



**TOWN OF DUNDEE
REQUEST FOR PARKS AND RECREATION FOR SUBDIVISION**

TO: Town of Dundee Town Commission

PREPARED BY: Lorraine Peterson, Development Services Director

AGENDA DATE: February 10, 2026

REQUESTED ACTION: **RESOLUTION 26-05: CONSIDER REQUEST FOR PARKS AND RECREATION FOR PROPOSED CALDWELL RIDGE SUBDIVISION**

BACKGROUND:

Section 6.03.01(A) of the Town of Dundee Land Development Code (LDC) requires an equitable dedication of land for public park uses, credit for privately owned recreation spaces, or fee(s) in lieu thereof to ensure compliance with all concurrency management provisions of the article, the Town Code, and the Town of Dundee Comprehensive Plan.

The standards and requirements set forth by Section 6.03.01(A) of the LDC are intended to implement the policies set forth by the recreation and open space element of the Town of Dundee Comprehensive Plan. To meet the Town's level of service standard (LOS) requirement of four and one-half acres of land for parks and recreation for each 1,000 persons residing in the Town, the LOS equals 0.0116 acres per dwelling unit.

Pursuant to Section 6.03.01(A)1d of the LDC, if it is demonstrated at the conceptual plan submission stage by the developer to the satisfaction of the Town Commission that no park or recreation facility can be located in whole or in part within the proposed development to serve the immediate and future needs of the residents of the development, than the Town Commission shall determine whether to pursue a land dedication or require the payment of a fee in lieu thereof, after consideration of the following:

1. Topography, vegetation, hydrology, access and location of land in the development available for dedication;
2. Whether there is a site of at least five acres or larger with a shape and natural features adaptive to passive or active recreation.

3. The availability of potential alternate park land in a location substantially benefiting the development or the location of park land owned by the town that substantially benefits the development; and
4. Consistency with the comprehensive plan and the park and recreation plan.

The Town Commission shall review the concept plan for the proposed project and determine if the applicant's request to address the required parkland dedication meets the requirements of the Town's Code.

APPLICANT'S REQUEST:

Raysor Ventures, LLC on behalf of W&G Groves, LLC are completing the subdivision approval process for an approximately 24 +/- acres proposed subdivision currently known as Caldwell Ridge located on the southwest corner of Hatchineha Road and Caldwell Drive, west of Tyner Road, south of Water Tank Road, east of HL Smith Road, Town of Dundee. The subdivision, as shown on the attached proposed plan, would include 81 single family home lots. The required 0.0116-acres per lot results in a 0.94 acre park dedication requirement. The subdivision includes 1.1 acres of park and recreation lands, which results in an excess of 0.16 acres.

The applicant requests the Town Commission to approve the following requests:

1. Credit for 1.1 acres of privately owned recreation space that would be available for public use consistent with Florida law.

REQUIREMENTS OF THE LAND DEVELOPMENT CODE:

The requirements from the Land Development Code related to parkland consideration fee, fee paid in lieu of dedication, and credit for private recreation space are outlined below.

Parkland Consideration – Section 6.03.01(A)(1)(d):

If it is demonstrated at the conceptual plan submission stage by the developer to the satisfaction of the Town Commission that no park or recreation facility can be located in whole or in part within the proposed development to serve the immediate and future needs of the residents of the development, then the Town Commission shall determine whether to pursue a land dedication or require the payment of a fee in lieu thereof, after consideration of the following:

1. Topography, vegetation, hydrology, access and location of land in the development available for dedication;
2. Whether there is a site of at least five acres or larger with a shape and natural features adaptive to passive or active recreation.

3. The availability of potential alternate park land in a location substantially benefiting the development or the location of park land owned by the town that substantially benefits the development; and
4. Consistency with the comprehensive plan and the park and recreation plan.

Fee Paid in Lieu of Land Dedication – Section 6.03.01(A)(1)(e) and (f):

Where a fee is required to be paid in lieu of land dedication, the value of the property shall be determined by a current appraisal acceptable to the town and paid for by the developer at the time of conceptual plan approval.

The money collected shall be paid to the Town of Dundee and placed in a reserve account within a special fund. The monies and accrued interest from fees paid for any given development shall be used, in the sole discretion of the Town Commission, for acquisition of parkland or for construction of capital improvements in existing parks, excluding maintenance or repair to existing facilities, in a manner that substantially benefits the development from which the money was received. If the Town Commission elects to utilize monies and accrued interest for construction of capital improvements in existing parks, such capital improvements must be necessitated by the growth in population attributable to the development.

