

Seth Claytor

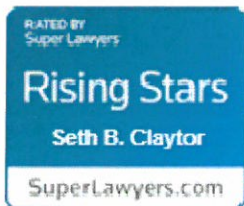
From: Lorraine Peterson <lpeterson@Townofdundee.com>
Sent: Thursday, May 8, 2025 4:32 PM
To: Seth Claytor
Subject: Re: Cypress Creek MHP Resolution re: Site Plan Approval

Yes, I confirm that the approved set of plans meet the requirements of the LDC. Please continue with the Resolution.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Seth Claytor <seth@bosdun.com>
Sent: Thursday, May 8, 2025 4:27:17 PM
To: Lorraine Peterson <lpeterson@Townofdundee.com>
Subject: FW: Cypress Creek MHP Resolution re: Site Plan Approval

Seth Benton Claytor, LL.M, Esq.
Partner
Boswell & Dunlap, LLP
245 South Central Avenue
Bartow, FL 33830
P: (863) 533-7117
F: (863) 533-7412



TAX ADVICE DISCLOSURE: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

NOTICE TO RECIPIENT: This e-mail message is intended only for the individual or entity to which it is addressed and may contain confidential information and/or attachments that are legally privileged. If you are not the intended recipient, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by return e-mail or by telephone and delete this message. Please note that if this e-mail contains a forwarded message, an attachment, or is a reply to a prior message, some or all of the contents of this message may not have been produced by Boswell and Dunlap, LLP.

Seth Claytor

From: George Deakin <george@deakinproperties.com>
Sent: Wednesday, May 7, 2025 8:55 AM
To: 'Lorraine Peterson'; Seth Claytor
Cc: Brenda Carter; Joseph Carbone; Alan Rayl; John Murphy; Beth Hunt; Johnathon Vice
Subject: RE: REPLY, Cypress Creek MHP Resolution re: Site Plan Approval
Attachments: Traffic Review Comment 040325, Cypress Creek Village, Phase 5.pdf

Lorraine, Seth,

RE: Cypress Creek MHP Resolution re: Site Plan Approval

Attached are my April 3, 2025, transportation review comments on the Cypress Creek Village MHP, Phase 5

Based on my review of the Applicant's Minor Traffic Study, I concluded that there are no significant transportation impacts.

George Deakin, P.E.
Deakin Property Services, Inc.
2905 Bayshore Boulevard
Suite 200
Tampa, FL 33629
Office: 813-839-2811
Mobile: 813-765-9796
E-Mail: George@DeakinProperties.com



2905 Bayshore Boulevard
Suite 200
Tampa, FL 33629
(O) 813-839-2811

Ms. Brenda Carter
Development Services
124 Dundee Road
Dundee Florida, 33838

RE: Transportation Review Comment 04/03/25, on Cypress Creek Village, Phase 5.
Minor Traffic Study submitted to the Town of Dundee Florida

Dear Ms. Carter,

As requested, per transportation review subconsultant contract with Rayl Engineering and Surveying, LLC, below is my transportation review comment on the Cypress Creek Village, Phase 5, Minor Traffic Study submitted to the Town of Dundee, Florida.

Comment:

Based on the Minor Traffic Study submitted to the Town of Dundee, I concluded that there is no significant traffic impact resulting from the Cypress Creek Village, Phase 5.

Sincerely,

Deakin Property Services, Inc.

A handwritten signature in blue ink, appearing to read "G. Deakin".

George Deakin, P.E.
Vice President
Office: 813-839-2811
Mobile: 813-765-9796
E-Mail: George@DeakinProperties.com

[https://deakinproperties-my.sharepoint.com/personal/george_deakinproperties_com/Documents/Barbara Deakin - Master/Documents/GEORGE'S FILES/Dundee, Town, Traffic Consultant/Cypress Creek Village/Traffic Review Comment 040325, Cypress Creek Village, Phase 5.docx](https://deakinproperties-my.sharepoint.com/personal/george_deakinproperties_com/Documents/Barbara%20Deakin%20Master/Documents/GEORGE'S%20FILES/Dundee,%20Town,%20Traffic%20Consultant/Cypress%20Creek%20Village/Traffic%20Review%20Comment%20040325,%20Cypress%20Creek%20Village,%20Phase%205.docx)

From: [Caleb Wingo](#)
To: [George Deakin](#); [Johnathon Vice](#); [Raymond Morales](#); [Lorraine Peterson](#); [Tracy Mercer](#); [Joseph Carbone](#); [Alan Rayl](#); [Seth Benton Claytor \(Seth@BosDun.com\)](#)
Cc: [Brenda Carter](#)
Subject: RE: Cypress Creek MHP Addition
Date: Tuesday, April 29, 2025 7:36:39 AM
Attachments: [image003.png](#)

Our firm does not.

