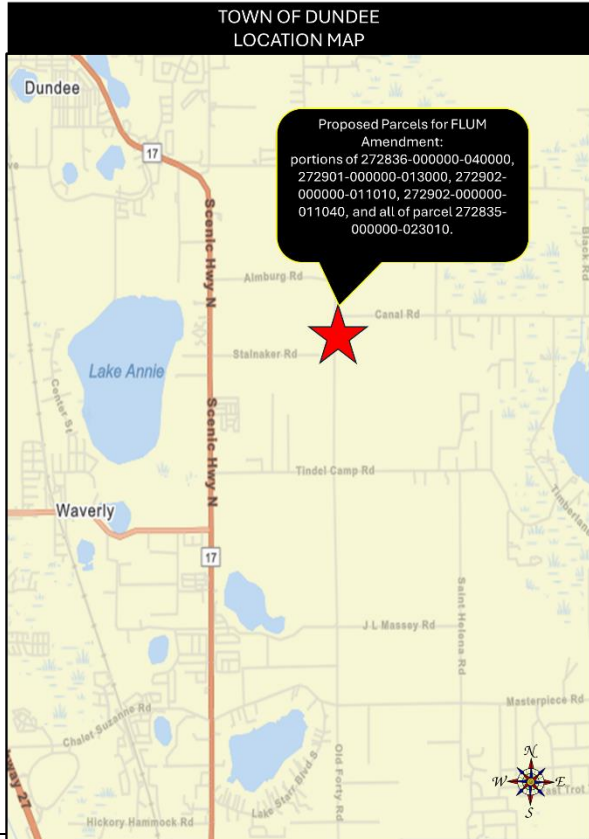


Town of Dundee Town Commission Staff Report Estes Grove Future Land Use Map Amendment

	To: Town Commission
	Agenda Date: July 07, 2026
	Department: Planning and Zoning
	Discussion Topic: Future Land Use Map Amendment change from Multi-Use Village Center to Low Density Residential-Ordinance 26-06
	Applicant: Town of Dundee
	Property Owner: McGrady Road Investment LLC
	Planning & Zoning Board Recommendation: Approved, 4-0
	Town Commission Transmittal Hearing: Approved, 5-0
	Town Commission Adoption Hearing: Pending Hearing
	DEO Comments: Pending
	Prepared By: Lorraine Peterson, Development Director
	

SITE LOCATION

The proposed site is located in the southeast quadrant of the Town of Dundee, on the east and west sides of Lake Mabel Loop Road and the north and south sides of Canal Road, in Sections 36, 01, and 02, Townships 28 and 29, Range 27, further described as portions of parcels: 272836-000000-040000, 272901-000000-013000, 272902-000000-011010, 272902-000000-011040, and all of parcel 272901-000000-012000.

BACKGROUND

The Applicant, Heather Wertz of Absolute Engineering, Inc., is requesting an amendment to the Future Land Use Map for property located in the Town of Dundee. The current FLU is Multi-Use Village Center (MU-VC) with the proposed FLU being Low Density Residential (LDR) it would be consistent with the Town of Dundee's Comprehensive Plan, Land Development Code and compatible with the surrounding land uses.

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ANALYSIS

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Current Future Land Use

Policy 2.9: Multi Use Village Center

The primary function of the Multi Use Village Center (MUVC) classification is to promote a balanced mix of activities including residential, shops, schools, workplaces, parks and other urban uses that make up the fabric of a growing Town. It allows residential use with densities ranging from **5 dwelling units per acre up to 12 dwelling units per acre**. It also allows for nonresidential uses with intensities ranging up to 1.0 FAR. The development opportunities afforded by the mixed-use classification's wide range of densities and intensities require the statement of an integrated development strategy with standards that promote diversity, and the approval of an overall development design. To provide an orderly framework for public and

private development decisions, development activity within the Mixed-Use Village Center classification shall support and further the design characteristics specified in the following:

Proposed Future Land Use

Policy 2.3: Low Density Residential

The primary function of the Low-Density Residential classification is accommodating low density residential development consisting primarily of single-family dwellings. **Maximum density is 5.0 residential dwelling units per acre**; Agricultural uses are permissible in this category.

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Surrounding Uses

Table 1 lists the Future Land Uses (FLU) for the surrounding areas adjacent to the subject site.

