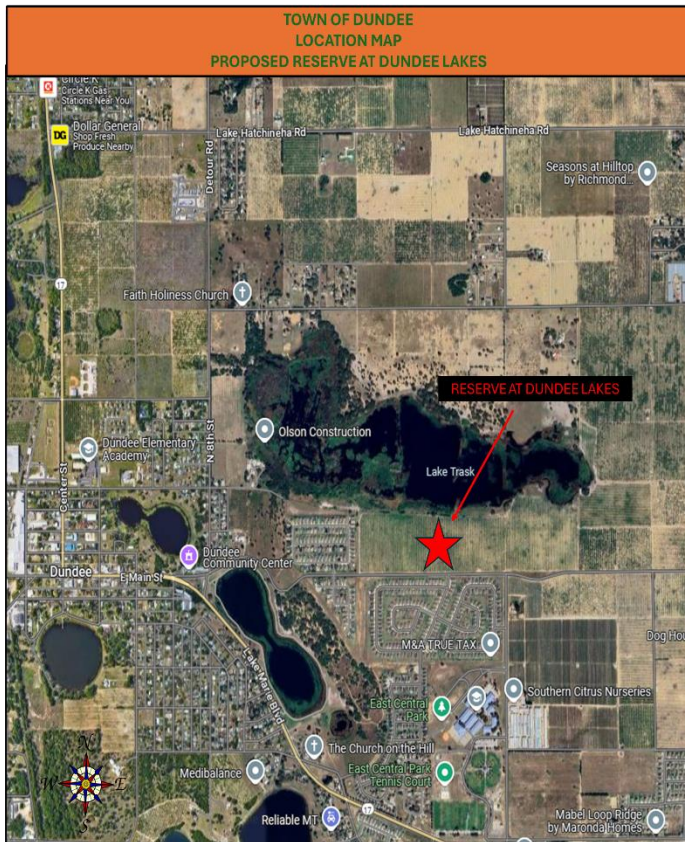
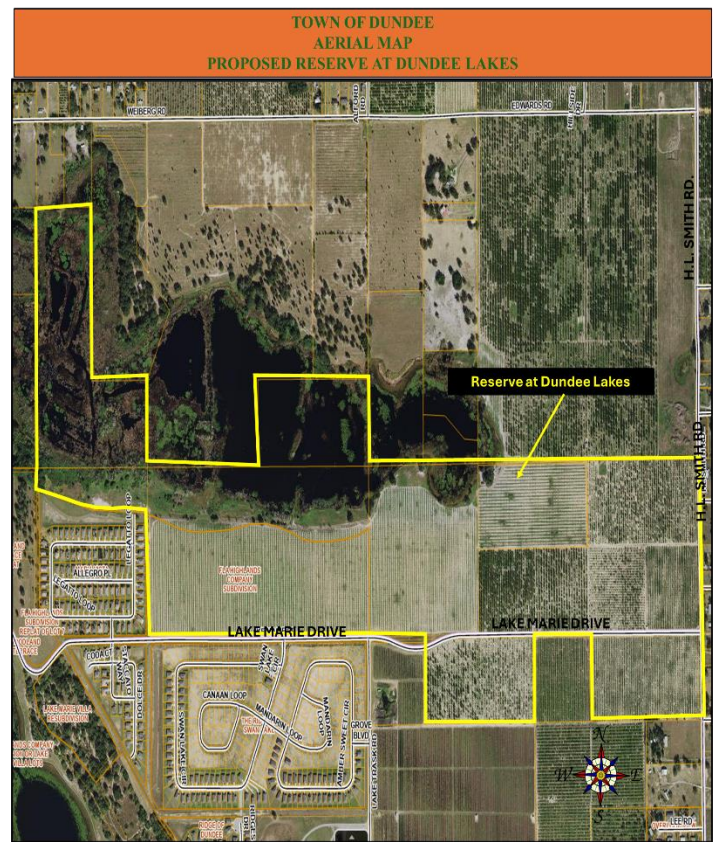


