



TOWN OF DUNDEE

TO: Town of Dundee Town Commission

PREPARED BY: Lorraine Peterson, Development Director

AGENDA DATE: April 25, 2023

REQUESTED ACTION: Ordinance 23-04
The Town Commission will consider the first reading of Ordinance 23-04 Caldwell Ridge Voluntary Annexation.

STAFF ANALYSIS:

The Town of Dundee has received a petition for the voluntary annexation for the Caldwell Ridge Subdivision from Raysor Ventures, LLC.

The general location of the proposed land to be annexed is at the southwest corner of Lake Hatchineha Road and Caldwell Drive and consists of two parcels: 27-28-24-000000-013010 and 27-28-24-000000-013020. The proposed area consists of approximately 24 +/- acres.



The proposed Ordinance 23-04 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 May 9, 2023.

CONCURRENCY:

Potable Water-

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

Sanitary Sewer-

- There is an 8" force main on the southside of Lake Hatchineha 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
- Available solid waste capacity 65 years of 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 Hatchineha Road
-county road, urban collector road, current LOS is B, paved road, road is 22” wide
- Caldwell Drive
-county road, paved 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

<p>Northwest Town of Dundee FLU: LDR/ Low Density Residential Zoning: RSF-2</p>	<p>North Polk County RDA FLU: A/RR (Agricultural Rural Residential)</p>	<p>Northeast Polk County RDA FLU: A/RR (Agriculture Rural Residential)</p>
<p>West Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-2</p>	<p>Subject Site Polk County RDA FLU: A/RR (Agricultural Rural Residential)</p>	<p>East Polk County RDA FLU: A/RR (Agricultural Rural Residential)</p>
<p>Southwest Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-2/unassigned</p>	<p>South Town of Dundee FLU: LDR/Low Density Residential Zoning: Unassigned</p>	<p>Southeast Polk County RDA FLU: A/RR (Agricultural Rural Residential)</p>

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 of Ordinance 23-04

Attachments:

Ordinance 23-04

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SPACE FOR RECORDING

ORDINANCE NO.: 23-04

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE. (General Location: Two parcels located at the southwest corner of Lake Hatchineha Road and Caldwell Drive. The area covered by this request includes 24 +/- acres.)

WHEREAS, a petition to integrate territory into the Town of Dundee, Florida, has been filed requesting the Town of Dundee to extend its corporate limits to include certain property herein described; and

WHEREAS, the Town of Dundee deems it expedient and practical to incorporate said territory as the same is in conformity with overall plans for extending the boundaries of the Town of Dundee; and

WHEREAS, the property herein described is contiguous and adjacent to the corporate limits of the Town of Dundee, and the property will become a part of the unified corporate area with respect to municipal services and benefits.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

1. A petition has been filed to integrate territory into the Town of Dundee, Florida, as attached herein as Exhibit "A".

2. That the Town Commission of the Town of Dundee does hereby annex into the corporate limits of the Town of Dundee, Florida, the following described property:

See Composite Exhibit "B" attached hereto and made a part hereof consisting of two (2) pages, the first being a legal description, and the second being a locational map.

3. All ordinances in conflict herewith are hereby repealed.

4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

5. Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

6. This ordinance shall take effect immediately after second reading.

INTRODUCED on first reading this 25th day of April 2023.

PASSED on second reading this 09th day of May 2023.

TOWN OF DUNDEE, FLORIDA

Mayor-Samuel Pennant

ATTEST:

INTERIM TOWN CLERK – Trevor Douthat

Approved as to form:

TOWN ATTORNEY - Frederick J. Murphy, Jr.

