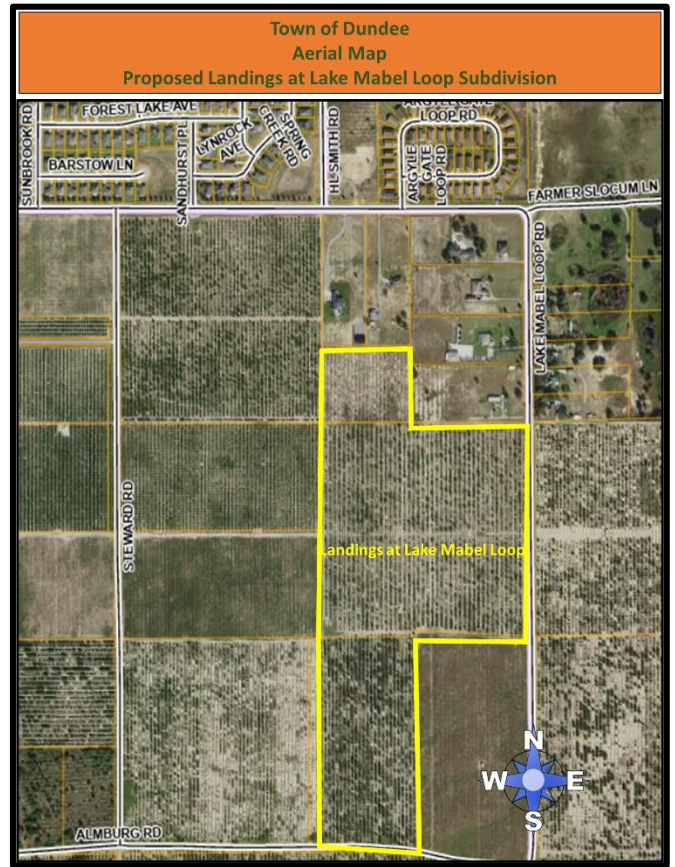
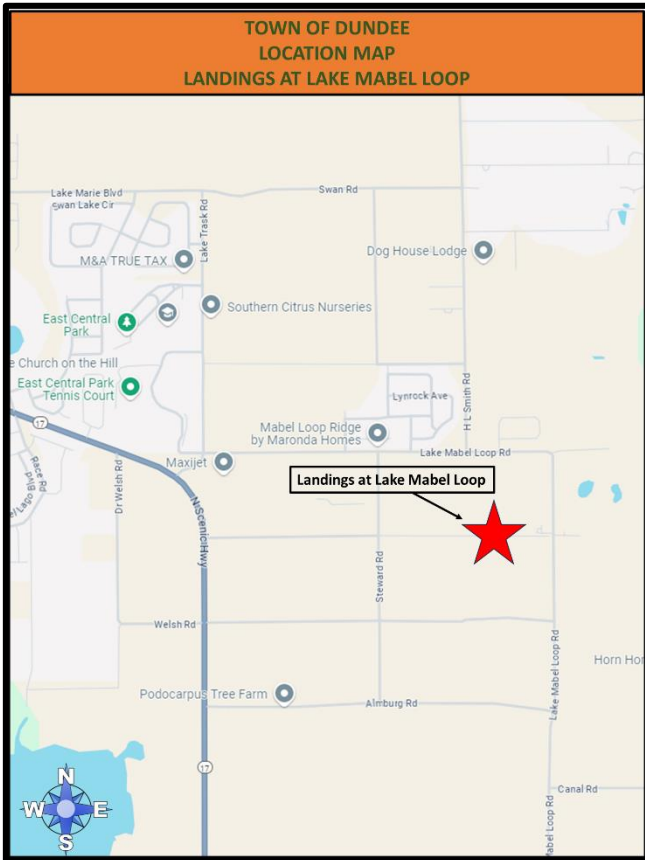


Town of Dundee Town Commission Staff Report Landings at Lake Mabel Loop Final Plat

To:	Town of Dundee Town Commission
Agenda Date:	October 8, 2024
Department:	Planning and Zoning
Request:	Consider Final Plat for Landings at Lake Mabel Loop Subdivision
Applicant:	Poulos & Bennett, LLC C/O Genevieve La Buda
Property Owner:	KB Home Orlando, LLC
Location:	Located in the Town of Dundee
Area Size & Parcel Number(s)	38.62 +/- acres, 272835-000000-012012, 272835-000000-023020, 272835-000000-021020, 272835-853050-000071
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Director



