

RESOLUTION NO. 26-24

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE SUBDIVISION SITE DEVELOPMENT PLAN FOR THE VISTA DEL LAGO PHASE IV SUBDIVISION; MAKING FINDINGS; AND AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S) TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the Town is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, the proposed Vista Del Lago Phase IV *Subdivision* (the "Subdivision") is to occur on approximately 7.31 +/- acres which are located within the corporate limits of the Town of Dundee, Florida, further identified as Polk County Property Appraiser's Parcel Identification Number: 272834-853000-000121(hereafter collectively referred to as the "Property"); and

WHEREAS, the Applicant submitted a *Town of Dundee Subdivision Site Development Plan Application* (hereafter the "Application") for approval for the *Vista Del Lago Phase IV Subdivision* (hereafter the "Vista Del Lago SSDP") which is located on the Property; and

WHEREAS, pursuant to Section 7.0.05, 7.01.06 and 7.01.07 of the LDC, the purpose of the *subdivision site development plan*(*Concept, Preliminary, and Certified subdivision plans*) is to The purpose of the subdivision planning process is to evaluate a proposed development against the Comprehensive Plan and Land Development Code through a Preliminary Subdivision Plan (PSP), followed by a Certified Subdivision Plan (CSP) that incorporates all required staff changes for a technical review of site

improvements and serves as the basis for the final plat."; and

WHEREAS, a copy of the Application and proposed Vista Del Lago Phase IV are attached hereto as **Composite Exhibit "C"** and made a part hereof by reference; and

WHEREAS, the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) includes 32 single-family lots, amongst other improvements and amenities; and

WHEREAS, pursuant to the technical review performed by the Town and/or Town's consultants, the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) has satisfied the general requirements set forth by Section 7.01.07 of the LDC; and

WHEREAS, the Applicant has substantially complied with all the requirements set forth in *Sections 7.01.05 through 7.01.07 of the LDC* regarding the preparation the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) for the Subdivision; and

WHEREAS, pursuant to *Section 7.02.03 of the LDC* and applicable provision of the Code of Ordinances of the Town of Dundee, a *development order* and/or *development permit* will not be approved by the Town for the Subdivision unless a satisfactory concurrency evaluation is performed in accordance with Section 6.01.00 of the LDC; and

WHEREAS, the Applicant requests that the Town Commission of the Town of Dundee approve the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) for the Subdivision subject to the terms and conditions set forth by this **Resolution No. 26-24**; and Town Commission's approval for construction of streets, drainage facilities, and/or other subdivision improvements prior to final platting in accordance with applicable provisions of the Town of Dundee Land Development Code and the conditions set forth by this **Resolution No. 26-24**; and

WHEREAS, on September 1, 2026, the Town Commission, at a duly noticed public meeting, held a public hearing to consider the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) for approval; and

WHEREAS, on September 1, 2026, the Town Commission found that approval of this **Resolution No. 26-24** and the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) preserves, enhances and encourages the most appropriate use of land consistent with the public interest, the Town of Dundee 2030 Comprehensive Plan policies and objectives, and the Town of Dundee Land Development Code; and

WHEREAS, the Town Commission of the Town of Dundee, Florida, finds that the approval of this **Resolution No. 26-24** is intended and necessary to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; and this

Resolution No. 26-24 is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the approval of this **Resolution No. 26-24**, and the Town Commission of the Town of Dundee, Florida, hereby approves the above-referenced factual recitals as the legislative findings supporting the adoption of this **Resolution No. 26-24**.

Section 2. Authorization.

The Town Commission of the Town of Dundee authorizes the Town Manager to take all necessary further actions in order to effectuate the intent of this **Resolution No. 26-24** which includes, but shall not be limited to, negotiating and entering into any agreement(s) with the Applicant and/or Applicant's authorized designee with regard to the terms and Vista Del Lago Phase IV SSDP (see **Exhibit "B"**) set forth by this **Resolution No. 26-24** and the Town's approval of the Vista Del Lago Phase IV SSDP (see **Composite Exhibit "B"**) and applicable *site development plan* for the *Vista Del Lago Phase IV Subdivision*.

Section 3. Conflicts.

All resolutions in conflict herewith are repealed in order to give this **Resolution No. 26-24** full force and effect.

Section 4. Severability.

The provisions of this **Resolution No. 26-24** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 26-24**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it has passed **Resolution No. 26-24**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, unconstitutional.

Section 6. Administrative Correction of Scrivener's Errors.

It is the intention of the Town Commission that sections of this **Resolution No. 26-24** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 26-24** may be re-numbered 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 designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 7. Effective Date.

This **Resolution No. 26-24** shall take effect upon passage by the Town Commission of the Town of Dundee, Florida.

INTRODUCED AND PASSED by the Town Commission of the Town of Dundee, Florida, in Regular Session this 1st day of September 2026.

