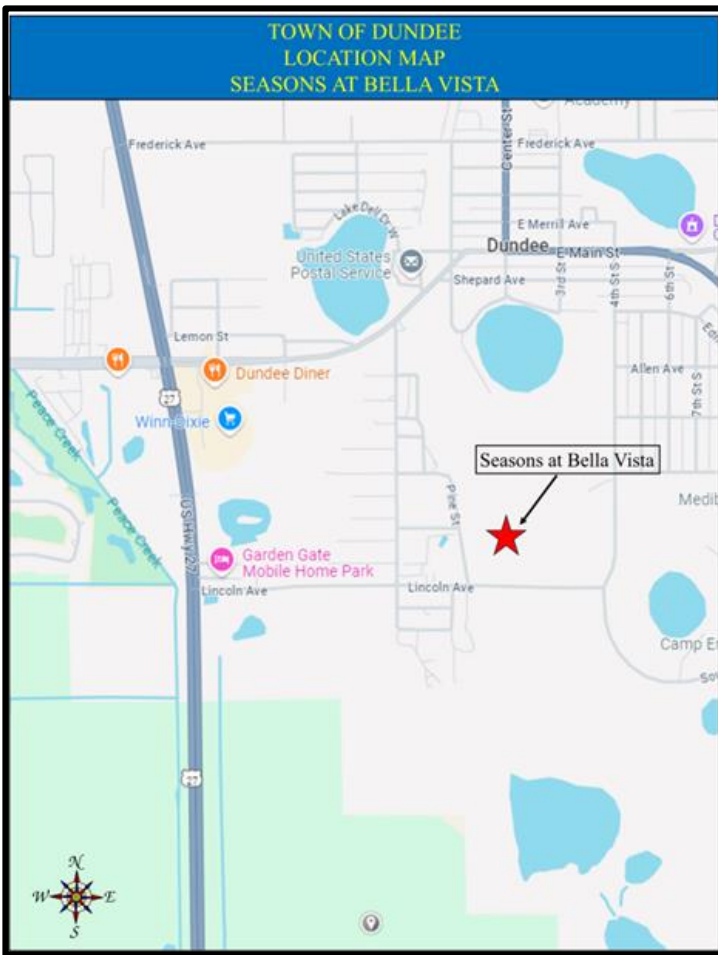


Town of Dundee
Town Commission Staff Report
Seasons at Bella Vista
Final Plat

To:	Town of Dundee Town Commission
Agenda Date:	October 8, 2024
Department:	Planning and Zoning
Request:	Consider Final Plat for Seasons at Bella Vista Subdivision
Applicant:	Poulos & Bennett, LLC C/O Genevieve La Buda
Property Owner:	Richmond American Homes of Florida, LP
Location:	Located north of Lincoln Ave., south of Florida Ave., east of Pine St., and west of Lake Ada Blvd., in the Town of Dundee
Area Size & Parcel Number(s)	28.15+/- acres, 272828-847000-000300, 272828-847000-000490, & 272828-847000-000320
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Director



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BACKGROUND

The Applicant, Poulos & Bennett, LLC is requesting approval of the Final Plat for Seasons at Bella Vista Subdivision a 28.23 +/- acres of land located north of Lincoln Ave., south of Florida Ave., east of Pine St., and west of Lake Ada Blvd., in the Town of Dundee, further described as parcels 272828-847000-000300, 272828-847000-000320, & 272828-847000-000490. The parcels have Future Land Use of Low Density Residential and Zoning of RSF-2- Moderate Density Single Family Residential and consist of 109 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 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 the Seasons at Bella Vista Subdivision with the conditions as outlined in Resolution 24-25.

CONCURRENCY

Potable water-39,240gpd

Sewer-29,430gpd

Solid Waste- Polk County 65yrs. available

Polk County Schools:

Elementary-23 seats

Middle-10 seat

High School-16 seats

STREET NAMES

According to section 7.01.07 11 (A) (2) C of the Land Development Code

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Final Plat for Seasons at Bella Vista submitted by Poulos & Bennett, LLC 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

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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

MOTION OPTIONS:

1. I move the Town Commission **approve Resolution 24-25**, a resolution for the Final Plat of Seasons at Bella Vista Subdivision, a request by the applicant Poulos & Bennett, LLC.
2. I move the Town Commission **approve with conditions Resolution 24-25**, a resolution for the Final Plat of Seasons at Bella Vista Subdivision, a request by the applicant Poulos & Bennett, LLC.
3. I move the Town Commission **deny Resolution 24-25**, a resolution for the Final Plat of Seasons at Bella Vista Subdivision, a request by the applicant Poulos & Bennett, LLC.

