



AMENDED

TOWN COMMISSION SPECIAL MEETING AGENDA

September 29, 2025 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

APPROVAL OF CONSENT AGENDA: CONSENT AGENDA FOR SEPTEMBER 29, 2025

A. MINUTES

1. September 10, 2025, Town Commission Meeting
2. September 18, 2025, Town Commission Special Meeting

APPROVAL OF AGENDA

NEW BUSINESS

1. DISCUSSION & ACTION, RESOLUTION 25-34 ADOPTION OF FINAL MILLAGE RATE FOR FY 2025 - 2026
2. DISCUSSION & ACTION, RESOLUTION 25-35, ADOPTION OF FINAL BUDGET, FY 2025 – 2026
3. DISCUSSION & ACTION, RESOLUTION 25-36 WOODLAND RANCH ESTATES PHASE 1 (EAST) FINAL PLAT

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

REPORTS FROM OFFICERS

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.

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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TOWN COMMISSION MEETING

September 29, 2025, at 6:30 PM

AGENDA ITEM TITLE: Approval of the Commission Consent Agenda

SUBJECT: The Town Commission will consider the items of the consent agenda as provided for by the Town Code Article IIA, Sec. 2-33(e). Items in the consent agenda are routine business or reports. All items in the consent agenda are approved in one motion. Any item in the consent agenda may be pulled by a member of the Town Commission for separate consideration.

STAFF ANALYSIS: The consent agenda for the meeting of September 29, 2025, contains the following:

A. MINUTES

1. September 10, 2025 Town Commission Meeting
2. September 18, 2025 Town Commission Special Meeting

STAFF RECOMMENDATION: Staff recommends approval

ATTACHMENTS: September 10, 2025 Town Commission Meeting Minutes
September 18, 2025 Town Commission Special Meeting Minutes



TOWN COMMISSION MEETING MINUTES

September 10, 2025, at 6:30 PM

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

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

CALL TO ORDER at 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

INVOCATION

RECOGNITION OF SERGEANT AT ARMS – Sgt. Tony Frese

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS provided by Mayor Pennant

ROLL CALL taken by Interim Town Clerk

LETTER OF CIVILITY (attached to Agenda)

PRESENT

Commissioner Wilson
Commissioner Goddard
Commissioner Richardson
Vice-Mayor Quarles
Mayor Pennant

CONSENT AGENDA FOR MEETING OF SEPTEMBER 10, 2025

The minutes being reviewed include minutes from the following meetings:

Item A. Minutes

1. June 24, 2025, Town Commission Meeting
2. June 27, 2025, Town Commission Meeting
3. December 18, 2024, Tree Board Meeting

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

Motion to Approve **Item A** of the Consent Agenda.

Motion Seconded.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

Item B. Proclamation

Constitution Week Proclamation

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

Motion to Support **Constitution Week Proclamation**.

Motion Seconded.

Mayor Pennant presented **Constitution Week Proclamation**.

AGENDA:

Interim Town Manager stated that no changes were made to Agenda for September 10, 2025.

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

Motion to Approve the **Agenda** for September 10, 2025.

Motion Seconded.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

Mayor Pennant read **Mayor's Statement**

Agenda Item No. 1: Resolution 25-32 – Adoption of Tentative Millage Rate FY 2025-26

Attorney Claytor read **Resolution 25-32** in its entirety into the record.

Interim Town Manager Carbone read the analysis into the record.

Mayor Pennant opened the floor for public comments.

Rafael Jaramillo commented on budget.

Michelle Thompson opposed budget.

Meliton Jaramillo expressed concern and opposed millage.

Leticia Jaramillo opposed millage.

Alethea Pugh inquired about millage and budget.

Dee Hall expressed dissatisfaction with budget.

Mayor Pennant closed the floor.

Attorney Claytor recommended that the Town Commission vote to approve the millage and address the budgetary concerns separately.

Motion to Approve **Resolution 25-32 – Adoption of Tentative Millage Rate FY 2025-26**.

Motion Seconded.

Voting in favor: Commissioner Goddard, Vice Mayor Quarles, Mayor Pennant.

Voting in opposition: Commissioner Richardson and Commissioner Wilson.

The motion passed by majority vote.

Attorney Claytor requested a recess.

Town of Dundee Town Commission, September 10, 2025, at 6:30 p.m.

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Mayor Pennant recessed the public meeting .

Mayor Pennant called the meeting back to order.

Agenda Item No. 2: Resolution 25-33 – Adoption of Tentative Budget FY 2025-26.

Mayor Pennant moved to recess and continue the public hearing on and/or for **Resolution 25-33 – Adoption of Tentative Budget FY 2025-26.**

Motion Seconded.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

Agenda Item No. 3: Resolution 25-30 – Fire Assessment Fee Roll Certification FY 2025-26.

Attorney Claytor read the title of **Resolution 25-30** into the record.

Interim Town Manager Carbone read the analysis into the record.

Mayor Pennant opened the floor for public comments.

No Public Comments.

Mayor Pennant closed the floor.

Motion to Approve **Resolution 25-30 – Fire Assessment Fee Roll Certification FY 2025-26.**

Motion Seconded.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

Agenda Item No. 4: Resolution 25-31 – Stormwater Utility Fee Roll Certification FY 2025-26.

Attorney Claytor read the title of **Resolution 25-31** into the record.

Interim Town Manager Carbone read the analysis into the record.

Mayor Pennant opened the floor for public comments.

Alethea Pugh inquired as to the use of the funds.

Mayor Pennant closed the floor.

Motion to Approve **Resolution 25-31 – Stormwater Utility Fee Roll Certification FY 2025-26.**

Motion Seconded.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

Mayor Pennant opened the floor for delegations.

Alethea Pugh commented on code enforcement.

Debra Casey commented on code enforcement.

Carl Fish expressed concern(s) regarding effective communication(s).

Mari Jimenez inquired as to speed tables on and/or for Frederick Avenue.

Drexel Robinson informed Town Commission of community BBQ.

Mayor Pennant closed the floor.

REPORTS FROM OFFICERS

Polk County Sheriff's Office – No comments.

Town Attorney – discussed **Resolution No. 25-22** (supporting SB 180 litigation).

- Informed Town Commission that Attorney Cole informed the Town that more than 10 jurisdictions had joined as party plaintiffs in and/or for the SB 180 litigation.
- Regardless of whether the Town participates, the SB 180 litigation will proceed.
- Provided summary of and/or for SB 180.
- Motion to Approve **Resolution 25-22** (as presented and continued on August 12, 2025) and participate in the SB 180 litigation.
 - Motion Seconded.
 - **Voting in favor:** Commissioner Wilson, Commissioner Goddard, Commissioner Richardsson, Vice Mayor Quarles, Mayor Pennant
 - The motion passed unanimously.

Interim Town Manager – Informed Town Commission of the Ridge League of Cities Dinner scheduled for September 16, 2025.

Department Updates - No reports

Commissioners – No Comments.

ADJOURNMENT at 8:55 p.m.

APPROVAL DATE: _____

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TOWN COMMISSION SPECIAL MEETING MINUTES

September 18, 2025, at 6:30 PM

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

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

CALL TO ORDER at 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

INVOCATION led by Mayor Pennant

RECOGNITION OF SERGEANT AT ARMS – Sgt. Tony Frese

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS provided by Mayor Pennant

ROLL CALL taken by Town Clerk Melissa Glogowski

PRESENT

Commissioner Wilson

Commissioner Goddard

Vice-Mayor Quarles

Mayor Pennant

ABSENT

Commissioner Richardson

Mayor Pennant opened the floor for delegations, seeing none, the floor was closed.

APPROVAL OF AGENDA

Mayor Pennant opened the floor for public comment: being none, the floor was closed.

A motion to approve the amended agenda with changes was made by Commissioner Goddard, seconded by Commissioner Wilson.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

CONTINUED BUSINESS

DISCUSSION & ACTION

1. RESOLUTION 25-33, ADOPTION OF TENTATIVE BUDGET FY 2025 – 2026

Attorney Claytor read Resolution 25-33 in its entirety into the record.

TC Special Meeting, September 18, 2025, at 6:30 p.m.

Interim Town Manager Carbone read the analysis into the record.

Mayor Pennant opened the floor for public comments, seeing none, the floor was closed.

A motion to approve Resolution 25-33 ADOPTION OF TENTATIVE BUDGET FY 2025 – 2026 was made by Vice Mayor Quarles and seconded by Commissioner Wilson.

Voting in favor: Commissioner Wilson, Commissioner Goddard, Vice Mayor Quarles, Mayor Pennant

The motion passed unanimously.

REPORTS FROM OFFICERS

Polk County Sheriff's Office – None

Dundee Fire Department – None

Town Attorney – No report

Department Updates - No reports

Town Manager – Interim Town Manager Carbone gave the following report:

- Let the Commission know that Vice-Mayor Quarles will not be able to attend the regular Commission Meeting on Tuesday, September 23, 2025.

Commissioners

- Mayor Pennant thanked everyone who participated in this budget process.

ADJOURNMENT at 6:43 p.m.

Respectfully submitted,

Melissa Glogowski

Town Clerk

APPROVAL DATE:

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TOWN COMMISSION MEETING

September 24, 2024 at 6:30 PM

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-34, ADOPTION OF FINAL MILLAGE RATE FOR FY 2025 - 2026
SUBJECT:	The Town Commission will consider and take public comment on the final millage rate for Fiscal Year 2025 – 2026.
STAFF ANALYSIS:	The Public Hearing will be advertised in accordance with the Florida Statutes regarding the method of fixing tax millage. This Public Hearing is the second of two required Public Hearings with the first taking place on September 10, 2025, at 6:30pm. Revenues from ad-valorem taxes for FY 25 – 26 are estimated at \$423,776,398 and are based upon the proposed millage rate of 7.9000, which is greater than the “rolled-back” rate of 7.542 mills by 4.7%. Tentative Millage Rate Calculation $\\$423,776,398 \times 0.0079000 = \\$3,347,834$ (95%=\$3,180,442.00) “Rolled-back” Rate Calculation $\\$423,776,398 \times 0.007542 = \\$3,196,122$ (95%=\$3,036,316.00)
FISCAL IMPACT:	No Fiscal Impact
STAFF RECOMMENDATION:	Approval of Resolution 25-34 adopting the final millage rate for FY 2025 – 2026
ATTACHMENTS:	Resolution 25-34

RESOLUTION 25-34

A RESOLUTION OF THE TOWN OF DUNDEE, POLK COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE TOWN OF DUNDEE, POLK COUNTY, FLORIDA, FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee, Polk County, Florida, on September 29, 2025, adopted Fiscal Year 25-26 Final Millage Rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, the Town of Dundee, Polk County, Florida, held a public hearing as required by Florida Statute 200.065, and

WHEREAS, the gross taxable value for operating purposes not-exempt from taxation within the Town of Dundee, Polk County, Florida, has been certified by the Polk County Property Appraiser to the Town of Dundee as \$423,776,398.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Dundee, Polk County, Florida, that:

1. The Fiscal Year 2025 -2026 operating millage rate is 7.9000 mills, which is greater than the rolled back rate of 7.5428 mills by 4.74%.
2. The voted debt service millage is zero (0).
3. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a public hearing this 29th day of September 2025.

Time Adopted __:__P.M.

TOWN OF DUNDEE, FLORIDA

Samuel E. Pennant, Mayor

ATTEST:

Acting Town Clerk

APPROVED AS TO FORM:

Seth Claytor, Assistant Town Attorney



TOWN COMMISSION MEETING

September 29, 2025 at 6:30 PM

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-35, ADOPTION OF FINAL BUDGET, FY 2025 –2026
SUBJECT:	The Town Commission will consider and take public comment on the final budget for Fiscal Year 2025 – 2026.
STAFF ANALYSIS:	This Public Hearing is the second of two required Public Hearings with the first having been held on September 10, 2025 at 6:30pm. Revenues from ad-valorem taxes for the FY 24 – 25 are estimated at 423,776,398 and are based upon the proposed millage rate of 7.9000, which is greater than the “rolled-back” rate of 7.5428 mills by 4.7%. The final budget for the Town of Dundee, FL is <u>\$14,024,068</u>.
FISCAL IMPACT:	No Fiscal Impact
STAFF RECOMMENDATION:	Approval of Resolution 25-35 adopting the final budget for Fiscal Year 2025 – 2026
ATTACHMENTS:	Resolution 25-35 2025 – 2026 Budget Summary

RESOLUTION 25-35

A RESOLUTION OF THE TOWN OF DUNDEE, POLK COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Final Budget of the Town of Dundee, Polk County, Florida, Fiscal Year commencing October 1, 2025, on file in the Office of the Town Clerk, is hereby adopted by reference as the official budget of the Town of Dundee, Polk County, Florida, for Fiscal Year 2025 -2026;

WHEREAS, the Town of Dundee, Polk County Florida, sets forth the appropriations and revenue estimate for the Budget for Fiscal Year 2025 -2026 in the amount of \$15,195,849.00.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Dundee, Polk County, Florida, that:

1. The Fiscal Year 2025 -2026 Final Budget be adopted.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a public hearing this 29th day of September 2025.
Time Adopted __:__P.M.

TOWN OF DUNDEE, FLORIDA

Samuel E. Pennant, Mayor

ATTEST:

Acting Town Clerk

APPROVED AS TO FORM:

Seth Claytor, Assistant Town Attorney

BUDGET SUMMARY - FISCAL YEAR 2025-2026 TOWN OF DUNDEE					
General fund	7.9000				
Voted fund	0				
ESTIMATED REVENUES:	General Fund	Impact Fee Fund	Fire Special Fund	Enterprise Fund	Total Budget
TAXES: Millage 7.9000 per \$1,000					
Ad Valorem Taxes	\$ 3,347,834			\$ -	\$ 3,347,834
Local Option, Use, & Fuel Taxes	\$ 285,040			\$ -	\$ 285,040
Utility Services Taxes	\$ 968,743			\$ 90,000	\$ 1,058,743
Communication Services Taxes	\$ 171,603			\$ -	\$ 171,603
Local Business Taxes				\$ -	\$ -
Other General Taxes				\$ -	\$ -
Permits Fees	\$ 488,379			\$ -	\$ 488,379
Franchise Fees	\$ 399,000			\$ -	\$ 399,000
Impact Fee		\$ 300,000		\$ 326,570	\$ 626,570
Special Assessment			\$ 270,000	\$ 180,000	\$ 450,000
Intergovernmental Revenues	\$ 329,688			\$ 2,279,487	\$ 2,609,175
Charges for Service	\$ 180,450			\$ 3,369,885	\$ 3,550,335
Judgement Fines and Forfeitures	\$ 17,500			\$ 86,000	\$ 103,500
Miscellaneous Revenues	\$ 40,500				\$ 40,500
Other Sources	\$ 55,000				\$ 55,000
TOTAL SOURCES:	\$ 6,283,737	\$ 300,000	\$ 270,000	\$ 6,331,942	\$ 13,185,679
Transfers In:		\$ -	\$ 824,270		\$ 824,270
Fund Balances/Reserves/Net Assets	\$ 544,298			\$ 641,602	\$ 1,185,900
TOTAL REVENUES, TRANSFERS, AND BALANCES:	\$ 6,828,035	\$ 300,000	\$ 1,094,270	\$ 6,973,544	\$ 15,195,849
ESTIMATED EXPENDITURE/EXPENSES:					
Administration					
Finance/ Town Manager	\$ 880,819				\$ 880,819
Commission	\$ 120,429				\$ 120,429
Attorney	\$ 180,000				\$ 180,000
Human Resources	\$ 103,857				\$ 103,857
Public Safety					\$ -
Polk County Sheriffs Office	\$ 1,135,019				\$ 1,135,019
Fire Department			\$ 1,021,000		\$ 1,021,000
Code Compliance	\$ 238,150				\$ 238,150
Culture/Recreation					\$ -
Depot	\$ 47,124				\$ 47,124
Library	\$ 238,339				\$ 238,339
Parks	\$ 250,876				\$ 250,876
Marketing and Events Planning	\$ 172,821				\$ 172,821
Development Services					\$ -
Building Department	\$ 498,785				\$ 498,785
Planning	\$ 715,274				\$ 715,274
Other					\$ -
Streets and Facilities	\$ 713,028				\$ 713,028
Water				\$ 3,401,229	\$ 3,401,229
Wastewater				\$ 1,398,207	\$ 1,398,207
Sanitation				\$ 722,291	\$ 722,291
Stormwater				\$ 313,850	\$ 313,850
Capital Outlay	\$ 479,447		\$ 300,000	\$ 643,156	\$ 1,422,603
Debt Service	\$ 229,797		\$ 66,500	\$ 494,811	\$ 791,108
TOTAL EXPENDITURES	\$ 6,003,765	\$ -	\$ 1,387,500	\$ 6,973,544	\$ 14,364,809
Transfers Out	\$ 824,270			\$ -	\$ 824,270
Fund Balances/Reserve/Net Assets			\$ 6,770		\$ 6,770
TOTAL APPROPRIATED EXPENDITURES					
TRANSFERS, RESERVES and BALANCES:	\$ 6,828,035	\$ -	\$ 1,394,270	\$ 6,973,544	\$ 15,195,849
The Tentative, adopted and/or final budgets are on file in the office of the above referenced taxing authority as a public record.					