Table 1: Surrounding Uses

Northwest Dundee Residential FLU-LDR Zoning-	North Polk County Residential/Ag. Land A/RR	Northeast Polk County Residential/ Ag. Land A/RR
West Dundee Residential/Ag. Land FLU-LDR, MUV, and Commercial/Industrial Corridor Zoning-RSF-2, RMF, Service Commercial	Subject Site Vacant Agriculture Land Current FLU-Multi-Use Village Center (MUV) Current Zoning- PUD-MU Proposed FLU-LDR	East Polk County Residential/Ag. Land A/RR
Southwest Dundee and Polk County Residential FLU-LDR, MDR, PC-INST-1, and PC-A/RR Zoning-PUD, RMF, and RSF-2	South Dundee Residential/Ag. Land FLU- LDR Zoning-RSF-2 and PUD	Southeast Polk County Residential/Ag. Land A/RR

Sources: Town of Dundee FLU and Zoning Maps, Polk County Property Appraiser, Polk County Geographical Information System

Potable Water and Sanitary Sewer

At the time of subdivision development plan review applicant must provide potable water and sanitary sewer.

Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill

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space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

Roads

A current transportation study will be required at the time of subdivision site development plan.

Recreation

The Town currently meets the level of service requirement of 4.5 acres per 1,000 residents as established in the Comprehensive Plan. The applicant will be required to provide recreational opportunities per the Land Development Code. The dedication of land for park and recreation services is 0.0116 acres/dwelling unit. The Town Commission may approve a dedication of land, a fee paid in lieu of dedication, or a combination of the two. The Town Commission makes this determination at time of concept plan.

Environmental Impacts

According to the Fish and Wildlife Service (FWS), the sand skink (endangered species) is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties. The proposed site is in an area identified as potential habitat for the Gopher Turtles, Sand Skinks and threatened species, once the proposed project continues through to subdivision site development plan review process, specific environmental studies will be required.

School Impacts

A binding school concurrency determination letter will be required during the subdivision site plan process and are valid for 18 months.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Town of Dundee Comprehensive Plan policies are relevant to the proposed request. The policy is provided with an analysis of how the request may or may not be consistent with the Town's Comprehensive Plan. The request is consistent with the Comprehensive Plan.

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Table 2: Consistency with the Comprehensive Plan

Comprehensive Plan Policy	Analysis
FLU Policy 5.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available.	Public facilities are projected to be available at the time of subdivision development plan approval.
FLU Policy 5.2: Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards are available concurrent with the impacts of the development as established within all Elements of the Town of Dundee Comprehensive Plan, including the level of service standards listed within the following Elements: 1. Infrastructure Element 2. Transportation Element 3. Capital Improvements Element 4. Public School Facilities Element	The proposed impacts of the potential Future Land Use map amendment can be facilitated.
FLU Policy 6.1: Locate Future Land Uses at densities and intensities that will reduce greenhouse gas emissions while encouraging energy efficiency and will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the Town.	The property is located in an area of the Town where growth is already occurring.
CIE Policy 2.3: At the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.	Adequate public facilities will be available concurrently with the subdivision site development plan

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PSFE Policy 2.4.1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.	The School Board will review any proposed projects for concurrency determination during the subdivision review process.
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DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Future Land Use Map Amendment for Hunter Engineering, LLC with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC Team:

TOD Fire Chief- Chief Joseph Carbone
TOD Public Works Director-Johnathan Vice
TOD Utilities Director-Tracy Mercer
TOD Utilities Supervisor- Raymond Morales
TOD Development Director-Lorraine Peterson
TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC
TOD Consulting Attorney- The Law Offices of Markeishia L. Smith, P.A.

MOTION OPTIONS:

1. I move **approval of Ordinance 26-06 at 2nd reading** by the Town Commission, a request by Heather Wertz of Absolute Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Multi-Use Village Center (MU-VC) to Low Density Residential (LDR) on portions of 638.76 +/- acres. The subject property is located on the east and west sides of Lake Mabel Loop Road, and on the north and south sides of Canal Road, in Sections 36,01, and 02 Townships 28 and 29, Range 27, further described as parcels: 272836-000000-040000, 272901-000000-013000, 272902-000000-011010, and 272902-000000-011040.
2. I move **approval with changes of Ordinance 26-06 at 2nd reading** by the Town Commission, a request by Heather Wertz of Absolute Engineering, Inc. to amend

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the Future Land Use Map for property located in the Town of Dundee from Multi-Use Village Center (MU-VC) to Low Density Residential (LDR) on portions of 638.76 +/- acres. The subject property is located on the east and west sides of Lake Mabel Loop Road, and on the north and south sides of Canal Road, in Sections 36,01, and 02 Townships 28 and 29, Range 27, further described as parcels: 272836-000000-040000, 272901-000000-013000, 272902-000000-011010, and 272902-000000-011040.

