is certified to the Town for review and approval. The applicant shall submit a non-binding letter of concurrency from the Polk County School Board prior to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

8. 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.

TOWN OF LAKE HAMILTON
AERIAL MAP
Cedar Ridge North




TOWN OF LAKE HAMILTON
EXISTING FUTURE LAND USE MAP
CEDAR RIDGE
SUBJECT PARCEL
AREA: +/-19.36 ACRES
EXISTING FUTURE LAND USE: COUNTY AGRICULTURAL/RESIDENTIAL-RURAL
UNINCORPORATED POLK COUNTY
UNINCORPORATED POLK COUNTY
LAKE HATCHINEHA RD
542
ALFORD RD
LEGEND
Subject Parcel
Lake Hamilton Town Boundary
Parcels
Lake Hamilton Future Land Use
RL-5 - Residential Lands - 5
NA - Unassigned
Polk County Future Land Use
A/RR - Agricultural/Residential-Rural
0
250
500
Feet
N


TOWN OF LAKE HAMILTON
PROPOSED FUTURE LAND USE MAP
CEDAR RIDGE
SUBJECT PARCEL
AREA: +/-19.36 ACRES
EXISTING FUTURE LAND USE: COUNTY AGRICULTURAL/RESIDENTIAL-RURAL
PROPOSED FUTURE LAND USE: TOWN RESIDENTIAL LANDS-5
UNINCORPORATED POLK COUNTY
UNINCORPORATED POLK COUNTY
LAKE HATCHINEHA RD
542
ALFORD RD
LEGEND
Subject Parcel
Lake Hamilton Town Boundary
Parcels
Lake Hamilton Future Land Use
RL-5 - Residential Lands - 5
NA - Unassigned
Polk County Future Land Use
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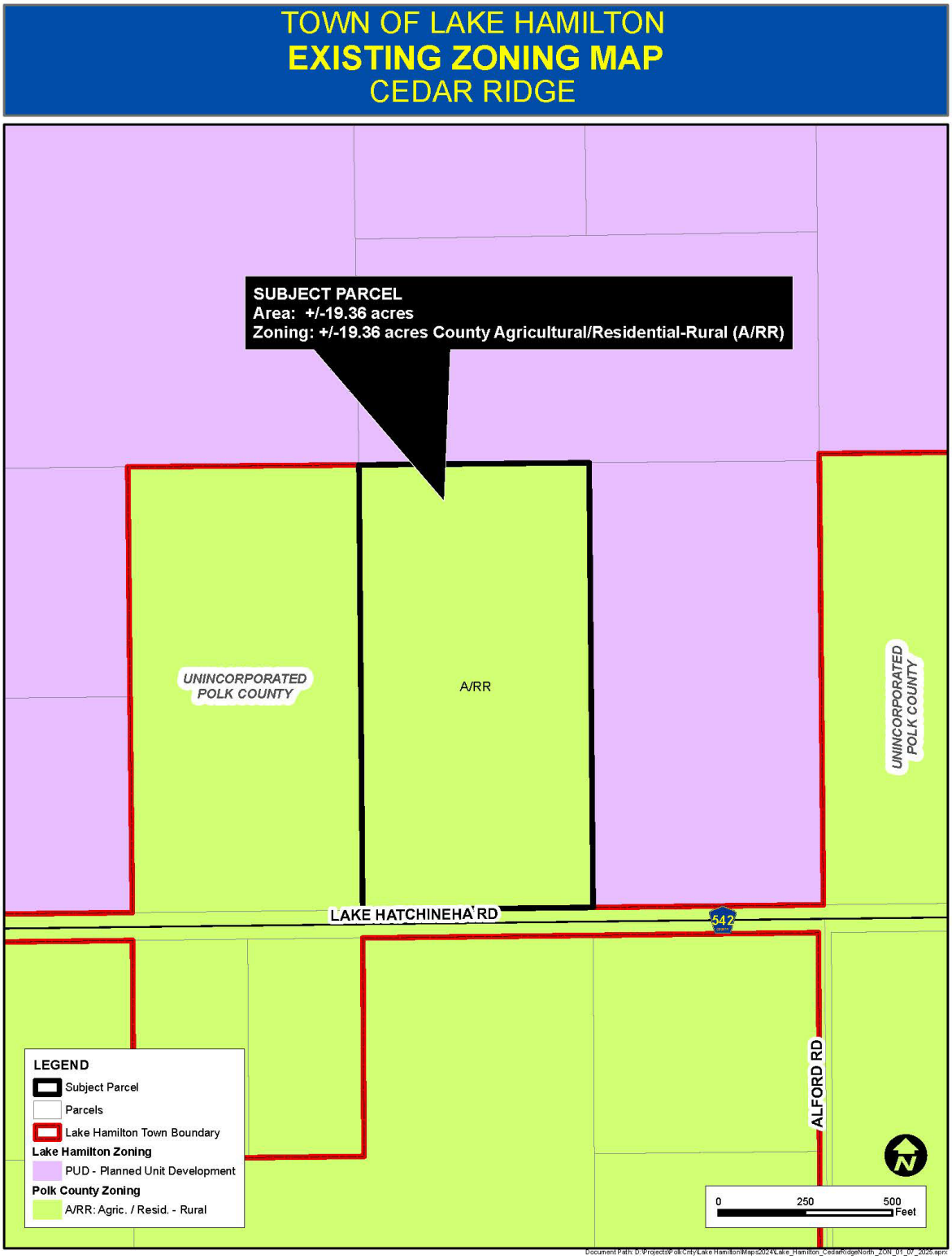
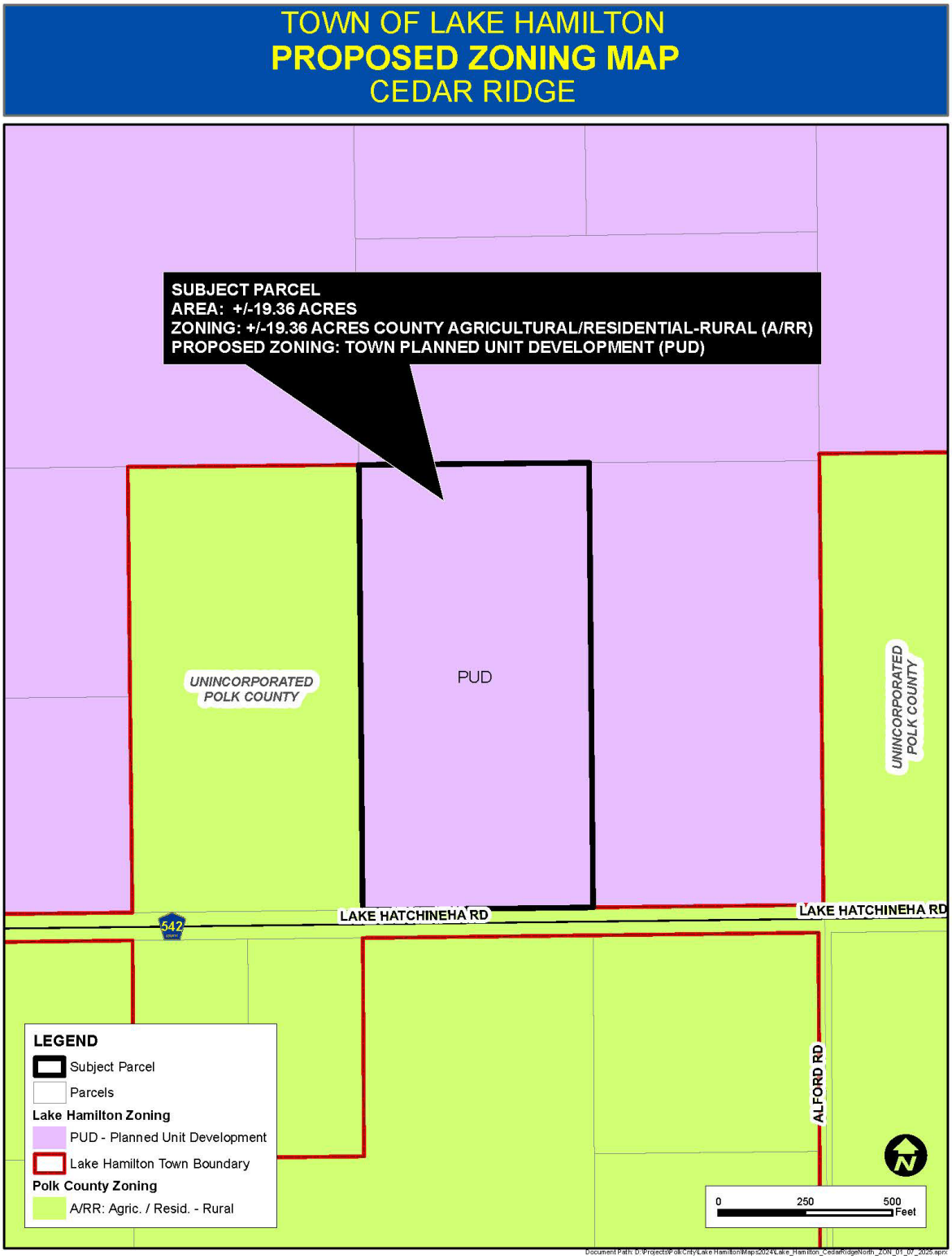
500
Feet


