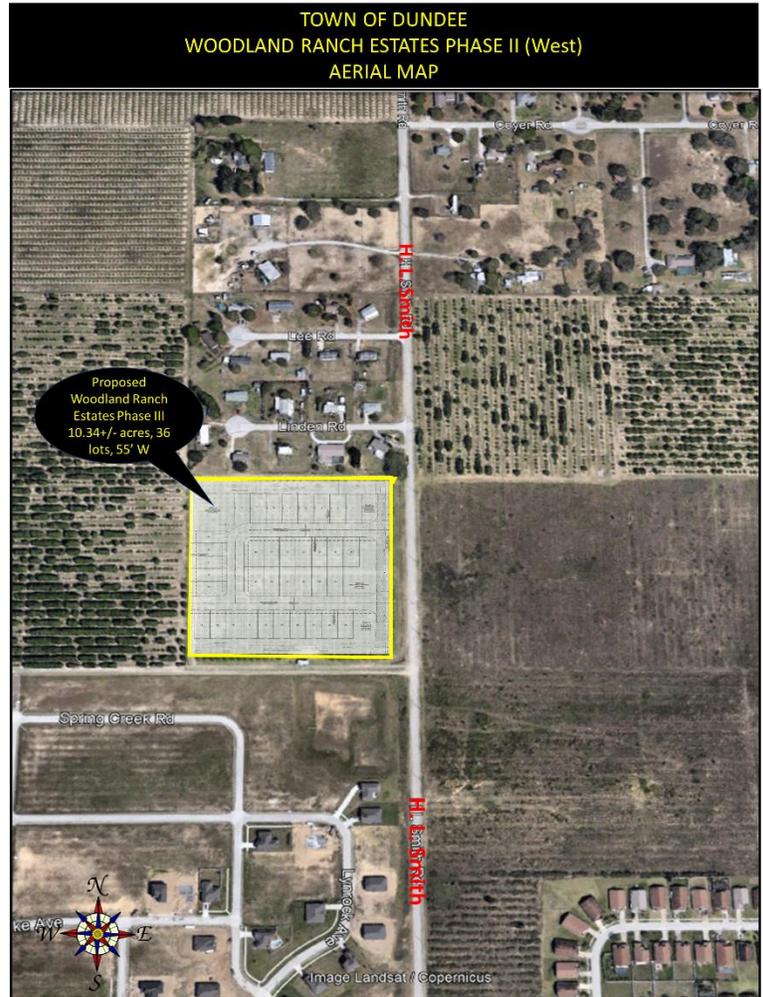
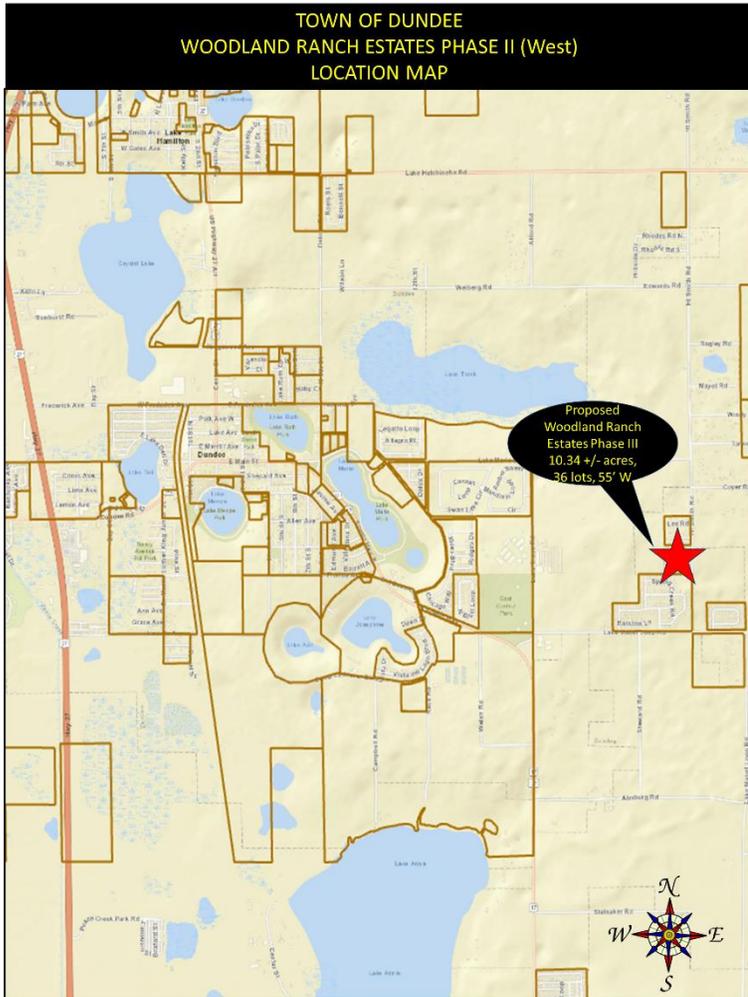