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	206,634.00	216,982.00	227,831.00	240,000.00
Salaries & Wages-Utilitiy Billing				
Other Rate				
Other Salaries and Wages				
Overtime	1,500.00	2,000.00	3,000.00	2,500.00
Vehicle Allowance		5,200.00	5,200.00	4,800.00
Employer Fica Taxes	15,922.00	16,752.00	17,429.10	18,000.00
Retirement Contribution	11,250.00	11,250.00	11,250.00	11,250.00
Retirement Contribution ICMA				
Life & Health Insurance	18,200.00	18,200.00	18,200.00	40,000.00
Workers' Comp	2,002.00	3,006.00	3,006.00	3,000.00
Workers' Comp-Utilites				
Professional Services	4,500.00	6,500.00	6,500.00	6,500.00
Accounting & Auditing				
Travel & Training	3,000.00	7,000.00	7,000.00	5,000.00
Communications Alarm Monitoring			500.00	500.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	200.00	200.00	200.00	200.00
Utility Services				
Bank Service Charges				
Rent/Leases/Mortgage			23.00	40.00
Insurance	4,518.00	4,518.00	16,500.00	14,000.00
Repair & Maintenance	30.00	30.00	50.00	
Repairs & Maintenance-Vehicles				
Copies & Printing	300.00	300.00	300.00	2,800.00
Promotional Activities	800.00	800.00	800.00	500.00
Other Current Charges	500.00	1,500.00	2,000.00	3,000.00
Office Supplies	750.00	750.00	750.00	750.00
Operating Supplies	750.00	1,000.00	2,000.00	2,000.00
Dues & Subcriptions	1,000.00	1,500.00	3,200.00	2,000.00
Recording Ordinances			10,000.00	22,000.00
Machinery and Equipment	2,100.00			
	286,091.00	309,623.00	347,874.10	389,040.00

Town Manager

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages				51,000.00
Salaries & Wages-Utilitiy Billing				116,105.60
Other Rate				-
Other Salaries and Wages				-
Overtime				3,000.00
Employer Fica Taxes				13,005.00
Employer Fica Taxes-Utility Billing				8,882.03
Retirement Contribution				-
Life & Health Insurance				25,000.00
Workers' Comp				1,500.00
Life & Health Insurance-Utilites				25,000.00
Workers' Comp-Utilites				2,000.00
Professional Services				135,000.00
IT Services				12,000.00
Accounting & Auditing				60,000.00
Travel & Training				-
Communications Alarm Monitoring				-
IT Services				5,000.00
Freight & Postages				500.00
Utility Services				-
Bank Service Charges				1,500.00
Rent/Leases/Mortgage				5,000.00
Insurance				24,486.64
Repair & Maintenance				-
Repairs & Maintenance-Vehicles				-
Copies & Printing				500.00
Other Current Charges				
Office Supplies				300.00
Operating Supplies				500.00
Dues & Subcriptions				1,500.00
	-	-	-	491,779.27

Finance

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	25,200.00	25,200.00	25,200.00	25,201.00
Salaries & Wages-Utility Billing				
Other Rate				
Other Salaries and Wages				-
Overtime				
Employer Fica Taxes	1,928.00	1,928.00	1,928.00	1,928.00
Employer Fica Taxes-Utility Billing				-
Retirement Contribution				-
Life & Health Insurance				-
Workers' Comp	6,000.00	6,000.00	2,200.00	2,200.00
Life & Health Insurance-Utilities				-
Workers' Comp-Utilities				-
Professional Services	500.00	1,500.00	1,500.00	1,500.00
Attorney				-
IT Services				10,200.00
Accounting & Auditing				-
Travel & Training	12,000.00	14,000.00	20,000.00	10,000.00
Communication Services	100.00	100.00	100.00	100.00
Comm Srvs News Paper Ads	3,000.00	3,000.00	5,000.00	6,000.00
Communications Alarm Monitoring				4,000.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	100.00	100.00	100.00	100.00
Utility Services				-
Bank Service Charges				-
Rent/Leases/Mortgage			500.00	500.00
Insurance	5,900.00	11,000.00	16,500.00	16,500.00
Copies & Printing				-
Promotional Activities	500.00	1,500.00	1,500.00	1,000.00
Christmas Dinner				-
Town Clean up	1,000.00	1,000.00	1,000.00	1,000.00
Tree Board	11,250.00	11,250.00	15,000.00	15,000.00
Election	7,000.00	7,000.00	7,000.00	5,000.00
Other Current Charges	650.00	650.00	8,000.00	3,000.00
Office Supplies	350.00	350.00	350.00	200.00
Operating Supplies	400.00	400.00	800.00	800.00
Dues & Subscriptions	4,000.00	4,000.00	7,000.00	6,000.00
Machinery and Equipment			500.00	-
	92,013.00	101,113.00	126,313.00	120,429.00

Town Commission

Account Description	23/24 Acutal	24/25 Proposed	FY 24/25 YTD	25/26 Projected
Contract Services	180,000.00	180,000.00		180,000.00
	180,000.00	180,000.00	-	180,000.00

Attorney

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages				85,000.00
Salaries & Wages-Utilty Billing				
Other Rate				
Other Salaries and Wages				
Overtime				
Vehicle Allowance				
Employer Fica Taxes				1,500.00
Employer Fica Taxes-Utility Billing				
Retirement Contribution				
Retirement Contribution ICMA				
Life & Health Insurance				11,056.92
Workers' Comp				1,500.00
Life & Health Insurance-Utilites				
Workers' Comp-Utilites				
Professional Services				2,500.00
IT Services				
Accounting & Auditing				
Travel & Training				2,000.00
Communications Alarm Monitoring				
IT Services				
Freight & Postages				
Utility Services				
Bank Service Charges				
Rent/Leases/Mortgage				
Insurance				
Repair & Maintenance				
Repairs & Maintenance-Vehicles				
Copies & Printing				
Promotional Activities				
Other Current Charges				
Office Supplies				300.00
Operating Supplies				
Dues & Subscriptions				
Machinery and Equipment				
	-	-	-	103,856.92

Human Resources

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Professional Services	700.00	700.00	700.00	700.00
Contract Labor	955,698.00	955,698.00	1,003,483.00	1,095,119.00
Travel & Training				
Communications Alarm Monitoring				
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages				
Utility Services	8,800.00	8,800.00	8,800.00	8,000.00
Rent/Leases/Mortgage				
Insurance	9,000.00	9,000.00	16,500.00	16,500.00
Repair & Maintenance	4,100.00	4,100.00	4,100.00	4,000.00
Other Current Charges	500.00	500.00	500.00	-
Office Supplies	500.00	500.00	500.00	500.00
Operating Supplies				
Operating Supplies Uniforms				
Transportation				
Machinery and Equipment				7,000.00
Fleet Financing				
	991,433.00	991,433.00	1,046,718.00	1,142,019.00

Polk County Sheriffs Office

CAPITAL	7,000.00
DEBIT	
OPERATING	1,135,019.00
TOTAL	1,142,019.00
	-

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	100,828.00	105,870.00	111,164.00	145,839.00
Other Rate				
Other Salaries and Wages				
Overtime				
Employer Fica Taxes	7,713.00	8,099.00	8,449.00	11,500.00
Retirement Contribution				
Retirement Contribution ICMA				
Life & Health Insurance				
Workers' Comp	1,200.00	1,450.00	8,800.00	4,500.00
Professional Services	1,000.00	1,000.00	1,000.00	1,300.00
Accounting & Auditing				
Travel & Training	250.00	250.00	250.00	250.00
Communications Alarm Monitoring			900.00	1,300.00
Internet Service	250.00	250.00	250.00	10,500.00
IT Services			-	10,200.00
Freight & Postages	50.00	50.00	50.00	50.00
Utility Services	12,000.00	12,000.00	12,000.00	15,000.00
Rent/Leases/Mortgage				50.00
Insurance	9,200.00	9,200.00	16,000.00	16,000.00
Repair & Maintenance	1,000.00	1,000.00	1,000.00	1,000.00
Repairs & Maintenance-Vehicles				
Copies & Printing	500.00	500.00	500.00	3,000.00
Promotional Activities	500.00	500.00	500.00	200.00
Other Current Charges	500.00	500.00	500.00	200.00
Office Supplies	750.00	750.00	500.00	500.00
Operating Supplies	2,000.00	2,000.00	1,500.00	2,000.00
Operating Supplies Uniforms				100.00
Books	5,000.00	6,500.00	7,000.00	10,000.00
Dues & Subscriptions	1,200.00	1,200.00	500.00	550.00
Books Audio	1,000.00	1,000.00	1,000.00	2,500.00
Books DVD	1,000.00	500.00	500.00	800.00
Building Improvements				100,000.00
Machinery and Equipment				1,500.00
Book Pub & Library Material	100.00	100.00	100.00	100.00
Programing	1,000.00	500.00	900.00	900.00
	147,041.00	153,219.00	173,363.00	339,839.00

Library

CAPITAL	101,500.00
OPERATING	238,339.00
Total	339,839.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	454,865.00	470,865.00	570,000.00	622,000.00
Other Salaries and Wages				
Overtime	-	-	-	65,000.00
Stipends	7,200.00	7,200.00	7,200.00	7,200.00
Employer Fica Taxes				45,000.00
Retirement Contribution				
Retirement Contribution ICMA				
Life & Health Insurance	40,000.00	40,000.00	39,375.00	140,000.00
Workers' Comp	13,329.00	13,329.00	13,329.00	6,000.00
Professional Services	4,300.00	2,000.00	2,100.00	2,100.00
Dispatch Services	13,000.00	18,500.00	22,000.00	22,000.00
Travel & Training	4,000.00	4,270.00	6,700.00	6,700.00
Communications Alarm Monitoring				1,500.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	75.00			200.00
Utility Services	3,500.00	3,500.00	3,500.00	3,500.00
Rent/Leases/Mortgage				-
Insurance	11,970.00	11,970.00	11,970.00	14,500.00
Repair & Maintenance	35,400.00	26,685.00	5,000.00	5,000.00
Repairs & Maintenance-Vehicles				35,000.00
Copies & Printing				
Promotional Activities				
Other Current Charges	1,000.00	1,000.00	1,000.00	500.00
Office Supplies	300.00	300.00	300.00	100.00
Operating Supplies	4,500.00	4,000.00	5,000.00	5,500.00
Operating Supplies Uniforms	9,500.00	4,000.00	5,500.00	5,800.00
Transportation	6,000.00	6,000.00	5,000.00	8,000.00
Dues & Subscriptions	500.00	500.00	500.00	200.00
Machinery and Equipment	12,500.00	37,250.00	17,000.00	15,000.00
FD Capital				300,000.00
Fleet Financing			66,500.00	66,500.00
	634,074.00	663,504.00	794,109.00	1,387,500.00

Fire Department

CAPITAL	300,000.00
Debit	66,500.00
OPERATING	1,021,000.00
Total	1,387,500.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	72,200.00	72,200.00	99,000.00	119,000.00
Salaries & Wages-Utility Billing				
Other Rate				
Other Salaries and Wages				
Overtime			1,500.00	1,500.00
Employer Fica Taxes	5,523.00	5,523.00	7,574.00	7,500.00
Employer Fica Taxes-Utility Billing				
Retirement Contribution				1,300.00
Life & Health Insurance	10,200.00	10,200.00	20,400.00	25,000.00
Workers' Comp	3,500.00	3,500.00	7,000.00	7,000.00
Life & Health Insurance-Utilities				
Workers' Comp-Utilities				
Professional Services	4,000.00	4,000.00	4,000.00	700.00
Special Magistrate	2,500.00	2,500.00	4,000.00	4,500.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Travel & Training	1,000.00	1,000.00	1,500.00	1,500.00
Communications Alarm Monitoring			600.00	800.00
Freight & Postages	350.00	350.00	2,500.00	2,500.00
Utility Services				
Rent/Leases/Mortgage				350.00
Insurance			16,500.00	16,500.00
Repair & Maintenance	500.00	500.00	500.00	500.00
Repairs & Maintenance-Vehicles			6,000.00	3,000.00
Copies & Printing				600.00
Promotional Activities				
Other Current Charges	500.00	500.00	1,500.00	2,500.00
Office Supplies	400.00	400.00	500.00	500.00
Operating Supplies	500.00	500.00	1,500.00	1,500.00
Uniform Allowance				300.00
Transportation			350.00	1,000.00
Dues & Subscriptions	200.00	200.00	500.00	500.00
Disaster Expenditures				1,400.00
Outreach Program			2,500.00	3,000.00
Liability				5,000.00
Revenue Expenses	250.00	250.00		20,000.00
Machinery and Equipment				2,500.00
	113,508.00		187,559.00	240,650.00

Code Compliance

CAPITAL	2,500.00
Debit	
OPERATING	238,150.00
Total	240,650.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages				52,395.00
Personal Time				
Other Rate				
Overtime				1,512.00
Annual Leave				
Sick Leave				
Fica Taxes				4,261.00
Retirement Contribution				
Life & Health Insurance				5,040.00
Workers' Comp				1,500.00
RECREATION OTHER CHARGES				
Professional Services				
Attorney				
Recreation Spec Events-Prof Fees				
Travel & Training				1,000.00
Communication Services-Phones				
Communication Svcs-Cell Phones				
Communication Svcs-Email				
Communication Svcs-Alarm Monitoring				
Web Site				313.00
IT Services				10,200.00
Freight & Postages				1,000.00
Utility Services				6,000.00
Rent/Leases/Mortgage				
Insurance				
Repair & Maintenance				
Copies & Printing				1,000.00
Promotional Activities				500.00
Other Current Charges				500.00
Office Supplies				500.00
Operating Supplies				7,500.00
Transportation				
B2School Event	3,500.00	3,500.00		5,000.00
MLK Parade	1,500.00	1,500.00		1,000.00
Juneteenth	1,500.00	2,500.00		1,000.00
Fall Events (Previously Halloween)	3,000.00	3,000.00		3,000.00
Christmas Parade	15,000.00	15,000.00		25,000.00
Easter	2,000.00	2,500.00		3,000.00
Movies in the Park	1,000.00	1,000.00		
Christmas Lunch	7,500.00	12,000.00		10,000.00
The 4th of July	21,000.00	21,000.00		25,000.00
Legacy Tree & Bench Program				
Summer Recreation				2,500.00
Toy Drive-Christmas	1,000.00	1,000.00		1,000.00
McKinze Clayton Donations				
Dues & Subscriptions				600.00
Sponsorships				2,500.00
School Holidays' Camp				
New Recreation Programs				
Building Improvement				1,000.00
Machinery & Equipment				2,500.00
Community/Main Street Center Kitchen Equipment				250.00
	57,000.00	63,000.00		176,571.00