# Town of Dundee Town Commission Staff Report Reserve at Dundee Lakes Certified Subdivision Plan

<b>To:</b>	Town of Dundee Town Commission
<b>Agenda Date:</b>	April 8, 2025
<b>Department:</b>	Planning and Zoning
<b>Request:</b>	Consider the Certified Subdivision Plan (CSP) for Reserve at Dundee Lakes Subdivision Phases 1&2 (1A, 1B, 2A, and 2B)
<b>Applicant:</b>	Moshe Goldshmidt
<b>Property Owner:</b>	Dundee Reserve Holdings, LLC
<b>Location:</b>	Located west of H.L. Smith Rd., south of Weiberg Rd., east of 8 <sup>th</sup> street, north side of Lake Marie Dr. in the Town of Dundee
<b>Area Size &amp; Parcel Number(s)</b>	211.69 +/-, 272822-000000-022010, 272822-000000-041050, 272823-000000-044010, 272826-000000-013010, 272826-000000-031030, 272826-000000-033000, 272827-000000-011000, 272827-000000-031010, and 272827-835500-000010
<b>Staff Recommendation (DRC):</b>	Approval
<b>Prepared By:</b>	Lorraine Peterson, Development Director



**LOCATION MAP**



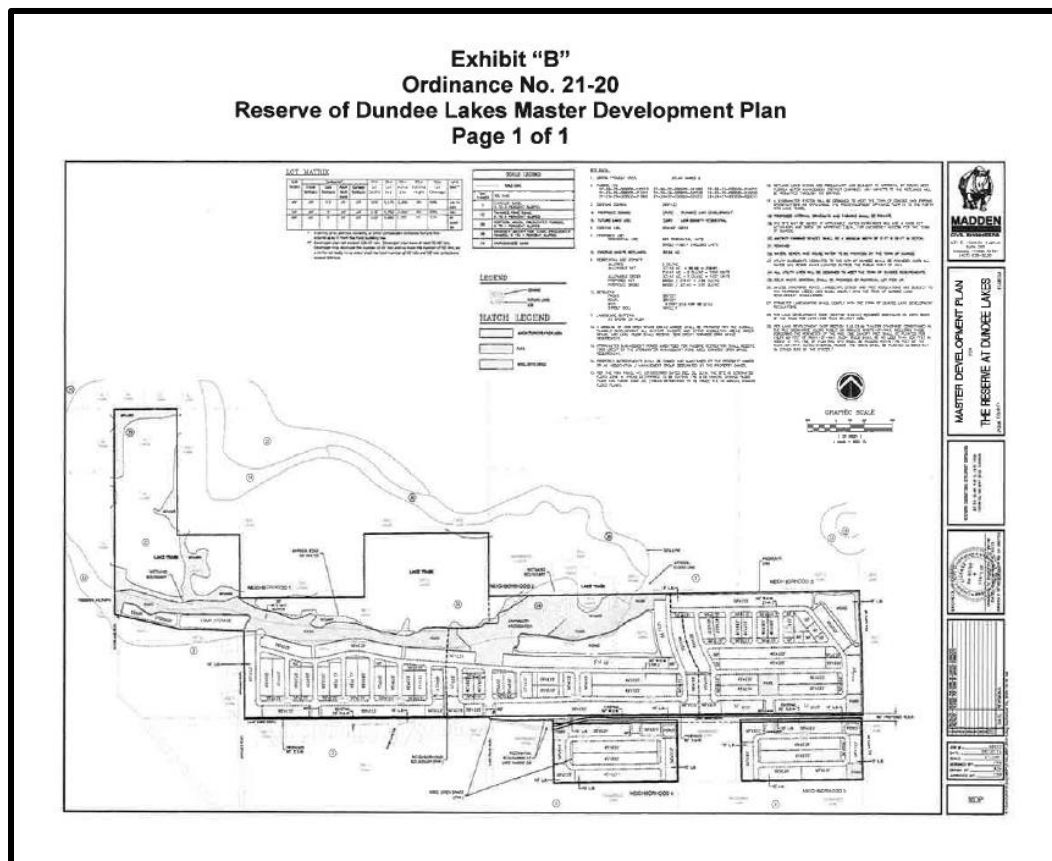
**AERIAL MAP**

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**BACKGROUND**

The Applicant, Moshe Goldshmidt on behalf of Dundee Reserve Holdings, LLC is requesting approval of the Certified Subdivision Plan (CSP) for Reserve at Dundee Lakes Subdivision Phases 1&2 (1A, 1B, 2A, and 2B). The proposed subdivision is located on 211.69 +/- acres of land and is located west of H.L. Smith