EXHIBIT "A"
To Ordinance 23-04



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information. The project name should be based on the ownership of the property. This name will be used for companion Zoning application

SITE INFORMATION

Project Name: Caldwell Ridge Subdivision
Parcel I.D.#: 27-28-24-000000-[013010 & 013020]
Site Address or General Location: Southwest corner of Lake Hatchineha Road & Caldwell Drive
Present Use of the Property: Vacant - Ag Row Crops
Existing Structures Located on the Site: N/A - Vacant
Total Acreage: 24-Ac +/- Number of Residents on Site: 0
Legal Description of the Property: See Attached Legal Description Document

PROPERTY OWNER:

Name: W & G Groves, LLC
Mailing Address: 33 Turtle Lane
City: Haines City State: FL Zip: 33844
Home/Mobile Phone: (863) 604-9362 Email Address: brad.weihrauch@gmail.com

APPLICANT/AGENT:

Name: Raysor Ventures, LLC
Mailing Address: 19046 Bruce B. Downs Blvd, Ste. 308
City: Tampa State: FL Zip: 33647
Home/Mobile Phone: N/A Office: (813) 625-1699
Email Address: mdr@raysor-transportation.com

Applicant is: Owner Agent/Representative Purchaser Lessee

Date Application Accepted by Town: <u>02/09/2023</u>
Project ID Number: _____
Application Fee Amount Paid: <u>1113.39</u> Review Deposit Amount Paid: <u>2000.00</u>



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STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), W & G Groves, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation into the Town, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Signature of Owner

Bradley D. Weihrauch, Managing Member
Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

Matthew E. Green
Signature of Owner

Matthew E. Green, Managing Member
Printed Name/Title of Owner

Matthew E. Green
Signature of Owner

MATTHEW E. GREEN
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 20th day of December, 2022, by Matthew Green, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



AUSTIN PARKER
Notary Public
State of Florida
Comm# HH178670
Expires 12/14/2025

Austin Parker
Signature of Notary Public

Notary Public
Notarial Seal and Commission
Expiration Date 12/14/2025



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OWNERS

Bradley D. Wehrauch 12/19/2022
Signature of Owner

Signature of Owner

Bradley D. Wehrauch, Managing Member
Printed Name/Title of Owner

Matthew E. Green, Managing Member
Printed Name/Title of Owner

Signature of Owner

Signature of Owner

Printed Name of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 19th day of December, 2022, by Bradley D. Wehrauch, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Polly F. Daniels



Notary Public State of Florida
Polly F. Daniels
My Commission GG 353184
Expires 07/09/2023

Notary Public
Notarial Seal and Commission
Expiration Date 7/9/2023



Town of Dundee

Voluntary Annexation Application

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AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Raysor Ventures, LLC being duly sworn, depose and say that (I) (we) serve as Purchaser for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

[Signature] _____
Signature of Agent, Lessee, or Buyer(s) Signature of Agent, Lessee, or Buyer(s)

Michael D. Raysor _____
Printed Name of Agent, Lessee, or Buyer(s) Printed Name of Agent, Lessee, or Buyer(s)

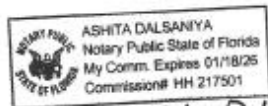
Signature of Agent, Lessee, or Buyer(s) Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s) Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13th day of Dec, 2022 by Michael Raysor, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



ID: F.D.L

A. A. Dalsaniya

Notary Public
Notarial Seal and Commission
Expiration Date 01/18/26



Town of Dundee

Voluntary Annexation Application

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FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies.

Name: Michael D. Raysor Title: Manager

Company: Raysor Ventures, LLC

Company Address: 19046 Bruce B. Downs Blvd, Suite 308

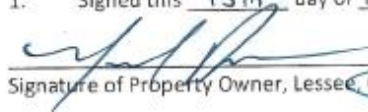
City/State/Zip Code: Tampa, FL 33647

Telephone Number: (813) 625-1699

Email Address: mdr@raysor-transportation.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 13th day of December, 2022.


Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)

**COMPOSITE EXHIBIT “B”
to Ordinance No. 21-23**

Legal Description

CALDWELL RIDGE SUBDIVISION

Legal Description (Per Title Report)

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 28 South, Range 27 East, LESS road right of way for State Road S-542; AND

The East 1/4 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 24, LESS road right of way for State Road S-542; AND

The North 31 feet of the West 1/4 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Said Section 24; AND

The North 31 feet of the east 1/4 of the west 1/2 of the Southwest 1/4 of the northeast 1/4 of Section 24, Township 28 South, Range 27 East,

All of said property being located in Polk County, FL.

COMPOSITE EXHIBIT "B"
to Ordinance No. 21-23