Credit for Private Recreation Space – Section 6.03.01(A)(1)(g):

The Town Commission may grant full or partial credit for private recreation space and/or facilities pursuant to the standards established herein. Such credit shall be applied against the total dedication requirements for parks and recreation pursuant to this Code. These guidelines and standards are established in order to ensure that private recreation space and facilities provide an appropriate range of recreation opportunities for residents of proposed developments:

1. The yards, setbacks, storm water retention areas, power easements, and other open areas required by the land development code, building codes, agency regulations or public or private agreement or contract shall not be included in the computation of private recreation space.
2. The private ownership and maintenance is adequately provided by recorded written agreement, conveyance, or restrictions.
3. The use of the private recreation space and facilities is restricted for park and recreation purposes for the benefit of the residents of the subdivision or development by recorded covenant that runs with the land in favor of the future owner's property and that cannot be defeated or eliminated without the consent of the Town Commission.

4. The proposed private recreation space is reasonably adaptable for use for park and recreation purposes, taking into consideration such factors as size, shape, topography, vegetation, hydrology, access, and location.
5. Environmental preserves that have boardwalks, nature trails, water access, or other usable recreational features, may count for up to ten percent of the required dedication.

CONDITIONS OF APPROVAL:

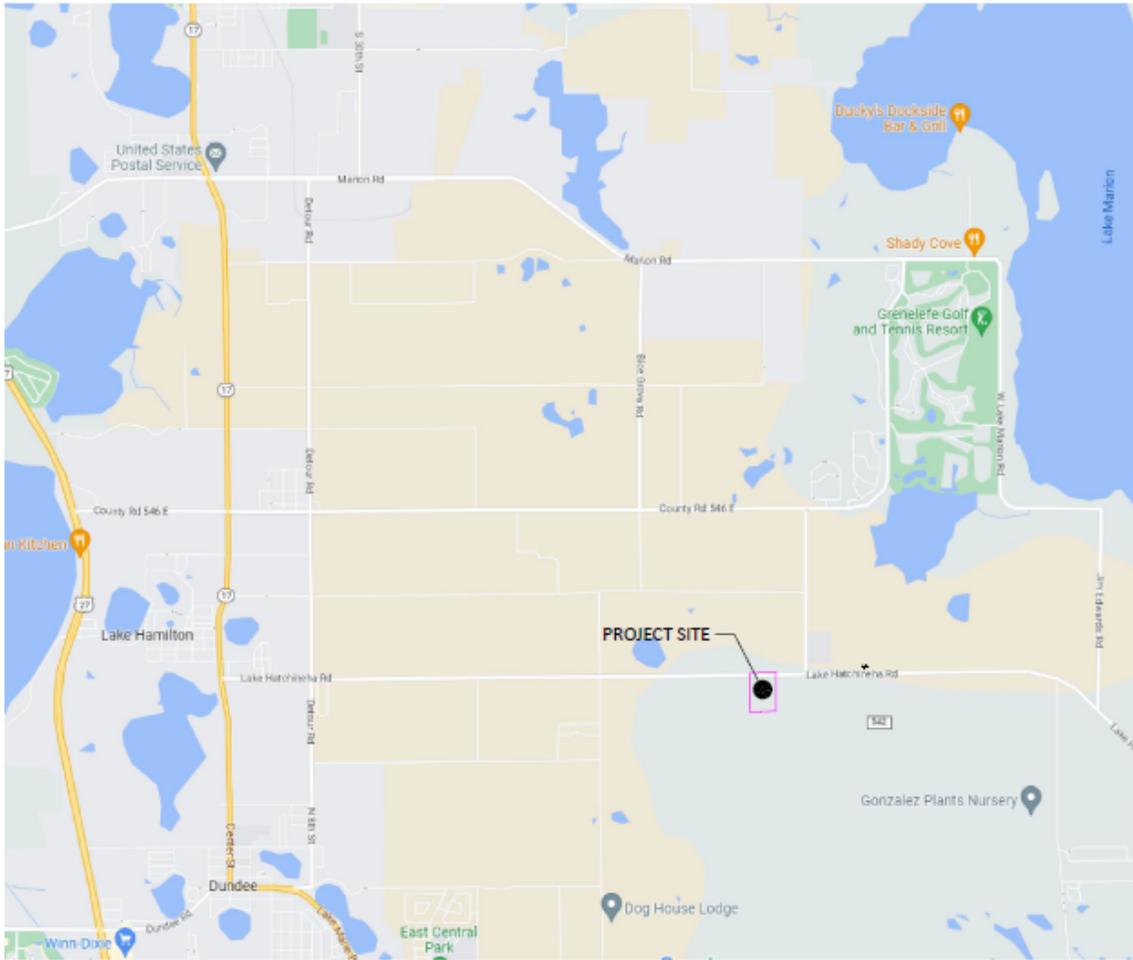
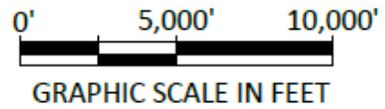
1. If at a future date phasing is proposed, park requirements are required for each phasing of the project.