Rd, south of Weiberg Rd., east of 8<sup>th</sup> street, and on the north and south side of Lake Marie Dr., further described as parcels: 272822-000000-022010, 272822-000000-041050, 272823-000000-044010, 272826-000000-013010, 272826-000000-031030, 272826-000000-033000, 272827-000000-011000, 272827-000000-031010, and 272827-835500-000010. The property has a Future Land Use of Low Density Residential (LDR) and a Zoning designation of Planned Unit Development-Residential (PUD-R).

The proposed project includes 412 single-family units and 131.23 +/- acres of open space (90.38 +/- acres required) to be owned and maintained by the Homeowners Association (HOA). The Town Commission approved the Master Development Plan (MDP) for the Planned Unit Development on September 28, 2021.



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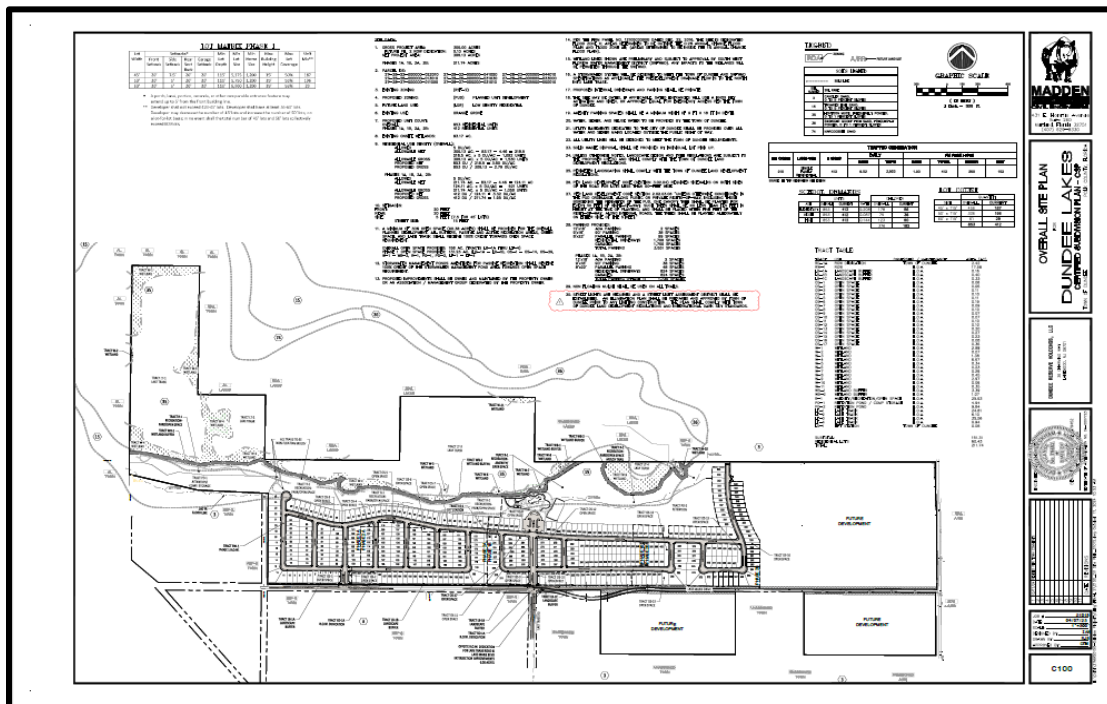
**CERTIFIED SUBDIVISION PLAN**

Per Section 7.01.07 of the Land Development Code, the purpose of the Certified Subdivision Plan (CSP) is to allow town staff to perform a technical review of all proposed site improvements and serves as the basis upon which the final plat is prepared. Upon approval of CSP, the applicant may proceed with permitting for installation of improvements, including:

- tree removal
- clearing and grubbing
- installation of streets and utilities
- installation of stormwater management systems.

