



Meeting Agenda Coversheet

MEETING DATE:		June 02, 2026	Submitted By: Lorraine Peterson- Planning & Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		DISCUSSION & ACTION, RESOLUTION 26-14 - AN APPLICANT-INITIATED REQUEST FOR CERTIFIED SUBDIVISION PLAN (CSP) APPROVAL, LEGACY HILL SUBDIVISION		
STAFF RECOMMENDATION: (MOTION READY)		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.		
SUMMARY and/or JUSTIFICATION:		<p>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).</p> <p>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.</p>		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:	X	PROCLAMATION:
		EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Staff Report Resolution 26-14 Signed Developers Agreement Signed Water Allocation Agreement		

SELECT, if applicable	RESOLUTION: 26-14	ORDINANCE: N/A	
<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i></p>	<p style="text-align: center;">RESOLUTION NO. 26-14</p> <p>A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE CERTIFIED SUBDIVISION PLAN (CSP) WITH CERTAIN CONDITIONS FOR THE LEGACY HILL 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.</p>		
<p>FISCAL IMPACT <i>(if any):</i></p>	<p>This Ordinance will not produce any fiscal impacts to the Town.</p>	<p>\$0.00</p>	