MOTION OPTIONS:

1. I move **approval of Resolution 26-05**, approving the Concept Plan for recording for Caldwell Ridge Subdivision.
2. I move **approval with changes of Resolution 26-05**, approving the Concept Plan for Caldwell Ridge Subdivision.
3. I move **continuing Resolution 26-05** to a date certain.
4. I move **denial of Resolution 26-05**.

Attachments: Location Map
Applicant's Park Request letter dated April 2, 2024
Proposed Subdivision Concept Plan
Resolution 26-05

APPLANT'S LOCATION MAP



BACKGROUND IMAGERY FROM GOOGLE MAPS

DATE:
FEBRUARY 08, 2023

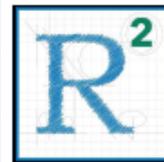
CALDWELL RIDGE SUBDIVISION

FIGURE 1

LOCATION MAP

PROJECT NUMBER:
001.003

R-SQUARED ENGINEERING, LLC
10312 BLOOMINGDALE AVE, STE. 108-367
RIVERVIEW, FL 33578



APPLICANT'S PARKS REQUEST LETTER DATED MARCH 28, 2024



10312 Bloomingdale Ave
Ste. 108-367
Riverview, FL 33578
(727) 741-3536

March 28th, 2024

Town of Dundee
Town Commissioners
202 E Main St
Dundee, FL 33838

**RE: Caldwell Ridge Subdivision
Parks and Recreation Component Letter**

Dear Mayor and Town Commissioners,

As required during the Concept Subdivision Plan review, we are providing this letter to request your approval of the Parks and Recreation component of our proposed subdivision plan. The proposed project is a single-family residential subdivision on approx. 24 acres of land which includes 81 lots, right-of-way, and dedicated Tracts for stormwater management, recreation space, lift station, and general common areas.

Pursuant to Section 6.03.01(A) of the Town of Dundee Land Development Code, all residential developments shall provide recreation area at a minimum ratio of 0.0116 acres per dwelling unit. Based on the proposed number of lots, the minimum required recreation area shall be 0.94 acres. We are proposing to meet the minimum required recreation area by providing private open play areas with a picnic bench and/or gazebo together with a fenced-in dog park. The total area of these private recreation spaces sums up to 1.1 acres, therefore, the minimum required area is exceeded.

The proposed recreation spaces are located within Tract B as depicted on the Conceptual Subdivision Plan. It is important to note that the 1.1 acres we are proposing does not include any areas within the existing utility easements nor does it include any area within the proposed stormwater management pond.

Pursuant to Section 6.03.01(A)(1)(g) of the Town of Dundee Land Development Code, "the town commission may grant full or partial credit for private recreation space and/or facilities pursuant to the standards established herein". We believe that all of the standards referenced for the private recreation space can be met with this project, therefore, we respectfully request the Town Commission to approve with full credit our proposed Parks and Recreation component.

Sincerely,
R-Squared Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Ryan A. Renardo', is written over a light blue horizontal line.