**Town of Dundee  
Town Commission Staff Report  
Woodland Ranch Estates Phase 2 (West)  
Final Plat**

<b>To:</b>	Town of Dundee Town Commission
<b>Agenda Date:</b>	February 10, 2026
<b>Department:</b>	Planning and Zoning
<b>Request:</b>	Consider Final Plat for the Woodland Ranch Estates Phase 2 (West) Subdivision
<b>Applicant:</b>	Platinum Surveying & Mapping, LLC
<b>Property Owner:</b>	Woodland Ranch Estates, LLC
<b>Location:</b>	Located in the Town of Dundee
<b>Area Size &amp; Parcel Number(s)</b>	10.33 +/- acres, Parcels: 272826-000000-023020
<b>Staff Recommendation (DRC):</b>	Approval
<b>Prepared By:</b>	Lorraine Peterson, Development Service Director



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**BACKGROUND**

The Applicant, Kenneth Thompson, PLS with Platinum Surveying & Mapping, LLC is requesting approval of the Final Plat for Woodland Ranch Estates Phase 2 (West) Subdivision a 10.33 +/- acres of land located east of Highway 17, west side of H.L. Smith Rd., south of Coyer Rd., and north of Farmer Slocum Ln. in the Town of Dundee, further described as parcels: 272826-000000-023020 . The parcels have a Future Land Use of Medium Density Residential and Zoning of Moderate-Density Single Family Residential (RSF-3) and consist of 36 Single Family dwelling units.

**FINAL PLAT**

Per Section 7.01.08 of the Land Development Code, the intent of the Final Plat is to establish a legal record of the plat. Whenever the provisions of this Code have been complied with and while the approval of the certified subdivision plan is in effect, the applicant shall submit the final plat for approval and recording. The final plat shall conform substantially to the approved CSP and, at the option of the subdivider, may constitute only that portion or phase of the approved CSP which is proposed to be recorded at that time. Upon approval of the final plat, the applicant may proceed with obtaining building permits within the subdivision and the plat shall be forwarded by the town clerk to the Board of County Commissioners of Polk County for review and approval in accordance with county procedures. The original plat shall then be submitted to the clerk of the circuit court for recording within the public records of Polk County.

Per Section 7.01.13 of the Land Development Code, approval of the final plat shall not constitute acceptance of any area or facilities offered by said plat for dedication to the Town of Dundee. The Town Commission shall not accept dedication of required improvements nor release nor reduce a performance bond until the town is satisfied that all required improvements have been properly completed and until the engineer or subdivider has certified, through submission of a detailed "as-built" survey plat of the subdivision indicating location dimensions, materials, and other information required by the Town, that the layout of the line and grade of all public improvements is in accordance with construction plans for the subdivision and that a title insurance policy has been furnished to and approved by the Town attorney indicating that the improvements shall have been completed, are ready for dedication to the Town and are free and clear of all liens and encumbrances. Upon such approval and recommendation, the Town Commission shall thereafter accept the improvements for dedication in accordance with the established procedure.

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**FINAL PLAT COMMENTS**

As required, the Final Plat is substantially similar to the Certified Subdivision Plan (CSP). The applicant submitted all required materials, which were reviewed by the Town staff. The applicant is requesting to bond the outstanding site development improvements.

Consistent with Section 7.01.08 of the LDC, the applicant is requesting the Town Commission's approval of the Final Plat for Woodland Ranch Estates Phase 2 (West) Subdivision with the conditions as outlined in Resolution 26-04.

**CONCURRENCY**

Potable Water-250x36 d/u=9,000 gpd (Phase 2(West) 1 well=10,200 gpd)  
-250x308 d/u= 77,000 gpd (Phase 1(East) 1 well 40,800 gpd)

**This leaves an overall deficit of 35,000 gpd for the entire project**

Waste Water- 200x36 d/u=7,200gpd

Solid Waste- Polk County 65yrs. Available

Transportation-signed off by transportation consultant

Polk County Schools: Letter dated January 8, 2025  
Elementary-5 seats 36 units  
Middle- 3 seats 36 units  
High School-6 seats 36 units

**CONDITIONS**

Approval upon completion of Legal Review and Approval.

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**DEVELOPMENT REVIEW COMMITTEE**

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Final Plat for Woodland Ranch Estates Phase 1 (East) submitted by Kenneth Thompson 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 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

**MOTION OPTIONS:**

1. I move the Town Commission **approve Resolution 26-04**, a resolution for the Final Plat of Woodland Ranch Estates Phase 2 (West) Subdivision, a request by the applicant Platinum Survey & Mapping, LLC.
2. I move the Town Commission **approve with conditions Resolution 26-04**, a resolution for the Final Plat of Woodland Ranch Estates Phase 2 (West) Subdivision, a request by the applicant Platinum Survey & Mapping, LLC.
3. I move the Town Commission **deny Resolution 26-04**, a resolution for the Final Plat of Woodland Ranch Estates Phase 2 (West) Subdivision, a request by the applicant Platinum Survey & Mapping, LLC.

Attachments:

Woodland Ranch Estates Phase 2 (West) Plat

Developers Agreement

Water Allocation Agreement

Concurrency Certification

Resolution 26-04

Land Use Transition Well Letter-Tracy Mercer