Town of Dundee
Town Commission Staff Report
Landings at Lake Mabel Loop
Final Plat

BACKGROUND

The Applicant, Poulos & Bennett, LLC is requesting approval of the Final Plat for Landings at Lake Mabel Loop Subdivision a 38.62 +/- acres of land located north of Almburg Rd., west side of Lake Mabel Loop Rd., east of Steward Rd., south of H.L. Smith Rd, in the Town of Dundee, further described as parcels 272835-00000012012,272835-000000-023020,272835-000000-021020, and 272835-853050-000071. The parcels have Future Land Use of Low Density Residential and Zoning of RSF-2- Moderate Density Single Family Residential and **phase 1** consist of **56** 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.

Town of Dundee
Town Commission Staff Report
Landings at Lake Mabel Loop
Final Plat

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 the Landings at Lake Mabel Loop Subdivision with the conditions as outlined in Resolution 24-26.

CONCURRENCY

Potable water-20,160gpd-**Phase 1 only**
Sewer-15,120gpd
Solid Waste- Polk County 65yrs. available
Transportation-signed off by transportation consultant
Polk County Schools:
 Elementary-12 seats
 Middle-5 seats
 High School-8 seats

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Final Plat for Landings at Lake Mabel Loop 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
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

Town of Dundee
Town Commission Staff Report
Landings at Lake Mabel Loop
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MOTION OPTIONS:

1. I move the Town Commission **approve Resolution 24-26**, 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 24-26**, 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 24-26**, a resolution for the Final Plat of Landings at Lake Mabel Loop Subdivision, a request by the applicant Poulos & Bennett, LLC.

Attachments:

Landings at Lake Mabel Loop Plat

Developers Agreement

Water Allocation Agreement

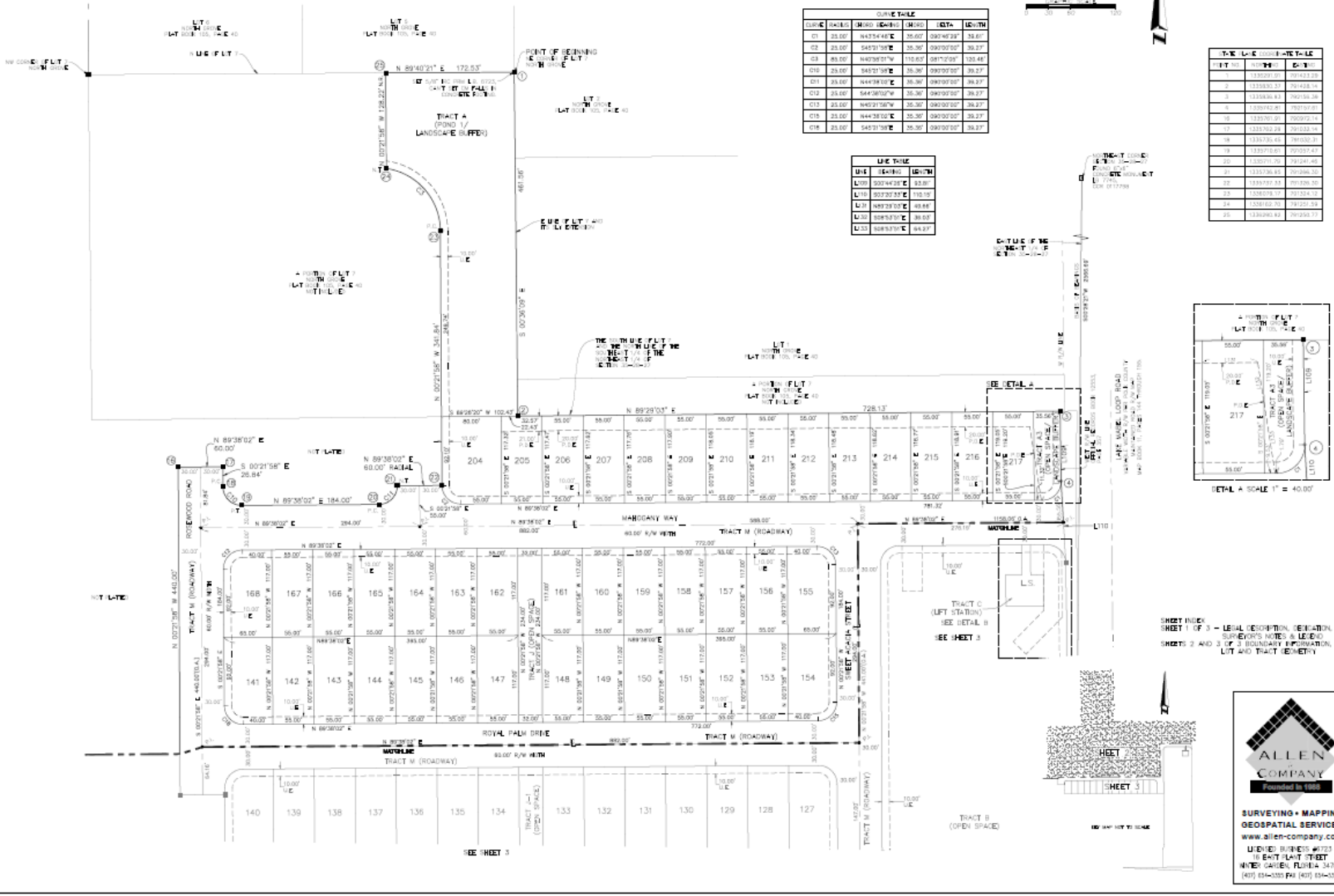
Resolution 24-26

Town of Dundee Town Commission Staff Report Landings at Lake Mabel Loop Final Plat

LANDINGS AT LAKE MABEL LOOP PHASE 1

SHEET 2 OF 3 PLAT BOOK _____ PAGE _____

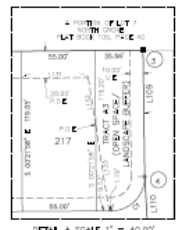
RELATING A PORTION OF LOT 7, NORTH GROVE, PLAT BOOK 105, PAGE 40
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF LAND
LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST,
TOWN OF DUNDEE, POLK COUNTY, FLORIDA



LINE	BEARING	DISTANCE	AREA
C1	N 89°40'21" E	175.55'	35.00'
C2	S 00°21'58" E	25.84'	35.00'
C3	N 89°38'02" E	184.00'	35.00'
C4	N 89°29'01" S	728.13'	35.00'
C5	S 00°21'58" E	25.84'	35.00'
C6	N 89°29'01" S	728.13'	35.00'
C7	N 89°38'02" E	184.00'	35.00'
C8	S 00°21'58" E	25.84'	35.00'
C9	N 89°40'21" E	175.55'	35.00'

LINE	BEARING	DISTANCE
L1	N 89°38'02" E	184.00'
L2	S 00°21'58" E	25.84'
L3	N 89°29'01" S	728.13'
L4	N 89°40'21" E	175.55'
L5	S 00°21'58" E	25.84'

LINE	BEARING	DISTANCE
1	N 89°38'02" E	184.00'
2	S 00°21'58" E	25.84'
3	N 89°29'01" S	728.13'
4	N 89°40'21" E	175.55'
5	S 00°21'58" E	25.84'
6	N 89°38'02" E	184.00'
7	S 00°21'58" E	25.84'
8	N 89°29'01" S	728.13'
9	N 89°40'21" E	175.55'
10	S 00°21'58" E	25.84'
11	N 89°38'02" E	184.00'
12	S 00°21'58" E	25.84'
13	N 89°29'01" S	728.13'
14	N 89°40'21" E	175.55'
15	S 00°21'58" E	25.84'
16	N 89°38'02" E	184.00'
17	S 00°21'58" E	25.84'
18	N 89°29'01" S	728.13'
19	N 89°40'21" E	175.55'
20	S 00°21'58" E	25.84'
21	N 89°38'02" E	184.00'
22	S 00°21'58" E	25.84'
23	N 89°29'01" S	728.13'
24	N 89°40'21" E	175.55'
25	S 00°21'58" E	25.84'



SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, ELEVATION, SURVEYS NOTES & LEGEND
SHEETS 2 AND 3 OF 3 - BOUNDARY INFORMATION, LOT AND TRACT IDENTIFICATION



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