

Town of Dundee Town Commission Staff Report Shores of Lake Dell Final Plat

To:	Town of Dundee Town Commission
Agenda Date:	December 10, 2024
Department:	Planning and Zoning
Request:	Consider Final Plat for Shores of Lake Dell Subdivision
Applicant:	Taylor Tropf
Property Owner:	TBHG, LLC
Location:	Located in the Town of Dundee
Area Size & Parcel Number(s)	14.5 +/- acres. 272828-846000-000010
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Director



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BACKGROUND

The Applicant, Taylor Tropf is requesting approval of the Final Plat for Landings at Lake Mabel Loop Subdivision a 14.5 +/- acres of land located east of Highway 27, north side of Dundee Rd., south of Frederick Ave., and west of Center St. in the Town of Dundee, further described as parcel 272828-846000-000010. The parcel has a Future Land Use of Medium Density Residential and Zoning of PUD-R Planned Unit Development Residential and consist of 40 Single Family dwelling units.

FINAL PLAT

Per Section 7.01.08 of the Land Development Code, the intent of the Final Plat is to establish a legal record of the plat. Whenever the provisions of this Code have been complied with and while the approval of the certified subdivision plan is in effect, the applicant shall submit the final plat for approval and recording. The final plat shall conform substantially to the approved CSP and, at the option of the subdivider, may constitute only that portion or phase of the approved CSP which is proposed to be recorded at that time. Upon approval of the final plat, the applicant may proceed with obtaining building permits within the subdivision and the plat shall be forwarded by the town clerk to the Board of County Commissioners of Polk County for review and approval in accordance with county procedures. The original plat shall then be submitted to the clerk of the circuit court for recording within the public records of Polk County.

Per Section 7.01.13 of the Land Development Code, approval of the final plat shall not constitute acceptance of any area or facilities offered by said plat for dedication to the Town of Dundee. The Town Commission shall not accept dedication of required improvements nor release nor reduce a performance bond until the town is satisfied that all required improvements have been properly completed and until the engineer or subdivider has certified, through submission of a detailed "as-built" survey plat of the subdivision indicating location dimensions, materials, and other information required by the Town, that the layout of the line and grade of all public improvements is in accordance with construction plans for the subdivision and that a title insurance policy has been furnished to and approved by the Town attorney indicating that the improvements shall have been completed, are ready for dedication to the Town and are free and clear of all liens and encumbrances. Upon such approval and recommendation, the Town Commission shall thereafter accept the improvements for dedication in accordance with the established procedure.

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FINAL PLAT COMMENTS

As required, the Final Plat is substantially similar to the Certified Subdivision Plan (CSP). The applicant submitted all required materials, which were reviewed by the Town staff. The applicant is requesting to bond the outstanding site development improvements.

Consistent with Section 7.01.08 of the LDC, the applicant is requesting the Town Commission's approval of the Final Plat for Shores at Lake Dell Subdivision with the conditions as outlined in Resolution 24-27.

CONCURRENCY

Potable water-14,400gpd
Sewer-10,800gpd
Solid Waste- Polk County 65yrs. available
Transportation-signed off by transportation consultant
Polk County Schools:
 Elementary-10 seats 48 units
 Middle-4 seats 48 units
 High School-7 seats 48 units

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Final Plat for Shores of Lake Dell submitted by Taylor Tropf with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

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 Director-Lorraine Peterson
TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC
TOD Consulting Attorney- Seth Claytor of Boswell & Dunlap, LLP

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MOTION OPTIONS:

1. I move the Town Commission **approve Resolution 24-27**, a resolution for the Final Plat of Landings at Lake Mabel Loop Subdivision, a request by the applicant Poulos & Bennett, LLC.
2. I move the Town Commission **approve with conditions Resolution 24-27**, a resolution for the Final Plat of Landings at Lake Mabel Loop Subdivision, a request by the applicant Poulos & Bennett, LLC.
3. I move the Town Commission **deny Resolution 24-27**, a resolution for the Final Plat of Landings at Lake Mabel Loop Subdivision, a request by the applicant Poulos & Bennett, LLC.