Certified subdivision plans remain valid for one year from the date of approval. No residential building permit shall be issued until the final plat has been accepted by the Town and recorded with the Clerk of the Circuit Court for Polk County, except where approval has been given for residential units as models. Final certificates of occupancy for models shall not be issued until the final plat has been accepted by the town and recorded in the public records for Polk County.

The Overall Site Plan portion of the proposed Certified Subdivision Plan for the Reserve at Dundee Lakes can be seen below.



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**POTABLE WATER AND WASTEWATER**

Reserve at Dundee Lakes has 306 ERC's (Equivalent Residential Connection), the certificates were renewed on August 29, 2024, in the amount of 33,048.00.

$$306 \times 360 = 110,160 \text{ GPD}$$

***Equivalent residential connection (ERC)*** shall mean a unit of measurement of water and wastewater service used to determine water and wastewater service capacity usage and connection fees for new development/improvement, which reduces all classes of utility system users to a common denominator, such as a standard single-family dwelling unit. **One ERC equates to 360 gallons per day (GPD) of water used and 270 GPD of wastewater generated.** The ERCs for a new user of the Town of Dundee-owned water and/or wastewater system shall be determined by the Town of Dundee as the method by which a new user pays the fair share of the costs for the new use.

Estimated Demand is as follows:

Table 1

Permitted Intensity 211.74 +/- acres	Maximum Permitted in PUD-R <b>PUD-R@5 units/acres=1,059 units</b>	Proposed Permitted in PUD-R <b>PUD- R@1.95units/acres=412 units</b>
Potable Water Consumption	1,059 X 360 = <b>381,240 GPD</b>	412 X 360 = <b>148,320 GPD</b>
Wastewater Generation	1,059 X 270 = <b>285,930 GPD</b>	412 X 270 = <b>111,240 GPD</b>

*ERC's 306X360=110,160 GPD (305 SF D/U), need 148,320 GPD (412 SF D/U) leaving a deficit of 38,160 GPD/107units*

**ROADWAYS/TRANSPORTATION NETWORK**

Estimated Demand is as follows:

Table 2

Permitted Intensity 211.74+/- acres	Maximum Permitted in PUD-R <b>PUD-R @ 5 units/acres= 1,059 units</b>	Proposed Permitted in PUD-R <b>PUD-R @1.95 units/acres = 412 units</b>
Average Annual Daily Trips (AADT)	1,059 X 7.81 = <b>8,271 AADT</b>	412 X 7.81 = <b>3,218 AADT</b>
PM Peak Hour Trip	1,059X 1.00= <b>1,059 PM Peak</b>	412 X 1.00 = <b>412 PM Peak</b>

*Source: Polk TPO April 8, 2022 -ITE Code 210-Single Family Detached rate per unit 7.81 AADT and 1.00 AADT PM Peak Hour*

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Available Capacity is as follows:

*Table 3 Roadway Link Concurrency*

Link #	Road Name	Functional Classification	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5- Year Peak Hr. Projected LOS
8212N	H.L. Smith Road (Lake Mabel Loop Rd. to CR 542/Hatchineha Rd.)	Rural Minor Collector	C	667	D	C
8212S			C	661	D	C
8218E	SR 17 (Scenic Highway) to H.L. Smith Road	Urban Collector	C	713	E	C
8218W			C	710	E	C

Source: Polk Transportation Planning Organization-2023 Roadway Network Database

### **STREET NAMES**

According to section 7.01.07 11 (A) (2) C of the Land Development Code the Town Commission shall have the authority to approve or disapprove any street name, listed below are the proposed street name for the subdivision.