TOWN OF LAKE HAMILTON
EXISTING ZONING MAP
CEDAR RIDGE
SUBJECT PARCEL
Area: +/-19.36 acres
Zoning: +/-19.36 acres County Agricultural/Residential-Rural (A/RR)
UNINCORPORATED POLK COUNTY
A/RR
UNINCORPORATED POLK COUNTY
LAKE HATCHINEHA RD
542
ALFORD RD
LEGEND
Subject Parcel
Parcels
Lake Hamilton Town Boundary
Lake Hamilton Zoning
PUD - Planned Unit Development
Polk County Zoning
A/RR: Agric. / Resid. - Rural
0
250
500
Feet


TOWN OF LAKE HAMILTON
PROPOSED ZONING MAP
CEDAR RIDGE
SUBJECT PARCEL
AREA: +/-19.36 ACRES
ZONING: +/-19.36 ACRES COUNTY AGRICULTURAL/RESIDENTIAL-RURAL (A/RR)
PROPOSED ZONING: TOWN PLANNED UNIT DEVELOPMENT (PUD)
UNINCORPORATED POLK COUNTY
PUD
UNINCORPORATED POLK COUNTY
LAKE HATCHINEHA RD
LAKE HATCHINEHA RD
542
ALFORD RD
LEGEND
Subject Parcel
Parcels
Lake Hamilton Zoning
PUD - Planned Unit Development
Lake Hamilton Town Boundary
Polk County Zoning
A/RR: Agric. / Resid. - Rural
0
250
500
Feet

