



TOWN COMMISSION MEETING AGENDA

September 08, 2026 at 6:30 PM

COMMISSION CHAMBERS - 202 E. MAIN STREET, DUNDEE, FL 33838

Phone: 863-438-8330 | www.TownofDundee.com

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

RECOGNITION OF SERGEANT AT ARMS

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS

ROLL CALL

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

APPROVAL OF CONSENT AGENDA: CONSENT AGENDA FOR SEPTEMBER 08, 2026

A. AGREEMENTS

C&W Equipment Repairs & Maintenance +

Vista Del Lago Lift Station

APPROVAL OF AGENDA

PUBLIC HEARING

- 1. DISCUSSION & ACTION RESOLUTION 26-25, ADOPTION OF STORMWATER UTILITY FEE ROLL CERTIFICATION FY 2026-2027**

**2. DISCUSSION & ACTION RESOLUTION 26-26, ADOPTION OF THE FIRE ASSESSMENT
FEE ROLL CERTIFICATION FY 2026 – 2027**

NEW BUSINESS

**3. DISCUSSION & ACTION RESOLUTION 26-29 RESCINDING AND REPLACING
RESOLUTION NO. 26-24 AND APPROVING THE VISTA DEL LAGO PHASE IV
SUBDIVISION SITE DEVELOPMENT PLAN FOLLOWING RECONSIDERATION AND
REHEARING**

REPORTS FROM OFFICERS

Polk County Sheriff's Office

Dundee Fire Department

Town Attorney

Town Clerk

Town Manager

Commissioners

Mayor

ADJOURNMENT

PUBLIC NOTICE: Please be advised that if you desire to appeal from any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases, a verbatim record is required. You must make your own arrangements to produce this record. (Florida statute 286.0105)

If you are a person with disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the town clerk's office at 202 east main street, Dundee, Florida 33838 or phone (863) 438-8330 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771.



Meeting Agenda Coversheet

MEETING DATE:	September 8, 2026	Submitted By: Erica Anderson, Town Clerk		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Approval of Consent Agenda			
STAFF RECOMMENDATION: (MOTION READY)	Staff recommends approval of the emergency Lift Station Pump			
SUMMARY and/or JUSTIFICATION:	A. Agreements 1. C&W Equipment Repairs & Maintenance + 2. Vista Del Lago Lift Station			
	AGREEMENT:	X	BUDGET:	
	STAFF REPORT:		PROCLAMATION:	X
	EXHIBIT(S):	X	OTHER:	X
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Emergency Purchase Lift Station Pump Exhibit A - Invoice #1105, Invoice#11038 and Invoice #11051			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	
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>				
FISCAL IMPACT (if any):	See invoices attached.			23,520.00



Meeting Agenda Coversheet

MEETING DATE:		September 8, 2026		Submitted By: Tracy Mercer, Public Utilities/Special Projects Director	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		DISCUSSION & ACTION, C&W Equipment Repairs & Maintenance Vista Del Lago Lift Station			
STAFF RECOMMENDATION: (MOTION READY)		Approval of an emergency purchase for a lift station pump replacement at Vista Del Lago Lift Station.			
SUMMARY and/or JUSTIFICATION:		This item was introduced by Tracy Mercer. Vista Del Lago Lift Station experienced pump failure requiring immediate, emergency replacement to prevent sanitary sewer overflows (SSOs) and service disruption. When a pump fails, the lift station or collection system loses its ability to move wastewater, risking wet well overflows, sanitary sewer overflows (SSOs), or loss of water pressure. The Utilities has limited spare pumps, so emergency repairs are needed quickly to restore service and avoid regulatory fines. Emergency procurement was necessary to eliminate the imminent risk to public health, the environment, and to maintain regulatory compliance. Avoiding SSOs is required under the Clean Water Act/NPDES frameworks and state environmental regulations; delays can lead to consent orders and fines of \$10,000 per day. Approval of this purchase will ensure continuity of operations, improve service delivery to residents, and support the Town's ongoing commitment to efficiency and fiscal stewardship.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A – Invoice # 11026			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>					
FISCAL IMPACT (if any):		State what is included in the cost, i.e., new pump and services, etc.			\$22,000.00



C & W Equipment Repair and
Maintenance, Inc.

P.O. Box 463
Haines City, Fl. 33845
863-207-4563-Accounting

Item A.

Invoice

Date	Invoice #
8/14/2026	11026

Email: info@cwerm.com
Website: www.cwerm.com

Bill To

TOWN OF DUNDEE
P.O. BOX 1000
DUNDEE, FL. 33838

P.O. Number	Terms	Rep	Project
	Due on receipt		VISTA DEL LAGO LIFT STATION

Description	Quantity	U/M	Price Each	Amount
SERVICE LABOR TO PROVIDE AND INSTALL 20HP HYDROMATIC, HP54SCP020223-D5, 6.50 DIA IMPELLER, WIRE UP, AND START UP.			22,000.00	22,000.00
We now accept all major credit cards, debit cards and money transfers via Venmo. Credit card fee of 5% applies to all credit and debit card transactions.				

Thank you for your business.

All invoices not paid within 30 days will be subject to an 18% APR, to avoid any late
charges please pay your invoice within a timely manner. For questions regarding this
invoice, please call 863-207-4563

Total

\$22,000.00



Meeting Agenda Coversheet

MEETING DATE:	September 8, 2026	Submitted By: Tracy Mercer, Public Utilities/Special Projects Director	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, C&W Equipment Repairs & Maintenance		
STAFF RECOMMENDATION: (MOTION READY)	Approval of an emergency purchase for lift station pump replacement at Lincoln Avenue and repairs and parts for the Elementary School (Fredrick / 17) Lift Station.		
SUMMARY and/or JUSTIFICATION:	This item was introduced by Tracy Mercer. Lincoln Avenue Lift Station experienced pump failure requiring immediate, emergency replacement to prevent sanitary sewer overflows (SSOs) and service disruption. When a pump fails, the lift station or collection system loses its ability to move wastewater, risking wet well overflows, sanitary sewer overflows (SSOs), or loss of water pressure. The Utilities has limited spare pumps, so emergency repairs are needed quickly to restore service and avoid regulatory fines. Emergency procurement was necessary to prevent the imminent risk to public health, the environment, and to maintain regulatory compliance. Avoiding SSOs is required under the Clean Water Act/NPDES frameworks and state environmental regulations; delays can lead to consent orders and fines of \$10,000 per day. Approval of this purchase will ensure continuity of operations, improve service delivery to residents, and support the Town's ongoing commitment to efficiency and fiscal stewardship.		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:		PROCLAMATION:
	EXHIBIT(S):	1	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Exhibit A - Invoice #1105, Invoice#11038 and Invoice #11051		
SELECT, if applicable	RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>			
FISCAL IMPACT (if any):	State what is included in the cost, i.e. new pump, repairs and parts, etc.		\$23,520.00



C & W Equipment Repair and
Maintenance, Inc.

P.O. Box 463
Haines City, Fl. 33845
863-207-4563-Accounting

Email: info@cwerm.com
Website: www.cwerm.com

Item A.

Proposal

Date
8/14/2026

Name / Address				
TOWN OF DUNDEE P.O. BOX 1000 DUNDEE, FL. 33838				
<i>This proposal is good for 15 days, thank you for the opportunity to submit this proposal</i>				
Rep		Project		
DEC		LINCOLN AVE LIFT STATION		
Description	Qty	U/M	Rate	Total
SERVICE LABOR AND MATERIALS TO HELP WITH INSTALLATION OF BYPASS PUMP, SERVICE TO HAVE LIFT STATION CLEANED, REPLACE 6" DISCHARGE WITH 316 SS PIPE, FLANGES AND FLANGE KITS, AND PUT LIFT STATION BACK INTO SERVICE.			22,950.00	22,950.00
NOTE PRICING OF SS MATERIALS MAY INCREASE DEPENDING ON THE AMOUNT OF TIME IT TAKES TO HAVE PROPOSAL APPROVED, THE COST OF SS MATERIALS MAY BE INCREASED.				
Proposal approved by:				
Name: _____				
Signature: _____				
Material prices may increase depending on the amount of time it takes for proposal to be approved. Currently we are having to check material prices every 3 days due to continued increases.			Total	\$22,950.00
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed inly upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements contingent upon stikes, accidents or delays beyond our control.				



Meeting Agenda Coversheet

MEETING DATE:	September 8, 2026		Submitted By: Erica Anderson, Town Clerk	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	RESOLUTION 26-25, ADOPTION OF STORMWATER UTILITY FEE ROLL CERTIFICATION			
STAFF RECOMMENDATION: (MOTION READY)		Approval of Resolution 26-25 certifying the Stormwater Utility		
SUMMARY and/or JUSTIFICATION:	In 2003, the Town Commission created the Town's Stormwater Utility and enacted Ordinance 03-22 which authorizes the imposition of Stormwater fees on residents for Stormwater services, facilities, and programs.			
	In FY 2018-19, the Town Commission had a stormwater fee study conducted by Raftelis Engineers that recommended changes to the rates for Stormwater Utility Fees. The Town Commission adopted the recommended changes to the stormwater rates in Ordinance #19-02, setting a rate of \$34.50/EDU.			
	On July 9, 2024, the Town Commission adopted Preliminary Stormwater Resolution 24-12 and provided time for the public to inspect and review the roll. Mailed notices were provided to landowners pursuant to Florida Law.			
	Resolution 25-25 is the culmination of the fee change process and certifies the final roll for stormwater utility fees to be collected via the tax bill for FY 2026 - 2027.			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		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>	Resolution 26-25 Proof of Publication			
SELECT, if applicable	RESOLUTION:26-25	X	ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RELATING TO THE REIMPOSITION OF STORMWATER FEES WITHIN THE TOWN OF DUNDEE, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR DEFINITIONS AND INTERPRETATION; PROVIDING FOR COMPLIANCE WITH THE UNIFORM ASSESSMENT COLLECTION ACT; REIMPOSING STORMWATER FEES AGAINST PROPERTY LOCATED WITHIN THE TOWN OF DUNDEE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND CONFIRMING THE RATE; APPROVING THE FINAL ROLL; CONFIRMING AND SUPPLEMENTING THE PRELIMINARY RESOLUTION; PROVIDING FOR EFFECT OF ANNUAL RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):		N/A		\$0.00