3. I move **denial of Ordinance 26-06 at 2nd reading** by the Town Commission, a request by Heather Wertz of Absolute Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Multi-Use Village Center (MU-VC) to Low Density Residential (LDR) on portions of 638.76 +/- acres. The subject property is located on the east and west sides of Lake Mabel Loop Road, and on the north and south sides of Canal Road, in Sections 36,01, and 02 Townships 28 and 29, Range 27, further described as parcels: 272836-000000-040000, 272901-000000-013000, 272902-000000-011010, and 272902-000000-011040.

Attachments: Legal Descriptions

Location Map

Aerial Map

Existing Future Land Use Map

Proposed Future Land Use Map

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Parcel A: As Written by SurvTech Solutions

A parcel of land being the South 1/2 of the Northwest 1/4, and the Southwest 1/4 of the Northeast 1/4, of Section 1, Township 29 South, Range 27 East, Polk County, Florida, said parcel of land also being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at a point marking the Southwest corner of the Northwest 1/4 of Section 1, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida, S 89°24'05" W a distance of 25.04 feet to a point coincident with the East Maintained Right-of-way boundary of Lake Mabel Loop Road per Map Book 11, Page 144, of the Public Records of Polk County, Florida; thence departing said South boundary, coincident with said East Maintained Right-of-way boundary for the following fourteen (14) courses: 1.) N 00°36'58" W a distance of 44.93 feet; 2.) thence N 00°03'17" E a distance of 100.00 feet; 3.) thence N 00°10'09" E a distance of 100.00 feet; 4.) thence N 00°17'02" E a distance of 100.00 feet; 5.) thence N 00°37'39" E a distance of 100.00 feet; 6.) thence N 00°34'13" E a distance of 100.00 feet; 7.) thence N 00°41'06" E a distance of 100.00 feet; 8.) thence N 00°41'06" E a distance of 100.00 feet; 9.) thence N 00°41'06" E a distance of 100.00 feet; 10.) thence N 00°20'28" E a distance of 100.00 feet; 11.) thence N 00°20'28" E a distance of 100.00 feet; 12.) thence N 00°10'09" E a distance of 100.00 feet; 13.) thence N 00°30'47" E a distance of 100.00 feet; 14.) thence N 00°19'48" E a distance of 82.35 feet to a point coincident with the North boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence departing said East Maintained Right-of-way boundary, coincident with said North boundary, N 89°22'14" E a distance of 4.18 feet to a point marking the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 1; thence departing said North boundary, coincident with the North boundary of the South 1/2 of the Northwest 1/4 of said Section 1, N 89°29'30" E a distance of 2632.67 feet to a point marking the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 1; thence departing said North boundary, coincident with the North boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 1, N 89°29'30" E a distance of 1313.78 feet to a point marking the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 1; thence departing said North boundary, coincident with the East boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 1, S 00°24'10" E a distance of 1320.87 feet to a point marking the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 1; thence departing said East boundary, coincident with the South boundary of the Northeast 1/4 of said Section 1, S 89°24'05" W a distance of 1306.51 feet to a point marking the Southeast corner of the Northwest 1/4 of said Section 1; thence departing said South boundary, coincident with the South boundary of the Northwest 1/4 of said Section 1, S 89°24'05" W a distance of 2637.36 feet to the POINT OF BEGINNING.

Containing an area of 5243507.78 square feet, 120.374 acres, more or less.

Legal Description

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Parcel C: As Written by SurvTech Solutions

A parcel of land being a portion of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 2, S 89°22'14" W a distance of 49.08 feet to a point coincident with the West Maintained Right-of-way boundary of Lake Mabel Loop Road per Map Book 11, Page 144, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence continue coincident with said South boundary, S 89°22'14" W a distance of 610.16 feet to a point marking the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 2; thence departing said South boundary, coincident with the West boundary of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 2, N 00°31'31" W a distance of 1000.97 feet to a point marking the Northwest corner of the South 331 feet of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 2; thence departing said West boundary, coincident with the North boundary of the South 331 feet of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 2, N 89°17'00" E a distance of 628.42 feet to a point coincident with the aforesaid West Maintained Right-of-way boundary of Lake Mabel Loop Road; thence departing said North boundary, coincident with said West Maintained Right-of-way boundary for the following eleven (11) course: 1.) S 00°20'50" W a distance of 83.69 feet; 2.) thence S 00°08'57" W a distance of 100.00 feet; 3.) thence S 01°03'57" W a distance of 100.01 feet; 4.) thence S 01°28'01" W a distance of 100.01 feet; 5.) thence S 00°19'16" W a distance of 100.00 feet; 6.) thence S 00°22'42" W a distance of 100.00 feet; 7.) thence S 00°22'42" W a distance of 100.00 feet; 8.) thence S 00°22'42" W a distance of 100.00 feet; 9.) thence S 00°22'42" W a distance of 100.00 feet; 10.) thence S 00°19'16" W a distance of 100.00 feet; 11.) thence S 00°21'56" W a distance of 18.44 feet to the POINT OF BEGINNING.