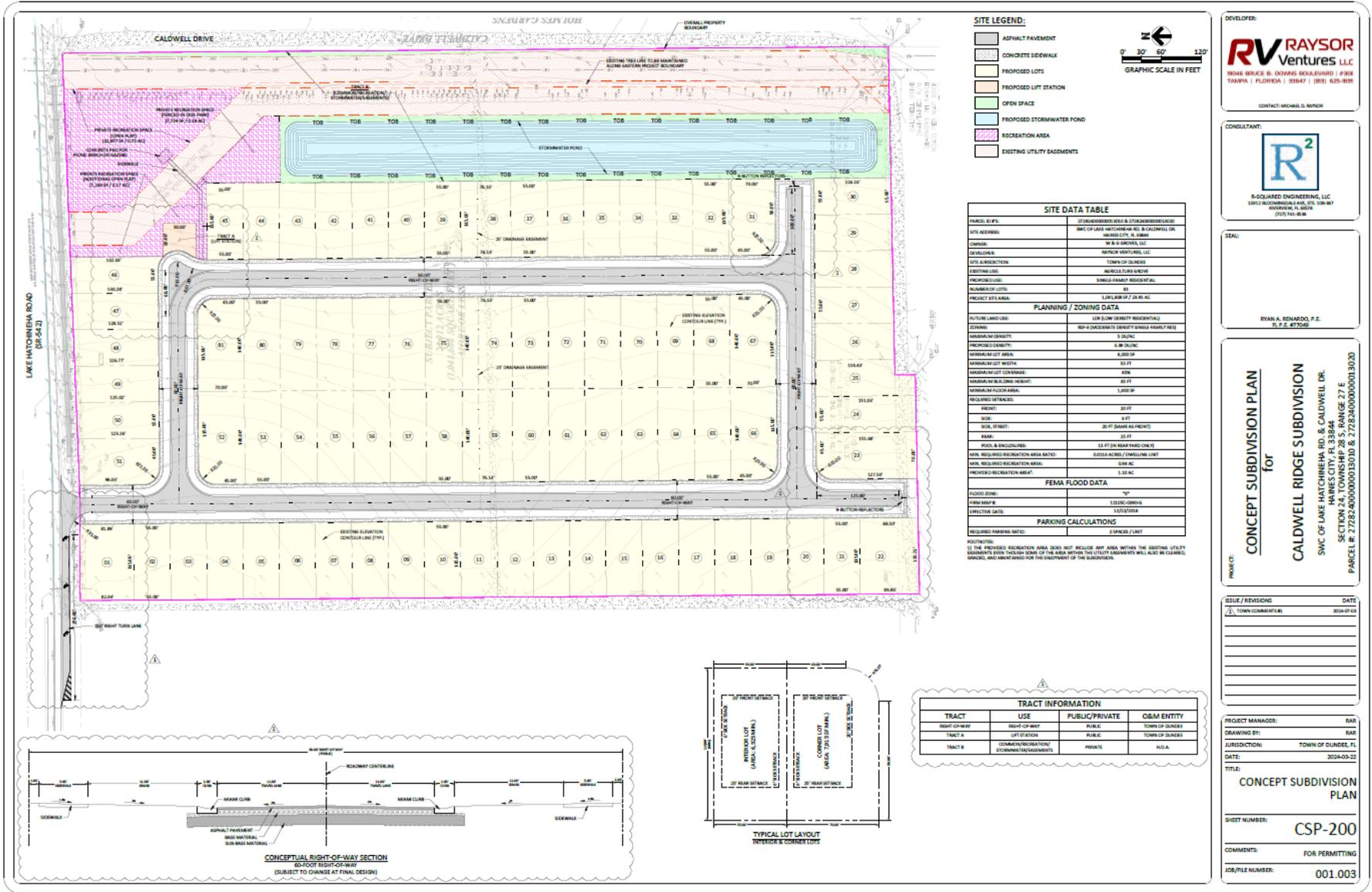
Ryan A. Renardo, P.E.
Principal
Ryan@RSquaredEng.com

Civil Engineering

Land Development

Entitlement Support

CALDWELL RIDGE CONCEPT PLAN



SITE LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED LOTS
- PROPOSED LIFT STATION
- OPEN SPACE
- PROPOSED STORMWATER POND
- RECREATION AREA
- EXISTING UTILITY EASMENTS



SITE DATA TABLE

PARCEL ID #:	27164000000000000000
SITE ADDRESS:	SWC OF LAKE HATCHNIE RD. & CALDWELL DR. HAINES CITY, FL 33844
OWNER:	W & S SQUARED, LLC
DEVELOPER:	RAYSOR VENTURES, LLC
USE SUBDIVISION:	TOWN OF DUNDEE
EXISTING USE:	MANUFACTURED HOME
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
NUMBER OF LOTS:	42
PROJECT SITE AREA:	1.06 ACRES / 45,914 AC