RESOLUTION NO. 26-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RELATING TO THE REIMPOSITION OF STORMWATER FEES WITHIN THE TOWN OF DUNDEE, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR DEFINITIONS AND INTERPRETATION; PROVIDING FOR COMPLIANCE WITH THE UNIFORM ASSESSMENT COLLECTION ACT; REIMPOSING STORMWATER FEES AGAINST PROPERTY LOCATED WITHIN THE TOWN OF DUNDEE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND CONFIRMING THE RATE; APPROVING THE FINAL ROLL; CONFIRMING AND SUPPLEMENTING THE PRELIMINARY RESOLUTION; PROVIDING FOR EFFECT OF ANNUAL RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee, Florida, (Town) enacted Ordinance No. 03-22 (Ordinance), subsequently amended and codified as Chapter 44, Article VIII of the Code of Ordinances of the Town of Dundee, Florida (“Code”) which authorizes the imposition of Stormwater Fees for stormwater services, facilities, and programs on property located within the Town; and

WHEREAS, the Town has previously imposed a Stormwater Fee for stormwater management services, facilities, and programs each fiscal year as an equitable and efficient method of funding such services and programs; and

WHEREAS, the Town desires to reimpose a Stormwater Fee within the Town using the procedures provided by the Code and Florida Statutes §403.0893 and §197.3632, including use of the tax bill collection method for the Fiscal Year beginning on October 1, 2026; and

WHEREAS, the Town Commission adopted the 2026 Preliminary Stormwater Resolution”) confirming the stormwater rate, directing the updating and preparation of the Roll, and provision of published notice and mailed notice; and

WHEREAS, the updated Roll has heretofore been made available for inspection by the public; and

WHEREAS, notice of proposed stormwater fees and of the public hearing has been published and mailed as required by Florida Statutes; and

WHEREAS, a public hearing was held on September 8, 2026, and comments and

objections of all interested persons have been heard and considered as required by the terms of the Ordinance; and

WHEREAS, the Town Commission of the Town of Dundee, Florida deems it to be in the best interest of the citizens and residents of the Town to adopt this Annual Resolution.

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

Section 1. Authority. This Resolution is adopted pursuant to the provisions of Chapter 44, Article VIII of the Code of Ordinances of the Town of Dundee, Florida (“Code”); all prior Preliminary Resolutions, as amended; all prior Annual Resolutions, as amended; the 2024 Preliminary Resolution (Resolution No. 24-12); and Florida Statutes Sections 403.0893, 197.3632, 166.021 and 166.041, and other applicable provisions of law.

Section 2. Definitions and Interpretation. This Resolution constitutes the 2026 Annual Rate Resolution. All capitalized terms in this Resolution shall have the meanings defined in the Code, in all prior Preliminary and Annual Resolutions, as amended, and in this 2026 Annual Resolution.

Section 3. Compliance with the Uniform Assessment Collection Act. The Town Commission confirms that notice of the public hearing was published in accordance with Florida Statutes 197.3632. The Town Commission confirms, in the event circumstances so require under the Uniform Assessment Collection Act, that the Town through the Polk County Property Appraiser has provided notice by mail to the Owner of each parcel billed a stormwater fee. The Town Commission hereby confirms that a public hearing was held at 6:30 p.m. on September 8, 2026, at the Town Commission Chambers, Town Hall, 202 E. Main Street, Dundee, Florida, at which time the Town Commission received and considered comments on the Stormwater Fees from the public and affected property owners and considered imposing Stormwater Fees for the Fiscal Year beginning October 1, 2026, and collecting such fees on the same bill as ad valorem taxes.

Section 4. Reimposition of Stormwater Fees.

(a) The Properties as described in the Final Roll, as updated and amended as needed and hereby approved, are hereby found to be benefited by the provision of the stormwater services, facilities, and programs, in the amount of the Stormwater Fee set forth in the updated Final Roll, a copy of which was present or available for inspection via electronic means at the above referenced public hearing and is incorporated herein by reference. It is hereby ascertained,

determined and declared that each parcel of Property within the Town will be benefited by the Town's provision of stormwater services, facilities, and programs in an amount not less than the Stormwater Fee for such parcel. Adoption of this Annual Resolution constitutes a legislative determination that all Property derives benefits in a manner consistent with the legislative declarations, determinations and findings as set forth in the Chapter 44, Article VIII of the Code; the 2019 Report; all prior Preliminary and Annual Resolutions, as amended; and this 2026 Annual Resolution, from the stormwater services, facilities, or programs to be provided and a legislative determination that the Stormwater Fees are fairly and reasonably apportioned among all Property.

(b) The Stormwater Management Fee of \$34.50/EDU (minimum bill of 1 EDU/Property) shall be imposed against all Property included in the Final Roll as determined under the 2019 Report; Chapter 44, Article VIII of the Code, as amended; and associated Town resolutions detailing the determination of EDUs and related issues.

(c) Stormwater Fees adopted and imposed herein pursuant to the Code and Florida Statutes Sections 403.0893 and 197.3632 shall constitute a lien upon the Property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid.

(d) The Final Roll, as herein approved, together with the correction of any errors or omissions, shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by the Statute. The Mayor shall certify the Roll to the Polk County Tax Collector no later than September 15, 2026, using the certification form, or one substantially similar, attached hereto as Exhibit A.

Section 5. Confirm and Supplement Preliminary Resolution. The 2026 Preliminary Stormwater Resolution, as may have been modified, supplemented, and amended herein, is hereby confirmed.

Section 6. Effect of Adoption of Annual Resolution. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of benefit and fair apportionment of stormwater costs to the Property, the method of apportionment, the stormwater rate, the Roll, the sufficiency of notice, and the levy and lien of the stormwater management fees), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the adoption of this Annual Rate Resolution.

Section 7. Conflict. That all resolutions or parts of resolutions related to the Stormwater Management Utility Fee that are in conflict with this Resolution are superseded and supplanted to the extent of such conflict.

Section 8. Severability. That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be void, unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 9. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

INTRODUCED AND PASSED this ____ day of September, 2026.

TOWN OF DUNDEE

(SEAL)

By: _____
Joe Garrison, Mayor

Attest:

Erica Anderson, Town Clerk

Approved as to form:

Markeishia L. Smith, Town Attorney

EXHIBIT A

**FORM OF CERTIFICATE TO
STORMWATER UTILITY FEE ROLL**

**CERTIFICATE
TO STORMWATER UTILITY FEE ROLL**

I HEREBY CERTIFY that, I am _____, the (Mayor or Authorized Designee) of the Town Commission of the Town of Dundee, Florida (the "Town"); as such I have satisfied myself that all property included or includable on the roll for stormwater utility fees for the Town is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the stormwater utility fees attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with Section 403.0893, Florida Statutes and with the Uniform Assessment Collection Act, this certificate and the herein described Stormwater Roll will be delivered to the Polk County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Polk County Tax Collector and made part of the above described Stormwater Roll this _____ day of _____, 2026.

TOWN OF DUNDEE, FLORIDA

By: _____

Title: _____

(To Be Delivered to Polk County Tax Collector
no later than Sept. 15, 2026)

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. Town of Dundee Stormwater Rate

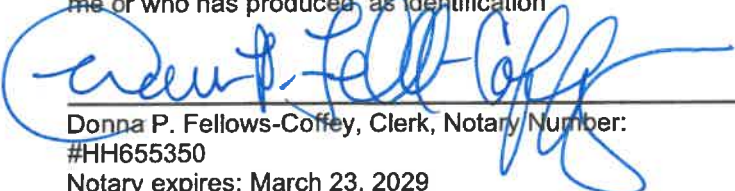
STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

August 26, 2026

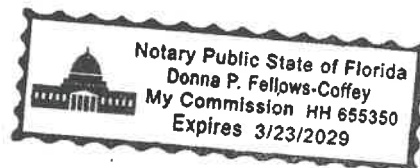
Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me this 26th day of August 2026 by Anita Swain, who is personally known to me or who has produced as identification


Donna P. Fellows-Coffey, Clerk, Notary Number:
#HH655350
Notary expires: March 23, 2029

00036780 00215701

Erica Anderson
TOWN OF DUNDEE
PO Box 1000
DUNDEE, FL 33838



**NOTICE OF PUBLIC HEARING
TO REIMPOSE AND PROVIDE
FOR COLLECTION OF
STORMWATER FEES FOR
FISCAL YEAR 2026-27 BY THE
TOWN OF DUNDEE, FLORIDA
IN THE SAME MANNER AS
NON-AD VALOREM
ASSESSMENTS ON THE AD
VALOREM TAX BILL**

NOTICE IS GIVEN that the Town Commission of the Town of Dundee will conduct a public hearing to consider reimposing stormwater fees within the Town of Dundee collected on the ad valorem tax bill using the Uniform Assessment Collection Act for the provision of stormwater services within the Town of Dundee for the Fiscal Year beginning October 1, 2026.

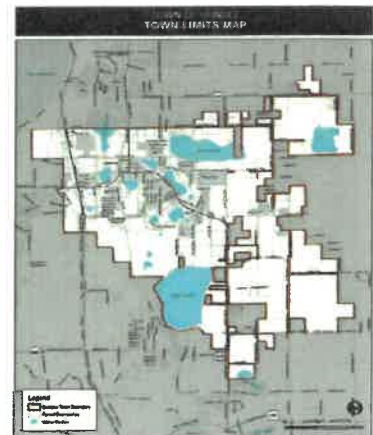
The Public Hearing will be held at 6:30 P.M., or as soon as possible thereafter, on September 8, 2026, in the Town Commission Chambers, Town Hall, 202 E. Main Street, Dundee, Florida, 33838, for the purpose of receiving public comment on the proposed stormwater fees imposed pursuant to Florida Statutes sections 197.3632 and 404.0893. The stormwater fees will be collected on the ad valorem tax bill to be mailed in November 2026. Failure to pay the fees will cause a tax certificate to be issued against the property, which may result in a loss of title (ownership) of one's real property. All affected property owners have a right to appear at the hearing and to file written objections with the Town Commission within 20 days of this notice and at the public hearing. Documents pertaining to the Town's stormwater fee and the proposed stormwater roll may be reviewed at the Town Clerk's Office, Monday - Friday 8:30 a.m. to 5:00 p.m. The proposed stormwater rate is:

**STORMWATER RATE \$34.50 per EDU (equivalent drainage unit)
(minimum bill of 1 EDU)**

If you have any questions, please contact the Town's Department of Finance at 863-438-8330, Monday through Friday between 8:00 a.m. and 5:00 p.m.