Marketing and Events

CAPITAL	3,750.00
OPERATING	172,821.00
Total	176,571.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	88,151.00	88,151.00	92,559.00	102,060.00
Other Salaries and Wages	-	-	-	-
Overtime	1,300.00	2,500.00	2,000.00	5,000.00
Stipends	-	-	-	-
Employer Fica Taxes	6,843.00	6,843.00	7,081.00	10,010.00
Retirement Contribution	-	-	-	1,000.00
Retirement Contribution ICMA	-	-	-	-
Life & Health Insurance	25,500.00	25,500.00	25,500.00	36,100.00
Workers' Comp	6,210.00	6,210.00	6,210.00	6,210.00
Professional Services	9,000.00	9,000.00	9,000.00	1,000.00
Engineering	-	-	-	-
Travel & Training	300.00	300.00	300.00	1,500.00
Communications Alarm Monitoring	-	-	-	-
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	50.00	50.00	-	300.00
Utility Services	29,000.00	29,000.00	29,000.00	29,921.00
Rent/Leases/Mortgage	-	-	-	-
Insurance	9,000.00	12,000.00	16,500.00	7,000.00
Repair & Maintenance	15,000.00	22,000.00	20,000.00	15,000.00
Repairs & Maintenance-Vehicles	2,200.00	2,200.00	2,200.00	2,000.00
Lakes Maintenance	6,500.00	6,500.00	15,000.00	-
Copies & Printing	-	-	-	-
Promotional Activities	-	-	-	-
Other Current Charges	2,500.00	2,500.00	2,500.00	2,500.00
Office Supplies	325.00	325.00	325.00	100.00
Operating Supplies	2,500.00	2,500.00	2,500.00	5,000.00
Operating Supplies Landscaping	2,500.00	10,000.00	10,000.00	10,000.00
Operating Supplies Uniforms	1,500.00	2,500.00	2,500.00	2,875.00
Transportation	5,500.00	7,500.00	1,000.00	3,000.00
Dues & Subscriptions	100.00	100.00	100.00	100.00
Building Improvement	-	-	1,000.00	3,000.00
Improvement other than Building	-	-	-	-
Lake Menzie Project	-	-	-	-
Lake Marie Project	-	-	-	-
Town Square CDBG Project	-	-	-	-
North 8th St CDBG Project	-	-	-	-
Merrill St Park	-	-	-	-
Lincoln Ave CDBG Project	-	-	-	-
Machinery and Equipment	1,500.00	5,500.00	5,500.00	25,000.00
Connector Trail	-	-	-	-
Capital Equipment	-	60,000.00	20,000.00	-
	227,614.00	313,314.00	282,910.00	278,876.00

Parks and Recreation

CAPITAL	28,000.00
OPERATING	250,876.00
Total	278,876.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	154,710.00	154,710.00	162,446.00	210,350.00
Other Salaries and Wages				
Overtime	4,000.00	4,000.00	4,000.00	5,000.00
Stipends				
Employer Fica Taxes	12,141.00	12,141.00	12,427.00	12,428.00
Retirement Contribution	-	-	-	450.00
Retirement Contribution ICMA				
Life & Health Insurance	33,000.00	33,000.00	33,000.00	33,000.00
Workers' Comp	4,924.00	9,161.00	9,161.00	9,161.00
Professional Services	10,000.00	10,000.00	10,000.00	10,000.00
Engineering				
Travel & Training	500.00	1,500.00	1,500.00	1,500.00
Communications Alarm Monitoring	-	-	-	300.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	-	-	-	200.00
Utility Services	60,000.00	60,000.00	60,000.00	60,000.00
Rent/Leases/Mortgage				
Insurance	9,000.00	9,000.00	16,500.00	16,500.00
Repair & Maintenance	40,000.00	50,000.00	50,000.00	10,000.00
Repairs & Maintenance-Vehicles	15,000.00	15,000.00	15,000.00	13,000.00
Copies & Printing				
Promotional Activities				
Other Current Charges	1,500.00	1,500.00	1,500.00	500.00
Office Supplies				
Operating Supplies	21,000.00	31,000.00	31,000.00	20,000.00
Operating Supplies Uniforms	5,000.00	6,000.00	3,000.00	5,525.00
Transportation	2,500.00	2,500.00	3,500.00	5,000.00
Road Materials and Supplies	-	-	500.00	5,000.00
Dues & Subscriptions	5,530.00	5,530.00	5,530.00	500.00
Membership Polk Transit	37,000.00	37,000.00	37,000.00	37,000.00
Capital Outlay Building				
Machinery and Equipment	34,000.00	10,000.00	60,000.00	29,480.00
Capital Purchase Truck				
Speed Humps				
Lincoln Side Walk				
Road Resurfacing	-	300,000.00	60,000.00	197,217.00
Fleet Financing				
	461,940.00	764,177.00	588,199.00	692,311.00

Streets Department

CAPITAL	226,697.00
OPERATING	465,614.00
Total	692,311.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	29,911.00	60,000.00	63,000.00	111,844.00
Other Salaries and Wages				
Overtime	-	1,000.00	1,000.00	1,000.00
Stipends				
Employer Fica Taxes	1,270.00	25,000.00	4,820.00	4,819.00
Retirement Contribution				
Retirement Contribution ICMA				
Life & Health Insurance	4,000.00	10,000.00	10,000.00	4,000.00
Workers' Comp	1,250.00	1,250.00	1,250.00	4,102.00
Professional Services	1,250.00	1,250.00	1,500.00	1,500.00
Travel & Training				
Communications Alarm Monitoring	-	-	2,000.00	40,724.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages				
Utility Services	5,850.00	6,000.00	6,000.00	6,000.00
Rent/Leases/Mortgage				
Insurance	10,000.00	10,000.00	10,000.00	10,000.00
Repair & Maintenance	5,000.00	5,000.00	115,897.00	40,000.00
Copies & Printing				
Promotional Activities				
Other Current Charges	1,000.00	15,000.00	15,000.00	8,000.00
Office Supplies				
Operating Supplies	1,500.00	1,500.00	1,500.00	2,500.00
Operating Supplies Uniforms	-	-	200.00	1,225.00
Transportation	-	-	1,000.00	1,000.00
Dues & Subscriptions	-	-	1,000.00	500.00
Building Improvement	-	-	1,000.00	13,000.00
Improvement other than Building			1,000.00	
Machinery and Equipment	25,000.00	40,500.00	40,500.00	40,500.00
Capital Equipment				
	98,166.00	188,635.00	288,802.00	300,914.00

Facilities

CAPITAL	53,500.00
OPERATING	247,414.00
Total	300,914.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	8,736.00	8,736.00	9,173.00	10,000.00
Other Salaries and Wages				
Overtime				
Stipends				
Employer Fica Taxes	668.00	668.00	668.00	702.00
Retirement Contribution				
Retirement Contribution ICMA				
Life & Health Insurance	-	-	-	75.00
Workers' Comp	600.00	600.00	600.00	4,102.00
Professional Services	200.00	200.00	200.00	200.00
Engineering				
Travel & Training				
Communications Alarm Monitoring	-	-	1,400.00	1,400.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages				
Utility Services	3,500.00	3,500.00	3,500.00	6,845.00
Rent/Leases/Mortgage				
Insurance	766.00	766.00	16,500.00	7,000.00
Repair & Maintenance	3,000.00	5,000.00	5,000.00	5,000.00
Lawn Service	1,100.00	1,100.00	1,100.00	500.00
Copies & Printing				
Promotional Activities	250.00	2,500.00	2,500.00	250.00
Other Current Charges				500.00
Office Supplies				
Operating Supplies	500.00	1,000.00	1,000.00	250.00
Dues & Subscriptions	50.00	-	1,000.00	100.00
Building Improvement				
Improvement other than Building				
Machinery and Equipment				
Connector Trail				
Capital Equipment				
	31,505.00	36,205.00	54,776.00	47,124.00

Dundee Depot

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	70,000.00	87,676.00	128,565.00	271,668.58
Other Rate				1,500.00
Other Salaries and Wages				
Overtime				2,000.00
Employer Fica Taxes	5,355.00	3,136.00	9,835.00	12,000.00
Retirement Contribution				
Life & Health Insurance	11,344.00	15,848.00	2,600.00	47,740.00
Workers' Comp	5,500.00	2,500.00	3,500.00	4,500.00
Professional Services	200.00	200.00	2,500.00	2,500.00
Engineering	100,000.00	100,000.00	100,000.00	162,000.00
Contract Labor	40,000.00	40,000.00	40,000.00	50,000.00
Accounting & Auditing				
Travel & Training		2,500.00	850.00	2,500.00
Communications - Newspaper Ads	3,500.00	3,500.00	3,500.00	1,500.00
Communications Alarm Monitoring			500.00	650.00
Web Site				315.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	50.00	100.00	2,500.00	500.00
Rent/Leases/Mortgage				
Insurance			16,500.00	16,500.00
Repair & Maintenance			100.00	400.00
Copies & Printing			1,000.00	300.00
Other Current Charges	500.00	500.00	3,500.00	1,500.00
Office Supplies			1,500.00	1,000.00
Operating Supplies	1,000.00	1,000.00	1,000.00	1,000.00
Dues & Subscriptions	500.00	500.00	2,000.00	2,000.00
Recording Ordinances			5,000.00	3,000.00
Town Vision				120,000.00
Machinery and Equipment	1,500.00	1,500.00	1,500.00	1,500.00
	250,084.00	269,595.00	337,085.00	716,773.58

Planning Division

CAPITAL	1,500.00
OPERATING	715,273.58
Total	716,773.58

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	183,802.00	183,802.00	231,000.00	110,000.00
Other Rate			500.00	1,500.00
Other Salaries and Wages				500.00
Overtime			1,000.00	5,000.00
Employer Fica Taxes	14,061.00	14,061.00	17,670.00	11,092.00
Retirement Contribution	1,500.00	1,500.00	1,500.00	
Life & Health Insurance	35,000.00	35,000.00	35,000.00	41,740.00
Workers' Comp	7,500.00	7,500.00	7,500.00	4,500.00
Professional Services	2,000.00	2,000.00	2,000.00	1,000.00
Engineering				
Contract Labor				136,320.00
Building Plan Review	3,500.00	3,500.00		136,320.00
Travel Training	2,500.00	2,500.00	1,500.00	1,500.00
Communications Alarm Monitoring				
Web Site				313.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages		50.00	50.00	2,000.00
Utility Services			3,500.00	4,500.00
Rent/Leases/Mortgage	50.00	50.00	750.00	100.00
Insurance	2,990.00	2,990.00	16,500.00	16,500.00
Repair & Maintenance	750.00	750.00	8,500.00	8,500.00
Repairs & Maintenance-Vehicles	500.00	500.00	500.00	500.00
Copies & Printing			500.00	500.00
Other Current Charges	250.00	250.00	1,500.00	1,500.00
Office Supplies	1,000.00	1,000.00	1,000.00	1,000.00
Operating Supplies	1,500.00	1,500.00	1,500.00	1,500.00
Transportation	1,200.00	1,200.00	1,200.00	1,200.00
Dues & Subscriptions	1,500.00	1,500.00	1,500.00	1,000.00
Capital Outlay Building	80,000.00	80,000.00	80,000.00	55,000.00
	351,738.00	351,788.00	426,805.00	553,785.00

Building Department

CAPITAL	55,000.00
OPERATING	498,785.00
Total	553,785.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	78,652.00	87,758.00	87,758.00	110,697.00
Other Salaries and Wages				
Overtime	2,500.00	2,500.00	2,500.00	3,000.00
Stipends				
Employer Fica Taxes			6,905.00	7,603.00
Retirement Contribution	500.00	901.00	900.00	900.00
Retirement Contribution ICMA				
Life & Health Insurance	25,000.00	26,000.00	2,600.00	25,500.00
Workers' Comp	15,000.00	10,000.00	10,000.00	10,000.00
Professional Services	38,000.00	20,000.00	15,000.00	50,000.00
Engineering	25,000.00	1,500.00	5,000.00	10,000.00
Travel & Training	150.00	600.00	1,500.00	1,500.00
Communications Alarm Monitoring				
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages				
Utility Services				
Rent/Leases/Mortgage				
Insurance	1,300.00	1,300.00	1,300.00	8,000.00
Repair & Maintenance	5,000.00	5,000.00	50,000.00	65,000.00
Repairs & Maintenance-Vehicles	1,000.00	1,000.00	1,000.00	2,500.00
Copies & Printing				
Promotional Activities				
Other Current Charges				500.00
Office Supplies				
Operating Supplies			5,800.00	2,000.00
Operating Supplies Uniforms	550.00	550.00	800.00	1,750.00
Transportation		4,000.00	4,000.00	4,000.00
Dues & Subscriptions	1,000.00	150.00	300.00	700.00
Machinery and Equipment	110,000.00	25,000.00	5,000.00	
Capital Lease Payments				
	315,787.00	198,394.00	212,498.00	313,850.00

Storm Water

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	154,710.00	253,792.00	266,482.00	262,082.00
Other Rate				500.00
Other Salaries and Wages				500.00
Overtime	4,000.00	7,000.00	1,000.00	3,000.00
Employer Fica Taxes	12,141.00	11,858.00	20,386.00	15,000.00
Retirement Contribution	-	-	-	500.00
Retirement Contribution ICMA				
Life & Health Insurance	60,000.00	26,000.00	26,000.00	31,688.00
Workers' Comp	4,924.00	10,800.00	10,800.00	8,221.00
Professional Services	10,000.00	35,000.00	35,000.00	35,000.00
Engineering	2,500.00			
Travel & Training	-	-	-	500.00
Landfill Expense	-	-	-	45,000.00
Contract Labor	420,000.00	15,000.00	15,000.00	100,000.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	1,500.00	6,000.00	1,500.00	4,000.00
Utility Services	6,950.00	6,950.00	6,950.00	3,000.00
Rent/Leases/Mortgage				
Insurance	2,000.00	17,000.00	16,015.00	3,000.00
Repair & Maintenance	10,000.00	15,000.00	15,000.00	5,000.00
Repair & Maintenance Vehicles	5,000.00	6,000.00	6,000.00	15,000.00
Copies & Printing	3,000.00	3,000.00	-	1,000.00
Promotional Activities				
Other Current Charges	1,500.00	500.00	500.00	1,000.00
Office Supplies	250.00	150.00	150.00	150.00
Operating Supplies	38,000.00	26,000.00	26,000.00	160,000.00
Operating Supplies Uniforms	5,000.00	-	2,500.00	2,950.00
Transportation	30,000.00	-	15,000.00	15,000.00
Dues & Subscriptions	250.00	1,000.00	1,000.00	
Building Improvement				
Improvement other than Building				
Machinery and Equipment	-	236,238.00		-
Capital Assests			36,238.00	
Capital Equipment	194,412.00	13,000.00	175,000.00	-
	978,272.00	702,423.00	688,656.00	722,291.00