PLANNING / ZONING DATA

FUTURE LAND USE:	LOW DENSITY RESIDENTIAL
ZONING:	RD-9 (SINGLE-FAMILY RESIDENTIAL)
MINIMUM LOT AREA:	1.06 AC
PROPOSED DENSITY:	3.9 UNITS/AC
MINIMUM LOT WIDTH:	33.0 FT
MINIMUM LOT DEPTH:	40.0 FT
MINIMUM SIDE SETBACK:	10.0 FT
MINIMUM FRONT SETBACK:	1.00 AC
REQUIRED SETBACKS:	20.0 FT
FRONT:	20.0 FT
SIDE:	0.0 FT
REAR:	20.0 FT
MIN. REQUIRED RECREATION AREA RATE:	1.00 AC PER 100 UNITS
MIN. REQUIRED RECREATION AREA:	0.04 AC
PROVIDED RECREATION AREA:	1.00 AC

FEMA FLOOD DATA

FLOOD ZONE:	"0"
FEMA MAP #:	13030C-0004-D
EFFECTIVE DATE:	11/07/2018

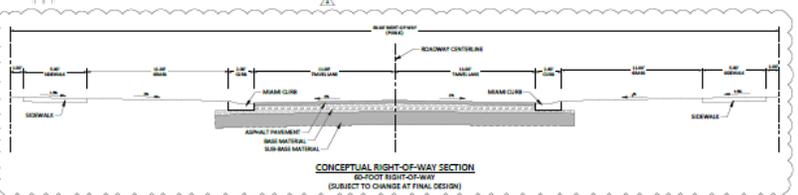
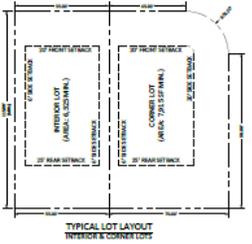
PARKING CALCULATIONS

REQUIRED PARKING RATE:	1 SPACES / UNIT
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NOTES:
 1) THE PROVIDED RECREATION AREA DOES NOT INCLUDE ANY AREA WITHIN THE EXISTING UTILITY EASMENTS FROM THE AREA WITHIN THE AREA WITHIN THE UTILITY EASMENTS WILL ALSO BE CLEARING, GRADING, AND MAINTAINED FOR THE BENEFIT OF THE SUBDIVISION.

TRACT INFORMATION

TRACT	RIGHT-OF-WAY	USE	PUBLIC/PRIVATE	CS&M ENTITY
TRACT A	RIGHT-OF-WAY	OFF-STATION	PUBLIC	TOWN OF DUNDEE
TRACT B	CONTRACT/CONVEYANCE/STORMWATER EASMENTS	PRIVATE	PRIVATE	N/A



DEVELOPER:
RV RAYSOR Ventures LLC
 19046 BRUCE B. DOWNS BOULEVARD #100
 TAMPA | FLORIDA | 33647 | (813) 625-9591
 CONTACT: MICHAEL D. BAYLOR

CONSULTANT:

R-SQUARED ENGINEERING, LLC
 13012 ROCKWOOD AVE, STE. 100-407
 BOYDTON, FL 32809
 2025 763-8600

SCALE:

RYAN A. EDWARDS, P.E.
 11.2.2.E.#7520

PROJECT:
CONCEPT SUBDIVISION PLAN
 for
CALDWELL RIDGE S SUBDIVISION
 SWC OF LAKE HATCHNIE RD. & CALDWELL DR.
 HAINES CITY, FL 33844
 SECTION 24, TOWNSHIP 28 S., RANGE 27 E
 PARCEL #: 27164000000000000000

ISSUE / REVISIONS

ISSUE / REVISIONS	DATE
1. TOWN COMMENTS	2024-07-18

PROJECT MANAGER: BAR
DRAWING BY: BAR
JURISDICTION: TOWN OF DUNDEE, FL
DATE: 2024-03-12
TITLE:
CONCEPT SUBDIVISION PLAN
SHEET NUMBER: CSP-200
FOR PERMITTING
COMMENTS:
JOB/FILE NUMBER: 001.003

CLOSE UP OF PARKS AND RECREATION SPACE FOR CALDWELL RIDGE CONCEPT PLAN