If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Please be advised that you must make your own arrangements to produce this record. The Town Commission of the Town of Dundee may continue the public hearing to the dates and times as it deems necessary. Any interested party shall be advised that the date, time and place of any continuation of this and/or any continued hearing may be announced during the hearing and that no further notices regarding this matter may be published.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, any person with disabilities needing special accommodations to participate in this proceeding should contact the Town Clerk's Office at least forty-eight (48) hours prior to the proceeding. The Town Clerk's Office is located in the Town Hall, 202 E. Main Street, Dundee, Florida, 33838; telephone 863-438-8330, Ext. 238; or email EAnderson@townofdundee.com.





Meeting Agenda Coversheet

MEETING DATE:	September 8, 2026	Submitted By: Erica Anderson, Town Clerk		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION RESOLUTION 26-26, ADOPTION OF THE FIRE ASSESSMENT FEE ROLL CERTIFICATION FY 2026 – 2027			
STAFF RECOMMENDATION: (MOTION READY)	Approval of RESOLUTION 26-26, FIRE ASSESSMENT FEE ROLL CERTIFICATION FY 2026 – 2027			
SUMMARY and/or JUSTIFICATION:	The Town of Dundee enacted Ordinance No. 22-18 to implement a Fire Protection Services Assessment program beginning October 01, 2022, in the 2022 – 2023 Fiscal Year. On July 9, 2024, the Town Commission adopted Resolution 24-13, the Initial Assessment Resolution, and provided time for the public to inspect and review the roll. Mailed notices were provided to landowners pursuant to Florida Law. Resolution 26-26 is the culmination of the fee process and certifies the final roll for Fire Assessment fees to be collected via the tax bill for FY 2026 – 2027			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		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>	Resolution 26-26 Proof of Publication			
SELECT, if applicable	RESOLUTION:26-26	X	ORDINANCE:	
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>	A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RELATING TO THE REIMPOSITION OF FIRE PROTECTION SERVICES ASSESSMENTS WITHIN THE TOWN OF DUNDEE, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR DEFINITIONS AND INTERPRETATION; PROVIDING FOR COMPLIANCE WITH THE UNIFORM ASSESSMENT COLLECTION ACT; REIMPOSING FIRE PROTECTION SERVICES ASSESSMENTS AGAINST PROPERTY LOCATED WITHIN THE TOWN OF DUNDEE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND CONFIRMING THE RATES; APPROVING THE FINAL ROLL; CONFIRMING AND SUPPLEMENTING THE PRELIMINARY RESOLUTION; PROVIDING FOR EFFECT OF ANNUAL RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):	N/A			\$0.00

RESOLUTION NO. 26-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RELATING TO THE REIMPOSITION OF FIRE PROTECTION SERVICES ASSESSMENTS WITHIN THE TOWN OF DUNDEE, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR DEFINITIONS AND INTERPRETATION; PROVIDING FOR COMPLIANCE WITH THE UNIFORM ASSESSMENT COLLECTION ACT; REIMPOSING FIRE PROTECTION SERVICES ASSESSMENTS AGAINST PROPERTY LOCATED WITHIN THE TOWN OF DUNDEE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND CONFIRMING THE RATES; APPROVING THE FINAL ROLL; CONFIRMING AND SUPPLEMENTING THE PRELIMINARY RESOLUTION; PROVIDING FOR EFFECT OF ANNUAL RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee, Florida, (Town) enacted Ordinance No. 22-18 (“Fire Assessment Ordinance” or “Ordinance”), codified as Chapter 22, Article IV of the Code of Ordinances of the Town of Dundee, Florida (“Code”) which authorizes the imposition of Fire Protection Services Assessments (“Fire Assessments”) for fire protection services, facilities, and programs on Assessed Property located within the Town; and

WHEREAS, the Town has previously imposed Fire Assessments for fire protection services, facilities, and programs and has determined that reimposing Fire Assessments is a reasonable, equitable and efficient method of funding such services and programs for FY2026-27; and

WHEREAS, the Town desires to reimpose Fire Assessments within the Town using the procedures provided by the Code and Florida Statutes §197.3632, including use of the tax bill collection method for the Fiscal Year beginning on October 1, 2026; and

WHEREAS, the Town Commission adopted the 2026 Preliminary Fire Assessment Resolution confirming the Fire Assessment rates, directing the updating and preparation of the Roll, and provision of published notice and mailed notice; and

WHEREAS, the updated Roll has heretofore been made available for inspection by the public; and

WHEREAS, notice of proposed Fire Assessment rates and of the public hearing has been published and mailed as required by Florida Statutes; and

WHEREAS, a public hearing was held on September 8, 2026, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance; and

WHEREAS, the Town Commission of the Town of Dundee, Florida deems it to be in the best interest of the citizens and residents of the Town to adopt this Annual Resolution.

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

Section 1. Authority. This Resolution is adopted pursuant to the provisions of the Fire Assessment Ordinance (Chapter 22, Article IV of the Town of Dundee Code of Ordinances), the Fiscal Year 2026 Preliminary Resolution; the Initial and Final Resolutions and subsequently adopted resolutions, as amended; and Florida Statutes Sections 197.3632, 166.021 and 166.041, and other applicable provisions of law.

Section 2. Definitions and Interpretation. This Resolution constitutes the 2026 Annual Rate Resolution. All capitalized terms in this Resolution shall have the meanings defined in the Code, in the Initial and Final Resolutions and subsequently adopted resolutions, as amended, the 2026 Preliminary Resolution, and this 2026 Annual Resolution.

Section 3. Compliance with the Uniform Assessment Collection Act. The Town Commission confirms that notice of the public hearing was published in accordance with Florida Statutes 197.3632. The Town Commission confirms, in the event circumstances so require under the Uniform Assessment Collection Act, that the Town through the Polk County Property Appraiser has provided notice by mail to the Owner of each parcel billed a Fire Assessment. The Town Commission hereby confirms that a public hearing was held at 6:30 p.m. on September 8, 2026, at the Town Commission Chambers, Town Hall, 202 E. Main Street, Dundee, Florida, at which time the Town Commission received and considered comments on the Fire Assessments from the public and affected property owners and considered imposing Fire Assessments for the Fiscal Year beginning October 1, 2026, and collecting such assessments on the same bill as ad valorem taxes.

Section 4. Reimposition of Fire Assessments.

(a) The Properties as described in the Final Roll, as updated and amended as needed and hereby approved, are hereby found to be benefited by the provision of the fire protection services, facilities, and programs, in the amount of the Fire Assessments set forth in the updated Final Roll, a copy of which was present or available for inspection via electronic means at the

above referenced public hearing and is incorporated herein by reference. It is hereby ascertained, determined and declared that each parcel of Property within the Town will be benefited by the Town's provision of fire protection services, facilities, and programs in an amount not less than the Fire Assessment for such parcel. Adoption of this Annual Resolution constitutes a legislative determination that all Property derives benefits in a manner consistent with the legislative declarations, determinations and findings as set forth in Article IV of the Code; the Initial and Final Resolutions, as amended; the 2026 Preliminary Resolution, as amended; and this 2026 Annual Resolution, from the fire protection services, facilities, or programs to be provided and a legislative determination that the Fire Assessments are fairly and reasonably apportioned among all Property.

(b) The Fire Assessment rates shown in this section shall be imposed against all Property included in the Final Roll. It is hereby determined and declared that the Fire Assessment rates for FY2026-27 shall be:

Fire Protection Services Assessment Rates	
Residential Property Use Category	Rate Per Dwelling Unit
Residential	\$100.00
Non-Residential Property Use Category	Rate Per Square Foot
Commercial	\$0.07
Industrial/Warehouse	\$0.01
Institutional	\$0.03
Vacant Land Property Use Category	Rate Per Parcel
Vacant Property	\$9.00

(c) Fire Assessments adopted and imposed herein pursuant to the Code, this Annual Resolution, and Florida Statutes Section 197.3632 shall constitute a lien upon the Property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid.

(d) The Final Roll, as herein approved, together with the correction of any errors or omissions, shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by the Statute. The Mayor shall certify the Roll to the Polk County Tax Collector no later than September 15, 2026, using the certification form, or one substantially similar, attached hereto as Exhibit A.

Section 5. Confirm and Supplement Preliminary Resolution. The 2026 Fire Assessment Preliminary Resolution, as may have been modified, supplemented, and amended herein, is hereby confirmed.

Section 6. Effect of Adoption of Annual Resolution. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of benefit and fair apportionment of fire protection services, facilities and program costs to the Property, the method of apportionment, the Fire Assessment rates, the Roll, the sufficiency of notice, and the levy and lien of the Fire Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the adoption of this Annual Rate Resolution.

Section 7. Conflict. That all resolutions or parts of resolutions related to the Fire Protection Services Assessments that are in conflict with this Resolution are superseded and supplanted to the extent of such conflict.

Section 8. Severability. That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be void, unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 9. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

INTRODUCED AND PASSED this ____ day of September, 2026.

TOWN OF DUNDEE

(SEAL)

By: _____
Joe Garrison, Mayor

Attest:

Erica Anderson, Town Clerk

Approved as to form:

Markeishia L. Smith, Town Attorney

EXHIBIT A

**FORM OF CERTIFICATE TO
FIRE PROTECTION SERVICES ASSESSMENT ROLL**

**CERTIFICATE TO
FIRE PROTECTION SERVICES ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am _____, the (Mayor or Authorized Designee) of the Town Commission of the Town of Dundee, Florida (the "Town"); as such I have satisfied myself that all property included or includable on the roll for fire protection services assessments for the Town is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the fire protection services assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Fire Protection Services Assessment Roll will be delivered to the Polk County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Polk County Tax Collector and made part of the above described Fire Protection Services Assessment Roll this _____ day of _____, 2026.

