



TOWN OF DUNDEE

TO: Town of Dundee Town Commission

PREPARED BY: Lorraine Peterson, Development Services Director

AGENDA DATE: January 13, 2026

REQUESTED ACTION: The Town Commission will consider the first reading of **Ordinance 25-05** Estes (Esperanza) Voluntary Annexation.

STAFF ANALYSIS:

The Town of Dundee has received a petition for the voluntary annexation for the one parcel that will be part of the Estes (Esperanza) Subdivision from Heather Wertz of Absolute Engineering, Inc.

The general location of the proposed land to be annexed is South of Canal Rd., East of Lake Mabel Loop Rd., and North of Tindel Camp Rd. and consists of one parcel: 27-28-24-000000-012000. The proposed area consists of approximately 40 +/- acres.



The proposed Ordinance 25-05 was prepared by Town Staff and Consultants. If approved at this first reading, the public hearing for the second (adoption) and final reading will be held on December 09, 2025.

CONCURRENCY:

Potable Water-

- There is a 10" water main on the westside of Lake Mabel Loop Road
- The Town of Dundee will be the service provider.
- Available water capacity 140,281 gpd

Sanitary Sewer-

- There is a 6" force main on the westside of Lake Mabel Loop Road
- The Town of Dundee will be the service provider.
- Available sanitary sewer capacity

Solid Waste-

- The Town of Dundee will be the service provider.
- There is available landfill capacity for solid waste for the next 65 years at 3.47lbs pcd.

Parks, Recreation and Open Space-

- East Central Park is the nearest recreational area at 2.41 +/- miles southwest of the proposed annexation site. East Central Park is located at the corner of Lake Mable Loop Rd. and Lake Trask Rd. The park consists of the following:
 - Three 200 foot and one 300-foot lit baseball fields
 - Basketball court
 - Racquetball court
 - Football/Soccer fields
 - Two sand volleyball courts
 - Five horseshoe pits
 - Seven small picnic pavilions
 - Nearly mile long jogging and walking trail with 14 fitness stations
 - Four press boxes
 - Seating for 200
 - Two playgrounds with rubberized surfaces

Roads-

- Lake Mabel Loop Road
-town road, urban collector road, current LOS is C, paved road, road is 22" wide
- Canal Road
-county road, paved apron, unpaved road,
- H.L. Smith Road
-county, rural minor collector, current LOS C, paved road, 20" wide road
- Available peak hour capacity is 693 going north and 689 going south.

SURROUNDING USES:

Table 1 below lists the Future Land Use (FLU) designations, zoning and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest Town of Dundee FLU: LDR/ Low Density Residential Zoning: PUD-MU Vacant Land (Estes/Esperanza)	North Unincorporated Polk County RDA FLU: A/RR (Agricultural Rural Residential)	Northeast Unincorporated Polk County RDA FLU: A/RR (Agriculture Rural Residential)
West Town of Dundee FLU: LDR/Low Density Residential Zoning: PUD-MU Vacant Land (Estes/Esperanza)	Subject Site Unincorporated Polk County FLU: A/RR (Agricultural Rural Residential)	East Unincorporated Polk County RDA FLU: A/RR (Agricultural Rural Residential) Residential and Agricultural Lands
Southwest Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-2/unassigned	South Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-2	Southeast Unincorporated Polk County RDA FLU: A/RR (Agricultural Rural Residential) Farm

Source: Central Florida Regional Planning Council, Florida Department of Transportation, Polk County Property Appraiser, Town of Dundee and site visit by Town staff

STAFF RECOMMENDATION:

Staff recommends approval to move Ordinance 25-05 to second reading/public hearing

Attachments:

Petition for Annexation
Ordinance 25-05
Business Impact Estimate
Special Warrant Deed
Water Supply Allocation Agreement
Concurrency Developer's Agreement