ORDINANCE NO. 2025-X

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA CHANGING THE FUTURE LAND USE CLASSIFICATION FOR A PARCEL THAT TOTALS APPROXIMATELY 19.36 ACRES LOCATED ON THE NORTHSIDE OF LAKE HATCHINEHA ROAD, EAST OF DETOUR ROAD, AND WEST OF ALFORD ROAD (PARCEL 272815-000000-022020) FROM COUNTY AGRICULTURAL/RESIDENTIAL-RURAL (A/RR) TO TOWN RESIDENTIAL LANDS-5 (RL-5); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Ash Chemical, LLC., an active Florida corporation (the ”Applicant”) requests a change of Future Land Use from County Agriculture/Residential Rural (A/RR) to Town Residential Lands 5 (RL-5) on approximately 19.36 acres of land located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road as legally described in Exhibit “A”; and

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

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

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

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

Section 2. . **Amendment to the Future Land Use Map.** The Future Land Use Map of the Town's Comprehensive Plan is hereby amended to reflect the change in Future Land Use from 19.36 acres County Agriculture/Residential Rural (A/RR) to 19.36 acres Town Residential Lands 5 (RL-5) for the subject properties as legally described on Exhibit "A" and mapped as shown on Exhibit "B" which is attached and made a part hereof.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through its Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. Conflict. All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

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Section 5. Repealing. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Codification. : An official, true, and correct copy of this Ordinance and the Town's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge.

Section 7. Administrative Correction of Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 8. Transmittal to Agencies: A copy shall be provided to the Florida Commerce and review agencies as required by Section 163.3187, Florida Statutes.

Section 9. Effective Date. The small-scale amendment shall not become effective until thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

INTRODUCED AND PASSED on first reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of _____, 2025.

INTRODUCED AND PASSED on second reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of ____, 2025.

TOWN OF LAKE HAMILTON, FLORIDA

_____
MARLENE WAGNER, MAYOR

ATTEST:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	**Yes**	**No**
Roberson		
Mathis		
Slavens		
Wagner		

Ordinance No. 2025-X
Exhibit "A"
Legal Description
Page 1 of 2

The West one-half of the Southeast Quarter of the Southeast Quarter of Section 15, Township 28 South, Range 27 East, LESS and EXCEPT (State Road S-542) road right-of-way, Polk County, Florida.

Prepared By and Return To:
Pamela J. Wilkinson
Fidelity National Title Insurance Company of New York
1556 Sixth Street, SE
Winter Haven, FL 33880

File No. 01-018-1002213

Property Appraiser's Parcel I.D.(folio) Number(s)

SS#:

RETURN TO
FIDELITY NAT'L TITLE
OFFICE BOX

INSTR # 2002008878
OR BK 04900 PG 0844
RECORDED 01/14/2002 01:31 PM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DOC TAX PD(F.S.201.02) 560.00
DEPUTY CLERK B Morris

WARRANTY DEED

THIS WARRANTY DEED dated December 11, 2001, by Roy D. Carlson and Joann M. Carlson, husband and wife hereinafter called the grantor, to Ash Chemical, LLC c/o Martin S. Friedman whose post office address is 2548 Blairstone Pines Dr. , Tallahassee, Florida 32301, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Tampa County, Florida, viz:

The West one-half of the Southeast Quarter of the Southeast Quarter of Section 15, Township 28 South, Range 27 East, LESS AND EXCEPT (State Road S-542) road right-of-way, Polk County, Florida.

PROPERTY IS CONVEYED SUBJECT TO TAXES FOR YEARS 2000 AND 2001 WHICH ARE AS YET UNPAID.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2000.

Warranty Deed (Individual to Individual)
Rev (5/00)(sdlvi.wpd)

Page 1 of 2

1002213/Ash Chemical

Ordinance No. 2025-X
Exhibit "A"
Legal Description
Page 2 of 2

POLK OR BK 04900 PG 0845

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Pamela J. Wilkinson
(Print Name of Witness)

(Witness Signature)

C. Collier
(Print Name of Witness)

Roy D. Carlson

Joann M. Carlson

P.O. Box 67

Lake Hamilton, FL 33851
(Address and Phone Number)

STATE of Florida

COUNTY of Polk

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Roy D. Carlson and Joann M. Carlson, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