Containing an area of 619675.01 square feet, 14.226 acres, more or less.

TOGETHER WITH

BEGIN at a point marking the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 2, S 89°22'14" W a distance of 4.17 feet to a point coincident with the East Maintained Right-of-way boundary of Lake Mabel Loop Road per Map Book 11, Page 144, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence departing said South boundary, coincident with said East Maintained Right-of-way boundary for the following five (5) courses: 1.) N 00°19'48" E a distance of 1.24 feet; 2.) thence N 00°22'42" E a distance of 16.41 feet; 3.) thence N 00°12'23" E a distance of 100.00 feet; 4.) thence N 00°22'42" E a distance of 100.00 feet; 5.) thence N 00°15'50" E a distance of 79.60 feet to a point coincident with the East boundary of the Northeast 1/4 of said Section 2; thence departing said East Maintained Right-of-way boundary, coincident with said East boundary, S 00°30'54" E a distance of 297.21 feet to the POINT OF BEGINNING.

Containing an area of 627.54 square feet, 0.014 acres, more or less.

Legal Description

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Parcel 27-29-01-000000-013000: As Written by SurvTech Solutions

A parcel of land being the Northwest 1/4 of the Northeast 1/4, and a portion of the North 1/2 of the Northwest 1/4, of Section 1, Township 29 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