Attachments:

Seasons at Bella Vista Plat

Developers Agreement

Water Allocation Agreement

Resolution 24-25

Town of Dundee Town Commission Staff Report Seasons at Bella Vista Final Plat

SEASONS AT BELLA VISTA

SHEET 2 OF 4

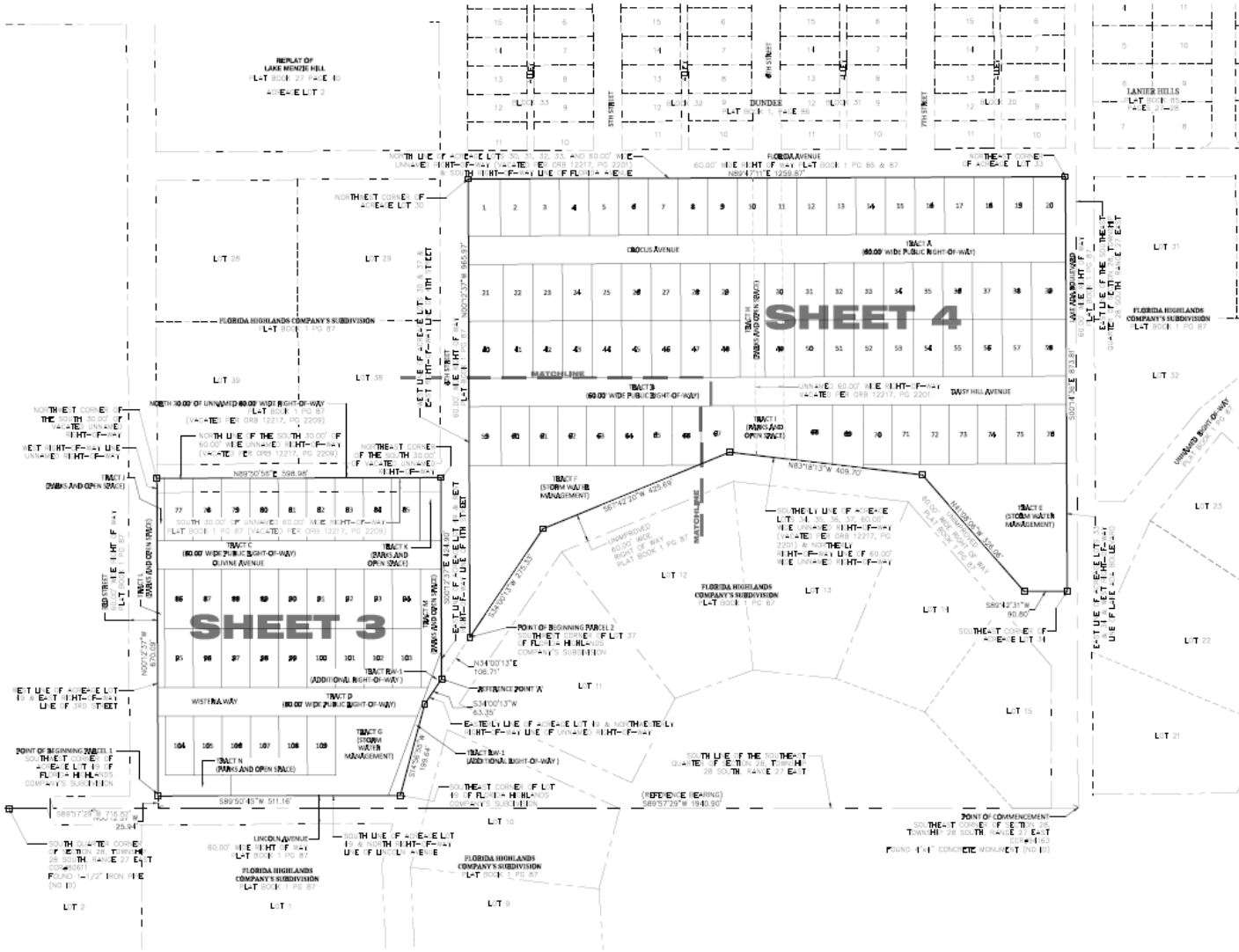
PLAT BOOK

PAGE

A REPLAT OF LOTS 30 THROUGH 37, 49, AND PORTIONS OF UN-NAMED RIGHTS-OF-WAY (VACATED PER OFFICIAL RECORDS BOOK 12217, PAGE 2201 & OFFICIAL RECORDS BOOK 12217, PAGE 2209 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA) OF THE PLAT OF FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, FLORIDA



RE-PLAT OF PROPERTY OF PHILIP P. SARAH GOLDFARB
LIT BOOK 1 PG 2
LIT 4



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