

Town of Dundee  
Town Commission Staff Report  
Reserve at Dundee Lakes  
Certified Subdivision Plan

<b>To:</b>	Town of Dundee, Town Commission
<b>Agenda Date:</b>	June 2, 2026
<b>Department:</b>	Planning and Zoning
<b>Request:</b>	Consider the Certified Subdivision Plan (CSP) for Legacy Hill Subdivision
<b>Applicant:</b>	Bryan Hunter, Hunter Engineering, INC.
<b>Property Owner:</b>	Lagacy Hill of Dundee, LLC
<b>Location:</b>	Located west of H.L. Smith Rd., south of Weiberg Rd., east of 8 <sup>th</sup> street, north side of Lake Marie Dr. in the Town of Dundee
<b>Area Size &amp; Parcel Number(s)</b>	133.49 +/-, 272835-000000-041060, 272835-000000-041070, 272835-000000-042010, 272835-000000-042020, 272835-000000-042040, 272835-000000-042060, 272835-000000-044050, 272902-000000-031010, 272902-000000-031040, 272902-000000-033010, 272902-000000-033020, and 272902-000000-031030
<b>Staff Recommendation (DRC):</b>	Approval
<b>Prepared By:</b>	Lorraine Peterson, Development Director

**BACKGROUND**

The Applicant, Bryan Hunter, Hunter Engineering INC. on behalf of Legacy Hill of Dundee LLC is requesting approval of the Certified Subdivision Plan (CSP) for Legacy Hill Subdivision. The proposed subdivision is located on 133.49+/- acres of land and is located west of Lake Mabel Loop Rd, south side of Almburg Rd., east side of Highway 17 (N Scenic Hwy.), and on the north side of Stalnaker Rd. further described as parcels: 272835-000000-041060, 272835-000000-041070, 272835-000000-042010, 272835-000000-042020, 272835-000000-042040, 272835-000000-042060, 272835-000000-044050, 272902-000000-031010, 272902-000000-031040, 272902-000000-033010, 272902-000000-033020, and 272902-000000-031030. The property has a Future Land Use of Low Density Residential (LDR) and a Zoning designation of Residential Single Family (RSF-3).

The proposed project includes 492 single-family units and 6.17 +/- acres of open space (5.71+/- acres required) to be owned and maintained by the Homeowners Association (HOA). The Town Commission approved the Concept Plan/Park Dedication on August 31, 2022 through Resolution 22-32 and the Preliminary site Plan (PSP) letter was administratively approved and letter sent out on September 27, 2023.

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**CERTIFIED SUBDIVISION PLAN**

Per Section 7.01.07 of the Land Development Code, the purpose of the Certified Subdivision Plan (CSP) is to allow town staff to perform a technical review of all proposed site improvements and serves as the basis upon which the final plat is prepared. Upon approval of CSP, the applicant may proceed with permitting for installation of improvements, including:

- tree removal
- clearing and grubbing
- installation of streets and utilities
- installation of stormwater management systems.

Certified subdivision plans remain valid for one year from the date of approval. No residential building permit shall be issued until the final plat has been accepted by the Town and recorded with the Clerk of the Circuit Court for Polk County, except where approval has been given for residential units as models. Final certificates of occupancy for models shall not be issued until the final plat has been accepted by the town and recorded in the public records for Polk County.

The Overall Site Plan portion of the proposed Certified Subdivision Plan for the Reserve at Dundee Lakes can be seen below.

**POTABLE WATER AND WASTEWATER**

The Legacy Hill Subdivision has 1 agriculture well that received 130,900 gpd. The proposed demand for potable water is 123,000 gpd leaving an excess of 7,900 gpd.

Estimated Demand is as follows:

Table 1

Permitted Intensity 133.49 +/- acres	Maximum Permitted in RSF-3 <b>5 units/acres= 668 units</b>	Proposed Permitted in RSF-3 <b>3.69 units/acre=492</b>
Potable Water Consumption	668X 250 = <b>167,000 GPD</b>	492 X 250 = <b>123,000 GPD</b>
Wastewater Generation	668 X 200 = <b>133,600 GPD</b>	492 X 200= <b>98,400 GPD</b>

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**ROADWAYS/TRANSPORTATION NETWORK**

Estimated Demand is as follows:

*Table 2*

Permitted Intensity 211.74+/- acres	Maximum Permitted in RSF-3 <b>RSF-3 @ 5 units/acres= 668 units</b>	Proposed Permitted in RSF-3 <b>RSF-3 @3.69 units/acres = 492 units</b>
Average Annual Daily Trips (AADT)	668 X 7.81 = <b>5,271 AADT</b>	492 X 7.81 = <b>3,843 AADT</b>
PM Peak Hour Trip	668 X 1.00= <b>668 PM Peak</b>	492 X 1.00 = <b>492 PM Peak</b>

Source: Polk TPO April 8, 2022 -ITE Code 210-Single Family Detached rate per unit 7.81 AADT and 1.00 AADT PM Peak Hour

Available Capacity is as follows:

*Table 3 Roadway Link Concurrency*

Link #	Road Name	Functional Classification	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5- Year Peak Hr. Projected LOS
8204N	H.L. Smith Road (Lake Mabel Loop Rd. to CR 542/Hatchineha Rd.)	Rual Minor Collector	C	<b>601</b>	E	C
8204S			C	<b>594</b>	E	C
5206 N	SR 17 (Scenic Highway) Waverly Rd.to Main ST @ Center ST	Urban Major Collector	C	<b>291</b>	D	C
5206 S			C	<b>245</b>	D	C

Source: Polk Transportation Planning Organization-2023 Roadway Network Database

**STREET NAMES**

According to section 7.01.07 11 (A) (2) C of the Land Development Code the Town Commission shall have the authority to approve or disapprove any street name, listed below are the proposed street name for the subdivision.

- |                |                    |               |
|----------------|--------------------|---------------|
| -Charlee Court | -Lady Bug Bay Lane | -Jake Road    |
| -Patrick Place | -Tazmania Terrace  | -Thayer Blvd. |
| -Kacie Street  | -Lindsey Lane      | -Citrus Court |
| -Sydney Street | -Trey Trace Lane   |               |
| -Tommy Place   | -Michelle Way      |               |

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**PUBLIC SCHOOLS**

Name of School	Proposed Use Estimated Demand	Current Enrollment	Concurrency Capacity	Capacity Available	Average Driving Distance from Subject Site
Spook Hill Elementary School (zoned)	86	603	758	Yes	9.3 ± miles driving distance
McLaughlin Middle & Fine Arts Academy (zoned)	36	449	1,209	Yes	10.9± miles driving distance
Winter Haven Senior High School (zoned)	59	2,404	2,327	Yes	7.0± miles driving distance

Source: Polk County School Board- School Concurrency issued by PCSB are valid for 18 months after platting is approved by the municipality.

**CONDITIONS**

Please see conditions in Resolution 26-14.

**DEVELOPMENT REVIEW COMMITTEE**

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Certified Subdivision Plan for Legacy Hill Subdivision on the basis of the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the request by the applicant Bryan Hunter, Hunter Engineering, INC. on behalf of Legacy Hill of Dundee, LLC is compatible with surrounding land uses and general character of the area, is consistent with the Town of Dundee Comprehensive Plan and Land Development Code, and therefore recommends **approval of Legacy Hill Subdivision Certified Subdivision Plan (CSP).**

DRC Team:

- TOD Fire Chief- Chief Joseph Carbone
- 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

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TOD Consulting Attorney- Markeishia L. Smith, The law Offices of Markeishia L. Smith, P.A.

**TOWN COMMISSION REVIEW**

Following its own review, the Town Commission shall either approve the CSP or disapprove with reasons stated. Should any adverse review comment or recommendation be made by the Town Commission which may require a revision of the proposed CSP, the necessary revisions may be made for reconsideration at the applicable step within the review process.

**MOTION OPTIONS:**

1. I move the Town Commission **approve Resolution 26-14**, a resolution for the Certified Subdivision Plan for Legacy Hill Subdivision, a request by the applicant Bryan Hunter, Hunter Engineering, INC. on behalf of Legacy Hill of Dundee, LLC.
  
2. I move the Town Commission **approve with conditions or changes to Resolution 26-14**, a resolution for the Certified Subdivision Plan for Legacy Hill Subdivision, a request by the applicant Bryan Hunter, Hunter Engineering on behalf of Legacy Hill of Dundee, LLC.
  
3. I move the Town Commission **to deny Resolution 26-14**, a resolution for the Certified Subdivision Plan for Legacy Hill Subdivision, a request by the applicant Bryan Hunter, Hunter Engineering, INC. on behalf of Legacy Hill of Dundee, LLC.