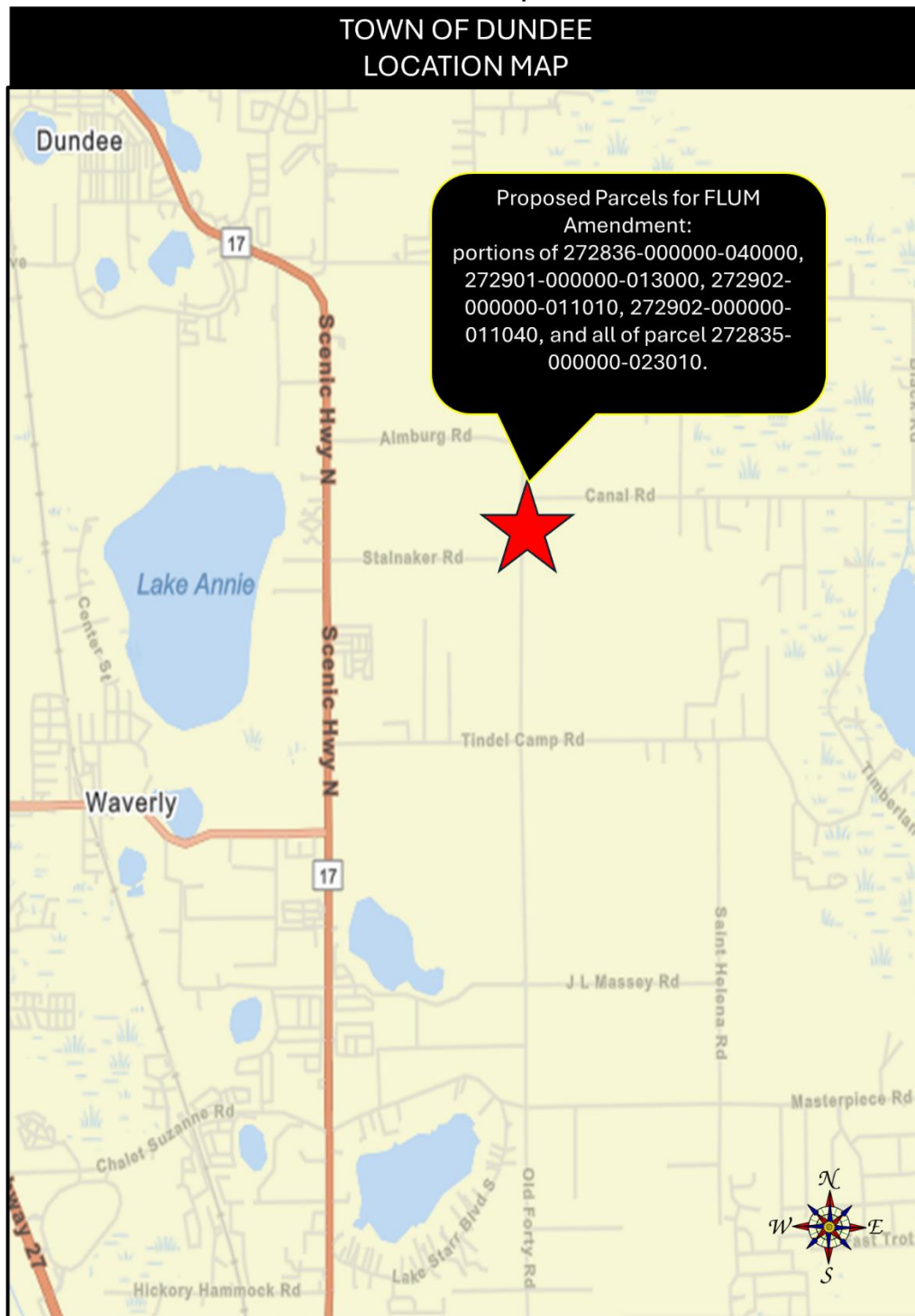
COMMENCE at a point marking the Northwest corner of the Northwest 1/4 of Section 1, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the West boundary of the Northwest 1/4 of said Section 1, S 00°30'54" E a distance of 1029.88 feet to a point coincident with the East Maintained Right-of-way boundary of Lake Mabel Loop Road per Map Book 11, Page 144, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence departing said West boundary, coincident with said East Maintained Right-of-way boundary for the following eleven (11) courses: 1.) N 00°15'50" E a distance of 20.40 feet; 2.) thence N 00°33'01" E a distance of 100.00 feet; 3.) thence N 00°15'50" E a distance of 100.00 feet; 4.) thence N 00°26'09" E a distance of 100.00 feet; 5.) thence N 00°19'16" E a distance of 100.00 feet; 6.) thence N 00°26'09" E a distance of 100.00 feet; 7.) thence N 00°15'50" E a distance of 100.00 feet; 8.) thence N 00°29'35" E a distance of 100.00 feet; 9.) thence N 00°19'16" E a distance of 100.00 feet; 10.) thence N 00°53'39" E a distance of 100.00 feet; 11.) thence N 01°30'16" E a distance of 81.91 feet to a point coincident with the South Maintained Right-of-way boundary of Canal Road per Map Book 2, Page 4, of the Public Records of Polk County, Florida; thence departing said East Maintained Right-of-way boundary, coincident with said South Maintained Right-of-way boundary for the following fifty-two (52) courses: 1.) N 41°52'56" E a distance of 1.31 feet; 2.) thence N 44°56'11" E a distance of 5.00 feet; 3.) thence N 49°42'38" E a distance of 4.89 feet; 4.) thence N 54°41'55" E a distance of 5.11 feet; 5.) thence N 59°26'17" E a distance of 5.00 feet; 6.) thence N 64°22'02" E a distance of 5.00 feet; 7.) thence N 69°15'50" E a distance of 5.00 feet; 8.) thence N 74°04'10" E a distance of 5.00 feet; 9.) thence N 78°52'30" E a distance of 5.00 feet; 10.) thence N 83°40'50" E a distance of 5.00 feet; 11.) thence N 07°46'57" E a distance of 1.05 feet; 12.) thence S 89°21'58" E a distance of 31.97 feet; 13.) thence S 80°13'51" E a distance of 9.14 feet; 14.) thence N 89°48'11" E a distance of 100.00 feet; 15.) thence N 89°55'03" E a distance of 100.00 feet; 16.) thence N 89°31'00" E a distance of 100.00 feet; 17.) thence N 89°34'26" E a distance of 100.00 feet; 18.) thence N 89°27'33" E a distance of 100.00 feet; 19.) thence N 89°41'18" E a distance of 100.00 feet; 20.) thence N 89°51'37" E a distance of 100.00 feet; 21.) thence N 89°44'45" E a distance of 100.00 feet; 22.) thence N 89°41'18" E a distance of 100.00 feet; 23.) thence N 89°31'00" E a distance of 100.00 feet; 24.) thence N 89°24'07" E a distance of 100.00 feet; 25.) thence N 89°27'33" E a distance of 100.00 feet; 26.) thence N 89°34'26" E a distance of 100.00 feet; 27.) thence N 89°31'00" E a distance of 100.00 feet; 28.) thence N 89°37'52" E a distance of 100.00 feet; 29.) thence N 89°51'37" E a distance of 100.00 feet; 30.) thence N 89°20'41" E a distance of 100.00 feet; 31.) thence N 89°20'41" E a distance of 100.00 feet; 32.) thence N 89°51'37" E a distance of 100.00 feet; 33.) thence N 89°44'45" E a distance of 100.00 feet; 34.) thence N 89°41'18" E a distance of 100.00 feet; 35.) thence N 89°41'18" E a distance of 100.00 feet; 36.) thence N 89°51'37" E a distance of 100.00 feet; 37.) thence N 89°31'00" E a distance of 100.00 feet; 38.) thence N 89°34'26" E a distance of 100.00 feet; 39.) thence S 89°54'38" E a distance of 100.00 feet; 40.) thence N 89°51'37" E a distance of 100.00 feet; 41.) thence N 89°34'26" E a distance of 100.00 feet; 42.) thence N 89°44'45" E a distance of 100.00 feet; 43.) thence N 89°17'15" E a distance of 100.00 feet; 44.) thence N 89°41'18" E a distance of 100.00 feet; 45.) thence N 89°37'52" E a distance of 100.00 feet; 46.) thence N 89°37'52" E a distance of 100.00 feet; 47.) thence N 89°31'00" E a distance of 100.00 feet; 48.) thence N 89°41'18" E a distance of 100.00 feet; 49.) thence N 89°34'26" E a distance of 100.00 feet; 50.) thence N 89°34'26" E a distance of 100.00 feet; 51.) thence S 89°51'12" E a distance of 100.00 feet; 52.) thence S 87°54'46" E a distance of 56.40