Solid Waste

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages	278,845.00	301,829.00	346,754.00	384,416.00
Other Salaries and Wages				17,200.00
Overtime	10,000.00	15,000.00	45,000.00	70,000.00
Employer Fica Taxes	23,000.00	24,237.00	23,000.00	36,708.00
Retirement Contribution	2,500.00	2,500.00	3,200.00	6,535.00
Life & Health Insurance	84,000.00	84,000.00	90,000.00	133,056.00
Workers' Comp	2,403.00	4,000.00	10,000.00	10,500.00
Professional Services	1,300.00	2,500.00	33,705.00	125,000.00
Engineering	60,000.00	60,000.00		90,000.00
Sampling	6,000.00	6,000.00	10,300.00	15,300.00
Contract Labor	15,000.00	15,000.00	15,000.00	
Travel & Training	2,000.00	2,000.00	3,000.00	3,000.00
Communications Cell Phones				200.00
Communications Alarm Monitoring	3,000.00	3,000.00	3,000.00	3,000.00
Web Site				314.00
Software Annual Update		10,000.00	56,500.00	20,000.00
IT Services	12,135.00	12,135.00	12,135.00	10,200.00
Freight & Postages	500.00	500.00	4,500.00	10,000.00
Utility Services	75,000.00	90,000.00	100,000.00	110,000.00
Rent/Leases/Mortgage		12,900.00	13,000.00	13,000.00
Insurance	15,000.00	30,000.00	20,000.00	30,000.00
Repair & Maintenance	80,000.00	136,000.00	75,000.00	110,000.00
Repair & Maintenance - Water Pumps	10,000.00	10,000.00	10,000.00	12,000.00
Repairs & Maintenance-Vehicles	60,000.00	40,000.00	10,000.00	12,000.00
Copies & Printing	2,500.00	2,500.00	2,500.00	2,500.00
Other Current Charges	5,500.00	3,000.00	1,000.00	6,000.00
Office Supplies	1,000.00	1,000.00	1,300.00	2,000.00
Operating Supplies	15,000.00	30,000.00	40,000.00	70,000.00
Operating Supplies - Chemicals	22,000.00	25,000.00	35,000.00	55,000.00
Operating Supplies - Uniforms	1,500.00	2,500.00	4,000.00	4,800.00
Transportation	6,500.00	6,500.00	8,500.00	30,000.00
Dues & Subscriptions	7,500.00	7,500.00	7,500.00	8,500.00
American Care Act	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00
Improvement other than Building	190,000.00			35,000.00
Machinery and Equipment	222,000.00	422,000.00	55,000.00	46,880.00
Utility Interconnect PRWC				326,570.00
Water Meters				100,000.00
	3,214,183.00	3,361,601.00	2,983,894.00	3,909,679.00

Utilities Water Division

2,279,487.00 ARPA

2,279,487.00

CAPITAL	508,450.00
Debit	
OPERATING	3,401,229.00
Total	3,909,679.00

Account Description	2023 Budgeted	2024 Budgeted	2025 Budgeted	2026 Proposed
Salaries & Wages			253,792.00	374,218.00
Other Salaries and Wages				14,000.00
Overtime	3,500.00	5,000.00	7,000.00	16,000.00
Employer Fica Taxes	6,548.00	6,548.00	11,858.00	30,923.00
Retirement Contribution	3,544.00	3,544.00	3,800.00	4,200.00
Life & Health Insurance	25,314.00	26,000.00	26,000.00	48,384.00
Workers' Comp	1,402.00	10,800.00	10,800.00	3,500.00
Professional Services	35,000.00	47,500.00	35,000.00	70,000.00
Engineering	2,500.00	10,000.00	10,000.00	15,000.00
Sampling	11,500.00	12,000.00	12,000.00	22,000.00
Contract Labor			15,000.00	-
Sludge Treat Contract- Sludge Removal	35,000.00	100,000.00	75,000.00	125,000.00
Travel & Training	650.00	1,000.00	1,000.00	1,100.00
Communications Cell Phones				-
Communications Alarm Monitoring			1,500.00	3,100.00
Web Site				-
Software Annual Update		10,000.00	10,000.00	10,000.00
IT Services	8,100.00	12,135.00	12,135.00	10,200.00
Freight & Postages	5,400.00	5,400.00	6,000.00	12,000.00
Utility Services	65,000.00	85,000.00	87,500.00	90,000.00
Rent/Leases/Mortgage	50.00	50.00	100.00	100.00
Insurance	15,000.00	10,000.00	17,000.00	17,000.00
Repair & Maintenance	150,000.00	150,000.00	150,000.00	100,000.00
Repairs & Maintenance-Vehicles	3,500.00	3,500.00	6,000.00	9,000.00
Lift Station Maintenance				60,000.00
Copies & Printing			100.00	350.00
Other Current Charges	500.00	500.00	500.00	1,000.00
Office Supplies	100.00	150.00	150.00	500.00
Operating Supplies	20,000.00	20,000.00	26,000.00	26,000.00
Operating Supplies - Chemicals	1,500.00	7,000.00	9,000.00	28,145.00
Operating Supplies - Uniforms	2,500.00	2,500.00	2,500.00	2,000.00
Transportation	2,500.00	4,000.00	5,000.00	20,000.00
Dues & Subscriptions	1,000.00	1,000.00	1,000.00	5,000.00
American Care Act	526,306.00	526,306.00	526,306.00	279,487.00
Improvement other than Building	350,000.00	210,000.00	210,000.00	134,706.00
Machinery and Equipment	290,600.00	291,000.00	236,238.00	
Utility Interconnect PRWC				
Water Meters				
	1,567,014.00	1,560,933.00	1,768,279.00	1,532,913.00

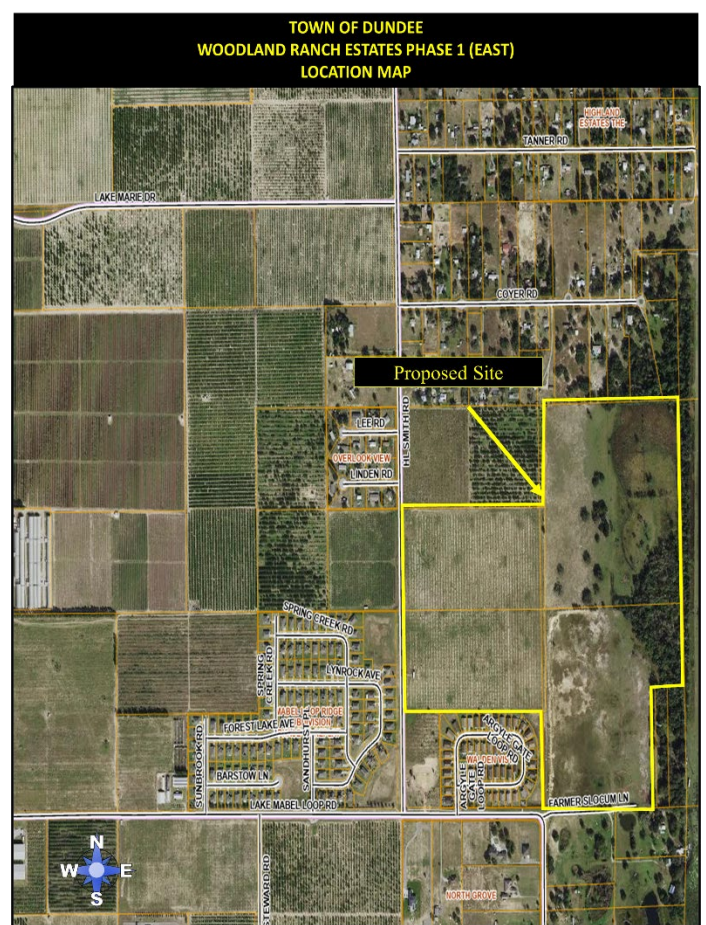
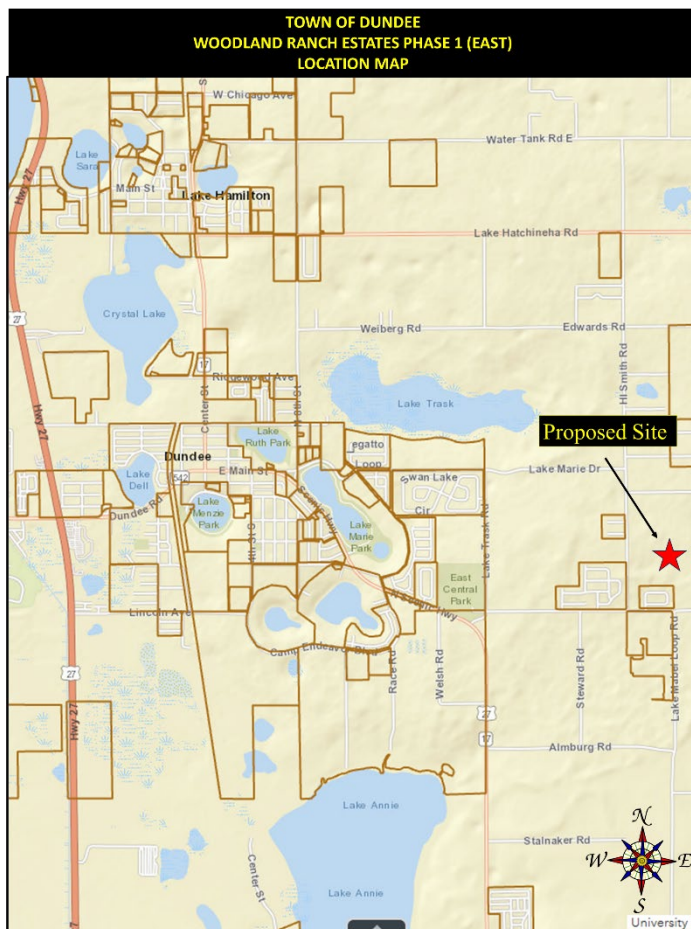
Utilities Wastewater Division

2,279,487.00

CAPITAL	134,706.00
OPERATING	1,398,207.00
Total	1,532,913.00

Town of Dundee
Town Commission Staff Report
Woodland Ranch Estates Phase 1 (East)
Final Plat

To:	Town of Dundee Town Commission
Agenda Date:	September 23, 2025
Department:	Planning and Zoning
Request:	Consider Final Plat for the Woodland Ranch Estates Phase 1 (East) Subdivision
Applicant:	Platinum Surveying & Mapping, LLC
Property Owner:	Woodland Ranch Estates, LLC
Location:	Located in the Town of Dundee
Area Size & Parcel Number(s)	116.3 +/- acres, Parcels: 272826-000000-021020, 272825-000000-043010, 272825-000000-043020, 272826-000000-022010, 272825-000000-044020, & 272825-000000-044010
Staff Recommendation (DRC):	Approval
Prepared By:	Lorraine Peterson, Development Service Director



Town of Dundee
Town Commission Staff Report
Woodland Ranch Estates Phase 1 (East)
Final Plat

BACKGROUND

The Applicant, Kenneth Thompson, PLS with Platinum Surveying & Mapping, LLC is requesting approval of the Final Plat for Woodland Ranch Estates Phase 1 (East) Subdivision a 116.03 +/- acres of land located east of Highway 17, east side of H.L. Smith Rd., south of Coyer Rd., and north of Farmer Slocum Ln. in the Town of Dundee, further described as parcels: 272826-000000-021020, 272825-000000-043010, 272825-000000-043020, 272826-000000-022010, 272825-000000-044020, and 272825-000000-044010. The parcels have a Future Land Use of Medium Density Residential and Zoning of Moderate-Density Single Family Residential (RSF-3) and consist of 308 Single Family dwelling units.

FINAL PLAT

Per Section 7.01.08 of the Land Development Code, the intent of the Final Plat is to establish a legal record of the plat. Whenever the provisions of this Code have been complied with and while the approval of the certified subdivision plan is in effect, the applicant shall submit the final plat for approval and recording. The final plat shall conform substantially to the approved CSP and, at the option of the subdivider, may constitute only that portion or phase of the approved CSP which is proposed to be recorded at that time. Upon approval of the final plat, the applicant may proceed with obtaining building permits within the subdivision and the plat shall be forwarded by the town clerk to the Board of County Commissioners of Polk County for review and approval in accordance with county procedures. The original plat shall then be submitted to the clerk of the circuit court for recording within the public records of Polk County.

Per Section 7.01.13 of the Land Development Code, approval of the final plat shall not constitute acceptance of any area or facilities offered by said plat for dedication to the Town of Dundee. The Town Commission shall not accept dedication of required improvements nor release nor reduce a performance bond until the town is satisfied that all required improvements have been properly completed and until the engineer or subdivider has certified, through submission of a detailed "as-built" survey plat of the subdivision indicating location dimensions, materials, and other information required by the Town, that the layout of the line and grade of all public improvements is in accordance with construction plans for the subdivision and that a title insurance policy has been furnished to and approved by the Town attorney indicating that the improvements shall have been completed, are ready for dedication to the Town and are free and clear of all liens and encumbrances. Upon such approval and recommendation, the Town Commission shall thereafter accept the improvements for dedication in accordance with the established procedure.

Town of Dundee
Town Commission Staff Report
Woodland Ranch Estates Phase 1 (East)
Final Plat

FINAL PLAT COMMENTS

As required, the Final Plat is substantially similar to the Certified Subdivision Plan (CSP). The applicant submitted all required materials, which were reviewed by the Town staff. The applicant is requesting to bond the outstanding site development improvements.

Consistent with Section 7.01.08 of the LDC, the applicant is requesting the Town Commission's approval of the Final Plat for Shores at Lake Dell Subdivision with the conditions as outlined in Resolution 24-27.

CONCURRENCY

Potable Water-**360x308 d/u=110,880gpd (current) site has 1 well=40,800 gallons**
-250x308 d/u= 77,000gpd (furth coming)

Waste Water-**270x308 d/u=83,160gpd (current)**
-200x308 d/u=61,600gpd (furth coming)

Solid Waste- Polk County 65yrs. Available

Transportation-signed off by transportation consultant

Polk County Schools: Letter dated January 8, 2025
Elementary-44 seats 308 units
Middle- 26 seats 308 units
High School-36 seats 308 units

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Final Plat for Shores of Lake Dell submitted by Taylor Tropf with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC Team:

TOD Fire Chief- Chief Joseph Carbon

Town of Dundee
Town Commission Staff Report
Woodland Ranch Estates Phase 1 (East)
Final Plat

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- Seth Claytor of Boswell & Dunlap, LLP

MOTION OPTIONS:

1. I move the Town Commission **approve Resolution 25-36**, a resolution for the Final Plat of Woodland Ranch Estates Phase 1 (East) Subdivision, a request by the applicant Platinum Surveying & Mapping, LLC.
2. I move the Town Commission **approve with conditions Resolution 25-36**, a resolution for the Final Plat of Woodland Ranch Estates Phase 1 (East) Subdivision, a request by the applicant Platinum Surveying & Mapping, LLC.
3. I move the Town Commission **deny Resolution 25-36**, a resolution for the Final Plat of Woodland Ranch Estates Phase 1 (East) Subdivision, a request by the applicant Platinum Surveying & Mapping, LLC.