-Seashell Ave.  
-Sandstone Ave.  
-Oak Blossom Way  
-Peach Street

-Lily Lane  
-Great Oaks Road  
-Hollow Drive

-Bush Court  
-Red Oak Dr.  
-Pebble Way

### **PUBLIC SCHOOLS**

Name of School	Proposed Use Estimated Demand	% Capacity 2024-2025 School Year	Available Seats	Average Driving Distance from Subject Site
Elbert Elementary School (zoned)	86			6.6 ± miles driving distance
Dension Middle School (zoned)	36			7.5± miles driving distance
Haines City Senior High School (zoned)	59			7.6± miles driving distance

Source: Polk County School Board

School Concurrency letters are valid for 18 months

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**CONDITIONS**

Please see conditions in Resolution 25-09 (attached).

**DEVELOPMENT REVIEW COMMITTEE**

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Certified Subdivision Plan for Reserve at Dundee Lakes Phases 1 and 2 on the basis of the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the request by the applicant Moshe Goldshmidt on behalf of Dundee Reserve Holdings, LLC is compatible with surrounding land uses and general character of the area, is consistent with the Town of Dundee Comprehensive Plan and Land Development Code, and therefore recommends **approval of Reserve and Dundee Lakes Phases 1 and 2(1A, 1B, 2A and 2B) Certified Subdivision Plan (CSP).**

DRC Team:

TOD Fire Chief- Chief Joseph Carbon

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- Seth Claytor of Boswell & Dunlap, LLP

**TOWN COMMISSION REVIEW**

Following its own review, the Town Commission shall either approve the CSP or disapprove with reasons stated. Should any adverse review comment or recommendation be made by the Town Commission which may require a revision of the proposed CSP, the necessary revisions may be made for reconsideration at the applicable step within the review process.



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**MOTION OPTIONS:**

1. I move the Town Commission **approve Resolution 25-09**, a resolution for the Certified Subdivision Plan of Reserve at Dundee Lakes Phases 1 and 2 Subdivision, a request by the applicant Moshe Goldshmidt on behalf of Dundee Reserve Holdings, LLC.
2. I move the Town Commission **approve with conditions Resolution 25-09**, a resolution for the Certified Subdivision Plan of Reserve at Dundee Lakes Phases 1 and 2 Subdivision, a request by the applicant Moshe Goldshmidt on behalf of Dundee Reserve Holdings, LLC.
3. I move the Town Commission **deny Resolution 25-09**, a resolution for the Certified Subdivision Plan of Reserve at Dundee Lakes Phases 1 and 2 Subdivision, a request by the applicant Moshe Goldshmidt on behalf of Dundee Reserve Holdings, LLC.

Attachments:

Resolution 25-09

Developers Agreement

Water Allocation Agreement

# Town of Dundee Town Commission Staff Report Reserve at Dundee Lakes Certified Subdivision Plan

**LOT METRIC PHASE 1**

LOT	Front Setback	Side Setback	Rear Setback	Front Lot Area	Side Lot Area	Rear Lot Area	Front Building Footprint	Side Building Footprint	Rear Building Footprint	Front Coverage	Side Coverage	Rear Coverage
101	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
102	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
103	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
104	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
105	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
106	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
107	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
108	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
109	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%
110	30'	5'	30'	3,000	3,000	3,000	1,000	1,000	1,000	33%	33%	33%

\* A porch, lawn, driveway, or other comparable outdoor feature may extend up to 5' from the front building line.  
 \*\* Developer shall not exceed 425,000 sq. ft. Developer shall have at least 55,407 sq. ft. of open space. Developer may decrease the number of 40' lots and increase the number of 30' lots, on a lot-for-lot basis, to meet the total number of 40' lots and 30' lots collectively equal 425,000 sq. ft.

- NOTES:**
1. EXISTING PROJECT AREA: 306,000 ACRES. EXISTING IN A ZONING DESIGNATION: 0.12 ACRES. LOT PROJECT AREA: 306,000 ACRES. (TRACTS 1A, 1B, 2A, 2B)
  2. PAVEMENT: 27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1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