feet to a point coincident with the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 1; thence departing said South Maintained Right-of-way boundary, coincident with said East boundary, S 00°04'59" E a distance of 1304.50 feet to a point marking the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 1; thence departing said East boundary, coincident with the South boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 1, S 89°29'30" W a distance of 1313.78 feet to a point marking the Southeast corner of the North 1/2 of the Northwest 1/4 of said Section 1; thence departing said South boundary, coincident with the South boundary of the North 1/2 of the Northwest 1/4 of said Section 1, S 89°29'30" W a distance of 2632.67 feet to a point marking the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 1; thence departing said South boundary, coincident with the West boundary of the Northwest 1/4 of said Section 1, N 00°30'54" W a distance of 297.22 feet to the POINT OF BEGINNING.

Containing an area of 5178484.47 square feet, 118.882 acres, more or less.

Legal Description

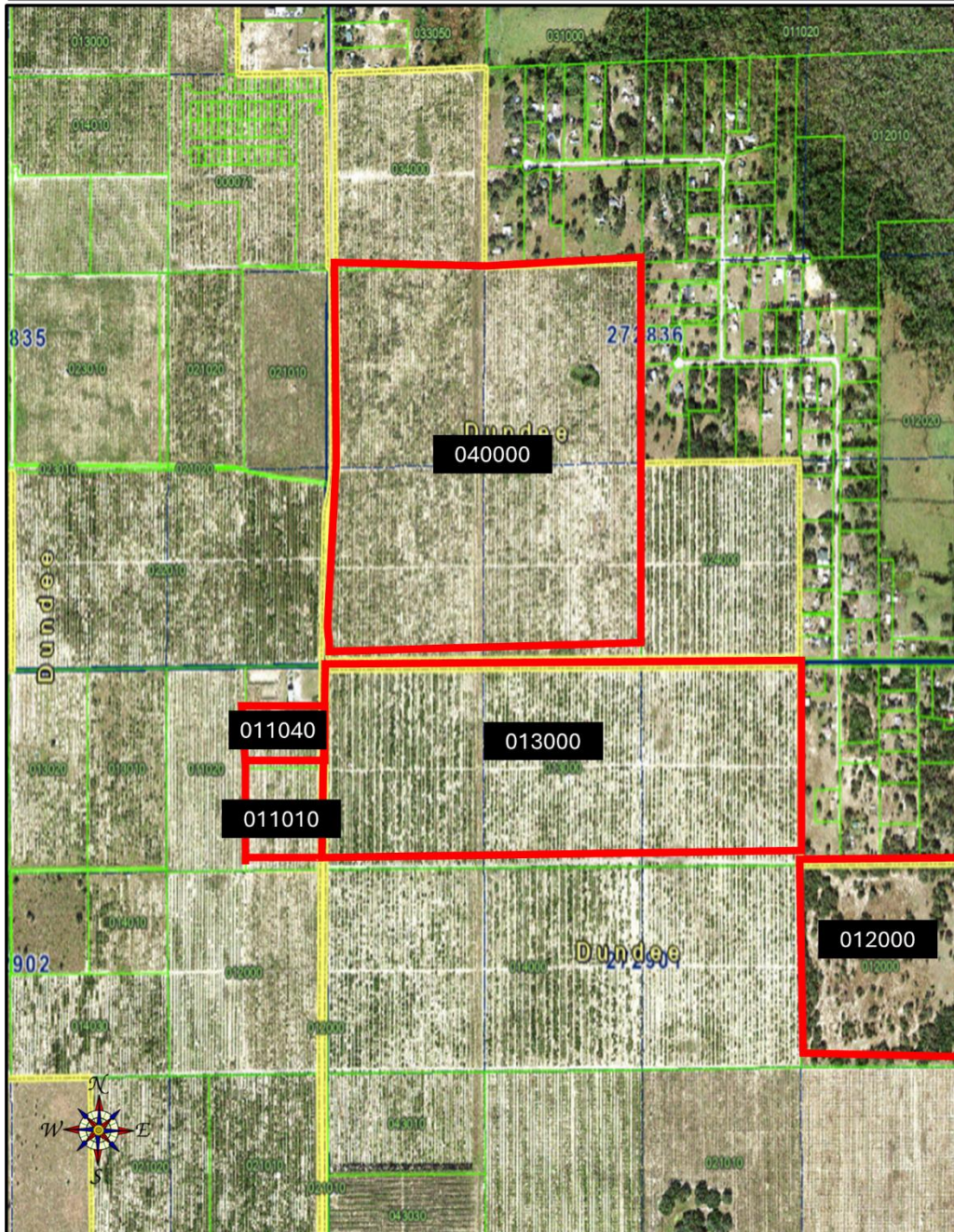
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Location Map

