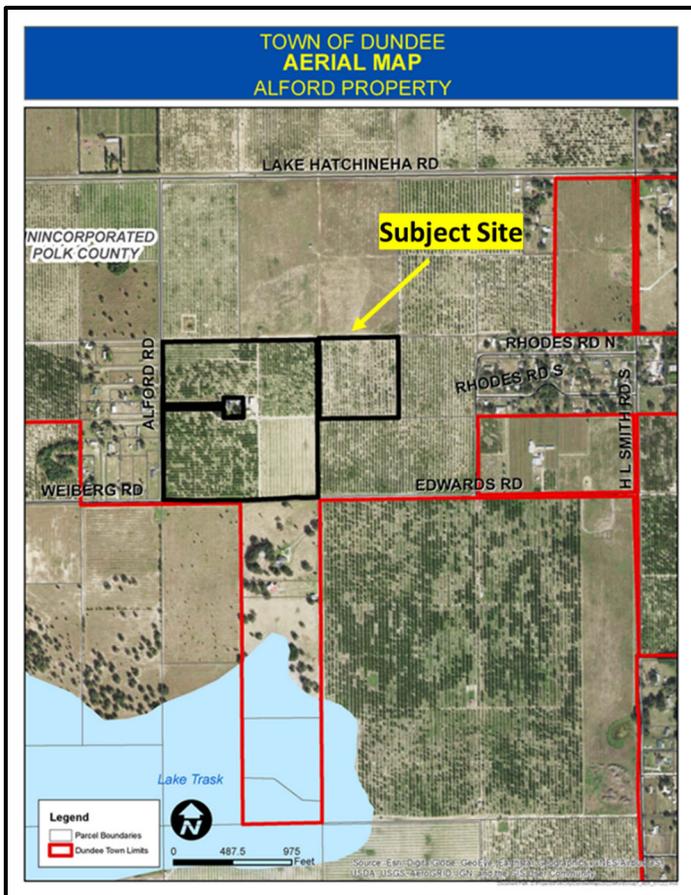


EXHIBIT E

Town of Dundee Town Commission Staff Report Alford Ridge subdivision Certified Subdivision Plan

To:	Town of Dundee Town Commission
Agenda Date:	February 10, 2026
Department:	Planning and Zoning
Request:	Consider the Certified Subdivision Plan (CSP) for Alford Ridge Subdivision
Applicant:	Heather Wertz, Absolute Engineering, Inc.
Property Owner:	GLK Real Estate, LLC
Location:	Located west of H.L. Smith Rd., south of Weiberg Rd., east of 8 th street, north side of Lake Marie Dr. in the Town of Dundee
Area Size & Parcel Number(s)	49.24+/-, 272823-000000-034010, 272823-000000-034020, 272823-000000-034030, and 272823-000000-032020
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Services Director



Alford Ridge Legal Description

Parcel Numbers: 272823-000000-034010, 272823-000000-034020, 272823-000000-034030, 272823-000000-032020, Book 12066; Pages 1343 – 1344;

DESCRIPTION: (As prepared by GeoPoint Surveying, Inc.)

A parcel of land lying in Northwest 1/4 of Section 23, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 23, run thence along the East boundary of said Northwest 1/4, S.00°25'01"E., a distance of 1331.48 feet to the North boundary of the South 1/2 of said Northwest 1/4; thence along said North boundary, S.89°16'33"W., a distance of 654.86 feet to the East boundary of the Northwest 1/4 of the Southeast 1/4 of said Northwest 1/4 for a POINT OF BEGINNING; thence along said East boundary, S.00°23'15"E., a distance of 666.17 feet to the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Northwest 1/4; thence along said South boundary, S.89°14'19"W., a distance of 655.21 feet to the East boundary of the Southwest 1/4 of said Northwest 1/4; thence along said East boundary, S.00°21'29"E., a distance of 646.50 feet to the North Maintained Right of Way of Edwards Road according to the Polk County Maintained Right of Way map of Edwards Road, recorded in Map Book 10, Pages 31 through 36 of the Public Records of Polk County, Florida; thence along said North Maintained Right of Way the following three (3) courses: 1) S.88°37'56"W., a distance of 7.86 feet; 2) S.87°01'01"W., a distance of 100.08 feet; 3) S.88°09'43"W., a distance of 66.16 feet to the North Right of Way of Edwards Road by deed exception, being 15.00 feet North of and parallel with the South Boundary of said Northwest 1/4; thence along the North deeded Right of Way, S.89°12'04"W., a distance of 1026.21 feet to said North Maintained Right of Way of Edwards Road; thence along said North Maintained Right of Way the following two (2) courses: 1) N.88°58'26"W., a distance of 7.65 feet; 2) S.89°18'27"W., a distance of 88.09 feet to East Maintained Right of Way of Alford Road according to the Polk County Maintained Right of Way map of Edwards and Alford Road, recorded in Map Book 1, Pages 24 through 26 of said Public Records; thence along said East Maintained Right of Way, N.00°45'20"W., a distance of 21.68 feet to the East Right of Way of Alford Road by deed exception, being 15.00 feet East of and parallel with the West boundary of said Northwest 1/4; thence along said East deeded Right of Way, N.00°17'57"W., a distance of 1297.80 feet to aforesaid North boundary of the South 1/2 of the Northwest 1/4; thence along said North boundary, N.89°16'33"E., a distance of 1949.59 feet to the POINT OF BEGINNING.