Town of Dundee
Resolution 26-24
Vista Del Lago Phase IV
Subdivision Site Development Plan

TOWN OF DUNDEE

Mayor – Joseph Garrison

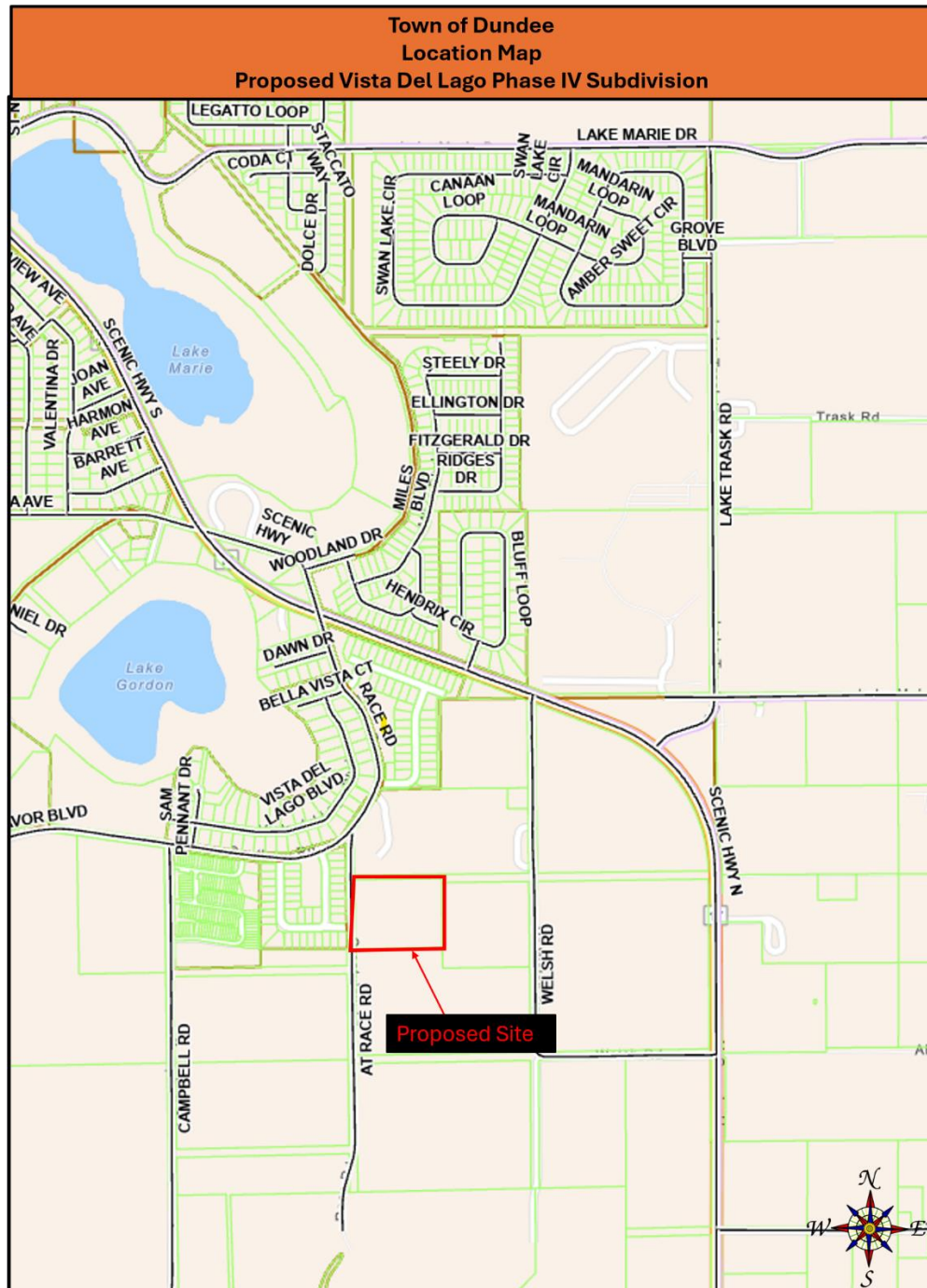
ATTEST:

Town Clerk – Erica Anderson

Approved as to form:

Town Attorney – Markeishia Smith

RESOLUTION 26-24 EXHIBIT A LOCATION MAP



RESOLUTION 26-24 EXHIBIT B
SUBDIVISION SITE DEVELOPMENT PLAN



APPLICATION



Town of Dundee

202 EAST MAIN STREET, DUNDEE FLORIDA 33838 (863) 438-8330

SUBDIVISION SITE DEVELOPMENT PLAN APPLICATION

In addition to the application, please provide all materials 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 review name shall be a unique name that will be carried through the entire subdivision review process.

SITE INFORMATION

Project Name: Vista del Lago Phase IV

Total Acreage: 7.31 Parcel I.D. : 27-28-34-853000-000121

Site Address and General Location:
0 A T Race Rd, Dundee, FL 3383 Town of Dundee, Polk County, Florida

Present Use of Property: Vacant Residential Land

Existing Structures Located on the Site: None (Vacant Land)

Legal Description of the Property: _____

PROPERTY OWNER:

Name: Vista del Lago of Polk County LLC

Mailing Address: 5529 US Highway 98 N

City: Lakeland State: FL Zip: 33809

Office/Mobile Phone: _____ Email: leesaunders440@aol.com

APPLICANT/AGENT:

Name: Daniel P. Kovacs

Mailing Address: 5137 S Lakeland DR Suite 3

City: Lakeland State: FL Zip: 33813

Office/Mobile Phone: 863-712-9937 Email: dkovacs@tracteng.com

RESOLUTION 26-24 EXHIBIT C

APPLICATION

SUBDIVISION SITE DEVELOPMENT PLAN APPLICATION

Current Future Land Use Designation: Residential

Current Zoning Designation: Residential

Proposed Use or Description of Site Preparation: _____

Proposed single-family residential subdivision, including construction of internal local roadways, sidewalks, curb and gutter, stormwater management facilities, utilities, grading, and related site improvements.

Date Application Accepted by Town: _____

Project Name/ID Number: _____

Pre Application Meeting: _____

Application Fee: _____ Review Deposit Fee: _____

Check / Virtual Receipt Number: _____

Processed by: _____