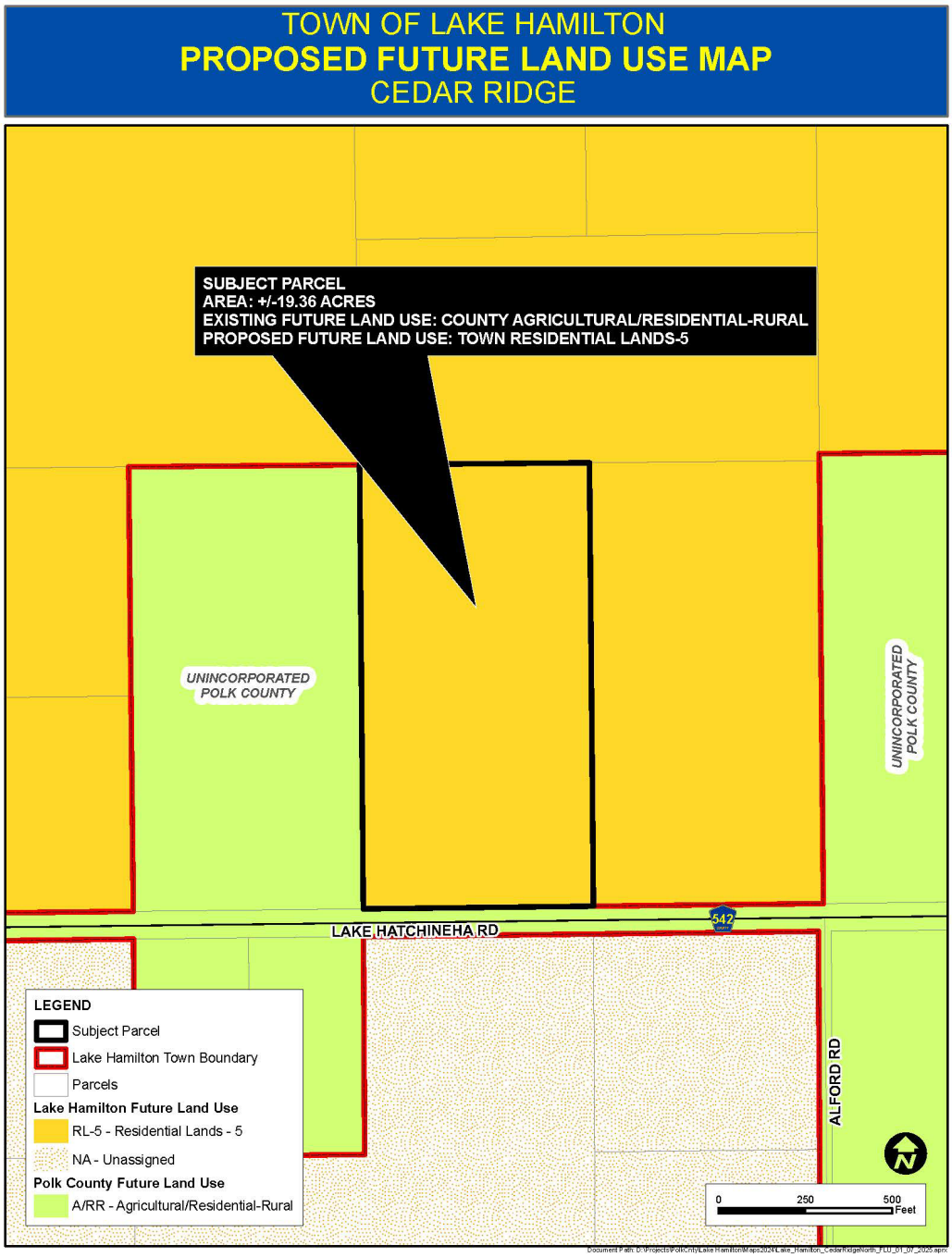
WITNESS my hand and official seal in the County and State last aforesaid this 21 day of December, 2021.

Notary Signature

Pamela J. Wilkinson
Printed Notary Name

My commission expires: _____

Ordinance No. 2025-X
Exhibit "B"
Excerpt from the Future Land Use Map
Page 1 of 1



ORDINANCE NO. 2025-X

AN ORDINANCE OF THE TOWN OF LAKE HAMILTON, FLORIDA CHANGING THE ZONING CLASSIFICATION FOR A PARCEL THAT TOTALS APPROXIMATELY 19.36 ACRES LOCATED ON THE NORTHSIDE OF LAKE HATCHINEHA ROAD, EAST OF DETOUR ROAD, AND WEST OF ALFORD ROAD (PARCEL 272815-000000-022020) FROM COUNTY AGRICULTURAL/RESIDENTIAL-RURAL (A/RR) TO TOWN PLANNED UNIT DEVELOPMENT (PUD)); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ash Chemical, LLC., an active Florida corporation (the ”Applicant”) requests a change of Zoning from County Agriculture/Residential Rural (A/RR) to Town Planned Unit Development on approximately 19.36 acres of land located on the northside of Lake Hatchineha Road, east of Detour Road, and west of Alford Road; and

WHEREAS, the request is consistent with the Future Land Use Element of the Lake Hamilton Comprehensive Plan as amended through Ordinance 2025-X Cedar Ridge North Future Land Use Amendment; and

WHEREAS, the real property which is the subject of this Ordinance constitutes less than five percent (5%) of the municipally zoned area of the Town; and

WHEREAS, on January 15, 2025, in accordance with Section 163.3174, Florida Statutes, and applicable law, the Town’s Planning Commission, sitting as the Local Planning Agency (LPA) as designated by the Town, at a duly advertised public meeting considered the Applicant’s request for rezoning as set forth in this Ordinance which included, but is not limited to, testimony and argument(s) from interested and/or aggrieved parties; and

WHEREAS, on January 15, 2025, the interested and/or aggrieved parties and citizens in attendance were provided with an opportunity to be heard and present testimony to the Town’s Planning Commission; and

WHEREAS, on January 15, 2025, after considering all the facts and testimony presented by the Town, interested and/or aggrieved parties, and citizens in attendance, the Town’s Planning Commission voted to recommend approval of the Applicant’s request for the rezoning as set forth in this Ordinance to the Town Council; and

WHEREAS, as a result of this Ordinance being initiated by the Applicant (not the municipality), the Town Council of the Town of Lake Hamilton held duly noticed public hearings regarding the parcel shown on Exhibit “A” in accordance with Section 166.041 (3), Florida Statutes, to provide the public an opportunity to be heard, obtain public comment, and receive and consider all written and oral testimony presented during such public hearings, including supporting documentation; and

WHEREAS, in exercise of its authority, the Town Council of the Town of Lake Hamilton has determined it necessary to amend the Official Zoning Map to change the Town zoning classifications assigned to this property, adopt the Master Development Plan and development standards.