Attachments:

Woodland Ranch Estates Phase 1 (East) Plat

Developers Agreement

Water Allocation Agreement

Concurrency Certification

Resolution 25-36

PSM PLATINUM
SURVEYING & MAPPING

6700 South Arroyo Avenue, Suite 2, Lakeland, Florida 33813
(813) 904-4650 — kthompson@platinumsurveying.com

STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135

KENNETH W. THOMPSON
REGISTRATION NO. 4080



TOWN COMMISSION MEETING

September 29, 2025 at 6:30 PM

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-36 WOODLAND RANCH ESTATES PHASE 1 (EAST) FINAL PLAT
SUBJECT:	The Town Commission will consider approval of the Woodland Ranch Estates Phases I (East) Final Plat.
STAFF ANALYSIS:	This is an applicant-initiated request for approval of a Final Plat for Woodland Ranch Estates Phases I (East) A subdivision that will consist of 308 single-family lots on 116.04 +/- acres.
FISCAL IMPACT:	No Fiscal Impact
STAFF RECOMMENDATION:	Staff recommends approval with conditions, a Concurrency Developer's Agreement is attached.
ATTACHMENTS:	Staff Report and Resolution 25-36

Space for Recording

RESOLUTION NO. 25-36

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THAT CERTAIN PLAT ENTITLED "WOODLAND RANCH ESTATES PHASE ONE" FOR FILING IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE PROVISIONS OF THE TOWN OF DUNDEE CODE OF ORDINANCES AND TOWN OF DUNDEE LAND DEVELOPMENT CODE; CONFIRMING THE ACCEPTANCE OF IMPROVEMENTS, INFRASTRUCTURE, AND DEDICATIONS IN FAVOR OF THE GENERAL PUBLIC AND TOWN OF DUNDEE, FLORIDA, AS NOTATED ON THAT CERTAIN PLAT ENTITLED "WOODLAND RANCH ESTATES PHASE ONE" AND ACCEPTING A MAINTENANCE BOND FOR CERTAIN ITEMS OF INFRASTRUCTURE AND IMPROVEMENTS WITHIN THE WOODLAND RANCH ESTATES PHASE ONE SUBDIVISION; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR THE REPEAL OF ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, on March 14, 2023, at a duly noticed public meeting, the Town Commission of the Town of Dundee (the "Town Commission") passed and adopted *Town of Dundee Resolution No. 22-51* (the "Resolution") approving with conditions the Certified Subdivision Plan (the "CSP") for the Woodland Ranch Estates Phases I and II Subdivision (the "Subdivision"); and

WHEREAS, a copy of the Resolution is attached hereto as **Exhibit "A"** and made a part hereof by reference; and

WHEREAS, pursuant to the Resolution (see **Exhibit "A"**), the Town Commission conditionally approved the CSP for construction of utility systems and other required infrastructure in accordance with Section 7.01.07 of the Town of Dundee Land Development Code (the "LDC") and the conditions set forth in the Resolution which included, but was not limited to, the condition that, prior to the issuance of a building permit for *any* structure located on or within the Subdivision, all required infrastructure systems and improvements required by the LDC, the Town of Dundee Code of Ordinances, the Resolution (see **Exhibit "A"**), and applicable Florida law are fully operational and accepted by the Town and/or entity with jurisdiction; and

WHEREAS, on September 10, 2024, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Ordinance No. 24-10* (the "Moratorium") establishing a moratorium on and/or for the acceptance and processing of applications for annexations, rezonings, building permits, planned developments, master planned communities, development order(s), and development permit(s); and

WHEREAS, pursuant to the terms and conditions of *Town of Dundee Ordinance No. 24-10*, pending a satisfactory concurrency evaluation, the Subdivision was specifically and conditionally exempt from the Moratorium; and

WHEREAS, on December 2, 2024, the owner/applicant (the "Owner"), Woodland Ranch Estates, LLC, submitted the *Town of Dundee Development Services – Hardship Application* (the "Application"); and

WHEREAS, on December 10, 2024, at a duly noticed public meeting, the Town Commission *conditionally approved* the Application and entered **HARDSHIP ORDER NO. 01-24** (hereafter the "Order") which provided the Owner with an exception to the moratorium; and

Town of Dundee
Resolution No. 25-36
Woodland Ranch Estates Phase 1 Final Plat
Maintenance Surety Bond

WHEREAS, a copy of the Order is attached hereto as **Exhibit “B”** and made a part hereof by reference; and

WHEREAS, on June 26, 2025, pursuant to the Code, the LDC and applicable agreements, the Owner submitted a request to the Town for an *adequacy determination* related to potable water concurrency for the development Woodland Ranch Estates Subdivision (the “Development”); and

WHEREAS, on June 27, 2025, the Owner and Town executed the *Town of Dundee, Florida Concurrency Certification Potable Water Capacity* (the “Certification”) for the Development; and

WHEREAS, a copy of the Certification is attached hereto as **Exhibit “C”** and made a part hereof by reference; and

WHEREAS, the Owner, **Woodland Ranch Estates, LLC**, an active Florida limited liability company authorized to transact business in the State of Florida, of the below-described lands submitted that certain plat entitled *Woodland Ranch Estates Phase One* (the “Plat”) for approval for filing by the Town Commission in accordance Chapter 177 of the Florida Statutes, Section 7.01.00 of the LDC, and the Resolution (see **Exhibit “A”**); and

WHEREAS, the Subdivision is to occur on approximately 116.03 +/- acres of land which are located East of Highway 17, East side of H.L. Smith Rd., South of Coyer Rd., and North of Farmer Slocum Ln. within the Town of Dundee, Florida, further identified described as Polk County Property Appraiser's Parcel Identification Number(s) 272826-000000-021020, 272825-000000-043010, 272825-000000-043020, 272826-000000-022010, 272825-000000-044020 and 272825-000000-044010; and

WHEREAS, copies of the Plat, Mortgagee(s) Joinder and Consent, and Affidavit of Interested Parties are attached hereto as **Composite Exhibit “D”** and made a part hereof by reference; and

WHEREAS, the Plat (see **Composite Exhibit “D”**) includes certain improvements and dedications in favor of the general public and Town of Dundee, Florida; and

WHEREAS, all required conditions and/or performance items set forth by the Resolution (see **Exhibit “A”**) for the Subdivision which included, but were not limited to, road rights-of-way, utility system(s), stormwater management infrastructure and improvements, and wetland mitigation, if any, have been satisfactorily performed and/or completed in accordance with applicable Town requirements and/or standards; and

WHEREAS, Town staff and Town Consultants have confirmed that, pursuant to

the Resolution (see **Exhibit “A”**) and all approved construction plans and/or applicable plans for the Subdivision, all improvements have been completed in accordance with applicable Town standards, passed all required tests, all required certifications have been obtained, and the systems are fully operational pursuant to Town requirements and/or standards; and

WHEREAS, pursuant to applicable law and the Resolution (see **Exhibit “A”**), upon acceptance by the Town of all subdivision improvements, or the Town’s acceptance of a performance surety, the Applicant may present a final plat to the Town Commission for approval; and

WHEREAS, pursuant to the Resolution (see **Exhibit “A”**) and applicable law, a Maintenance Warranty Bond/Adequate Defect Security (the “Maintenance Bond”) is required in the amount of ten percent (10%) of the actual cost(s) of construction for all public improvements, to be in force for a period of one (1) year and thirty (30) days following acceptance by the Town, via resolution, of said public improvements and dedications; and

WHEREAS, on September 18, 2025, Town staff and/or Town Consultants issued the Town of Dundee Acknowledgement of Completion (the “Acknowledgment”) for all improvements required by the approved construction plans and/or applicable plans for the Subdivision; and

WHEREAS, copies of the Maintenance Bond, Engineer’s Certification of Costs, Acknowledgement and Town of Dundee Developer Utility Infrastructure Form (collectively referred to as the “COC Documents”) are attached hereto as **Composite Exhibit “E”** and made a part hereof by reference; and

WHEREAS, the Maintenance Bond (see **Composite Exhibit “E”**) warrants and indemnifies the Town of Dundee, Florida, against all losses sustained resulting from defects in construction, design, or materials on and/or for all dedicated and required infrastructure, improvements, and offsite infrastructure as shown on the Plat (see **Composite Exhibit “D”**) in accordance with applicable Florida law, the requirements and standards set forth by the LDC and Town of Dundee Code of Ordinances, and the Resolution (see **Exhibit “A”**); and

WHEREAS, the Plat (see **Composite Exhibit “D”**) was reviewed by Town staff and Town Consultants and, pursuant to said technical review, determined to meet the requirements of Chapter 177 of the Florida Statutes, the LDC and Town of Dundee Code of Ordinances, and the Resolution (see **Exhibit “A”**); and

WHEREAS, on September 29, 2025, at a duly noticed public meeting, the Town Commission considered the *applicant-initiated* request for approval of the Plat (see **Composite Exhibit “D”**) for filing and Town acceptance of the dedications notated

Town of Dundee
 Resolution No. 25-36
 Woodland Ranch Estates Phase 1 Final Plat
 Maintenance Surety Bond

thereon; and

WHEREAS, pursuant to *Section 8.08.00 of the LDC*, the Owner is required to pay any and all applicable fees and costs related to and/or arising out of the Town's development and technical review of and/or for the Subdivision; and

WHEREAS, on September 29, 2025, the Town Commission, at a duly noticed public meeting, held a public hearing to consider the Plat (see **Composite Exhibit "D"**) for approval and recording; and

WHEREAS, on September 29, 2025, the Town Commission found that approval of the Plat (see **Composite Exhibit "D"**) preserves, enhances and encourages the most appropriate use of land consistent with the public interest, the Town of Dundee 2030 Comprehensive Plan policies and objectives, the Resolution (see **Exhibit "A"**), and the Town of Dundee Land Development Code; and

WHEREAS, on September 29, 2025, the Town Commission held a duly noticed public hearing in order to approve the Plat (see **Composite Exhibit "D"**) and accept the Maintenance Bond (see **Composite Exhibit "E"**), confirm and ratify the Town's affirmative acceptance of the improvements and dedications in favor of the general public and Town of Dundee, Florida, as notated on the plat entitled *Woodland Ranch Estates Phase One* and found that the approval of this **Resolution No. 25-36** preserves, enhances, and encourages the most appropriate use of land consistent with the public interest and the *Town of Dundee 2030 Comprehensive Plan* policies, goals, and objectives; and

WHEREAS, the Town Commission of the Town of Dundee, Florida, finds that the approval and adoption of this **Resolution No. 25-36** is intended and necessary to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; is consistent with the public interest and preserves, enhances, and encourages the most appropriate use of land; and this **Resolution No. 25-36** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

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

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this Resolution, and the Town Commission of the Town of Dundee, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the adoption of this Resolution.

Town of Dundee
 Resolution No. 25-36
 Woodland Ranch Estates Phase 1 Final Plat
 Maintenance Surety Bond

Section 2. Plat Acceptance.

The owner, **Woodland Ranch Estates, LLC**, an active Florida limited liability company authorized to transact business in the State of Florida, (the "Owner" and/or "Applicant"), is the owner of the real property, which is the subject of that certain plat entitled *Woodland Ranch Estates Phase One* (the "Plat") and described in **Composite Exhibit "D"** which is attached hereto and incorporated herein by reference.

The Town Commission of the Town of Dundee (the "Town Commission") having been otherwise fully advised in the premises hereby approves the Plat (see **Composite Exhibit "D"**) for filing by the Town Commission in accordance *Chapter 177 of the Florida Statutes, Section 7.01.00 of the LDC*, and the Resolution (see **Exhibit "A"**); and the Town Commission hereby confirms the Town's acceptance of the dedications to the general public and Town of Dundee, Florida, as notated on the Plat (see **Composite Exhibit "D"**) which includes, but not limited to, the rights-of-way, utility easements, and infrastructure in accordance with *Chapter 177, Florida Statutes*.

On September 29, 2025, at a duly noticed public meeting, the Plat (see **Composite Exhibit "D"**) was presented to and reviewed by the Town Commission; and, on September 29, 2025, the Town Commission having been otherwise fully advised in the premises approves the Plat for filing, accepts those certain improvements and dedication(s) as notated on the Plat and described in the COC Documents (see **Composite Exhibits "D" and "E"**), and authorizes the Mayor and Town Clerk to execute the Plat and record same in the public records of Polk County, Florida.

Section 3. Maintenance Bond.

Pursuant to the Resolution (see **Exhibit "A"**) and applicable law, the Owner has provided a Maintenance Warranty Bond/Adequate Defect Security (the "Maintenance Bond"), which is attached hereto as **Composite Exhibit "E"** and made a part hereof, issued by the **Great Midwest Insurance Company** in the amount of \$711,317.52, or 10% of the cost of all dedicated and required infrastructure, improvements, and offsite infrastructure in favor of the Town of Dundee, Florida, for the *Woodland Ranch Estates Phase One Subdivision* (the "Subdivision") as shown on the Plat (see **Composite Exhibit "D"**) and more specifically described in the COC Documents (see **Composite Exhibit "E"**) which shall warrant and indemnify the Town of Dundee, Florida, against all losses sustained resulting from defects in construction, design, or materials for a period of one (1) year and thirty (30) days commencing on the effective date of this **Resolution No. 25-36** accepting those certain improvements and dedications.

Section 4. Authorization.

The Town Manager, or her designee, is hereby authorized to take any and all necessary further action(s) to effectuate the intent of this **Resolution No. 25-36** which

includes, but shall not be limited to, negotiating and executing any documentation and/or instrument necessary and incidental to the acceptance and approval of the infrastructure and/or required improvements as depicted by the Plat (see **Composite Exhibit “D”**) and more specifically described and/or identified in the COC Documents (see **Composite Exhibit “E”**).

Section 5. Conflicts.

All resolutions in conflict herewith are repealed in order to give this **Resolution No. 25-36** full force and effect.

Section 6. Severability.

The provisions of this **Resolution No. 25-36** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 25-36**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it would have passed this **Resolution No. 25-36**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 25-36** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 25-36** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Resolution No. 25-36** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 25-36**. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this **Resolution No. 25-36**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 7. Administrative Correction of Scrivener’s Errors.

It is the intention of the Town Commission that sections of this **Resolution No. 25-36** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 25-36** may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 8. Recordation.

The Town Clerk shall record this **Resolution No. 25-36**, as adopted, with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

Section 9. Effective Date.

This **Resolution No. 25-36** shall take effect upon passage by the Town Commission of the Town of Dundee, Florida.

INTRODUCED AND PASSED by the Town Commission of the Town of Dundee, Florida, in Regular Session this 29th day of September 2025.

TOWN OF DUNDEE

Sam Pennant, Mayor

ATTEST WITH SEAL:

Erika Anderson, Town Clerk

Approved as to form:

Frederick J. Murphy, Jr., Town Attorney

Town of Dundee
Resolution No. 25-36
Woodland Ranch Estates Phase 1 Final Plat
Maintenance Surety Bond

Item 3.

Resolution No. 25-36
Exhibit "A"

Town of Dundee
Resolution No. 25-36
Woodland Ranch Estates Phase 1 Final Plat
Maintenance Surety Bond

**Resolution No. 25-36
Composite Exhibit "B"**

Town of Dundee
Resolution No. 25-36
Woodland Ranch Estates Phase 1 Final Plat
Maintenance Surety Bond

**Resolution No. 25-36
Composite Exhibit "C"**

**Resolution No. 25-36
Composite Exhibit "D"**

Town of Dundee
Resolution No. 25-36
Woodland Ranch Estates Phase 1 Final Plat
Maintenance Surety Bond

Item 3.