Thanks,
Caleb Wingo, EI
Project Engineer
810 East Main Street
Bartow, FL 33830
o 863-537-7901
c 863-325-6784
caleb@raylengineering.com
www.raylengineering.com



From: George Deakin <george@deakinproperties.com>
Sent: Monday, April 28, 2025 8:14 PM
To: Johnathon Vice <jvice@Townofdundee.com>; Raymond Morales <rmorales@townofdundee.com>; Lorraine Peterson <lpeterson@Townofdundee.com>; Tracy Mercer <tmercerc@Townofdundee.com>; Joseph Carbone <jcarbone@Townofdundee.com>; Alan Rayl <alan@raylengineering.com>; Caleb Wingo <caleb@raylengineering.com>; Seth Benton Claytor (Seth@BosDun.com) <seth@bosdun.com>
Cc: Brenda Carter <bcarter@Townofdundee.com>
Subject: Re: Cypress Creek MHP Addition

I don't.

George Deakin

Get [Outlook for Android](#)

From: Johnathon Vice <jvice@Townofdundee.com>
Sent: Monday, April 28, 2025 6:22:12 PM
To: Raymond Morales <rmorales@townofdundee.com>; Lorraine Peterson <lpeterson@Townofdundee.com>; Tracy Mercer <tmercerc@Townofdundee.com>; Joseph Carbone <jcarbone@Townofdundee.com>; George Deakin <george@deakinproperties.com>; Alan Rayl <alan@raylengineering.com>; Caleb Wingo <caleb@raylengineering.com>; Seth Benton Claytor

(Seth@BosDun.com) <seth@bosdun.com>

Cc: Brenda Carter <bcarter@Townofdundee.com>

Subject: Re: Cypress Creek MHP Addition

No ma'am

Get [Outlook for iOS](#)

From: Raymond Morales <rmorales@townofdundee.com>

Sent: Monday, April 28, 2025 5:03:35 PM

To: Lorraine Peterson <lpeterson@Townofdundee.com>; Tracy Mercer <tmercer@Townofdundee.com>; Johnathon Vice <jvice@Townofdundee.com>; Joseph Carbone <jcarbone@Townofdundee.com>; George <george@deakinproperties.com>; Alan Rayl <alan@raylengineering.com>; Caleb Wingo <caleb@raylengineering.com>; Seth Benton Claytor (Seth@BosDun.com) <seth@bosdun.com>

Cc: Brenda Carter <bcarter@Townofdundee.com>

Subject: Re: Cypress Creek MHP Addition

I don't

Get [Outlook for iOS](#)

From: Lorraine Peterson <lpeterson@Townofdundee.com>

Sent: Monday, April 28, 2025 5:02:34 PM

To: Tracy Mercer <tmercer@Townofdundee.com>; Raymond Morales <rmorales@townofdundee.com>; Johnathon Vice <jvice@Townofdundee.com>; Joseph Carbone <jcarbone@Townofdundee.com>; George <george@deakinproperties.com>; Alan Rayl <alan@raylengineering.com>; Caleb Wingo <caleb@raylengineering.com>; Seth Benton Claytor (Seth@BosDun.com) <seth@bosdun.com>

Cc: Brenda Carter <bcarter@Townofdundee.com>

Subject: Cypress Creek MHP Addition

Good afternoon, DRC Team

Does anyone have any outstanding questions or see any reason the Cypress Creek MHP addition should not go to May 13th Town Commission meeting?

Lorraine Peterson

Assistant Town Manager/Development Director

Town of Dundee

P.O. Box 1000

124 Dundee Road

Dundee, FL 33838-1000

Office: (863) 438-8330 Ext. 233

LPeterson@townofdundee.com



One Town One Team

Disclaimer: According to Florida Public Records Law, email correspondence to and from the Town of Dundee, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please be advised: Do not wire or transfer funds without first confirming the transaction directly with the intended recipient through verified, trusted communication methods. Fraudulent requests for money transfers are common. Always verify before proceeding.

