



**TOWN OF DUNDEE
CERTIFIED SUBDIVISION PLAN APPLICATION
STAFF REPORT**

TO: Town of Dundee Town Commission

PREPARED BY: Lorraine Peterson, Development Director

AGENDA DATE: March 14, 2023

REQUESTED ACTION: Resolution 22-51
Consider Certified Subdivision Plan (CSP) for the Woodland Ranch Estates Phases I and II Subdivision, further known as parcels 272825-000000-044010, 272825-000000-043020, 272825-000000-043020, 272825-000000-044020, 272826-000000-021020, and 272826-000000-022010.

BACKGROUND

Woodland Ranch Estates, LLC (applicant) requests approval of Certified Subdivision Plan (CSP) for the Woodland Ranch Estates Phases I and II subdivision for approximately 116.04 +/- acres of land located on the eastside of H.L. Smith Road, 0.2 +/- miles north of Lake Mabel Loop Road, further described as parcels 272825-000000-044010, 272825-000000-043020, 272825-000000-043020, 272825-000000-044020, 272826-000000-021020, and 272826-000000-022010. The property has a Future Land Use of Low Density Residential (LDR) and a Zoning of Moderate Density Single-Family Residential (RSF-3).

The proposed project includes 308 single-family lots and 4.90 +/- acres of recreational land to be owned and maintained by the Woodland Ranch Estates Community Development District (CDD). The Town Commission approved the parks and recreation land dedication for phase I on August 24, 2021 and Phase II on January 25, 2022. As of January 25, 2022 Phases I and II were combined into one project.

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 the 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 Site Plan portion of the proposed Certified Subdivision Plan is attached. A copy of the complete proposed Certified Subdivision Plan is on file with the Town Clerk.

POTABLE WATER AND WASTEWATER

Estimated Demand is as follows:

Table 1

Permitted Intensity 116.04 +/- acres	Maximum Permitted in RSF-3 RSF-3 @ 5 units/acres=580 units	Proposed Permitted in RSF-3 RSF-3 @2.65 units/acres
Potable Water Consumption	580 X 360 = 208,800 GPD	308 X 360 = 110,880 GPD
Wastewater Generation	580 X 270 = 156,600 GPD	308 X 270 = 83,160 GPD

ROADWAYS/TRANSPORTATION NETWORK

Estimated Demand is as follows:

Table 2

Permitted Intensity 116.04 +/- acres	Maximum Permitted in RSF-3 RSF-3 @ 5 units/acres= 580 units	Proposed Permitted in RSF-3 RSF-3 @2.65 units/acres = 308 units
Average Annual Daily Trips (AADT)	580 X 7.81 = 4,530 AADT	308 X 7.81 = 2,405 AADT
PM Peak Hour Trip	580 X 1.00= 580 PM Peak	308 X 1.00 = 308 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:

Table 3 Roadway Link Concurrency

Link #	Road Name	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.)	C	693	D	C
8212S		C	689	D	C

Source: Polk Transportation Planning Organization April 8, 2022

PUBLIC SCHOOLS

Name of School	Proposed Use Estimated Demand	% Capacity 2022-2023 School Year	Available Seats	Average Driving Distance from Subject Site
Elbert Elementary School (zoned)	64	69%	271	8.3 ± miles driving distance
Dension Middle School (zoned)	27	60%	480	9.3± miles driving distance
Haines City Senior High School (zoned)	44	89%	324	8.2 ± miles driving distance

Source: Polk County School Board, GIS

CSP COMMENTS

As required, the CSP is substantially similar to the Preliminary Site Plan. The Polk County School Board issued a binding letter of concurrency for this project. The School Board will reserve the seats for 18 months after the approval of the Certified Subdivision Plan. The applicant will have to provide driveway and traffic system approvals from Polk County as H.L. Smith Road is a County maintained road. The roads internal to the subdivision are anticipated to be dedicated and accepted by the Town of Dundee. Construction plans must be approved by Town staff prior to issuance of construction permits. Construction plan approval includes receipt of all approvals from outside agencies.

Consistent with Section 7.01.09, the applicant is requesting the Town Commission's approval for construction of streets, drainage facilities, and/or other subdivision improvements prior to actual final platting. In granting any such approval, the Town Commission may impose such conditions, restrictions, and/or time schedules as may be deemed necessary in the public interest.

Conditions

Conditions related to technical review are included in the resolution for Woodland Ranch Estates.

Town Commission Review

Following its own review, the Town Commission shall either approve the CSP or disapprove with reasons stated. The Town Commission has the authority to approval or disapprove any street name. 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.

MOTION OPTIONS:

1. I move approval of Resolution 22-51 approving the Certified Subdivision Plan for the Woodland Ranch Estates Phases 1&2 Subdivision and approving construction prior to platting.
 2. I move approval of Resolution 22-51 with conditions approving the Certified Subdivision Plan for the Woodland Ranch Estates Subdivision and approving construction prior to platting.
 3. I move continuing this item to a date and time certain.
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Attachment: Resolution 21-51 (with CSP Plan)