TOWN OF DUNDEE, FLORIDA

By: _____

Title: _____

(To Be Delivered to Polk County Tax Collector
no later than Sept. 15, 2026)

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. Town of Dundee Fire Assessment

STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

August 26, 2026

Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

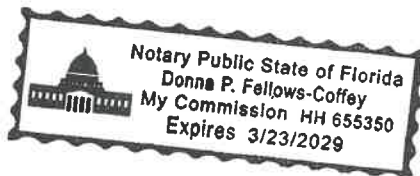
Sworn to and subscribed before me this 26th day of August 2026 by Anita Swain, who is personally known to me or who has produced as identification

Donna P. Fellows-Coffey
Donna P. Fellows-Coffey, Clerk, Notary Number:
#HH655350

Notary expires: March 23, 2029

00036780 00215702

Erica Anderson
TOWN OF DUNDEE
PO Box 1000
DUNDEE, FL 33838



**NOTICE OF PUBLIC HEARING TO REIMPOSE
AND PROVIDE FOR COLLECTION OF FIRE
SERVICES PROTECTION ASSESSMENTS FOR
FISCAL YEAR 2026-27 BY
THE TOWN OF DUNDEE, FLORIDA, ON THE
AD VALOREM TAX BILL PURSUANT TO
FLORIDA STATUTES SECTION 197.3632**

NOTICE IS GIVEN that the Town Commission of the Town of Dundee will conduct a public hearing to consider reimposing Fire Protection Services Assessments within the Town of Dundee to be collected on the ad valorem tax bill pursuant to the Uniform Assessment Collection Act for the provision of fire protection services within the Town of Dundee for the Fiscal Year beginning October 1, 2026.

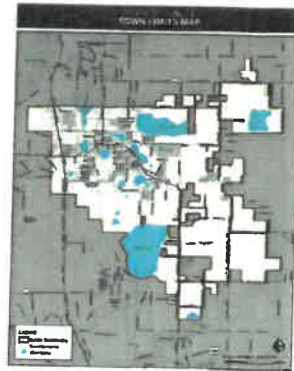
The Public Hearing will be held at 6:30 P.M., or as soon as possible thereafter, on September 8, 2026, in the Town Commission Chambers, Town Hall, 202 E. Main Street, Dundee, Florida, 33838, for the purpose of receiving public comment on the proposed fire

protection service assessments to be collected pursuant to Florida Statutes 197.3632. The fire protection services assessments will be collected on the ad valorem property tax bill to be mailed in November 2026. Failure to pay the fees will cause a tax certificate to be issued against the property, which may result in a loss of title (ownership) of one's real property. All affected property owners have a right to appear at the hearing and to file written objections with the Town Commission within 20 days of this notice and at the public hearing. Documents pertaining to the Town's proposed fire protection services assessment roll may be reviewed at the Town Clerk's Office, Monday - Friday 8:30 a.m. to 5:00 p.m. The proposed fire protection services assessment rates for Fiscal Year 2026-27 are:

Proposed Fire Protection Services Assessment Rates	
Residential Property Use Category	Rate Per Dwelling Unit
Residential	\$100.00
Non-Residential Property Use Category	Rate Per Square Foot
Commercial	\$0.07
Industrial/Warehouse	\$0.01
Institutional	\$0.01
Vacant Land Property Use Category	Rate Per Parcel
Vacant Property	\$9.00

If you have any questions, please contact the Town's Department of Finance at 863-438- 8330, Monday through Friday between 8:00 a.m. and 5:00 p.m. If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Please be advised that you must make your own arrangements to produce this record. The Town Commission of the Town of Dundee may continue the public hearing to the dates and times as it deems necessary. Any interested party shall be advised that the date, time and place of any continuation of this and/or any continued hearing may be announced during the hearing and that no further notices regarding this matter may be published.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, any person with disabilities needing special accommodations to participate in this proceeding should contact the Town Clerk's Office at least forty-eight (48) hours prior to the proceeding. The Town Clerk's Office is located in the Town Hall, 202 E. Main Street, Dundee, Florida, 33838; telephone 863-438-8330, Ext. 238; or email Fanderson@townofdundee.com.





Meeting Agenda Coversheet

MEETING DATE:		September 8, 2026		Submitted By: Erica Anderson, Town Clerk	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		DISCUSSION & ACTION, RESOLUTION 26-29 RESCINDING AND REPLACING RESOLUTION NO. 26-24 AND APPROVING THE VISTA DEL LAGO PHASE IV SUBDIVISION SITE DEVELOPMENT PLAN FOLLOWING RECONSIDERATION AND REHEARING.			
STAFF RECOMMENDATION: (MOTION READY)		I move to approve Resolution No. 26-29, rescinding and replacing Resolution No. 26-24 and approving the Vista Del Lago Phase IV Subdivision Site Development Plan for approximately 7.31 acres, more or less, subject to the conditions and limitations stated in Resolution No. 26-29.			
SUMMARY and/or JUSTIFICATION:		Vista Del Lago of Polk County, LLC, through its authorized representative, requests approval of the Subdivision Site Development Plan for Vista Del Lago Phase IV. The proposed subdivision contains approximately 7.31 acres, more or less, and is identified as Polk County Parcel No. 27-28-34-853000-000121. The plan provides for 32 single-family residential lots with associated infrastructure, open space, improvements, and amenities. The Town Commission considered Resolution No. 26-24 and the SSDP on September 1, 2026. Resolution No. 26-29 presents the matter for independent reconsideration and rehearing on September 8, 2026, following identification of a voting conflict involving the Mayor and inconsistent acreage references in the prior project materials. The resolution confirms the project acreage as approximately 7.31 acres, more or less, rescinds and replaces Resolution No. 26-24, and establishes Resolution No. 26-29 as the current and controlling Commission action. Resolution No. 26-29 also requires related documents to identify the approved property consistently, limits the Town Manager to administrative and ministerial implementation of the Commission's approved substantive terms, requires the Town Attorney's approval as to form and legal sufficiency, and requires material changes to return to the Town Commission for approval.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Coversheet Corrected Resolution 26-29 Signed Developers Agreement Subdivision Site Development Plan and exhibits			
SELECT, if applicable		RESOLUTION: 26-29		ORDINANCE: N/A	

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE (If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)	RESOLUTION NO. 26-29		Item 3.
	A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RESCINDING AND REPLACING RESOLUTION NO. 26-24; REHEARING AND APPROVING THE SUBDIVISION SITE DEVELOPMENT PLAN FOR THE VISTA DEL LAGO PHASE IV SUBDIVISION FOLLOWING RECONSIDERATION OF THE TOWN COMMISSION'S SEPTEMBER 1, 2026 ACTION; CORRECTING AND CONFIRMING THE PROJECT ACREAGE; MAKING FINDINGS; AUTHORIZING LIMITED ADMINISTRATIVE IMPLEMENTATION OF THE COMMISSION'S APPROVAL; REQUIRING RELATED DOCUMENTS TO BE APPROVED BY THE TOWN ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):	This Ordinance will not produce any fiscal impacts to the Town.		\$0.00

Town of Dundee
 Resolution 26-29
 Vista Del Lago Phase IV
 Subdivision Site Development Plan

RESOLUTION NO. 26-29

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, RESCINDING AND REPLACING RESOLUTION NO. 26-24; REHEARING AND APPROVING THE SUBDIVISION SITE DEVELOPMENT PLAN FOR THE VISTA DEL LAGO PHASE IV SUBDIVISION FOLLOWING RECONSIDERATION OF THE TOWN COMMISSION'S SEPTEMBER 1, 2026 ACTION; CORRECTING AND CONFIRMING THE PROJECT ACREAGE; MAKING FINDINGS; AUTHORIZING LIMITED ADMINISTRATIVE IMPLEMENTATION OF THE COMMISSION'S APPROVAL; REQUIRING RELATED DOCUMENTS TO BE APPROVED BY THE TOWN ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY; 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 Chapter 166, Florida Statutes, Article VIII, Section 2 of the Florida Constitution, and other applicable law; and

WHEREAS, the proposed Vista Del Lago Phase IV Subdivision (the "Subdivision") consists of approximately 7.31 acres, more or less, located within the corporate limits of the Town of Dundee, Florida, and further identified as Polk County Property Appraiser Parcel Identification Number 27-28-34-853000-000121 (the "Property"); and

WHEREAS, the Applicant, Vista Del Lago of Polk County, LLC, through its authorized representative, submitted an application requesting approval of a Subdivision Site Development Plan for the Vista Del Lago Phase IV Subdivision (the "Vista Del Lago Phase IV SSDP"); and

WHEREAS, Sections 7.01.05 through 7.01.07 of the Town of Dundee Land Development Code ("LDC") establish the subdivision review process, including review of preliminary and certified subdivision plans, for the purpose of evaluating proposed development for consistency with the Town's Comprehensive Plan and LDC and providing for the technical review of proposed site improvements prior to final platting; and

WHEREAS, the Vista Del Lago Phase IV SSDP, attached hereto as Composite Exhibit "B," provides for thirty-two (32) single-family residential lots together with associated infrastructure, improvements, open space, and amenities; and

Town of Dundee
 Resolution 26-29
 Vista Del Lago Phase IV
 Subdivision Site Development Plan

WHEREAS, based upon the technical review performed by Town staff and the Town's consultants, the Vista Del Lago Phase IV SSDP has satisfied the applicable requirements of Sections 7.01.05 through 7.01.07 of the LDC, subject to compliance with all other applicable Town requirements and conditions of approval; and

WHEREAS, pursuant to Section 7.02.03 of the LDC and other applicable provisions of the Town Code, no development order or development permit requiring concurrency approval shall be issued unless the applicable concurrency requirements of Section 6.01.00 of the LDC have been satisfied; and

WHEREAS, on September 1, 2026, the Town Commission considered Resolution No. 26-24 and the Vista Del Lago Phase IV SSDP at a duly noticed public meeting and took action concerning the application; and