**Resolution No. 25-36
Composite Exhibit “E”**

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

INSTR # 2024039467
 YK 1301E Pgs 257-325 PG(s) 9
 RECORDED 02/28/2024 09:48:40 AM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$78.00
 RECORDED BY karecox

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE CERTIFIED SUBDIVISION PLAN (CSP) WITH CERTAIN CONDITIONS FOR THE WOODLAND RANCH ESTATES PHASES I AND II SUBDIVISION; MAKING FINDINGS; AND AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S) RELATED TO ENTERING INTO A DEVELOPER'S AGREEMENT ON BEHALF OF THE TOWN OF DUNDEE WITH REGARD TO THE CONDITIONAL APPROVAL OF THE CSP FOR THE WOODLAND RANCH ESTATES PHASES I AND II; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Phases I and II were combined into one project on January 25, 2022,

SCANNER'S MEMO:
Legibility of writing, typing, or printing
unsatisfactory in this document when received.

Resolution 22-51
 Woodland Ranch Estates Phases I&II
 Certified Subdivision Plan (CSP)
 Page 2

WHEREAS, pursuant to Section 7.01.07 of the LDC, the purpose of the certified subdivision plan is to allow Town staff to perform a technical review of all proposed site improvements; and

WHEREAS, pursuant to the technical review performed by the Town and/or Town's consultants, the CSP has not satisfied the general requirements set forth by Section 7.01.07 of the LDC; and

WHEREAS, pursuant to Section 7.01.07 of the LDC, the certified subdivision plan forms the basis upon which a final plat will be prepared and consists complete working drawings and design specifications; and

WHEREAS, the Applicant has substantially complied with all the requirements set forth in Section 7.01.07 of the LDC regarding the preparation the CSP for the Subdivision; and

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

WHEREAS, on the effective date of this Resolution, the Town of Dundee is not able to provide allocable water capacity for the Subdivision; and

WHEREAS, pursuant to Section 54-9 of the Code and Section 6.01.07.03 of the LDC, a developer's agreement is required as a condition of approval for the CSP; and

WHEREAS, pursuant to Section 6.01.07.03 of the LDC and applicable Florida law, this Resolution does not create a reservation of capacity in the Town water plant or network capacity, or a commitment to provide such service to the Subdivision; and

WHEREAS, the Applicant requests that the Town Commission of the Town of Dundee conditionally approve the CSP for the Subdivision subject to the terms and conditions set forth by this Resolution; and Town Commission's approval for construction of streets, drainage facilities, and/or other subdivision improvements prior to final platting in accordance with applicable Town of Dundee Land Development Code and the conditions set forth by this Resolution.

Lorraine Peterson, Development Director

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

Resolution 22-51
Woodland Ranch Estates Phases I&II
Certified Subdivision Plan (CSP)
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**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF
THE TOWN OF DUNDEE, FLORIDA:**

1. The above factual recitals (WHEREAS clauses) are hereby adopted by the Town Commission of the Town of Dundee as the legislative findings and form a factual and material basis for this Resolution.
2. The Certified Subdivision Plan (the "CSP") for the Woodland Ranch Estates Subdivision (the "Subdivision") is attached hereto as **Exhibit "B"** and incorporated herein by reference. The Subdivision is located eastside of H.L. Smith Road, 0.2 +/- miles north of Lake Mabel Loop Road, further identified as Polk County Property Appraiser's Parcel Identification Numbers 272825-000000-044010, 272825-000000-043020, 272825-000000-043010, 272825-000000-044020, 272826-000000-021020, and 272826-000000-022010, (collectively referred to as the "Property").
3. The Property is depicted by the location map which is attached hereto as **Exhibit "A"** and incorporated herein by reference
4. The Town Commission of the Town of Dundee having reviewed the CSP and having been otherwise fully advised in the premises hereby conditionally approves the CSP for construction of utility systems and other required infrastructure in accordance with Section 7.01.07 of the Town of Dundee Land Development Code and the conditions set forth in this Resolution, as follows:
 - a. No building permits for any structures will be issued until all required infrastructure systems and improvements required by the Town of Dundee Land Development Code, Code of Ordinances, this Resolution, and applicable Florida law are fully operational and have been accepted by the Town and/or appropriate entity with jurisdiction.
 - b. Pursuant to Section 54-9 of the Code of Ordinances of the Town of Dundee (the "Code") and Section 6.01.07.03 of the LDC, a developer's agreement is required as a condition of approval for the CSP in order to provide, at a minimum, as follows: (1) detail the Town's inability to currently provide allocable water capacity for the Subdivision; (2) detail the necessary expansion of the Town's water treatment facilities to serve the Subdivision; and (3) detail the terms and conditions under which the Town will provide potable water utility service for the Subdivision.

Lorraine Peterson, Development Director

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Resolution 22-51
 Woodland Ranch Estates Phases I&II
 Certified Subdivision Plan (CSP)
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- c. Pursuant to Section 7.01.07 of the LDC and applicable provisions of the Code and LDC, the technical review comments which include but are not limited to, the comments included whereas composite Exhibit C (the "Comments") provided by the Town's consultants related to the CSP and Subdivision shall be satisfied and accepted by the Town and/or Town's consultants.
 - d. Unless the Town has performed a satisfactory concurrency evaluation related to the Town's ability to provide allocable potable water capacity for the Subdivision, the CSP shall not be considered complete for the purpose of providing a basis upon which a final plat may be considered for approval by the Town Commission of the Town of Dundee.
5. In the event the Town has performed a satisfactory concurrency evaluation related to the Town's ability to provide allocable potable water capacity for the Subdivision, the construction of the required infrastructure systems and/or improvements for the Subdivision shall also be complete and accepted by the Town prior to Final Subdivision Plat approval.
6. In the event the construction of the required infrastructure systems and/or improvements for the Subdivision are not complete and accepted by the Town, Final Subdivision Plat approval for the Subdivision shall be conditioned upon the following: (a) a developer's agreement or development agreement shall be approved by the Town Commission, executed by the parties, and recorded in the public records in and for Polk County, Florida; and (b) when approved by the Town, the applicant shall provide the Town with *adequate performance security* and *adequate defect security* pursuant to the terms and provisions of a developer's agreement or development agreement.

For purposes of this Resolution, "*adequate performance security*" and "*adequate defect security*" shall mean, at a minimum, as follows:

- (a) Adequate performance security shall be satisfactory in form to the Town Attorney and the Town Engineer and the Town's planning staff and be in an amount equal to one hundred and twenty-five (125%) percent of the developer's contract for the work that remains uncompleted and not accepted at the time of final plat or final site development plan approval, as certified in writing by the engineer of record, subject to the approval by the Town's planning staff and the Town Engineer. No more than fifty percent (50%) of the value of the total required improvements for each phase of the

Lorraine Peterson, Development Director

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 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

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Development shall be considered for bonding and/or letter of credit given hereunder. Subject to the terms of the applicable agreement, the performance security shall be released by the Town when all private improvements are installed, inspected and approved and when all public improvements are installed, inspected and accepted. When providing a bond for performance security, the bonding company shall have a B+ or better rating in accordance with "Best Bond Book." In the case of a letter of credit, provisions for drawdowns from the letter of credit as improvements are completed and accepted shall accompany the surety. The letter of credit shall have a duration of twenty-four (24) months; and

- (b) Adequate defect security shall warrant and guarantee the materials and workmanship of all infrastructure and infrastructure improvements within the Subdivision that are dedicated to the public, including streets, curb and gutter, sidewalks, potable water distribution system, sanitary sewer collection and transmission system, reclaimed water system and stormwater management system. This guarantee shall be for an amount equal to ten (10) percent (%) of the actual construction costs of improvements and/or other adequate written assurances which are set forth in an applicable developer's agreement or development agreement for the purpose of correcting any construction, design or material defects or failures within public rights-of-way or easements in the development or required off-site improvements. The form and manner of execution of such securities shall be subject to the approval of the Town Attorney. The effective period for such security shall be one (1) year and thirty (30) days following the Town's acceptance of the installed improvements. Upon default, the Town may exercise its rights under the security instrument, upon ten (10) days' written notice by certified mail to the parties to the instrument or as otherwise set forth in an applicable agreement.
- 7. The Town Commission of the Town of Dundee authorizes the Town Manager to take all necessary further actions related to entering into a Developer's Agreement with the Applicant and/or Applicant's authorized designee with regard to the terms and conditions set forth by this Resolution and the Town's conditional approval of the Woodland Ranch Estates Phases I and II Certified Subdivision Plan.
 - 8. The provisions of this Resolution are severable. If any word, sentence, clause, phrase, or provision of this Resolution for any reason is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions or portions of this Resolution shall remain in full force and effect.

Lorraine Peterson, Development Director

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Resolution 22-51
 Woodland Ranch Estates Phases I&II
 Certified Subdivision Plan (CSP)
 Page 6

9. The correction of typographical and/or scrivener's errors in this Resolution which do not affect the intent of this Resolution may be authorized by the Town Manager or her/his designee, without need of consideration by the Town Commission, by filing a corrected or recodified copy of same with the Town Clerk.
10. This Resolution shall take effect immediately upon passage.

INTRODUCED AND PASSED by the Town Commission of the Town of Dundee, Florida, this 14th day of March 2023.

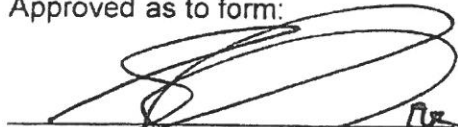
TOWN OF DUNDEE


 Mayor – Sam Pennant

ATTEST:


 Interim Town Clerk – Trevor Douthat

Approved as to form:

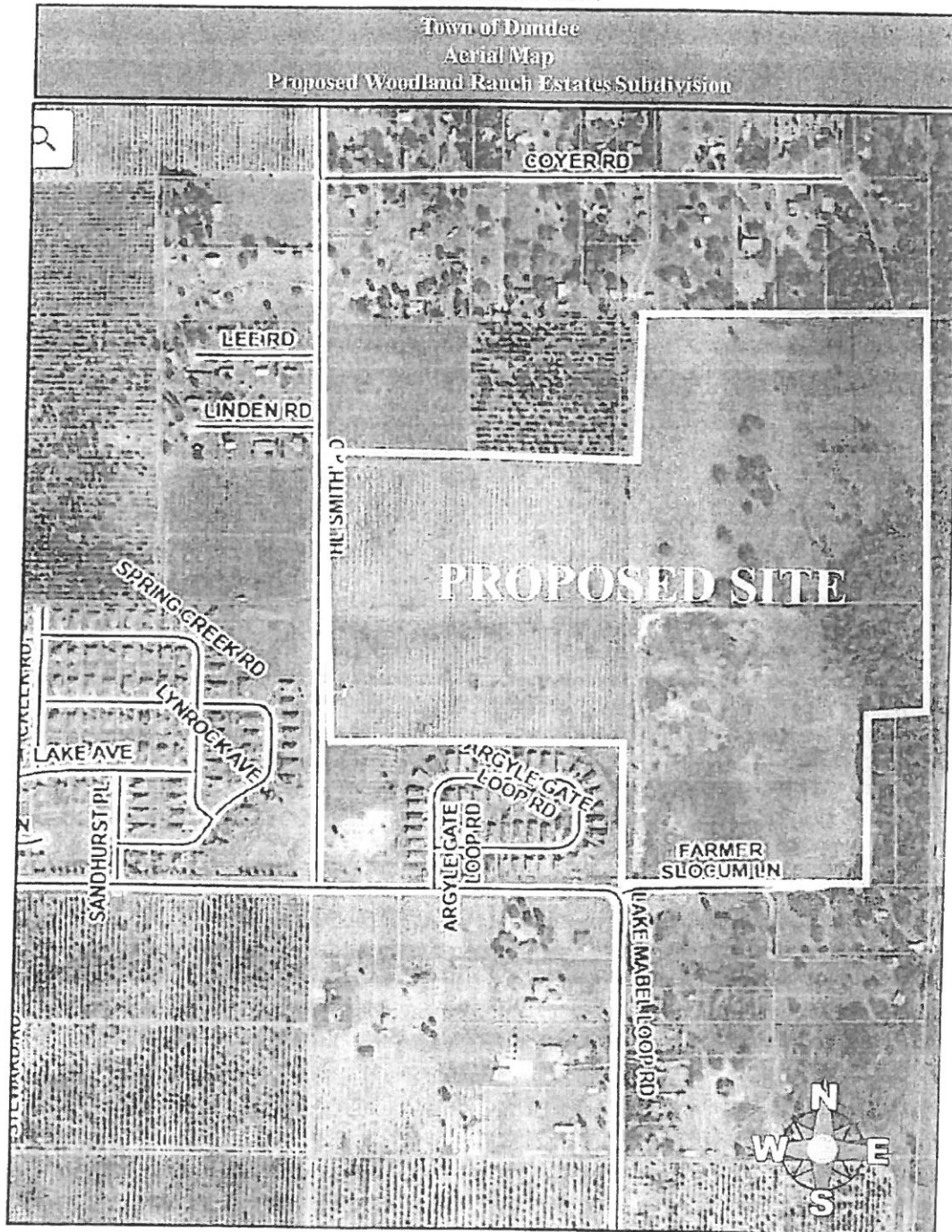

 Town Attorney – Frederick J. Murphy, Jr.

Lorraine Peterson, Development Director

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

Resolution 22-51
Woodland Ranch Estates Phases I&II
Certified Subdivision Plan (CSP)
Page 7

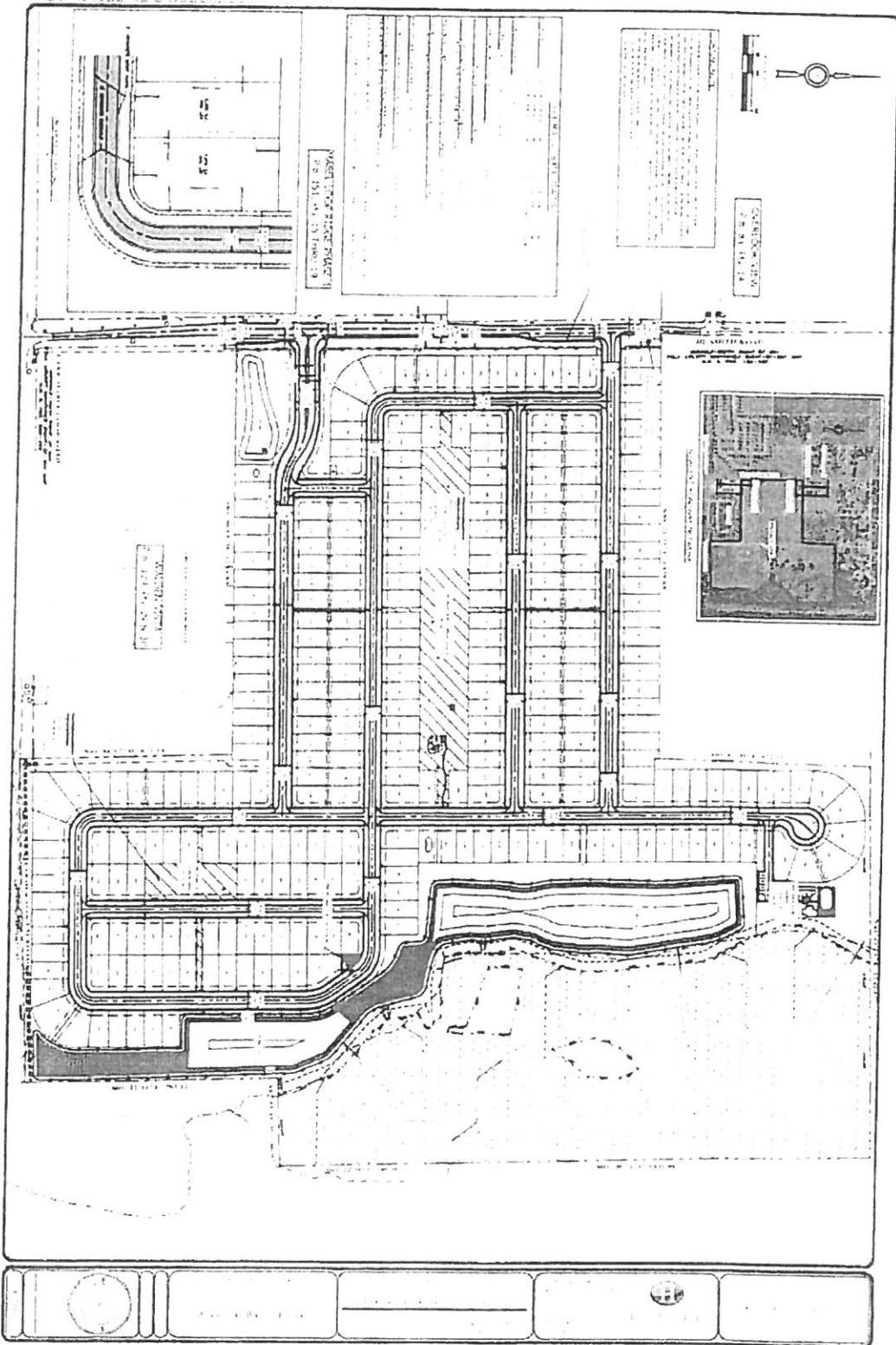
RESOLUTION 22-51 EXHIBIT A LOCATION MAP



Lorraine Peterson, Development Director

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Resolution 22-51
Woodland Ranch Estates Certified Subdivision Plan (CSP)
Page 8



CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true
and correct copy of the document now of
record in this office. Witness my hand and
Official Seal on 2/20/14
This copy has been reviewed, and if required by
law, redacted.
STACY M. BUTTERFIELD, CLERK, CIRCUIT COURT
By, Karen Cox D.C.

