

RESOLUTION NO. 26-05

A RESOLUTION APPROVING THE REQUEST BY RAYSOR VENTURES, LLC, ON BEHALF OF W & G GROVES, LLC TO OBTAIN TOWN COMMISSION APPROVAL OF THE PARKS AND RECREATION REQUEST RELATED TO THE PROPOSED CALDWELL RIDGE SUBDIVISION, ON APPROXIMATELY 24 +/- ACRES OF LAND, LOCATED ON THE SOUTHWEST CORNER OF LAKE HATCHINEHA ROAD AND CALDWELL DRIVE, WEST OF TYNER ROAD, SOUTH OF WATER TANK ROAD, EAST OF HL SMITH ROAD, TOWN OF DUNDEE, FURTHER DESCRIBED AS POLK COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS 27-28-24-000000-013010 AND 27-28-24-000000-013020.

WHEREAS, Absolute Engineering, INC, on behalf of SLC,IRA, LLC and ABC IRA, LLC is completing the subdivision approval process for a proposed subdivision known as Alford Ridge on approximately 24 +/- acres of land, located on the southwest corner of Lake Hatchineha Road and Caldwell Drive, west of Tyner Road, south of Water Tank Road, east of HL Smith Road, Town of Dundee, further described as Polk County Property Appraiser Parcel Identification Numbers 272824-000000-013010 and 272824-000000-013020; and

WHEREAS, the proposed subdivision, as shown on the Concept Plan as included in Exhibit “A” attached hereto and incorporated by reference, would include 81 single family home lots; and

WHEREAS, Section 6.03.01(A) of the Town of Dundee Unified Land Development Code requires “All residential development shall provide an equitable dedication of land for public park purposes and/or fees in lieu thereof pursuant to the standards stated below and shall comply with all concurrency management provisions of this article, the Town Code and the comprehensive plan.”; and

WHEREAS, Section 6.03.01(A) establishes the Level of Service at 0.0116-acres/dwelling unit; and

WHEREAS, the required 0.0116-acres per lot results in a 0.94 +/- acre park dedication requirement; and

WHEREAS, the Concept Plan includes 1.1 +/- acres of recreation space/land, which results in an excess of 0.16 +/- acres; and

WHEREAS, at time of final plat, the privately owned recreation space/land as referenced above and on Exhibit “A” attached hereto and incorporated by reference will be dedicated on the plat as a separate recreation tract and be restricted for park and recreation purposes and to an appropriate entity as approved by the Town to ensure it will be available for public use consistent

with Florida law and that such an appropriate entity, other than the Town, will be responsible for maintenance and operation of such recreation space/land; and

WHEREAS, consistent with Section 6.03.01(A), the applicant is requesting the Town Commission to approve 1.1 +/- acres of privately owned park land as denoted as private recreation space on Exhibit "A" attached hereto and incorporated here by reference and to be available for public use by being dedicated to an appropriate entity approved by the Town at time of final plat in order to meet the Town's Park requirement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

Section 1. The above Whereas Clauses are hereby adopted as the factual basis for the passage of this Resolution.

Section 2. The Town Commission approves 1.1 +/- acres of privately owned park land available for public use as denoted as separate private recreation space tracts on Exhibit "A" attached hereto and incorporated herein by reference and to be available for public use by being dedicated to an appropriate entity approved by the Town at the time of final plat and be restricted for park and recreation purposes for the proposed Caldwell Ridge subdivision as illustrated on the Concept Plan as included in Exhibit "A" and as the conditions of approval included in Exhibit "B".

Section 3. **Effective Date.** This Resolution shall become effective immediately upon its passage.

INTRODUCED AND PASSED by the Town Commission of the Town of Dundee, Florida, in regular session, this 10th day of February, 2026.

TOWN OF DUNDEE

Sam Pennant, Mayor

ATTEST WITH SEAL:

Erica Anderson, Town Clerk

Approved as to form:

Frederick J. Murphy, Jr., Town Attorney