WHEREAS, following the September 1, 2026, action, a voting conflict was identified concerning the Mayor's participation in the prior vote; and

WHEREAS, in order to provide a clear record and to ensure that the application is considered and decided by those members of the Town Commission entitled to participate in the matter, the Town Commission placed Resolution No. 26-29 and the Vista Del Lago Phase IV SSDP on its September 8, 2026 agenda for reconsideration and rehearing; and

WHEREAS, at the September 8, 2026, meeting, the Mayor disclosed the voting conflict and did not participate in the Town Commission's consideration or vote concerning Resolution No. 26-29 and the Vista Del Lago Phase IV SSDP; and

WHEREAS, the Town also identified inconsistent acreage references within the prior project materials, and Town Planning and Engineering staff have confirmed that the Property subject to the Vista Del Lago Phase IV SSDP contains approximately 7.31 acres, more or less; and

WHEREAS, the Town Commission desires that this Resolution, the Vista Del Lago Phase IV SSDP, the Developer's Agreement, and all related project documents consistently reflect the confirmed acreage and the same Property; and

WHEREAS, on September 8, 2026, the Town Commission reconsidered and reheard the application and considered the application, staff report, supporting documents, testimony, evidence, and comments presented concerning the Vista Del Lago Phase IV SSDP; and

WHEREAS, following its independent review and consideration of the matter on September 8, 2026, the Town Commission finds that the Vista Del Lago Phase IV SSDP is consistent with the Town of Dundee Comprehensive Plan and applicable provisions of the Town of Dundee Land Development Code and promotes the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE

Town of Dundee
 Resolution 26-29
 Vista Del Lago Phase IV
 Subdivision Site Development Plan

TOWN OF DUNDEE, FLORIDA:

Section 1. Incorporation of Recitals.

The foregoing recitals are hereby incorporated into this Resolution as true and correct findings of the Town Commission and constitute a factual and material basis for the adoption of this Resolution.

Section 2. Rescission and Replacement of Resolution No. 26-24.

Resolution No. 26-24 and the Town Commission's September 1, 2026 action concerning the Vista Del Lago Phase IV Subdivision Site Development Plan are hereby rescinded and replaced in their entirety by this Resolution. Following reconsideration, rehearing, and independent consideration of the application on September 8, 2026, this Resolution shall constitute the current and controlling action of the Town Commission concerning the Vista Del Lago Phase IV Subdivision Site Development Plan.

Section 3. Rehearing and Approval of Subdivision Site Development Plan.

Following reconsideration and rehearing of the matter on September 8, 2026, the Town Commission hereby approves the Vista Del Lago Phase IV Subdivision Site Development Plan, attached hereto as Composite Exhibit "B," subject to all applicable requirements of the Town of Dundee Comprehensive Plan, Land Development Code, Code of Ordinances, the conditions contained in this Resolution, and all applicable requirements imposed through the Town's development review and permitting process.

Approval of the Vista Del Lago Phase IV SSDP does not constitute approval of the final plat or relieve the Applicant from obtaining any additional permits, approvals, concurrency determinations, or other authorizations required by applicable law.

Section 4. Project Acreage and Conforming Documents.

The Town Commission confirms that the Vista Del Lago Phase IV SSDP encompasses approximately 7.31 acres, more or less, subject to the final legal description applicable to the Property.

Prior to execution or recordation of any Developer's Agreement or other document relating to the approval granted by this Resolution 26-29, Town staff shall ensure that all references to the Property, project acreage, parcel identification number, legal description, and applicable exhibits are internally consistent and accurately identify the Property approved by the Town Commission.

Any inconsistency that would materially alter the Property, project boundaries, development entitlements, obligations of the Town or Applicant, or other substantive term shall be returned to the Town Commission for approval and shall not be treated as a scrivener's error.

Section 5. Limited Administrative Implementation.

Town of Dundee
 Resolution 26-29
 Vista Del Lago Phase IV
 Subdivision Site Development Plan

The Town Commission authorizes the Town Manager to take only those administrative and ministerial actions reasonably necessary to implement this Resolution and the substantive terms expressly approved by the Town Commission concerning the Vista Del Lago Phase IV SSDP.

Any agreement or other document necessary to implement the Commission's approval shall be consistent with the substantive terms approved by the Town Commission, shall be approved by the Town Attorney as to form and legal sufficiency, and shall be executed by the Town official authorized to execute such document pursuant to the Town Charter, Town Code, or other applicable authority.

The Town Manager is not authorized by this Resolution to negotiate, approve, or enter into any agreement containing new or materially different substantive terms from those approved by the Town Commission. Any substantive amendment, additional financial obligation, additional development obligation, material modification of the approved SSDP, or other material change shall be presented to the Town Commission for approval before execution or implementation.

Section 6. Conflicts.

All resolutions or portions of resolutions in conflict with this Resolution are hereby superseded to the extent of such conflict.

Section 7. Severability.

If any section, subsection, sentence, clause, phrase, or provision of this Resolution, or the application thereof to any person or circumstance, is held invalid, unconstitutional, or unenforceable by a court or other body of competent jurisdiction, such determination shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. Administrative Correction of Scrivener's Errors.

The Town Manager, Town Clerk, or their designee may correct typographical errors, numbering errors, formatting errors, or other non-substantive scrivener's errors in this Resolution and its exhibits, provided that no such correction alters the substantive intent or effect of the Town Commission's action.

Any correction affecting the approved Property, project acreage, development rights, obligations of the Town or Applicant, conditions of approval, or any other material term shall require further approval by the Town Commission.

Section 9. Effective Date.

This Resolution shall take effect immediately upon its passage and adoption by the Town Commission of the Town of Dundee, Florida.

Town of Dundee
Resolution 26-29
Vista Del Lago Phase IV
Subdivision Site Development Plan

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

TOWN OF DUNDEE

Mayor – Joseph Garrison

ATTEST:

Town Clerk – Erica Anderson

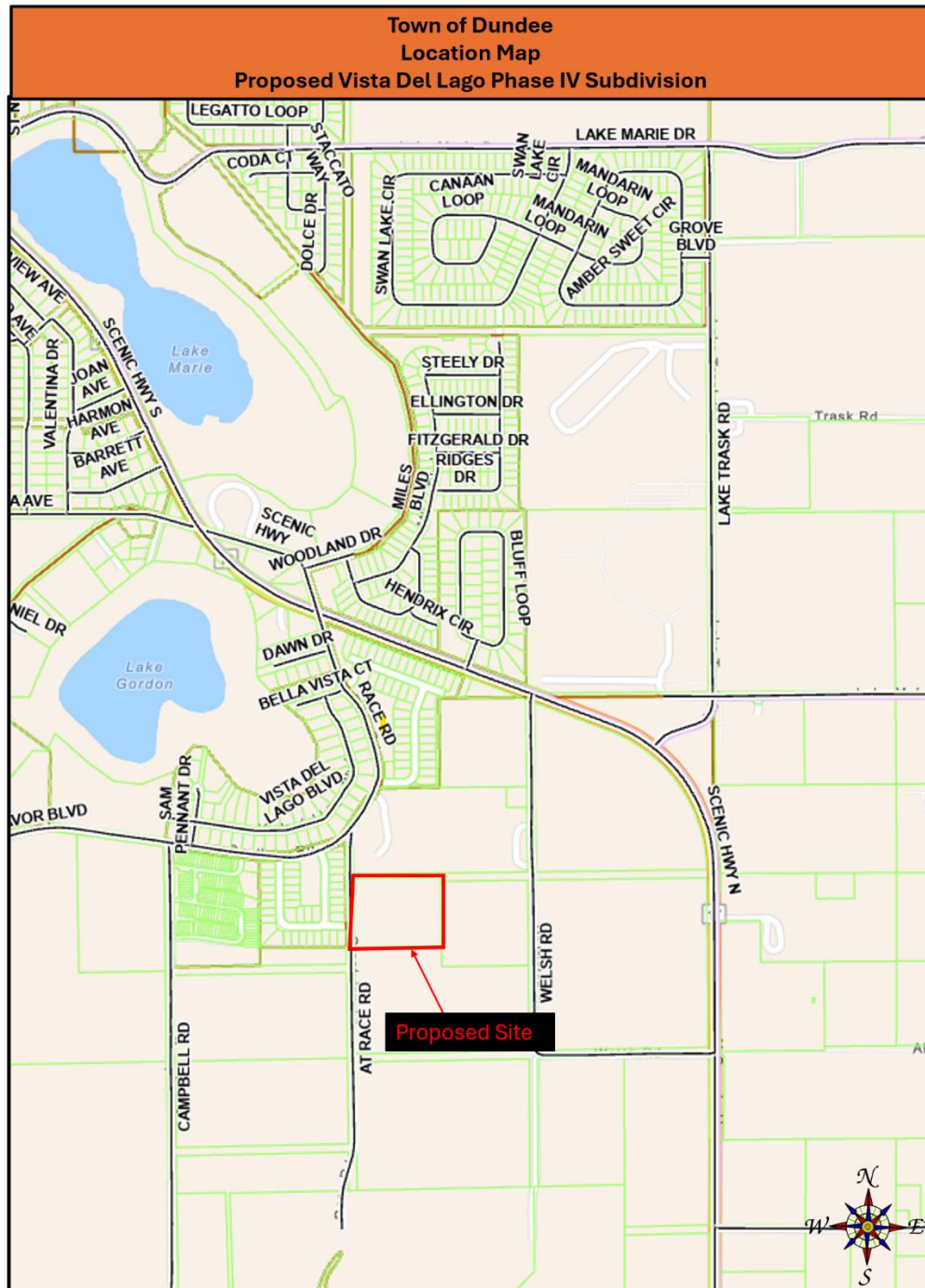
Approved as to form:

Town Attorney – Markeishia Smith

Town of Dundee
Resolution 26-29
Vista Del Lago Phase IV
Subdivision Site Development Plan