Town Commission of the Town of Dundee, Florida
Hardship Order No. 01-24
Woodland Ranch Estates
Public Hearing – December 10, 2024

IN AND FOR THE TOWN OF DUNDEE, FLORIDA
BEFORE THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA

ORDINANCE 24-09: HARDSHIP ORDER NO. 01-24

IN RE: WOODLAND RANCH ESTATES

PARCEL NUMBER(S): 272825-000000-044010, 272825-000000-043010, 272826-000000-021020, 272826-000000-022010, and 272826-000000-023020.

LEGAL DESCRIPTION: SEE ATTACHED HARDSHIP APPLICATION

REQUEST: Pursuant to *Section 5(i) of the Town of Dundee Ordinance No. 24-09*, Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC (the “Applicant”) requested an exception to the moratorium imposed by *Town of Dundee Ordinance No. 24-09* for the Woodland Ranch Estates development arising out of extraordinary hardship(s).

ORDER GRANTING HARDSHIP APPLICATION WITH CONDITION(S)

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

Section(s) 163.3161 through 163.3215, Florida Statutes (2024), the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates That the Town plan for future development and growth.

The Town has experienced significant and unprecedented residential growth in a short time resulting in new residential annexations, land use modifications, rezonings, major Planned Unit Development (PUD) amendments, master planned communities, and phased residential development(s) resulting in significant increased demand for Town-provided utility services which includes, but shall not be limited to, potable water utility service(s); and, as a direct result of the unprecedented number of proposed and/or approved new residential development projects within the corporate limits of the Town, the Town is at and/or has exceeded its maximum allocable daily potable water capacity permitted under the Town’s current consumptive water use permits (WUPs) issued by the Southwest Florida Water Management District (SWFWMD).

Pursuant to Section 54-9 of the Code of Ordinances of the Town of Dundee (the “Code”) and Section 6.01.07.03 of the Town of Dundee Land Development Code (the

Town Commission of the Town of Dundee, Florida
 Hardship Order No. 01-24
 Woodland Ranch Estates
 Public Hearing – December 10, 2024

“LDC”), a *Concurrency Developer’s Agreement* has been required as a condition of approval for any *Town of Dundee Certified Subdivision Plan* (“CSP”) in order to provide, at a minimum, as follows: (1) detail the Town’s inability to currently provide allocable potable water capacity; (2) detail the necessary expansion of the Town’s potable water treatment facilities in order to serve the proposed development; and (3) detail the terms and conditions under which the Town will provide potable water utility service(s) to and/or for the proposed project which is the subject of the CSP.

The *Concurrency Developer’s Agreement(s)*, which are required as a condition of approval for any CSP, clearly and unequivocally identifies that the Town does not presently have the necessary utility infrastructure, utility facilities, and/or allocable potable water capacity to serve the proposed residential development.

On March 14, 2023, at a duly noticed public meeting, the Town Commission of the Town of Dundee (the “Town Commission”) passed and adopted *Town of Dundee Resolution No. 22-51* approving the CSP for the Woodland Ranch Estates Phases I and II Subdivision¹ with Certain Conditions (the “Phase 1 CSP”) which provides, amongst others, that the Town is not able to provide allocable potable water capacity for project.

On September 10, 2023, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Resolution No. 23-26* approving the CSP for the Woodland Ranch Estates Phases III Subdivision with Certain Conditions (the “Phase 2 CSP”) which provides, amongst other things, that the Town is not able to provide allocable potable water capacity for project.

The Applicant has entered into a *Concurrency Developer’s Agreement* for both the Phase 1 CSP and Phase 2 CSP (collectively referred to as the “Agreements”) which provide, amongst other things, that the municipal facilities and services needed to support the development(s) are not available and, by entering into the Agreements, the Applicant assumes all risk(s).

Copies of the Phase 1 CSP, Phase 2 CSP, and Agreements are attached hereto as **Composite Exhibit “A”** and incorporated herein by reference.

On September 10, 2024, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Ordinance No. 24-09* (the “Ordinance”) establishing a moratorium on the acceptance and processing of applications for residential annexations, rezonings, building permits, planned developments, master planned communities, development order(s), and development permits, amongst others.

¹ The *Woodland Ranch Estates Phase I and II Subdivision* shall be submitted by the Applicant and reviewed by the Town of Dundee as either a combined single phase (e.g., Phase 1) or two (2) separate phases.

Town Commission of the Town of Dundee, Florida
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A copy of the Ordinance is attached hereto as **Exhibit “B”** and incorporated herein by reference.

On or about December 2, 2024, pursuant to *Section 5(i) of the Ordinance*, the Applicant submitted the *Town of Dundee Development Services – Hardship Application* and all required and relevant documentation (collectively referred to as the “Application”) to the Town in order to request certain exception(s) from the moratorium.

A copy of the Application is attached hereto as **Exhibit “C”** and incorporated herein by reference.

On December 10, 2024, at a duly noticed public meeting, the Request and Application were presented to and considered by the Town Commission at a public hearing with a quorum present and voting; and, based on the competent substantial evidence and testimony presented by Applicant’s representative, George Lindsey, the Town Commission unanimously voted to enter this **ORDER GRANTING HARDSHIP APPLICATION WITH CONDITION(S)** (“Order”).

The meeting minutes (the “Minutes”) for the public hearing of the Town Commission on and/or for the Application, which was held on December 10, 2024, are attached hereto as **Exhibit “D”** and incorporated herein by reference.

A quorum of the Town Commission present and voting, at a duly noticed public meeting, as required by *Town of Dundee Ordinance No. 24-09* and applicable law, and a vote by the majority in favor of entering this **ORDER GRANTING HARDSHIP APPLICATION WITH CONDITION(S)**, the Town Commission hereby orders that the Applicant shall receive a hardship exception consistent with the terms and condition(s) set forth herein, as follows:

1. The Applicant waives any and all statutory development review timelines for *development orders* and *development permits*² which are applicable in accordance with Florida law, as amended³.
2. The Town Commission authorizes Town staff to proceed with reviewing the applicable plans and submittals for the Woodland Ranch Estates Phase 1 (i.e., the Phase 1 CSP).

² For purposes of this Order, the terms *development order* and *development permit* shall have the meaning(s) provided in §163.3164, *Florida Statutes* (2024).

³ Timelines include, but shall not be limited to, any applicable review timeline(s) provided in *Chapter 2024-191, Laws of Florida*, and *Chapter 2024-210, Laws of Florida*.

Town Commission of the Town of Dundee, Florida
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3. Unless and until the Town of Dundee, Florida, receives a credit to its Water Use Permit (WUP) from SWFWMD arising out of the Applicant's transfer⁴ of certain agricultural wells, no *development order*, *development permit*, and/or vested development entitlement(s) shall be approved for any residential development on and/or for the real property which is the subject of the Phase 1 CSP, Phase 2 CSP, and Woodland Ranch Estates Subdivision (see **Composite Exhibit "A"**).
4. For purposes of determining whether this Order creates any vested right(s) and/or development entitlement(s), this Order and the Town's review of any plan(s) and/or documents shall not be interpreted to create any vested right and/or entitlement to develop the subject real property in accordance with any plan(s) and/or documents submitted to the Town for review; and, in the event the Applicant submits any plan(s) and/or documents for review, the Applicant acknowledges, accepts, and assumes any and all risk(s).
5. The terms, condition(s), and covenants set forth in the *Concurrency Developer's Agreements* (see **Composite Exhibit "A"**) for the Phase 1 CSP and Phase 2 CSP shall remain in full-force and effect.
6. This Order shall not constitute a waiver or variance from applicable law and/or any applicable development regulation(s) unless specifically noted in this Order and consistent with the *Town of Dundee Land Development Code*, as may be amended.
7. This Order shall not grant authority to alter the real property which is the subject of the Phase 1 CSP, Phase 2 CSP, and Woodland Ranch Estates Subdivision, nor does it waive any permits, including building permits, that may be required by Federal, State, or County agencies which may have jurisdiction.
8. The *effective date* of this Order shall be the date on which this Order is approved by the Town Commission, at a duly noticed public meeting, and executed by the Town Manager.

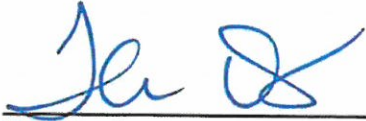
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⁴ Applicant's transfer of the agricultural wells and/or permitted capacity which are the subject of the *Water Supply Allocation Agreement(s)* entered into between the Town and Applicant on the effective date of this Order.

Town Commission of the Town of Dundee, Florida
Hardship Order No. 01-24
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DONE AND ORDERED by the Town Commission of the Town of Dundee, Florida, on the 10th day of December, 2024.

TOWN OF DUNDEE, FLORIDA



Tandra Davis, Town Manager

Attest:



Erica Anderson, Town Clerk

Approved as to Form:



Seth Claytor, Assistant Town Attorney



TOWN OF DUNDEE, FLORIDA CONCURRENCY CERTIFICATION POTABLE WATER CAPACITY

APPLICANT: Woodland Ranch Estates, LLC
Woodland Ranch Estates 3, LLC

DEVELOPMENT: WOODLAND RANCH ESTATES ("Development")

PARCEL NUMBER(S): 272825-000000-044010, 272825-000000-043010, 272826-000000-021020, 272826-000000-022010, and 272826-000000-023020.

LEGAL DESCRIPTION: See attached legal description and maps.

REQUEST: Section 6.01.07.03 of the Land Development Code of the Town of Dundee – *Adequacy Determination Potable Water*

I. General Narrative.

The Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the *Municipal Home Rule Powers Act* (Ch. 166, Fla. Stat.) and Article VIII, §2 of the Florida Constitution.

Section(s) 163.3161 through 163.3215, Florida Statutes (2024), the *Local Government Comprehensive Planning and Land Development Regulation Act*, empowers and mandates that the Town plan for future development and growth.

Pursuant to Section 6.01.07.04 of the *Land Development Code of Dundee* (hereafter the "LDC"), the Town is the sole provider of water utility service(s) within its Chapter 180, Florida Statutes, Utility Service Area (the "USA") and all new development is required to connect to the Town's Water System

Pursuant to applicable Florida law, the Development is a *master planned community* which is located within the corporate limits of the Town and the USA; and, pursuant to Section 7.02.08 of the LDC, the Development is a residential development project to be built in phases.

On March 14, 2023, at a duly noticed public meeting, the Town Commission of the Town of Dundee (the "Town Commission") passed and adopted *Town of Dundee*



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

Resolution No. 22-51 approving the Certified Subdivision Plan for the Woodland Ranch Estates Phases I and II Subdivision with Conditions (hereafter the "Phase 1 CSP").

On September 10, 2023, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Resolution No. 23-26* approving the Certified Subdivision Plan for the Woodland Ranch Estates Phases III Subdivision with Conditions (hereafter the "Phase 2 CSP").

Pursuant to *Sec. 54-9 of the Code of Ordinances of the Town of Dundee, Florida* (hereafter the "Code") and *Sections 6.01.04, 6.01.07.03, and 6.01.10(C) of the LDC*, as a *condition of approval* of the Phase 1 CSP and Phase 2 CSP (hereafter collectively referred to as the "CSP"), the Town and Applicant negotiated and entered a *Concurrency Developer's Agreement* in order to identify and address, at a minimum, the following: (i) at that time, the Town did not have the necessary utility infrastructure, utility facilities, and/or allocable potable water capacity to serve the Development; (ii) the CSP, for the purpose of providing a basis upon which a final subdivision plat for the Development may be considered for approval, would not be considered complete until the Town has the ability to provide allocable potable water capacity for the Development; and (iii) by entering into the *Concurrency Developer's Agreement*, the Applicant acknowledged and agreed to assume all risk(s) associated therewith.

The Applicant did in fact negotiate and enter into a *Concurrency Developer's Agreement* and *Water Supply Allocation Agreement* for the Development (hereafter collectively the "Agreements") with the Town. Pursuant to the terms and conditions of the Agreements, any credit or increase to the Town of Dundee Public Supply Water Use Permit, Permit No. 20005893.014 (hereafter the "Town WUP"), by virtue of any transferred agricultural well(s) shall be allocated to the Development.

Pursuant to applicable law which includes, but shall not be limited to, *Section 6.01.04 of the LDC*, where concurrency deficiencies are identified, agreement(s) entered into in order to provide the needed service(s) shall be a condition of development approval of and/or for any development plan(s).

On **June 26, 2025**, pursuant to the Code, the LDC, and applicable provision(s) of the Agreements, the Applicant submitted a request to the Town for an *adequacy determination* related to potable water concurrency for the Development.



TOWN OF DUNDEE, FLORIDA CONCURRENCY CERTIFICATION POTABLE WATER CAPACITY

Based on the aforementioned, this *adequacy determination* shall **not** modify the terms and conditions of the Agreements; and, in the event of any conflict(s) between the findings set forth in this *adequacy determination* and the terms and conditions set forth in the Agreements, this Agreements shall be the governing document(s) and take precedence.

II. Moratorium.

On September 10, 2024, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Ordinance No. 24-09* (the "Ordinance") establishing a moratorium on the acceptance and processing of applications for residential annexations, rezonings, building permits, planned developments, master planned communities, development order(s), and development permits, amongst others.

The purpose of the Ordinance was to place a temporary moratorium on the acceptance and processing of applications for residential *development orders* and *development permits* for real property consisting of more than one (1) acre located within the corporate limits of the Town of Dundee, Florida, in order for the Town to address, amongst other things, potable water capacity and applicable level(s) of service in the Town's water utility system.

A copy of the Ordinance is attached hereto as **Exhibit "A"** and incorporated herein by reference.