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

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

Section 2. Amendment to the Zoning Map. The official zoning map of the Town of Lake Hamilton is hereby amended so as to change the Town zoning classifications from County Agriculture/Residential Rural (A/RR) to Town Planned Unit Development on approximately 19.36 acres for the subject properties as legally described on Exhibit “A” and mapped as shown on Exhibit “B” which is attached and made a part hereof.

Section 3. Master Development Plan and Development Standards. The Master Development Plan (MDP) for this Planned Unit Development attached hereto as Exhibit “C” is approved in accordance with Section16-116(c) Code of Ordinance for the Town of Lake Hamilton for the total property known as the Cedar Ridge North PUD, including development standards attached hereto as Exhibit “D” and made a part hereof.

Section 2. All property located within the Cedar Rodge North PUD property is hereby zoned Planned Unit Development Zoning District and the provisions of the Land Development Code, and the Master Development Plan, and development standards attached hereto shall govern further public review and development of the property within this District.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Lake Hamilton, Florida, by and through its Town Council, hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. Conflict. All ordinances and/or resolutions or parts of ordinances and/or resolutions which are in conflict with this ordinance are hereby repealed but only to the extent necessary to alleviate the conflict but shall continue in effect insofar as they are not in conflict herewith.

Section 5. Codification. An official, true, and correct copy of this Ordinance and the Town's Land Development Code, as adopted and amended from time to time, shall be maintained by the Town Clerk. The Town Clerk shall make copies available to the public for a reasonable publication charge.

Section 7. Administrative Correction of Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 9. Effective Date. This ordinance shall become effective with Ordinance 2025-X Cedar Ridge Future Land Use Map amendment, which is a companion ordinance.

INTRODUCED AND PASSED on first reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of _____, 2025.

INTRODUCED AND PASSED on second reading by the Town Council of the Town of Lake Hamilton, Florida, meeting in regular session this _____ day of ____, 2025.

TOWN OF LAKE HAMILTON, FLORIDA

_____
MARLENE WAGNER, MAYOR

ATTEST:

_____
JACQUELINE BORJA, TOWN CLERK

APPROVED AS TO FORM:

_____
ANTHONY SABATINI, TOWN ATTORNEY

Record of Vote	Yes	No
Roberson		
Mathis		
Slavens		
Wagner		

Ordinance No. 2025-X
Exhibit "A"
Legal Description
Page 1 of 2

The West one-half of the Southeast Quarter of the Southeast Quarter of Section 15, Township 28 South, Range 27 East, LESS and EXCEPT (State Road S-542) road right-of-way, Polk County, Florida.

Prepared By and Return To:
Pamela J. Wilkinson
Fidelity National Title Insurance Company of New York
1556 Sixth Street, SE
Winter Haven, FL 33880

File No. 01-018-1002213

Property Appraiser's Parcel I.D.(folio) Number(s)

SS#:

RETURN TO
FIDELITY NAT'L TITLE
OFFICE BOX

INSTR # 2002008878
OR BK 04900 PG 0844
RECORDED 01/14/2002 01:31 PM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DOC TAX PD(F.S.201.02) 560.00
DEPUTY CLERK B Morris

WARRANTY DEED

THIS WARRANTY DEED dated December 11, 2001, by Roy D. Carlson and Joann M. Carlson, husband and wife hereinafter called the grantor, to Ash Chemical, LLC c/o Martin S. Friedman whose post office address is 2548 Blairstone Pines Dr. , Tallahassee, Florida 32301, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Tampa County, Florida, viz:

The West one-half of the Southeast Quarter of the Southeast Quarter of Section 15, Township 28 South, Range 27 East, LESS AND EXCEPT (State Road S-542) road right-of-way, Polk County, Florida.

PROPERTY IS CONVEYED SUBJECT TO TAXES FOR YEARS 2000 AND 2001 WHICH ARE AS YET UNPAID.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2000.

Ordinance No. 2025-X
Exhibit "A"
Legal Description
Page 2 of 2

POLK OR BK 04900 PG 0945

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Pamela J. Wilkinson
(Print Name of Witness)

(Witness Signature)

C. Collier
(Print Name of Witness)

Roy D. Carlson

Joann M. Carlson

P.O. Box 67

Lake Hamilton, FL 33851
(Address and Phone Number)

STATE of Florida

COUNTY of Polk

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Roy D. Carlson and Joann M. Carlson, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