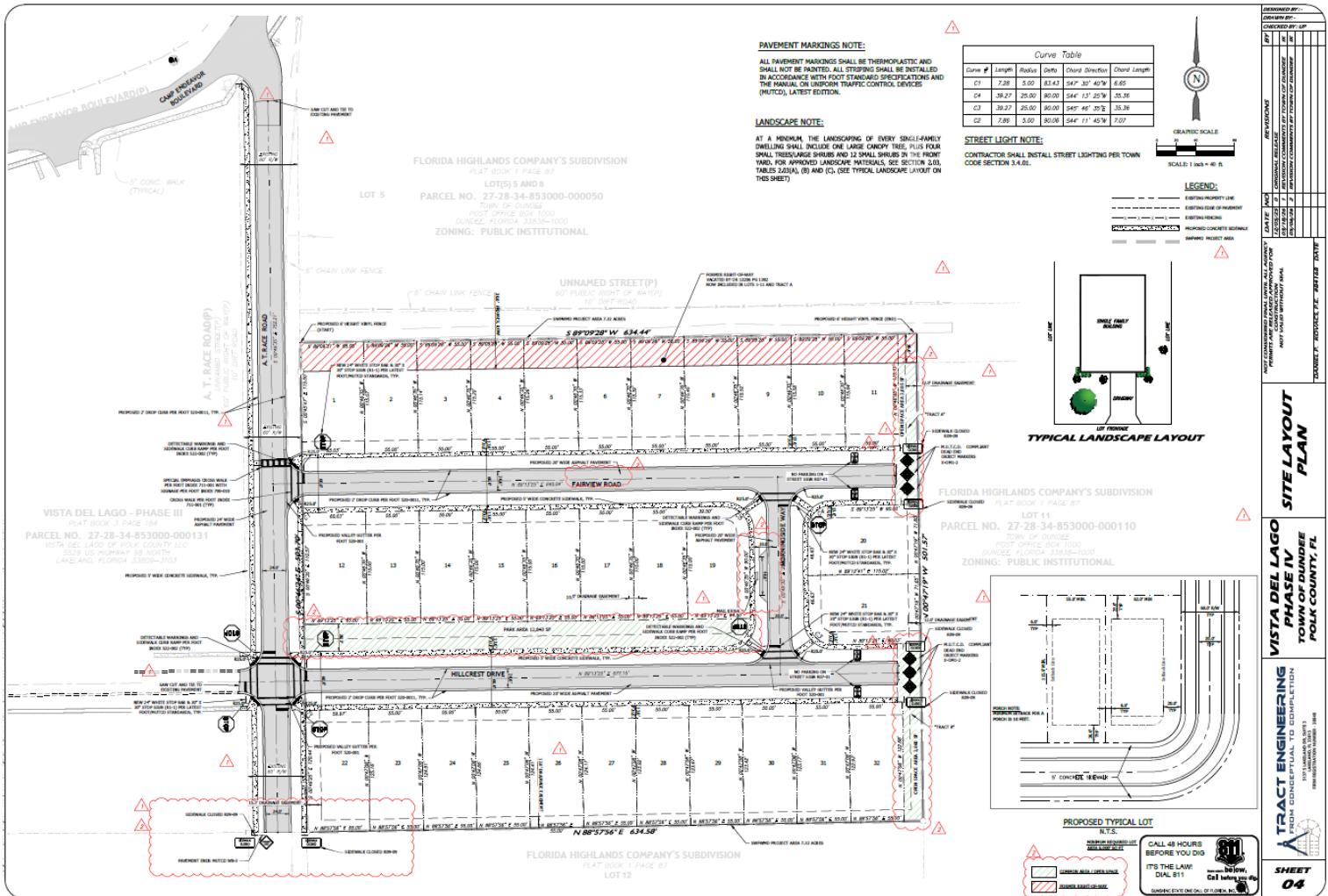
**RESOLUTION 26-24 EXHIBIT A
LOCATION MAP**

Town of Dundee
Resolution 26-29
Vista Del Lago Phase IV
Subdivision Site Development Plan



RESOLUTION 26-24 EXHIBIT B
SUBDIVISION SITE DEVELOPMENT PLAN

Town of Dundee
Resolution 26-29
Vista Del Lago Phase IV
Subdivision Site Development Plan



RESOLUTION 26-24 EXHIBIT C
APPLICATION

Town of Dundee
 Resolution 26-29
 Vista Del Lago Phase IV
 Subdivision Site Development Plan



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

Town of Dundee
Resolution 26-29
Vista Del Lago Phase IV
Subdivision Site Development Plan

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: _____

DEVELOPER'S AGREEMENT
OFFSITE POTABLE WATER MAIN EXTENSION AND REIMBURSEMENT
AGREEMENT
VISTA DEL LAGO PHASE 4

Dr. Welch Road & Race Road, Dundee, Florida

THIS DEVELOPER'S AGREEMENT ("Agreement") is entered into as of the ____ day of _____, 20____, by and between the **TOWN OF DUNDEE**, a Florida municipal corporation ("Town"), and **VISTA DEL LAGO OF POLK COUNTY, LLC**, a Florida limited liability company ("Developer").

RECITALS

WHEREAS, Developer owns or controls certain real property located within the service area of the Town of Dundee, Polk County, Florida, known as Vista Del Lago Phase 4, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, Developer is developing Vista Del Lago Phase 4, consisting of approximately 32 residential lots, and as part of that development is constructing an 8-inch DR18 PVC potable water main that: (i) connects to the existing 8-inch water main installed under Vista Del Lago Phase 3 at Hillcrest Drive; (ii) runs approximately 41 linear feet west to A.T. Race Road; and (iii) extends approximately 503 linear feet north and south along A.T. Race Road to serve the Phase 4 frontage (collectively, the "Phase 4 Water Main"); and

WHEREAS, the Town has requested that Developer extend the proposed water main approximately 270 linear feet beyond the northern terminus of the Phase 4 Water Main, continuing north along A.T. Race Road to connect with the Town's existing water infrastructure near Camp Endeavor Boulevard, in order to create a fully looped water system and improve reliability of service to Phase 3, Phase 4, and the surrounding area (the "Offsite Extension"); and

WHEREAS, the Offsite Extension lies outside the limits of the Vista Del Lago Phase 4 development and exceeds the infrastructure required to serve the Property; the Town acknowledges that the Offsite Extension benefits the Town's water distribution system as a whole and agrees to reimburse Developer a fixed lump sum amount of Seventeen Thousand One Hundred Twenty-Seven and 75/100 Dollars (\$17,127.75) for the construction of the Offsite Extension, subject to the terms and conditions of this Agreement; and

WHEREAS, Developer is willing to construct the Offsite Extension concurrently with the Vista Del Lago Phase 4 water main improvements, as it is most cost-effective and practical to complete this work while construction is already underway in the corridor.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1 — DEFINED TERMS

1.1 "Facilities" means the offsite potable water main extension to be constructed by Developer at the Town's request, consisting of approximately 270 linear feet of 8-inch DR18 PVC water main extending north along A.T. Race Road from the northern terminus of the Phase 4 Water Main to the Town's existing water infrastructure near Camp Endeavor Boulevard, all as more particularly described in Exhibit C (Engineer's Plans) attached hereto. The Facilities are separate from and in addition to the Phase 4 Water

Main (approximately 41 LF + 503 LF) constructed by Developer within the limits of Vista Del Lago Phase 4.

1.2 "Property" means the real property described in Exhibit A.

1.3 "Town Standards" means the Town of Dundee's standard specifications, technical standards, and requirements applicable to potable water system construction, as amended from time to time.

ARTICLE 2 — CONSTRUCTION OF FACILITIES

2.1 Developer's Obligation. Developer shall, at its sole cost and expense, design, permit, and construct the Facilities in accordance with Town Standards and all applicable federal, state, and local laws, regulations, and ordinances.

2.2 Plans and Specifications. Prior to commencement of construction, Developer shall submit engineering plans and specifications prepared by a Florida-licensed professional engineer to the Town for review and approval. Construction shall not begin until written approval is received from the Town.

2.3 Permits. Developer shall be responsible for obtaining all required permits, including but not limited to Florida Department of Environmental Protection (FDEP) permits for the potable water main extension.

2.4 Inspection. All construction shall be subject to inspection by the Town or its designated representative. Developer shall provide reasonable advance notice prior to commencing construction and shall cooperate with all inspections.

2.5 As-Built Drawings. Upon completion of construction, Developer shall provide the Town with signed and sealed as-built drawings prepared by a Florida-licensed professional engineer.

ARTICLE 3 — COST AND REIMBURSEMENT

3.1 Developer's Construction Obligation. Developer shall design, permit, construct, and dedicate the Facilities at its own expense and risk. The Town's reimbursement obligation is a fixed lump sum as set forth in Section 3.2, regardless of Developer's actual construction cost. Developer acknowledges that the Town's obligation to pay the Reimbursement Amount is a material inducement for Developer's agreement to construct the Facilities.

3.2 Town's Reimbursement Obligation. Upon the Town's written acceptance of the Facilities pursuant to Section 4.2, the Town shall pay Developer a fixed lump sum of Seventeen Thousand One Hundred Twenty-Seven and 75/100 Dollars (\$17,127.75) (the "Reimbursement Amount"), within forty-five (45) days of such acceptance. The Reimbursement Amount is fixed and shall not be adjusted based on Developer's actual construction costs, whether higher or lower. Developer assumes all risk of cost overruns and retains the benefit of any cost savings achieved.

ARTICLE 4 — DEDICATION AND ACCEPTANCE

4.1 Dedication. Upon satisfactory completion of construction and final inspection, Developer shall dedicate the Facilities to the Town free and clear of all liens, encumbrances, and claims.

4.2 Conditions to Acceptance. The Town's written acceptance of the Facilities, which shall trigger the Town's payment obligation under Section 3.2, is conditioned upon: (a) satisfactory completion of construction in accordance with approved plans and Town Standards; (b) submission and approval of signed and sealed as-built drawings; (c) successful pressure and bacteriological testing; (d) execution and delivery of a Bill of Sale conveying the Facilities to the Town; and (e) provision of a one-year warranty bond or other assurance acceptable to the Town.

4.3 Ownership. Upon acceptance by the Town, the Facilities shall become the property of the Town, and the Town shall be responsible for operation and maintenance thereof.

ARTICLE 5 — WATER SERVICE

5.1 Service Availability. Following acceptance of the Facilities, the Town agrees to make potable water service available to the Property, subject to: (a) payment of applicable connection fees and charges; (b) compliance with applicable Town ordinances and policies; and (c) availability of adequate system capacity.