Containing 49.236 acres, more or less.

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BACKGROUND

The Applicant, Heather Wertz of Absolute Engineering, Inc on behalf of GLK Real Estate LLC, is requesting approval of the Certified Subdivision Plan (CSP) for the Alford Ridge Subdivision. The proposed subdivision is located on 49.24+/- acres of land and is located on the north side of Weiberg Rd./Edwards Rd., west of H.L. Smith Rd, south of Lake Hatchineha Rd., and on the east side of Alford Rd., further described as parcels: 272823-000000-034010, 272823-000000-034020, 272823-000000-034030, and 272823-000000-032020. The property has a Future Land Use of Low Density Residential (LDR) and a Zoning designation of Moderate-Density Single Family Residential (RSF-3).

The proposed project includes 177 single-family units and 2.12 +/- acres of open space (2.06+/- acres required), approved by Resolution 22-43, October 11, 2022. This open space will be owned and maintained by the Weiberg Community Development District (CDD), approved by Ordinance 22-27 on September 13, 2022.

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 Alford Ridge Subdivision can be seen below.

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POTABLE WATER AND WASTEWATER

Alford Ridge Subdivision has 1 (WUP Permit Number 7039) Land Use Transition (LUT) Wells, which yields 44,900 gallons of potable water per day.

177X250= 44,250 GPD leaves an excess of 650 gpd

Land use transition (LUT) refers to the process of significant transformation in land use patterns, structure, and function over a period, typically driven by economic development, urbanization, and policy changes. **It represents the shift in how land is used, often from agricultural to non-agricultural** or from degraded to restored land.

Estimated Demand is as follows:

Table: 1

Permitted Intensity 49.24 +/- acres	Maximum Permitted in RSF-3 RSF-3@5 units/acres=246 units	Proposed Permitted in RSF-3 RSF-3@3.59 units/acres=177 units
Potable Water Consumption	246 X 250 = 61,500 GPD	177 X 250 = 44,250 GPD
Wastewater Generation	246 X 200 = 49,200 GPD	177X 200 = 35,400 GPD

ROADWAYS/TRANSPORTATION NETWORK

Estimated Demand is as follows:

Table 2

Permitted Intensity 211.74+/- acres	Maximum Permitted in PUD-R RSF-3 @ 5 units/acres= 246 units	Proposed Permitted in PUD-R RSF-3 @3.59 units/acres = 177 units
Average Annual Daily Trips (AADT)	246 X 7.81 = 1,921 AADT	177 X 7.81 = 1,382 AADT
PM Peak Hour Trip	246 X 1.00= 246 PM Peak	177 X 1.00 = 177 PM Peak

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

Available Capacity is as follows:

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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.)	Rual Minor Collector	C	662	D	C
8212S			C	657	D	C
5207N	SR 17 (Scenic Highway) from Main St to SR 544	Urban Major Collector	C	291	D	C
5207S			C	252	D	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.

STREET NAMES	
A	Acornridge
B	Cedarmist
C	Poplarspring
D	Juniperhill
E	Magnoliaview
*ALL INTERNAL ROADS HAVE LOCAL CLASSIFICATION	

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PUBLIC SCHOOLS

Application has been approved by Polk County School Board.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Alta Vista (Zoned)	990	1,436	90	177 SF	26	Yes (+356)
Lake Alfred (Adjacent)	1,096	1,080	29	177 SF	26	No (-45)
Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Lake Marion (Zoned)	1,032	1,184	138	177 SF	15	Partial (+14)
Denison (Adjacent)	774	1,199	260	177 SF	15	Yes (+165)
High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,218	3,374	249	177 SF	21	No (-93)
McLaughlin (Adjacent)	500	811	136	177 SF	21	Yes (+175)

Source: Polk County School Board

School Concurrency letters are valid for 18 months

CONDITIONS

The Town of Dundee will require a lighting plan for all offsite lighting improvements by the developer or EOR of the project before completion and approval of all offsite improvements it will be the responsibility of the developer to contact Duke Energy to create such off site lighting improvements this improvement will be at the cost of the developer being that this is a Polk County RIGHT OF WAY the developer will need to communicate with Polk County for any further requirements set forth by Polk County. Once approved by Polk County the Developer will need to provide the Town of Dundee with a letter of approval of off-site lighting improvements.

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DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Certified Subdivision Plan for Alford Ridge Subdivision 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 Heather Wertz of Absolute Engineering, Inc on behalf of GLK Real Estate, 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 the Alford Ridge 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 Services 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 26-06**, a resolution for the Certified Subdivision Plan for Alford Ridge Subdivision. A request by the applicant Heather Wertz of Absolute Engineering, Inc on behalf of GLK Real Estate, LLC.

2. I move the Town Commission **approve with conditions Resolution 26-06**, a resolution for the Certified Subdivision Plan for Alford Ridge Subdivision. A request by the applicant Heather Wertz of Absolute Engineering, Inc on behalf of GLK Real Estate, LLC.

3. I move the Town Commission **deny Resolution 26-06**, a resolution for the Certified Subdivision Plan for Alford Ridge Subdivision. A request by the applicant Heather Wertz of Absolute Engineering, Inc on behalf of GLK Real Estate, LLC.

Attachments:

Resolution 26-06

Developers Agreement

Water Allocation Agreement