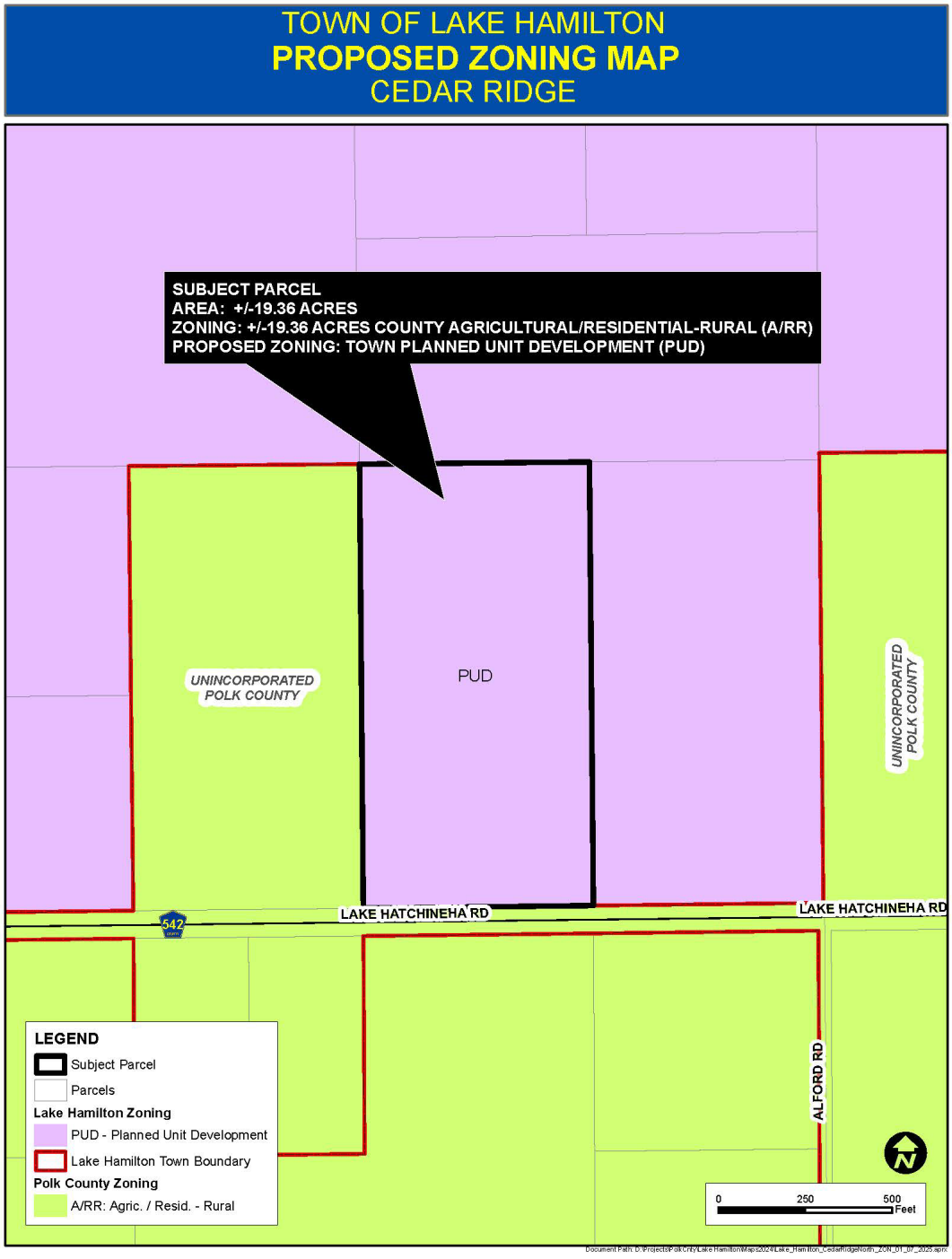
WITNESS my hand and official seal in the County and State last aforesaid this 21 day of December, 2021.