5.2 Rates and Charges. Water service shall be provided at the rates and charges established by the Town from time to time in accordance with applicable law.

ARTICLE 6 — EASEMENTS AND ACCESS

6.1 Utility Easements. Prior to or concurrent with the dedication of the Facilities, Developer shall provide the Town with utility easements, in form acceptable to the Town Attorney, covering the location of all water mains and appurtenances located outside public rights-of-way.

6.2 Access. The Town shall have the right to access the Facilities within public rights-of-way or granted easements for operation, maintenance, repair, and replacement.

ARTICLE 7 — GENERAL PROVISIONS

7.1 Warranty. Developer warrants that the Facilities shall be free from defects in materials and workmanship for a period of one (1) year following acceptance by the Town. Developer shall promptly repair or replace, at its sole cost, any defective work identified during the warranty period.

7.2 Insurance. During construction, Developer shall maintain, or cause its contractor to maintain, commercial general liability insurance in amounts acceptable to the Town, naming the Town as an additional insured.

7.3 Indemnification. Developer shall indemnify, defend, and hold harmless the Town, its officers, employees, and agents from and against any and all claims, damages, losses, and expenses arising out of or resulting from the design, permitting, or construction of the Facilities, except to the extent caused by the Town's negligence or willful misconduct.

7.4 Governing Law. This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Polk County, Florida.

7.5 Entire Agreement. This Agreement, together with the Exhibits attached hereto, constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, and agreements.

7.6 Amendment. This Agreement may not be amended or modified except by written instrument signed by both parties.

7.7 Notices. All notices required or permitted hereunder shall be in writing and delivered by hand, overnight courier, or certified mail, return receipt requested, to:

If to Town:

Town of Dundee
Attn: Ken Cassel, Town Manager
901 Main Street
Dundee, FL 33838

If to Developer:

Vista Del Lago of Polk County, LLC
Attn: Lee Saunders
5529 US 98 N
Lakeland, FL 33809
Phone: (863) 660-4803

7.8 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

7.9 Recordation. This Agreement shall be recorded in the Public Records of Polk County, Florida, at Developer's expense.

7.10 Effective Date. This Agreement shall become effective upon execution by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

TOWN OF DUNDEE:

Signature

Printed Name

Title

Date

VISTA DEL LAGO OF POLK COUNTY, LLC:

Lee Saunders, Manager / Authorized Member

Date

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by Lee Saunders, as Manager/Authorized Member of Vista Del Lago of Polk County, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land lying within Lot 12, FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 87, and within Section 34, Township 28 South, Range 27 East, all lying and being in Polk County, Florida, and being more particularly described as follows:

BEGIN at a found 5/8" iron rod marking the Northwest corner of said Lot 12 also being a point on the East right of way line of A. T. Race Road and also being a point on the South right of way line of an Unnamed Street; thence N.89 degrees 09'28"E., on the North line of said Lot 12 also being the South right of way line of said Unnamed Street, a distance of 634.48 feet to the Northeast corner of said Lot 12; thence S.00 degrees 47'19"E., departing the South right of way line of said Unnamed Street and on the East line of said Lot 12, a distance of 471.57 feet; thence S.88 degrees 57'56"W., departing the East line of said Lot 12, a distance of 634.58 feet to a point on the West line of said Lot 12 also being a point on the East right of way line of said A. T. Race Road; thence N.00 degrees 46'35"W., on the West line of said Lot 12 also being the East right of way line of said A. T. Race Road, a distance of 473.70 feet to the POINT OF BEGINNING.

Parcel contains 7.31 acres, more or less.

Parcel Identification Number: 27-28-34-853000-000121

Subject to easements, restrictions, and reservations of record.

EXHIBIT B**COST ESTIMATE**

Tucker Paving, Inc. — Vista Del Lago Phase 4 Water Main Extension

Description	Quantity	Unit Price	Total
8" DR18 PVC Water Main	270 LF	\$41.36	\$11,167.20
Connect to Existing 8" Water Main	1 EA	\$1,066.91	\$1,066.91
Construction Subtotal:			\$12,234.11
Contingency (10%)			\$1,223.41
Engineering Design (15%)			\$1,835.12
Construction Management / CEI (15%)			\$1,835.12
TOTAL ESTIMATED PROJECT:			\$17,127.75

Note: Note: The fire hydrant assembly will be furnished and installed by the Town of Dundee and is not included in the Reimbursement Amount.

EXHIBIT C
ENGINEER'S PLANS AND SPECIFICATIONS

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Subdivision Site Development Plan

To:	Town of Dundee, Town Commission
Agenda Date:	September 8, 2026
Department:	Planning and Zoning
Request:	Consider the Subdivision Site Development Plan (SSDP) for Vista Del Lago Subdivision, Resolution 26-24
Applicant:	Daniel P. Kovacs, Tract Engineering
Property Owner:	Vista Del Lago of Polk County, LLC
Location:	Located west of Welsh Road, and east side of A T Race Road, in the Town of Dundee
Area Size & Parcel Number(s)	7.31 +/-, 272834-853000-000121
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Services Director

BACKGROUND

The Applicant, Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County LLC is requesting approval of Subdivision Site Development Plan (SSDP) for Vista Del Lago Phase IV Subdivision. The proposed subdivision is located on 7.31+/- acres of land and is located west of Welsh Road, and the east side of A T Race Road further described as parcels: 272834-853000-000121. 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 32 single-family units and 0.454+/- acres of open space (0.371+/- acres required) to be owned and maintained by the Homeowners Association (HOA).

CERTIFIED SUBDIVISION PLAN/SUBDIVISION SITE DEVELOPMENT 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.

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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 Subdivision Site Development Plan for Vista Del Lago Phase IV can be seen below in exhibit B.

POTABLE WATER AND WASTEWATER

The proposed demand for potable water is 8,000 gpd and 6,400 gpd for wastewater.

Estimated Demand is as follows:

Table 1

Permitted Intensity 7.31 +/- acres	Maximum Permitted in RSF-3 5 units/acres= 36.6 units	Proposed Permitted in RSF-3 4.38 units/acre=32
Potable Water Consumption	37X 250 = 9,250 GPD	32 X 250 = 8,000 GPD
Wastewater Generation	37 X 200 = 7,400 GPD	32 X 200= 6,400 GPD

ROADWAYS/TRANSPORTATION NETWORK

Estimated Demand is as follows:

Table 2

Permitted Intensity 211.74 +/- acres	Maximum Permitted in RSF-3 RSF-3 @ 5 units/acres= 36.6 units	Proposed Permitted in RSF-3 RSF-3 @34.38 units/acres = 32 units
Average Annual Daily Trips (AADT)	37 X 7.81 = 289 AADT	32 X 7.81 = 250 AADT
PM Peak Hour Trip	37 X 1.00= 37 PM Peak	32 X 1.00 = 32 PM Peak

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

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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.)	Rural Minor Collector	C	601	E	C
8204S			C	594	E	C
5206 N	SR 17 (Scenic Highway) Waverly Rd.to Main ST @ Center ST	Urban Major Collector	C	291	D	C
5206 S			C	245	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.

- Fairview Road
- Morningside Way
- Hillcrest Drive

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PUBLIC SCHOOLS

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Elbert Elementary (Zoned)	727	1,230	292	32SF	5	Yes (+211)
Sandhill Elementary (Adjacent)	1,130	1,209	65	32SF	5	Yes (+14)
Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Denison Middle (Zoned)	774	1,199	276	32SF	3	Yes (+149)
McLaughlin Middle (Adjacent)	398	506	104	32SF	3	Yes (+4)
High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Haines City (Zoned)	3,218	3,374	249	32SF	4	No (-93)
Winter Haven (Adjacent)	2,633	2,683	27	32SF	4	Yes (+23)

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

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.01.05 through 7.01.07 of the LDC, DRC members have reviewed the Subdivision Site Development Plan for Vista Del Lago Phase IV 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 the request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, 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 Vista Del Lago Phase IV Subdivision Site Development Plan (SSDP).**

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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

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 Subdivision Site Development Plan 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 SSDP, 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 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.
2. I move the Town Commission **approve with conditions or changes to Resolution 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.
3. I move the Town Commission **to deny Resolution 26-24**, a resolution for the Subdivision Site Development Plan for Vista Del Lago Phase IV Subdivision, a request by the applicant Daniel Kovacs of Tract Engineering on behalf of Vista Del Lago of Polk County, LLC.

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Attachments:

Resolution 26-24(separately)