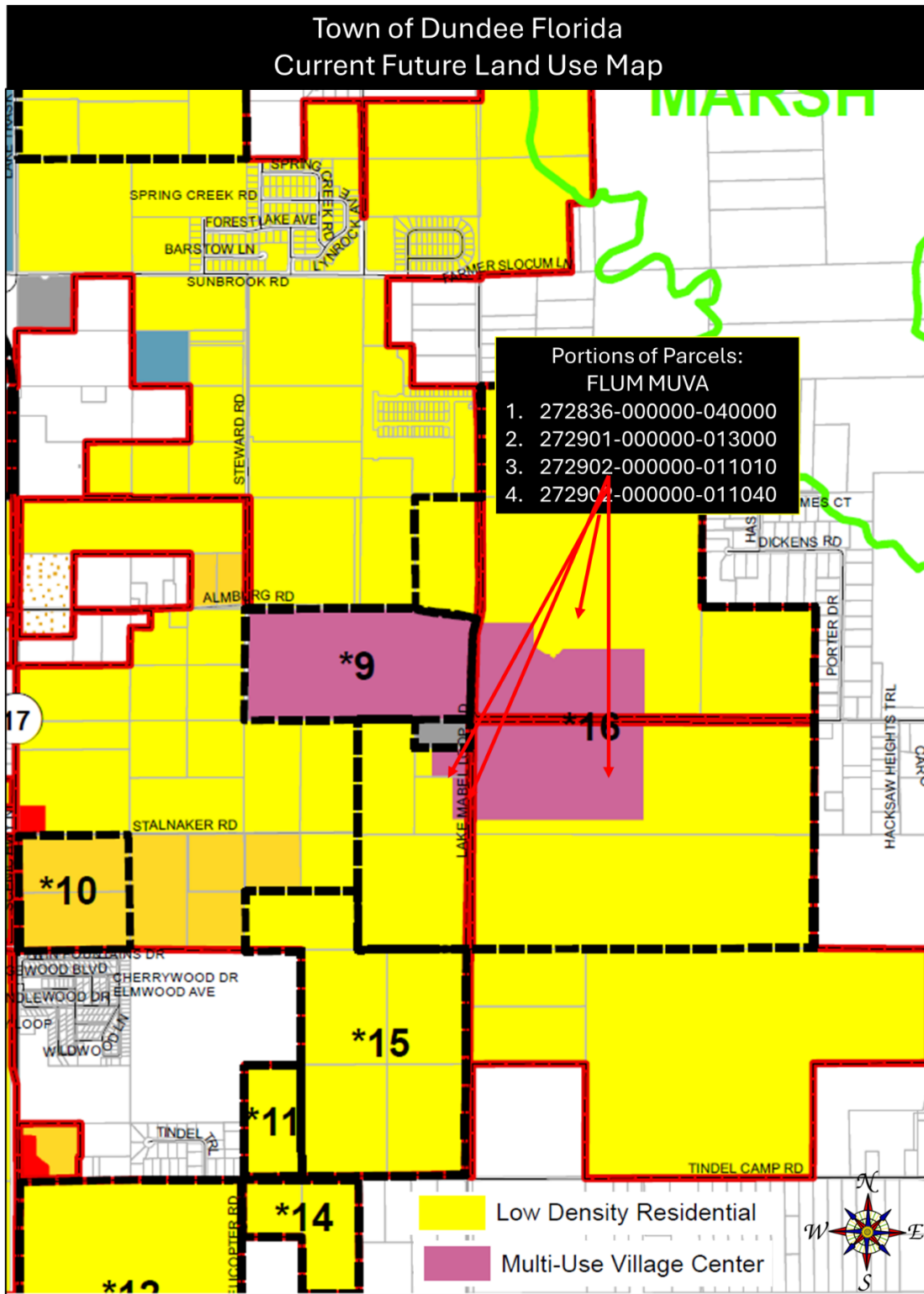
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TOWN OF DUNDEE LOCATION MAP