Notary Signature

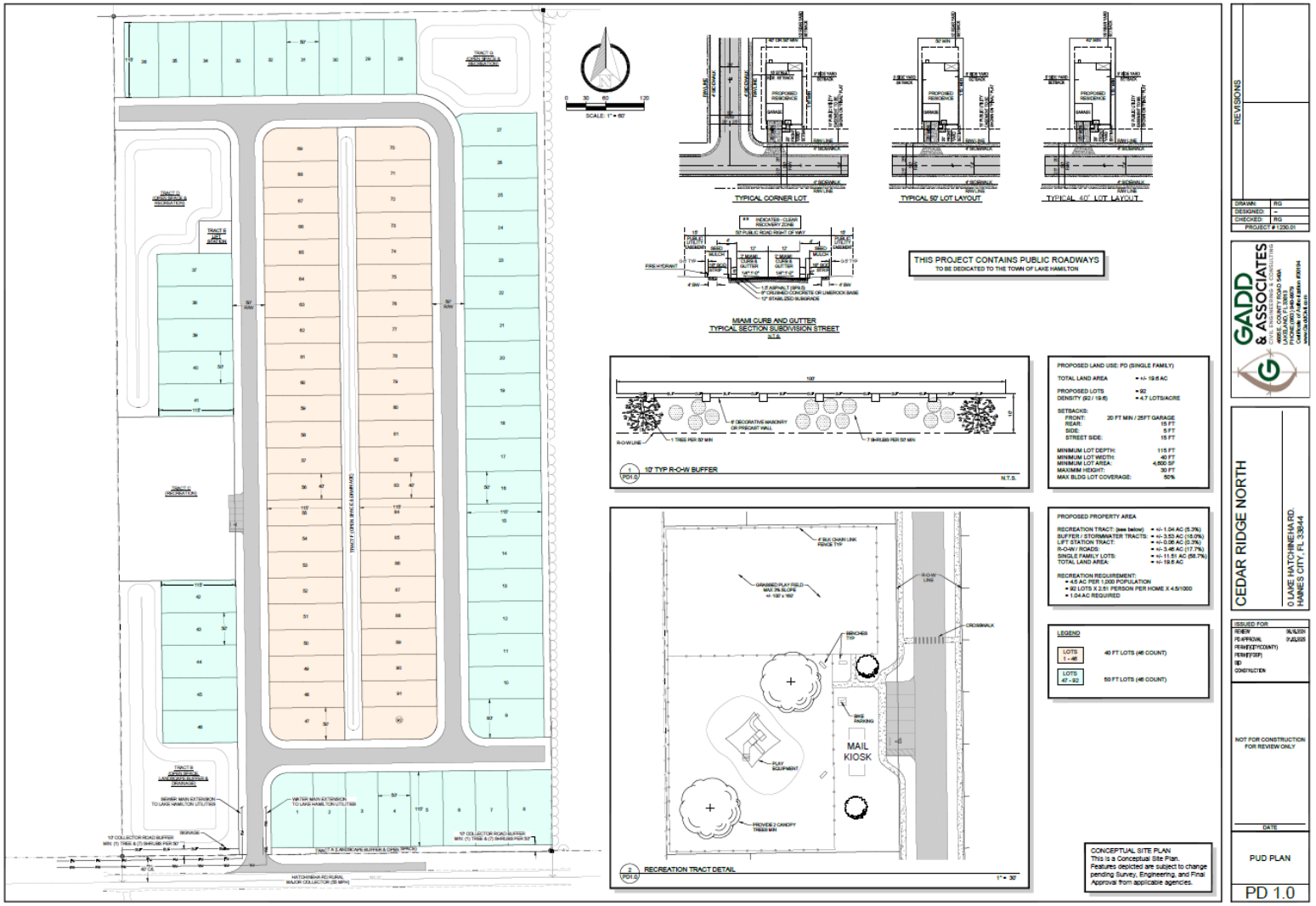
Pamela J. Wilkinson
Printed Notary Name

My commission expires: _____

Ordinance No. 2025-X
Exhibit "B"
Excerpt from the Zoning Map
Page 1 of 1



Ordinance No. 2025-X
Exhibit "C"
Cedar Ridge North Master Development Plan
Page 1 of 1



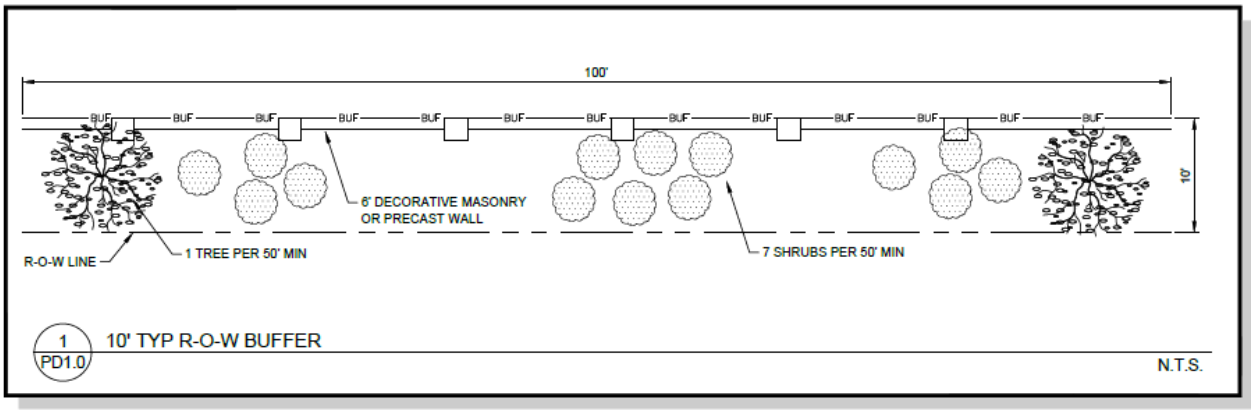
Ordinance No2025-X
Exhibit "D"
Cedar Ridge North PUD Development Standards
Page 1 of 3

1. The Cedar Ridge North Planned Unit Development shall consist of up to 92 dwelling units that meet the following requirements for single-family lots.

Min Lot Width	Setbacks*					Min. Lot Size	Min Lot Depth	Max. Building Height	Max. Lot Coverage	Unit Mix
	Front	Garage	Rear	Side	Corner (side street)					
40'	20'	25'	15'	5'	15'	4,600	115'	30'	50%	46
50'	20'	25'	15'	5'	15'	4,600	115'	30'	50%	46

* Minimum side yard setback for buildings, pools, and patios is 3 feet
Minimum rear yard setback for accessory/pool structures is 5 feet

2. A landscape buffer and 6-foot decorative masonry or precast wall shall be installed in Tract A adjacent to Lake Hatchineha Road. The landscaping and fencing shall be maintained by the Homeowners Association (HoA).



