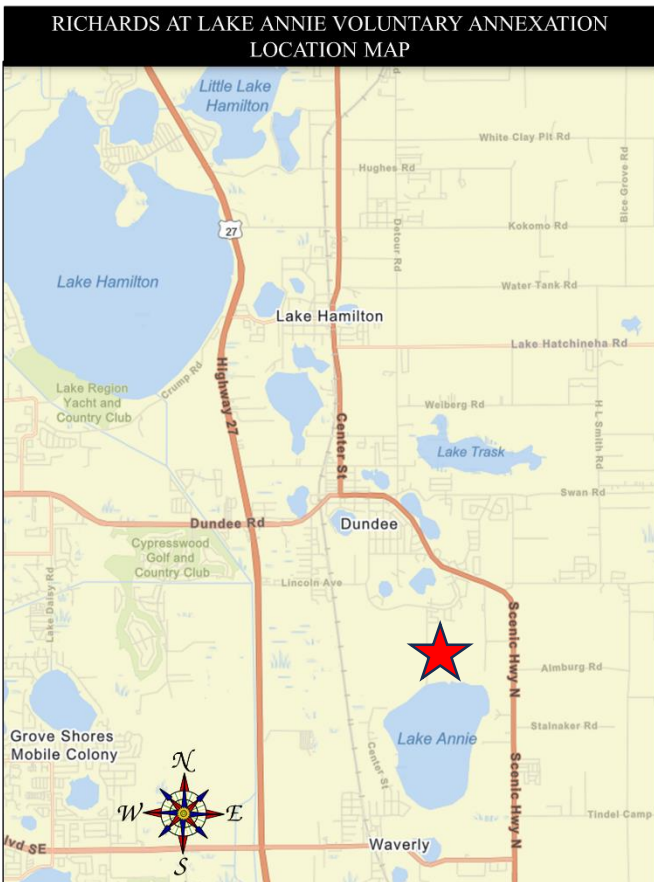


**Town of Dundee
Town Commission Staff Report
Richards at Lake Annie Voluntary Annexation**

To:	Town of Dundee Town Commission
Agenda Date:	November 12, 2024
Department:	Planning and Zoning
Request:	The Town will consider first reading of Ordinance 24-11 Richards at Lake Annie Voluntary Annexation
Applicant:	Benjamin E. Crosby
Property Owner:	Richards Restaurants, Inc
Location:	Located in the Town of Dundee
Area Size & Parcel Number(s)	67.8 +/- acres, 272834-830000-000353, 272834-853000-000353, and 272834-853000-000410
Staff Recommendation (DRC):	Approval to move forward to second reading
Prepared By:	Lorraine Peterson, Development Director



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STAFF ANALYSIS:

The Town of Dundee has received a petition for voluntary annexation by the applicant Benjamin E. Crosby. and owner Richards Restaurants, Inc.

The general location of the proposed land to be annexed is south of Camp Endeavor Blvd., west of Scenic Hwy. N (S.R. 17), east of Hwy. 27, and north of Waverly Rd. and consists of three parcels: 272834-830000-000353, 272834-853000-000353, and 272834-853000-000410. The proposed area consists of approximately 67.8 +/- acres.

The proposed Ordinance 24-11 was prepared by Town Staff and Consultants. If approved at this first reading, the public hearing for the second (adoption) and final reading will be held on December 10, 2024.

CONCURRENCY:

Potable Water-

- There is an 8” water main on the westside of AT Race Road (0.37 miles north)
- The Town of Dundee will be the service provider.
- Available water capacity 140,281 gpd

Sanitary Sewer-

- There is an 8” gravity main on the westside of AT Race Road (0.37 miles north)
- The Town of Dundee will be the service provider.
- Available sanitary sewer capacity

Solid Waste-

- The Town of Dundee will be the service provider.
- There is available landfill capacity for solid waste for the next 65 years at 3.47lbs pcd.

Parks, Recreation and Open Spaces-

- East Central Park is the nearest recreational area at 2.41 +/- miles southwest of the proposed annexation site. East Central Park is located at the corner of Lake Mabel Loop Rd. and Lake Trask Rd. The park consists of the following:
 - Three 200-foot and one 300-foot lit baseball fields
 - Basketball court
 - Racquetball court

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- Football/Soccer fields
- Two sand volleyball courts
- Five horseshoe pits
- Seven small picnic pavilions
- Nearly mile long jogging and walking trail with 14 fitness stations
- Four press boxes
- Seating for 200
- Two playgrounds with rubberized surfaces

Roads-

- Campbell Road
 - local road, urban minor collector road, unpaved
- AT Race Road
 - local road, urban minor collector, unpaved road,
- Scenic Hwy. (S.R. 17)
 - state road, urban collector, current LOS B, paved road, 30'wide road, link (Waverly Rd to Main St. @ Center St 5206N and 5206S)
 - Available peak hour capacity is 640 going north and 640going south.

Sources: 2022 Roadway Network Database-TPO and TOD Townwide Traffic Analysis

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SURROUNDING USES:

Table 1 below lists the Future Land Use (FLU) designations, zoning and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest Town of Dundee FLU: Low Density Residential Zoning: RSF-2 Modern-Density Single Family Residential	North Town of Dundee FLU: Low Density Residential Zoning: RSF-2 Modern- Density Single Family Residential	Northeast Town of Dundee FLU: Low Density Residential Zoning: RSF-1 Low Density Single Family Residential
West Polk County FLU: A/RR (Agricultural Rural Residential Single Family Home	Subject Site Polk County FLU: A/RR (Agricultural Rural Residential)	East Polk County FLU: A/RR (Agricultural Rural Residential) Single Family Home
Southwest Town of Dundee FLU: Water Bodies Zoning: Water Bodies Lake Annie	South Town of Dundee FLU: Water Bodies Zoning: Water Bodies Lake Annie	Southeast Town of Dundee FLU: Water Bodies Zoning: Water Bodies Lake Annie

Source: Central Florida Regional Planning Council, Florida Department of Transportation, Polk County Property Appraiser, Town of Dundee and site visit by Town staff

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 24-11 to move on to second reading the public hearing of Ordinance 24-11.

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Attachments:

Ordinance 24-11

MOTION OPTIONS:

1. I move the Town Commission **approve Ordinance 24-11 at second reading/public hearing**, an Ordinance for the voluntary annexation for Richards at Lake Annie, a request by the applicant Benjamin E. Crosby.
2. I move the Town Commission **approve with conditions Ordinance 24-11 at second reading/public hearing**, an Ordinance for the voluntary annexation for Richards at Lake Annie, a request by the applicant Benjamin E. Crosby.
3. I move the Town Commission **deny Ordinance 24-11 at second reading/public hearing**, an Ordinance for the voluntary annexation for Richards at Lake Annie, a request by the applicant Benjamin E. Crosby.

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Ordinance 24-11