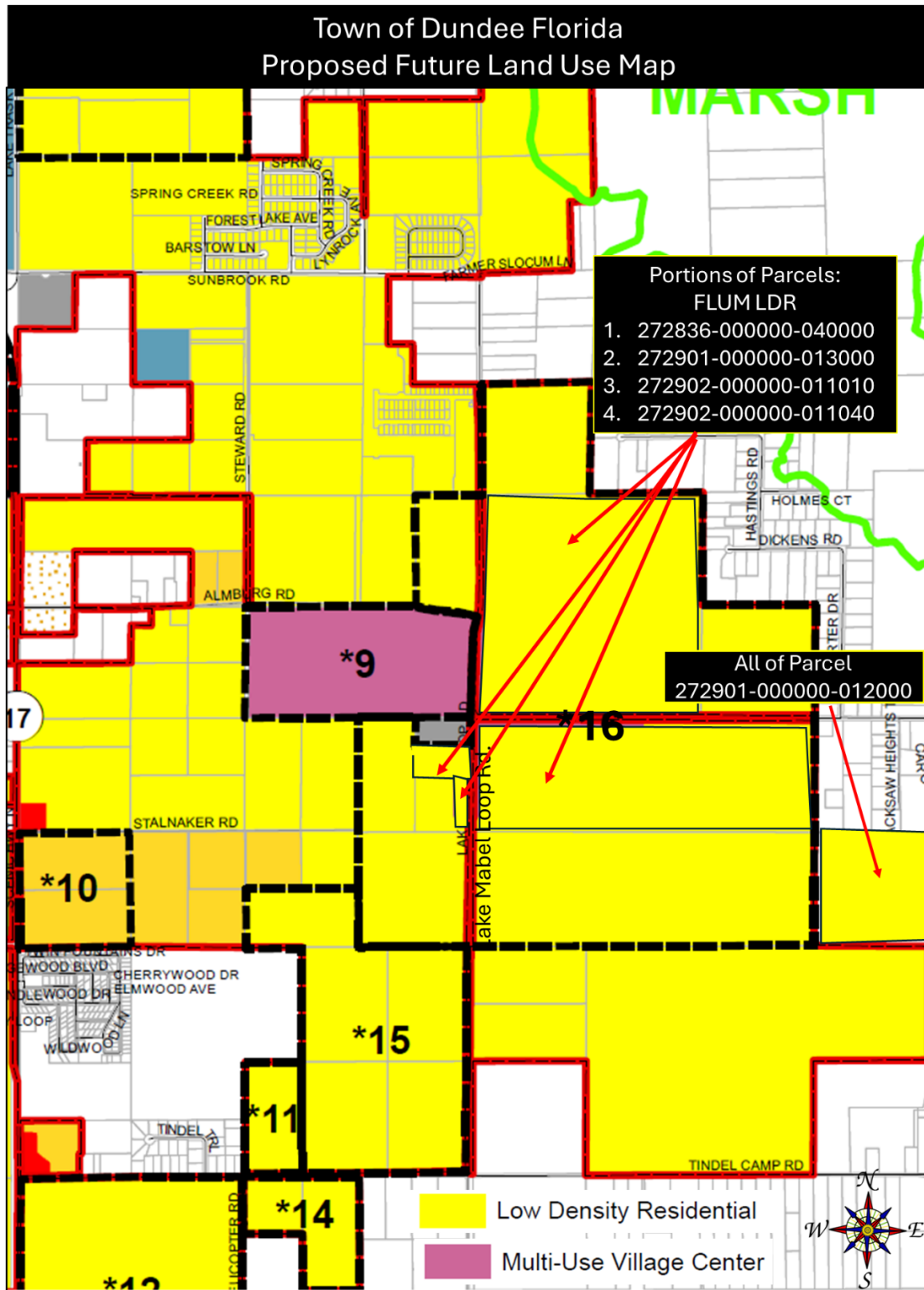
Aerial Map

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Existing FLUM Map

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Proposed Future Land Use Map