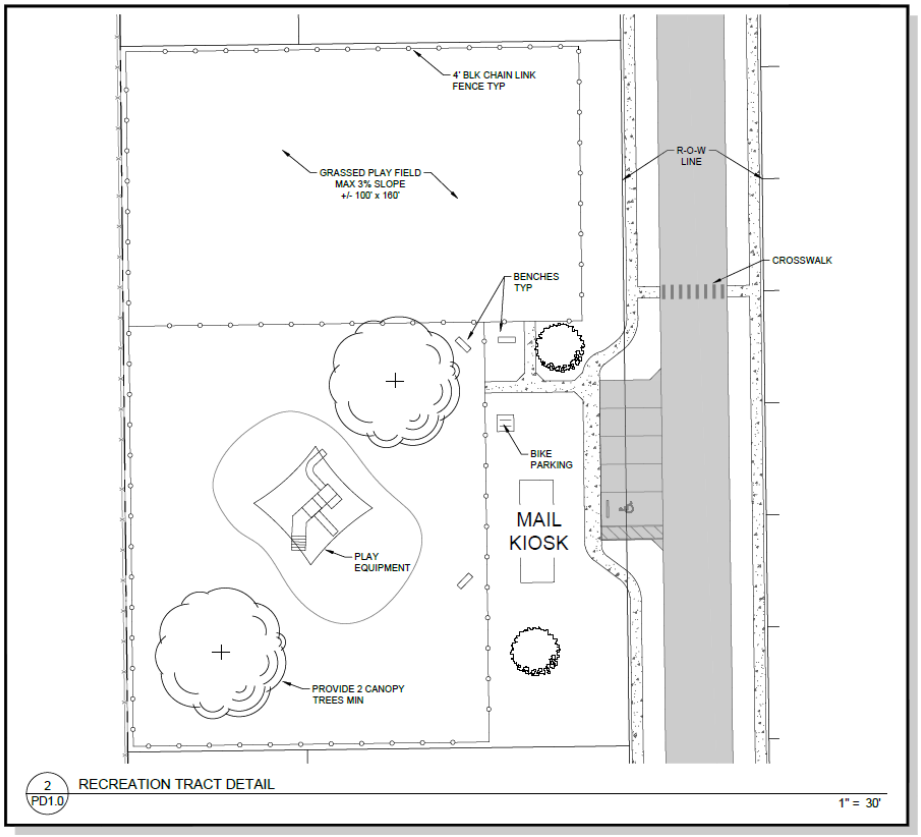
3. Engage a professional Traffic Engineer to undertake a cumulative traffic study of the impact of Cedar Ridge North Planned Unit Development together with traffic studies of other subdivisions in the area impacting the same roadways. Streets and roads impacted by the development and called out for specific improvements shall be clearly communicated to the State of Florida and Polk County in addition to the Town. It shall be the sole responsibility of the developer to ensure that this is done so that the improvements, the timing, and the cost sharing are programmed to be constructed.

4. Unless otherwise set forth in writing and agreed to by both the developer and Town of Lake Hamilton, in a recordable agreement binding upon all successors and assigns, all roads, drainage, and utility facilities needed to support the Development shall be completed and available for use prior to the issuance of any building permit(s).

Ordinance No2025-X
Exhibit "D"
Cedar Ridge North PUD Development Standards
Page 2 of 3

5. The final design of parks and other amenities shall be submitted to the Town for approval. No more than half the lots the project shall receive a Certificate of Occupancy prior to the Developer completing the construction of the amenity center and/or active recreation facility.

6. At a minimum, the Recreation tract shall include the amenities as shown on the Master Development Plan (See snipit below) The final design of parks and other amenities shall be submitted to the Town for approval. No more than half the lots the project shall receive a Certificate of Occupancy prior to the construction of the active recreation facility. The Developer may be permitted to replace any amenity shown herein with a similar or substitute amenity which shall be considered for approval by the Town of Lake Hamilton at subdivision plan review.



7. 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.

Ordinance No2025-X
Exhibit "D"
Cedar Ridge North PUD Development Standards
Page 3 of 3

8. 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.

CFRPC SERVING THE COUNTIES OF • DESOTO • HARDEE • HIGHLANDS • OKEECHOBEE • POLK

December 31, 2024

XXX **via Email:**
Town of Lake Hamilton
100 Smith Avenue, PO Box 126
Lake Hamilton, FL. 33851
Phone: 863-XXX-XXXX
Email: XXX

RE: Cedar Ridge North, PUD Submittal – CFRPC Traffic Study Review Comments 01 (Parcel ID #: 27-28-15-000000-022020)

Dear XXX:

The Central Florida Regional Planning Council has reviewed the minor traffic study associated with the PUD Rezoning submittal. The following comments are offered:

1. The minor traffic study is incomplete as it does not provide the following per Land Use Code:

    a. The Generalized Peak Hour/Peak Direction Planning Capacity at the adopted Level-of-Service standard for the Directly Accessed Segment and percent of capacity consumed by the project traffic

    b. The number of net external peak hour trips that will impact each Directly Accessed Segment for both the peak and off-peak directions (e.g., after internal capture and adjacent street capture is considered)

2. Please use the most recent Polk TPO Roadway Network Database (RND) (effective date: October 13, 2023) for the analysis

If you have any questions, please contact me at rranck@cfrpc.org or (813) 727-4300.

Sincerely,

Richard Ranck
Program Manager

Cc: XXX, City Clerk, Town of Lake Hamilton (electronic copy)
Jeff M. Schmucker, Planning Director, CFRPC (electronic copy)