

Town of Dundee
Town Commission Staff Report
Vista Del Lago Phase IV Subdivision
Subdivision Site Development Plan

To:	Town of Dundee, Town Commission
Agenda Date:	September 8, 2026
Department:	Planning and Zoning
Request:	Consider the Subdivision Site Development Plan (SSDP) for Vista Del Lago Subdivision, Resolution 26-24
Applicant:	Daniel P. Kovacs, Tract Engineering
Property Owner:	Vista Del Lago of Polk County, LLC
Location:	Located west of Welsh Road, and east side of A T Race Road, in the Town of Dundee
Area Size & Parcel Number(s)	7.31 +/-, 272834-853000-000121
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Services Director

BACKGROUND

The Applicant, Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County LLC is requesting approval of Subdivision Site Development Plan (SSDP) for Vista Del Lago Phase IV Subdivision. The proposed subdivision is located on 7.31+/- acres of land and is located west of Welsh Road, and the east side of A T Race Road further described as parcels: 272834-853000-000121. The property has a Future Land Use of Low Density Residential (LDR) and a Zoning designation of Residential Single Family (RSF-3).

The proposed project includes 32 single-family units and 0.454+/- acres of open space (0.371+/- acres required) to be owned and maintained by the Homeowners Association (HOA).

CERTIFIED SUBDIVISION PLAN/SUBDIVISION SITE DEVELOPMENT 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 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.

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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 Overall Site Plan portion of the proposed Subdivision Site Development Plan for Vista Del Lago Phase IV can be seen below in exhibit B.

POTABLE WATER AND WASTEWATER

The proposed demand for potable water is 8,000 gpd and 6,400 gpd for wastewater.

Estimated Demand is as follows:

Table 1

Permitted Intensity 7.31 +/- acres	Maximum Permitted in RSF-3 5 units/acres= 36.6 units	Proposed Permitted in RSF-3 4.38 units/acre=32
Potable Water Consumption	37X 250 = 9,250 GPD	32 X 250 = 8,000 GPD
Wastewater Generation	37 X 200 = 7,400 GPD	32 X 200= 6,400 GPD

ROADWAYS/TRANSPORTATION NETWORK

Estimated Demand is as follows:

Table 2

Permitted Intensity 211.74 +/- acres	Maximum Permitted in RSF-3 RSF-3 @ 5 units/acres= 36.6 units	Proposed Permitted in RSF-3 RSF-3 @34.38 units/acres = 32 units
Average Annual Daily Trips (AADT)	37 X 7.81 = 289 AADT	32 X 7.81 = 250 AADT
PM Peak Hour Trip	37 X 1.00= 37 PM Peak	32 X 1.00 = 32 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

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Available Capacity is as follows:

Table 3 Roadway Link Concurrency

Link #	Road Name	Functional Classification	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5- Year Peak Hr. Projected LOS
8204N	H.L. Smith Road (Lake Mabel Loop Rd. to CR 542/Hatchineha Rd.)	Rural Minor Collector	C	601	E	C
8204S			C	594	E	C
5206 N	SR 17 (Scenic Highway) Waverly Rd.to Main ST @ Center ST	Urban Major Collector	C	291	D	C
5206 S			C	245	D	C

Source: Polk Transportation Planning Organization-2023 Roadway Network Database

STREET NAMES

According to section 7.01.07 11 (A) (2) C of the Land Development Code the Town Commission shall have the authority to approve or disapprove any street name, listed below are the proposed street name for the subdivision.

- Fairview Road
- Morningside Way
- Hillcrest Drive

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PUBLIC SCHOOLS

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Elbert Elementary (Zoned)	727	1,230	292	32SF	5	Yes (+211)
Sandhill Elementary (Adjacent)	1,130	1,209	65	32SF	5	Yes (+14)
Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Denison Middle (Zoned)	774	1,199	276	32SF	3	Yes (+149)
McLaughlin Middle (Adjacent)	398	506	104	32SF	3	Yes (+4)
High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,218	3,374	249	32SF	4	No (-93)
Winter Haven (Adjacent)	2,633	2,683	27	32SF	4	Yes (+23)

Source: Polk County School Board- School Concurrency issued by PCSB are valid for 18 months after platting is approved by the municipality.