Attachments:

Shores at Lake Dell Plat

Developers Agreement

Water Allocation Agreement

Resolution 24-27

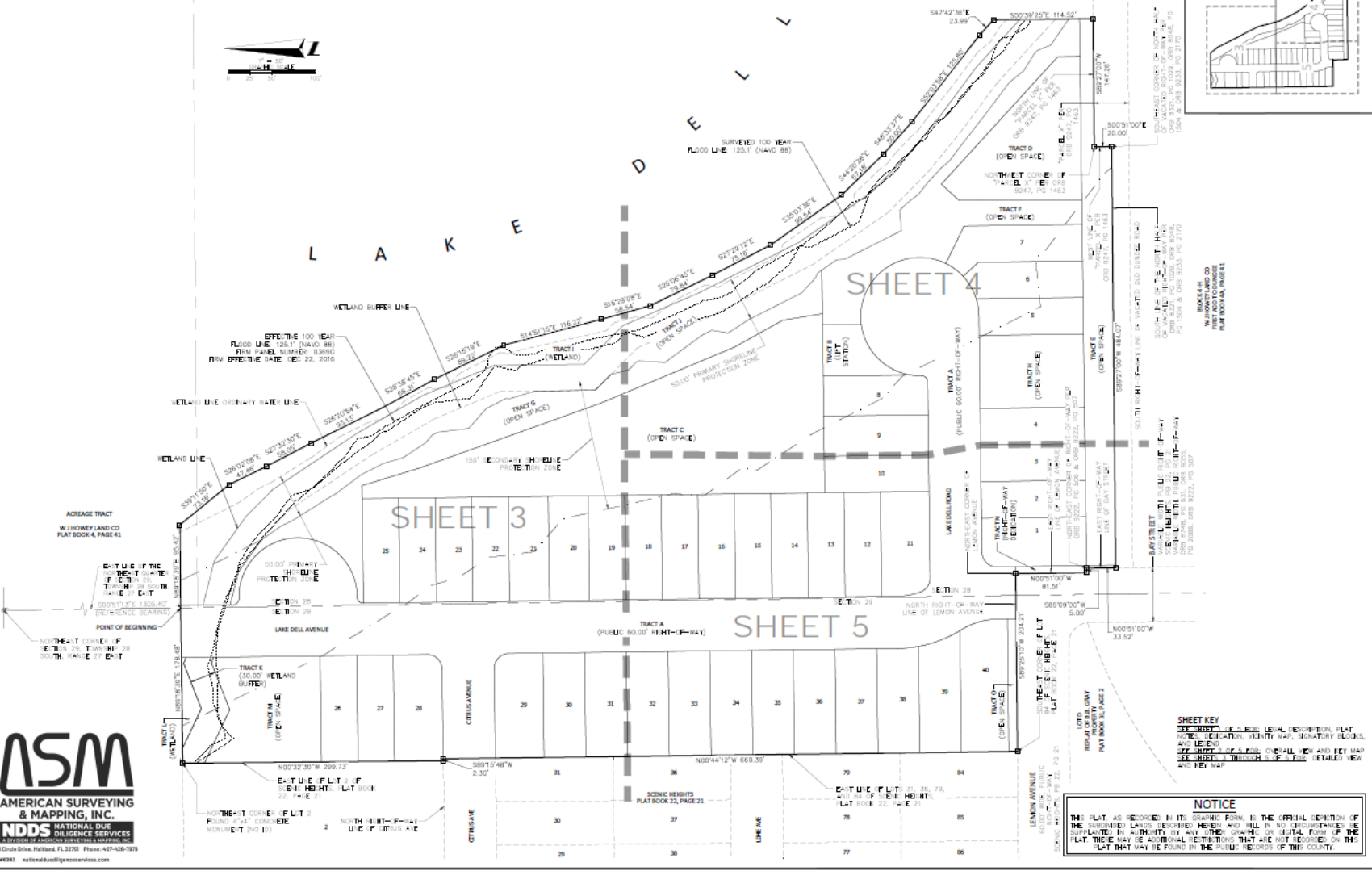
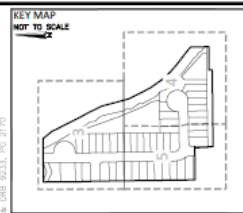
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SHORES OF LAKE DELL

SHEET 2 OF 5

PLAT BOOK PAGE

A REPLAT OF LOTS A THROUGH C OF THE PLAT OF B.B. GRAY PROPERTY, RECORDED IN PLAT BOOK 31, PAGE 2, LOT 5 BLOCK 1, AND LOT 7, BLOCK 2 OF THE PLAT OF LAKE DELL HEIGHTS, RECORDED IN PLAT BOOK 15, PAGE 45, ALL RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, LYING WITHIN SECTIONS 28 & 29, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, FLORIDA.



ASM
AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
221 Cook Drive, Palmdale, FL 32701 Phone: 407-406-1979
1666993 nationaldue@centennialos.com

NOTICE
THE PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEFINITION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL BE NO RECORDS OF THE SURVEYED LANDS IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ANY OTHER REVISIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.