



Meeting Agenda Coversheet

MEETING DATE:	December 9, 2025	Submitted By: Ken Cassel, Town Manager		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Formal Acceptance of Two Special Warranty Deed Conveyances from Woodland Ranch Estates CDD			
STAFF RECOMMENDATION: (MOTION READY)		Staff recommends approval of the resolution affirmatively accepting the conveyances described in the recorded Special Warranty Deeds and authorizing the Town Manager to undertake all necessary related actions.		
SUMMARY and/or JUSTIFICATION:	Woodland Ranch Estates Community Development District ("CDD") has conveyed certain real property interests to the Town of Dundee, Florida, through two Special Warranty Deeds recorded on October 9, 2025, in Official Records Book 13730, Pages 45–47 and 66–68, of the Public Records of Polk County, Florida. The conveyed properties consist of areas associated with public infrastructure or facilities intended for dedication and long-term municipal ownership and maintenance. In order to formalize the Town's acceptance of these properties, a resolution is required authorizing the Town Commission to affirmatively accept the conveyances and to authorize the Town Manager to complete all actions necessary to effectuate this transfer.			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Resolution 25-43 Exhibit A Exhibit B			
SELECT, if applicable	RESOLUTION: 25-43	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA; AFFIRMATIVELY ACCEPTING THE CONVEYANCE OF THAT CERTAIN REAL PROPERTY FROM THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TO THE TOWN OF DUNDEE, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 9, 2025, IN OFFICIAL RECORDS BOOK 13730, PAGE(S) 45-47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND AFFIRMATIVELY ACCEPTING THE CONVEYANCE OF CERTAIN PROPERTY FROM THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TO THE TOWN OF DUNDEE, FLORIDA, AS MORE PARTICULARLY DESCRIBED THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 9, 2025, IN OFFICIAL RECORDS BOOK 13730, PAGE(S) 66-68, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND AUTHORIZING THE TOWN MANAGER TO TAKE ANY AND ALL NECESSARY FURTHER ACTIONS TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE			

	ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOIR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE
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FISCAL IMPACT <i>(if any):</i>	There is no budgetary impact as a result of this item.	\$0.00
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