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.01.05 through 7.01.07 of the LDC, DRC members have reviewed the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision on the basis of the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds the request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC is compatible with surrounding land uses and general character of the area, is consistent with the Town of Dundee Comprehensive Plan and Land Development Code, and therefore recommends **approval of Vista Del Lago Phase IV Subdivision Site Development Plan (SSDP).**

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DRC Team:

TOD Fire Chief- Chief Joseph Carbone

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- Markeishia L. Smith, The law Offices of Markeishia L. Smith, P.A.

TOWN COMMISSION REVIEW

Following its own review, the Town Commission shall either approve the Subdivision Site Development Plan or disapprove with reasons stated. Should any adverse review comment or recommendation be made by the Town Commission which may require a revision of the proposed SSDP, the necessary revisions may be made for reconsideration at the applicable step within the review process.

MOTION OPTIONS:

1. I move the Town Commission **approve Resolution 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.
2. I move the Town Commission **approve with conditions or changes to Resolution 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.
3. I move the Town Commission **to deny Resolution 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.

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Attachments:

Resolution 26-24(separately)

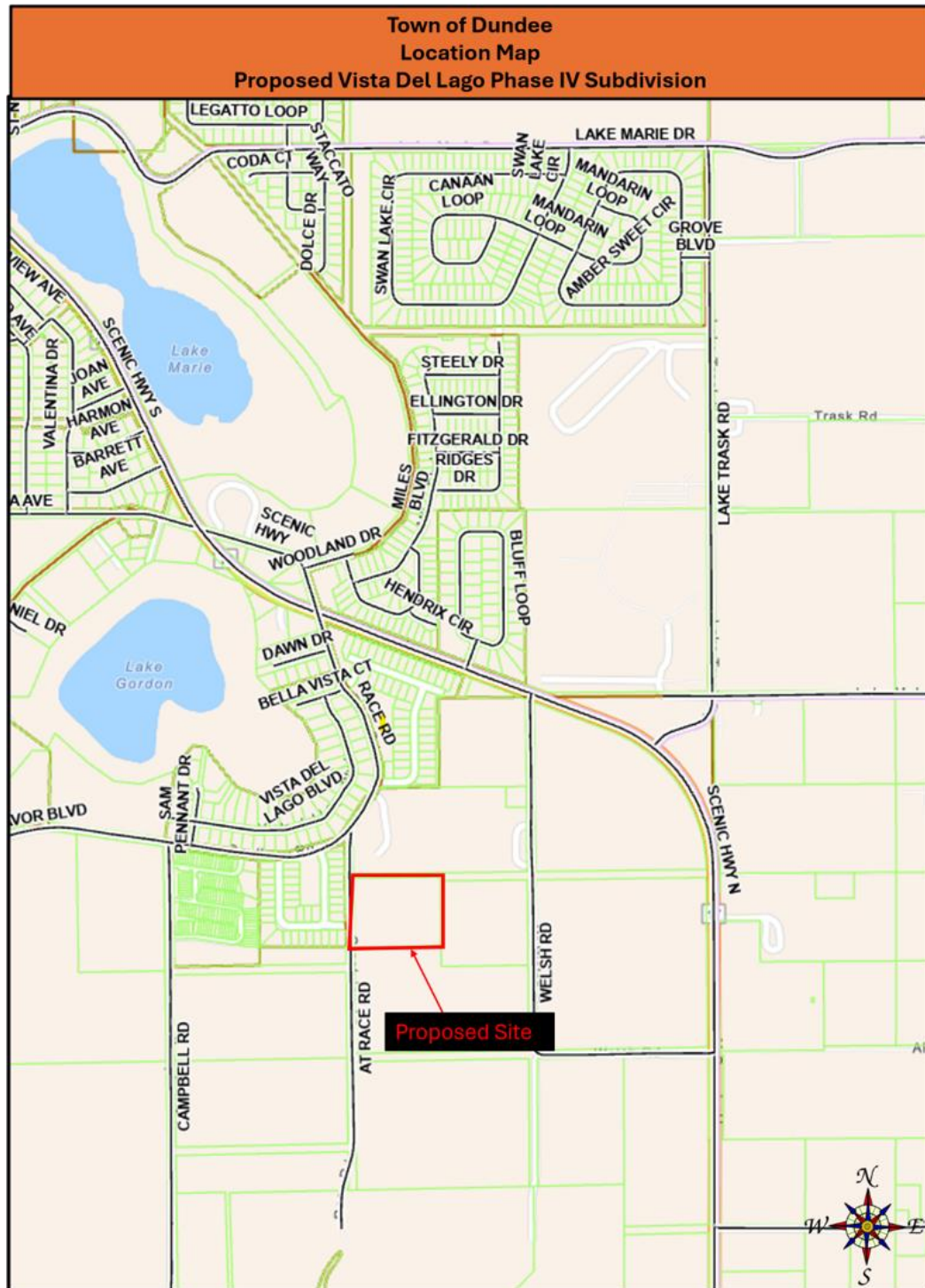
Location Map

Aerial Map

SSDP

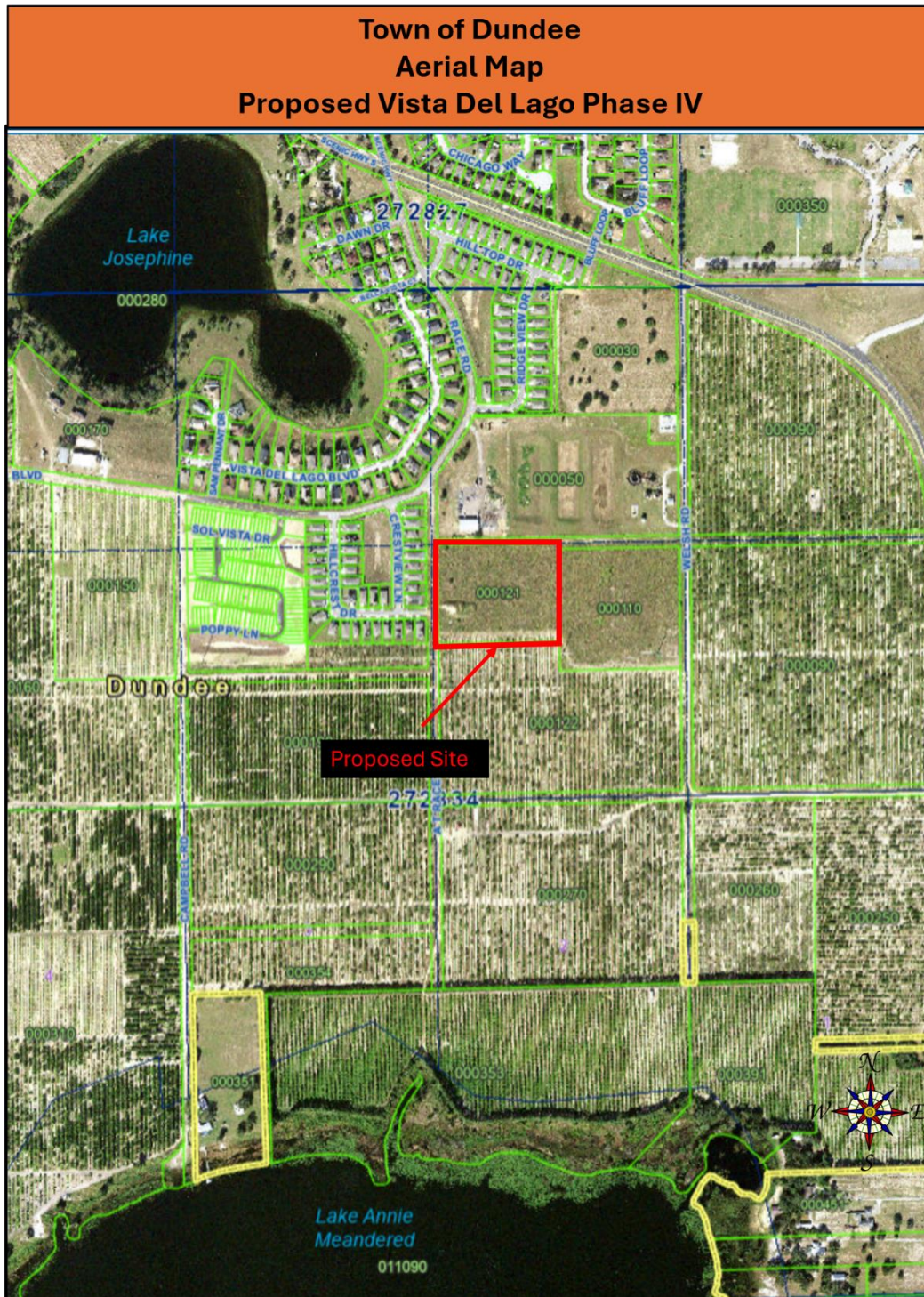
Developers Agreement (separately)

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Location Map

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Aerial Map

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