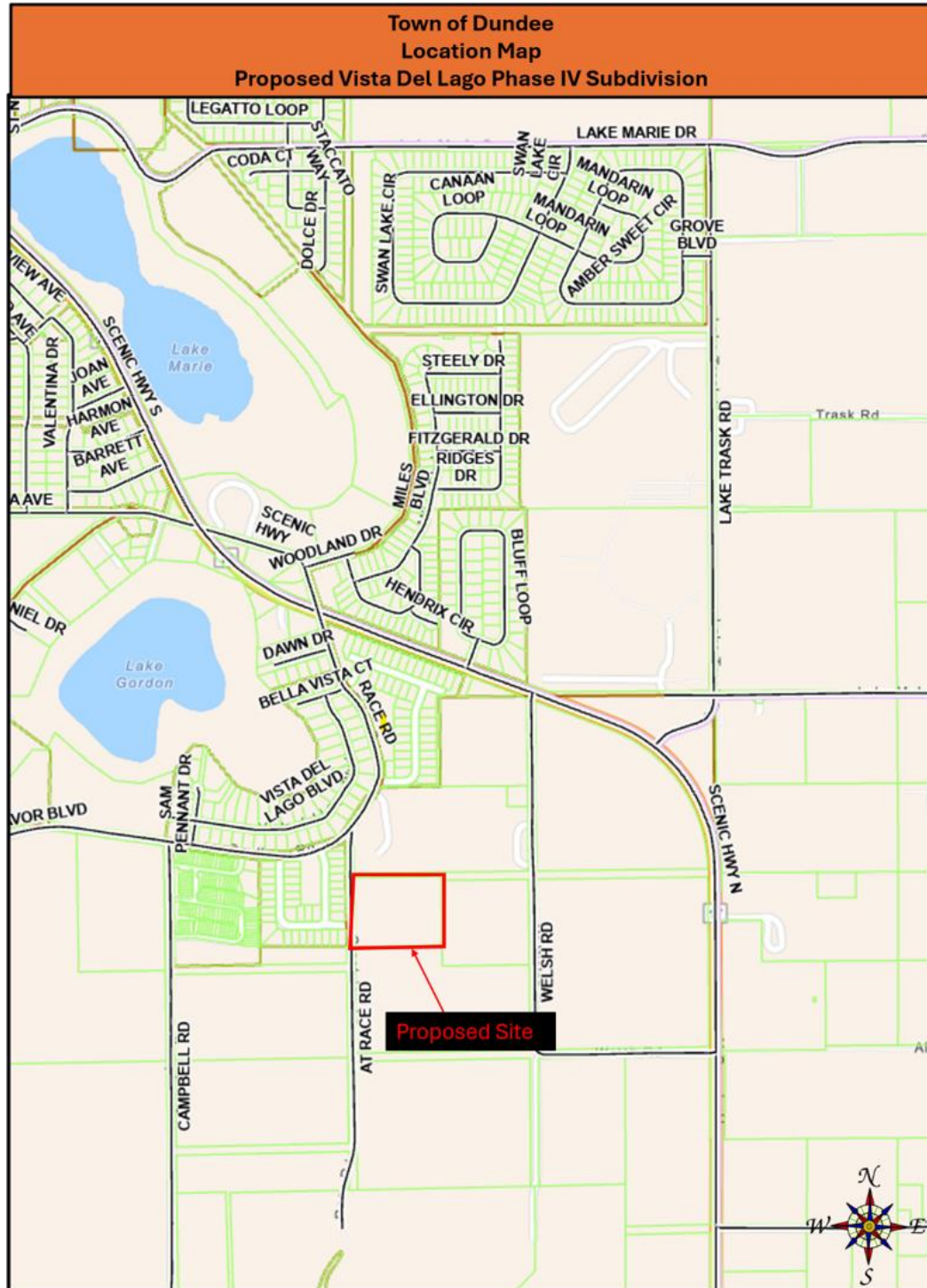
Location Map

Aerial Map

SSDP

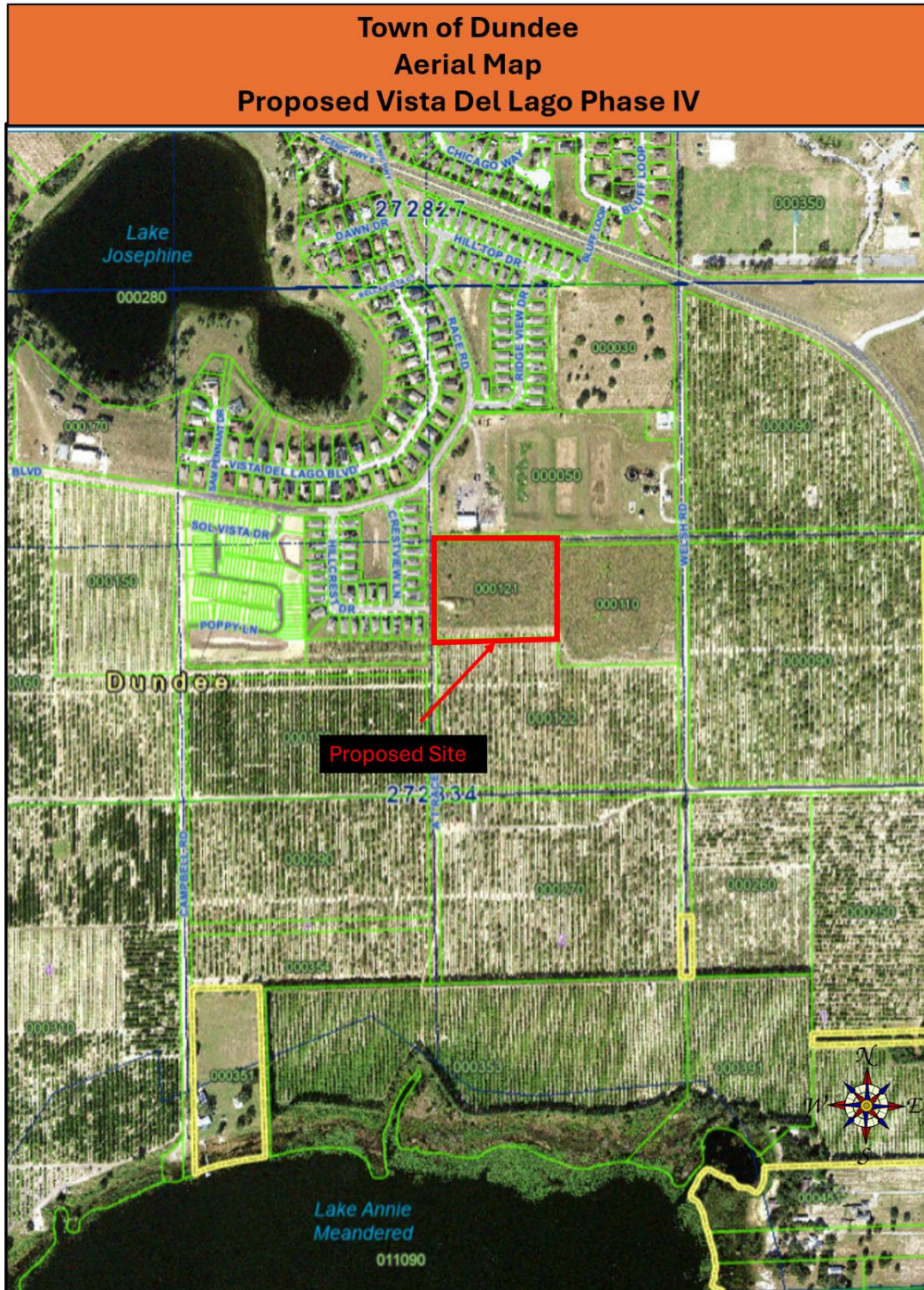
Developers Agreement (separately)

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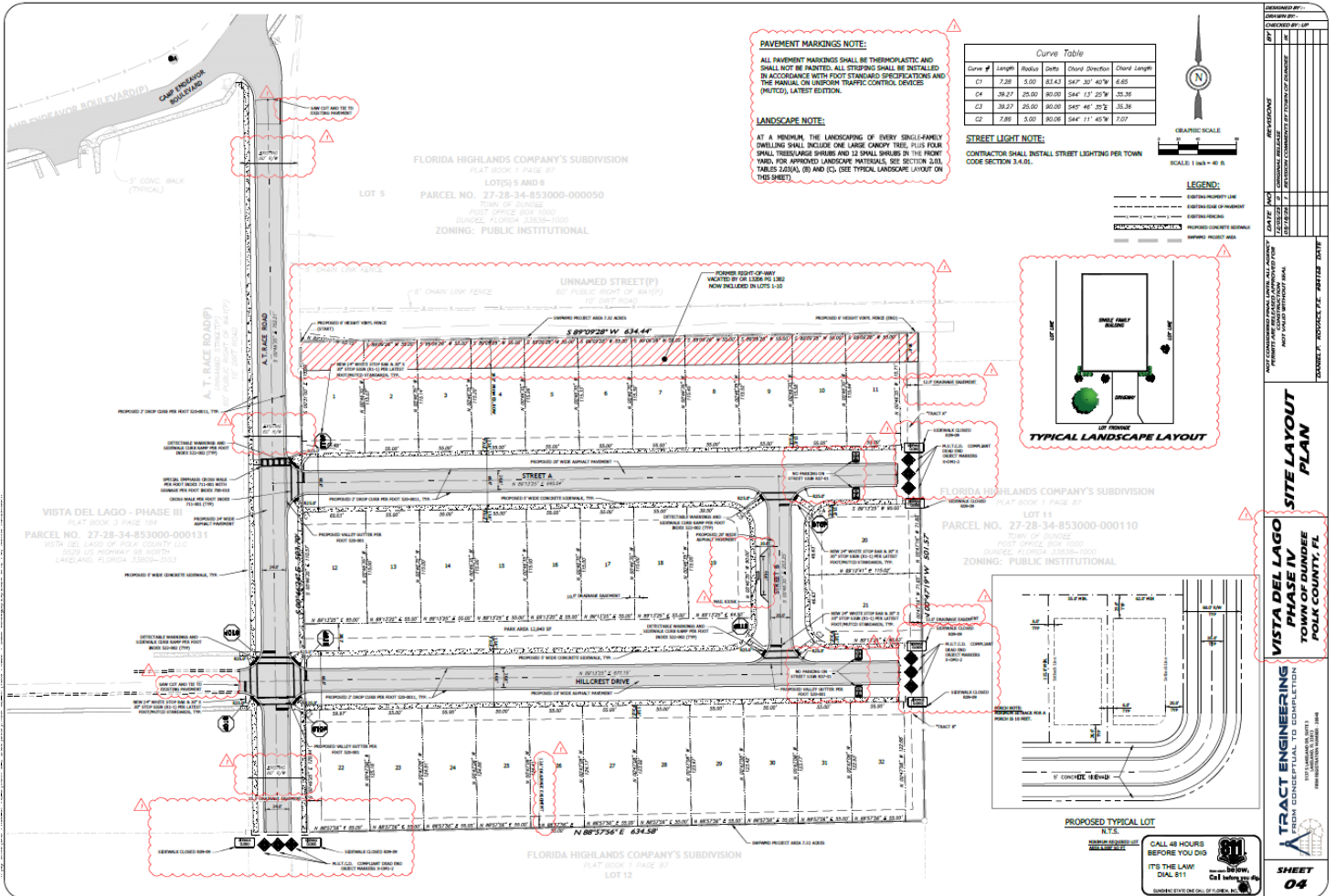
Location Map

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Aerial Map

Town of Dundee Town Commission Staff Report Vista Del Lago Phase IV Subdivision Subdivision Site Development Plan



Certified Subdivision Plan

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Item 3.