**Attachments:**

Resolution 26-14(separately)

Conditions

Location Map

Aerial Map

CSP

Developers Agreement

Water Allocation Agreement

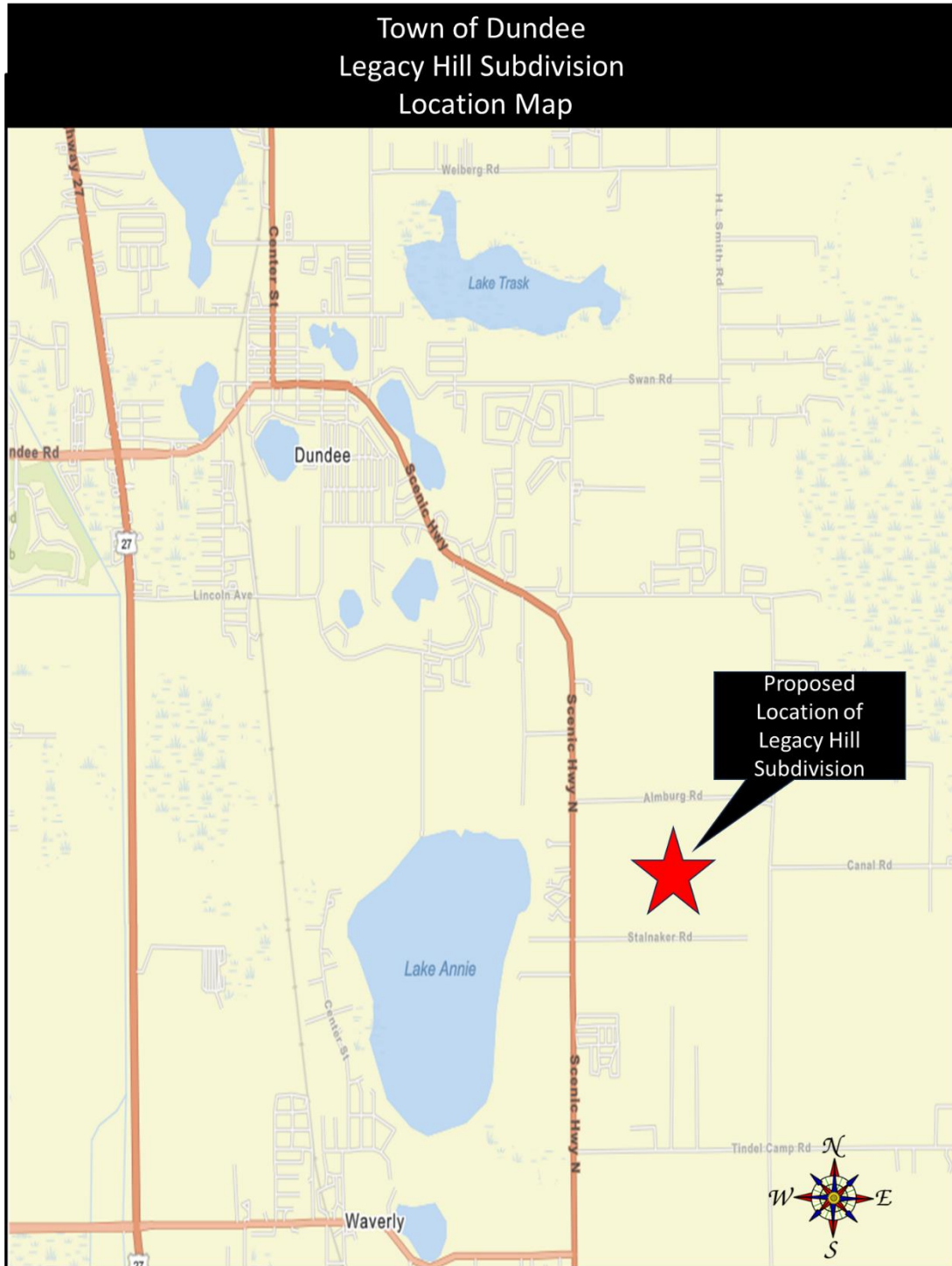
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## Conditions

1. Signed Developers Agreement
2. Signed Water Allocation Agreement

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# Location Map



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# Aerial Map