Pursuant to *Section 5* and *Section 6* of the Ordinance (see **Exhibit "A"**), the Ordinance provided for certain exception(s) to the moratorium imposed which include, but are not limited to, the following: (i) any credit/increase received to the Town's Public Supply Water Use Permit (hereafter the "Town WUP") arising out of the transfer of agricultural wells pursuant to and/or in accordance with the Agreements; and (ii) any individual exceptions authorized by the Town Commission for those developers with *extraordinary hardship(s)* or *vested development rights*.

On **December 2, 2024**, the Applicant submitted the *Town of Dundee Development Services – Hardship Application* (hereafter the "Application"); and, on **December 10, 2024**, at a duly noticed public meeting, the Town Commission *conditionally approved* the Application and entered **HARDSHIP ORDER NO. 01-24** (hereafter the "Order") which provided the Applicant with an exception to the moratorium.



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

A copy of the Order is attached hereto as **Exhibit “B”** and incorporated herein by reference.

This *adequacy determination* shall modify the terms and conditions of the Order (see **Exhibit “B”**); and, in the event of any conflict(s) between the findings set forth in this *adequacy determination* and the terms and conditions set forth in the Order, this *adequacy determination* shall be the governing document and take precedence.

III. Public Supply Water Use Permit, Permit No. 20005893.014.

On May 20, 2025, the Southwest Florida Water Management District (SWFWMD) held a Governing Board Meeting (hereafter the “SWFWMD Meeting”); and, at that time, SWFWMD *conditionally approved* Consent Agenda Item No. 2.5 which consisted of the Town’s application for the renewal of the Town WUP (hereafter the “WUP Renewal”).

The conditions of approval for the WUP Renewal are memorialized and made a part of the WUP Renewal which was issued on May 20, 2025. The WUP Renewal authorizes an annual average quantity increase from 917,500 gallons per day (GPD) to 1,702,700 GPD.

A copy of the WUP Renewal is attached hereto as **Exhibit “C”** and incorporated herein by reference.

Pursuant to the terms and conditions set forth in the WUP Renewal, the approved increase in withdrawals from the Upper Floridian Aquifer (UFA) above the 2025 demand is supported by *impact offsets* associated with the pending retirement of eighteen (18) existing water use permits related to the land use transition(s) of and/or for the agricultural wells which are the subject of the Agreements.

As a direct result of the WUP Renewal, on **June 24, 2025**, at a duly notice public meeting, the Town Commission approved *Town of Dundee Resolution No. 25-21* (hereafter the “Resolution”) supporting certain amendments to the *Town of Dundee 2030 Comprehensive Plan*, the Code, and the LDC in order to amend the Town’s level of service requirements for an *Equivalent Residential Connection* (ERC) from 360 GPD to 250 GPD for a standard single-family dwelling unit.



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

A copy of the Resolution is attached hereto as **Exhibit “D”** and incorporated herein by reference.

IV. Adequacy Determination and Certification.

Unless specifically provided for in this *Certification of Sufficient Potable Water Capacity* (hereafter the “Certification”), this Certification shall not constitute a waiver or variance from applicable law which includes, but shall not to be limited to, the *Code of Ordinances of the Town of Dundee, Florida*; the *Land Development Code of Dundee*; and/or applicable provision(s) and conditions set forth in any agreement(s), *development order(s)* and/or *development permit(s)*¹ entered into or issued for the Development.

Pursuant to *Sec. 54-2 of the Code*, land development within the corporate limits of the Town of Dundee, Florida, and/or Town of Dundee *utility service area* shall be permitted only where adequate water facilities exist.

Pursuant to *Section 6.01.01 of the LDC*, no development shall be approved unless public facilities are or will be available to serve a proposed development, such that the adopted *levels of service* (LOS) are maintained, concurrent with the impacts of the proposed development; and, in accordance with *Section 54-9 of the Code* and *Article 6 of the LDC*, the Agreements shall be a condition of development approval of and/or for any development plan(s) arising out of and/or related to the Development.

For purposes of the Development and pursuant to applicable law which includes, but shall not to be limited to, the Code, the LDC, and/or applicable provision(s) and conditions set forth in the Agreements, the Town has determined and certifies, as follows:

1. The terms, condition(s), and covenants set forth in the Agreements for the Phase 1 CSP and Phase 2 CSP shall remain in full-force and effect.
2. This Certification shall allocate potable water capacity for purposes of determining whether adequate potable water capacity is available and allocable to and/or for the Development.

¹ For purposes of this Order, the terms *development order* and *development permit* shall have the meaning(s) provided in §163.3164, *Florida Statutes* (2024).



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

3. This Certification shall not create any vested right(s) and/or development entitlement(s); and therefore, this Certification shall not be interpreted to create any vested right and/or entitlement to develop the Property in accordance with any development plan(s) and/or documents submitted to the Town for the Development.
4. Beginning on its effective date, this Certification shall constitute an adequacy determination and notice of concurrency certification under the Code and LDC of available potable water service capacity to serve the Development within the Town's municipal water system for a period not to exceed five (5) calendar years (the "Term"), subject to the terms, conditions, and provisions herein. This Certification is specific to the Development, limited to capacity only, and is non-transferrable. Upon approval by resolution of the Town Commission or otherwise of the final subdivision plat for the Development or final subdivision plat for a phase of the Development, the Term provided for herein shall terminate; and, pursuant to *Section 6.01.05(A) of the LDC*; the Development shall receive an allocation of potable water service capacity for the applicable term beginning on the effective date of the subject resolution and/or subdivision plat approval.
5. The Town shall not vest potable water capacity in and/or for the Development unless and until the Applicant has paid the applicable *connection fee(s)* as provided and specifically set forth in *Chapter 54 of the Code*.
6. The effective date of this Certification shall be the date on which this Certification is duly executed by the Town and Applicant.
7. This Certification shall not be executed in counterparts.
8. Pursuant to the Agreements and WUP Renewal, it has been found and determined that, for purposes of the Development, an *equivalent residential connection* shall equate to 250 GPD for each new residential connection; and pursuant to the WUP Renewal and Resolution, the Development shall be allocated potable water capacity for **344** *equivalent residential connections* in and/or for the Development for the term set forth in Paragraph 4 (see above).



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

9. This Certification is related only to the allocation of potable water service capacity and shall not grant authority to alter the Property.
10. This Certification shall not waive any permitting requirements, including building permits, that may be required by Federal, State, or County agencies which may have jurisdiction.

By executing this Certification, the Town and Applicant acknowledge, agree, and affirm that the Town has fully-satisfied and/or performed the obligations and requirements set forth in the Agreements; and the Applicant and its successors and assigns agree to indemnify and hold the Town, its elected and appointed officials, employees and agents harmless of and from any and all costs, expenses, damages, liability and claims (including reasonable attorneys' fees and costs) related to and/or arising out of this Certification, the Agreements, and the Applicant's transfer of the agricultural wells to the Town.

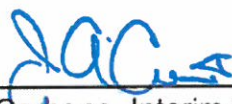
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**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

Executed by the parties on the date shown adjacent thereto:

TOWN OF DUNDEE, FLORIDA:



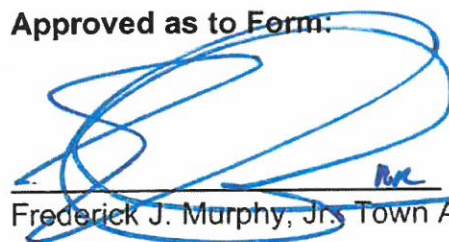
[6/27/25]
Joeseeph Carbone, Interim Town Manager

Attest:



Erica Anderson, Town Clerk

Approved as to Form:



Frederick J. Murphy, Jr., Town Attorney



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

The Applicant:

**WOODLAND RANCH ESTATES, LLC,
an active Florida limited liability company**

**WOODLAND RANCH ESTATES 3, LLC
an active Florida limited liability company**

By: [Signature] [6/27/25]
Robert J. Adams, Managing Member
RJA Land and Development, LLC

[Signature]
Witness

Billie BRENEISER
[6/27/25]

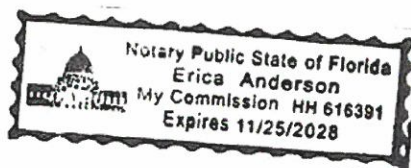
[Signature]
Witness

Douglas B. Thomas
[6/27/25]

**STATE OF FLORIDA
COUNTY OF Polk**

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 27th day of June, 2025, by Robert J. Adams as Adams on its behalf, who is personally known to me or who has produced FLASSA-170-40-219-0 as identification.

352



[Signature]
Notary Public, State of Florida
Printed Name: Erica Anderson
My commission expires: 11/25/2028

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

(PARCELS 2 - 7)

A PARCEL OF LAND LOCATED IN SECTIONS 25 AND 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL THE LANDS CONVEYED BY DEED TO WEBINGA DEBORAH ANN DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446 AND ALL THE LANDS CONVEYED BY DEED TO WOODLAND RANCH ESTATES LLC, OFFICIAL RECORDS BOOK 12012, PAGE 550, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 72.75 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 1240.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, ALONG A DISTANCE OF 1331.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, S01°22'31"E, A DISTANCE OF 540.36 FEET TO THE OF THE OF THE LINE OF THE SOUTH 792 FEET; THENCE ALONG SAID NORTHERLY LINE, S87°55'44"W, A DISTANCE OF 280.02 FEET TO THE WESTERLY LINE OF THE EAST 280 FEET; THENCE ALONG SAID WESTERLY LINE, S01°22'31"E, A DISTANCE OF 792.12 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, S87°55'56"W, A DISTANCE OF 1022.92 FEET TO SOUTHWEST CORNER OF SAID SECTION 25; THENCE DEPARTING THE SOUTHWEST CORNER OF SAID SECTION 25, ALONG THE EAST LINE OF SAID SECTION 26, N01°34'57"W, A DISTANCE OF 671.18 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF THE PLAT OF WALDEN VISTA AS DESCRIBED IN PLAT BOOK 129, PAGES 29-30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID SECTION 26, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALONG A DISTANCE OF 1294.83 FEET TO THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALONG THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, N01°19'19"W, A DISTANCE OF 1339.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N89°22'25"E, A DISTANCE OF 1329.69 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N01°07'31"E, A DISTANCE OF 672.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.096 ACRES OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Jeffrey D Hofius

Digitally signed by Jeffrey D
Hofius
Date: 2022.05.10 07:10:26
+04'00'

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
ON THE ELECTRONIC DOCUMENTS

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
LICENSED BUSINESS: 6846
JEFFREY D. HOFIUS P.S.M. NO. 6610

REVISION: 10 MAY 2022
REVISED SHEET NUMBERING

REVISION: 28 APR 2022

ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR
THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

| | | |
|--|---|---|
|  <p>LEADING EDGE
LAND SERVICES
INCORPORATED</p> <p>8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9591
WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p> | <p>SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC</p> | <p>DATE OF DRAWING: 7 MAR 2022</p> <p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 975-21010</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975010CDD.DWG</p> <p>(NO SCALE) SHEET 1 OF 8</p> |
| | <p>THIS IS NOT A SURVEY.</p> | |

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

(PARCEL 1)

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, CITY OF DUNDEE, POLK COUNTY, FLORIDA, BEING ALL THE LANDS CONVEYED BY DEED TO TURNER INVESTMENTS LTD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 10612, PAGE 137, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, N89°18'29"E, A DISTANCE OF 1325.62 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 26, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26, S01°19'19"E, A DISTANCE OF 669.71 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, S89°22'51"W, A DISTANCE OF 9.00 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF HL SMITH ROAD (VARIABLE-WIDTH RIGHT OF WAY, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP, M.B. 4, PGS. 182-190) AND TO THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, ALONG THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SAID HL SMITH ROAD THE FOLLOWING EIGHT (8) COURSES: 1) S01°19'19"E, A DISTANCE OF 8.89 FEET; 2) S01°19'19"E, A DISTANCE OF 100.00 FEET; 3) S01°53'41"E, A DISTANCE OF 100.00 FEET; 4) S01°19'19"E, A DISTANCE OF 100.00 FEET; 5) S01°19'19"E, A DISTANCE OF 100.00 FEET; 6) S01°53'41"E, A DISTANCE OF 100.00 FEET; 7) S01°53'41"E, A DISTANCE OF 100.00 FEET; 8) S01°53'41"E, A DISTANCE OF 60.73 FEET TO THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 26 AND TO THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 26, AS RECORDED IN PLAT BOOK 151, PAGES 15-19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SAID HL SMITH ROAD, ALONG THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND THE NORTH LINE OF THE PLAT OF MABEL LOOP RIDGE, PHASE 1, A REPLAT, S89°26'19"W, A DISTANCE OF 671.87 FEET; THENCE N01°40'44"W, A DISTANCE OF 668.92 FEET TO THE SOUTHWEST CORNER OF LOT 4, OVERLOOK VIEW, AS RECORDED IN PLAT BOOK 83, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF OVERLOOK VIEW, N89°22'48"E, A DISTANCE OF 672.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.319 ACRES (449475 SQUARE FEET) OF LAND, MORE OR LESS.

REVISION: 10 MAY 2022
REVISED SHEET NUMBERING

REVISION: 28 APR 2022
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

**SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC**

(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

| | |
|------------------------------|--------------|
| DATE OF DRAWING: 7 MAR 2022 | |
| MANAGER: JDH | CADD: TQ |
| PROJECT NUMBER: 975-21010 | |
| FIELD BOOK NUMBER: | |
| LAST FIELD WORK: | |
| CREW CHIEF(S): | |
| COMPUTER FILE: 975010CDD.DWG | |
| (NO SCALE) | SHEET 2 OF 8 |

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

LEGEND

| | | | |
|--------|--------------------------------|---|---|
| CCR | CERTIFIED CORNER RECORD | ● | FOUND IRON ROD WITH CAP
(UNLESS OTHERWISE NOTED) |
| ID# | IDENTIFICATION | ⊞ | FOUND RAILROAD SPIKE |
| LS | LICENSED SURVEYOR | ○ | SET IRON PIPE WITH CAP "LB 6846" |
| LB | LICENSED BUSINESS | ■ | FOUND CONCRETE MONUMENT |
| O.R. | OFFICIAL RECORDS BOOK | | |
| PG. | PAGE | | |
| PGS. | PAGES | | |
| R/W | RIGHT-OF-WAY | | |
| M.B. | MAP BOOK | | |
| PLS | PROFESSIONAL LAND SURVEYOR | | |
| P.O.B. | POINT OF BEGINNING | | |
| (P) | PER PLAT | | |
| P.S.M. | PROFESSIONAL SURVEYOR & MAPPER | | |

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE LIMITS OF A CDD (COMMUNITY DEVELOPMENT DISTRICT) EXHIBIT.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, BEARS N01°19'19"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

REVISION: 10 MAY 2022
REVISED SHEET NUMBERING

REVISION: 28 APR 2022
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

| | | |
|--|--|--|
|  LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com
FLORIDA LICENSED BUSINESS NUMBER LB 6846 | SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC | DATE OF DRAWING: 7 MAR 2022
MANAGER: JDH
PROJECT NUMBER: 975-21010
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF(S):
COMPUTER FILE: 975010CDD.DWG
(NO SCALE) |
| | (SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY. | SHEET 3 OF 8 |

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA



(SCALE: 1" = 600')

REVISION: 28 APR 2022

ADDED METES AND BOUNDS

ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com**

**SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC**

SCALE: 1" = 600'

81

Woodland Ranch Estates Phases I&II
Certified Subdivision Plan (CSP)

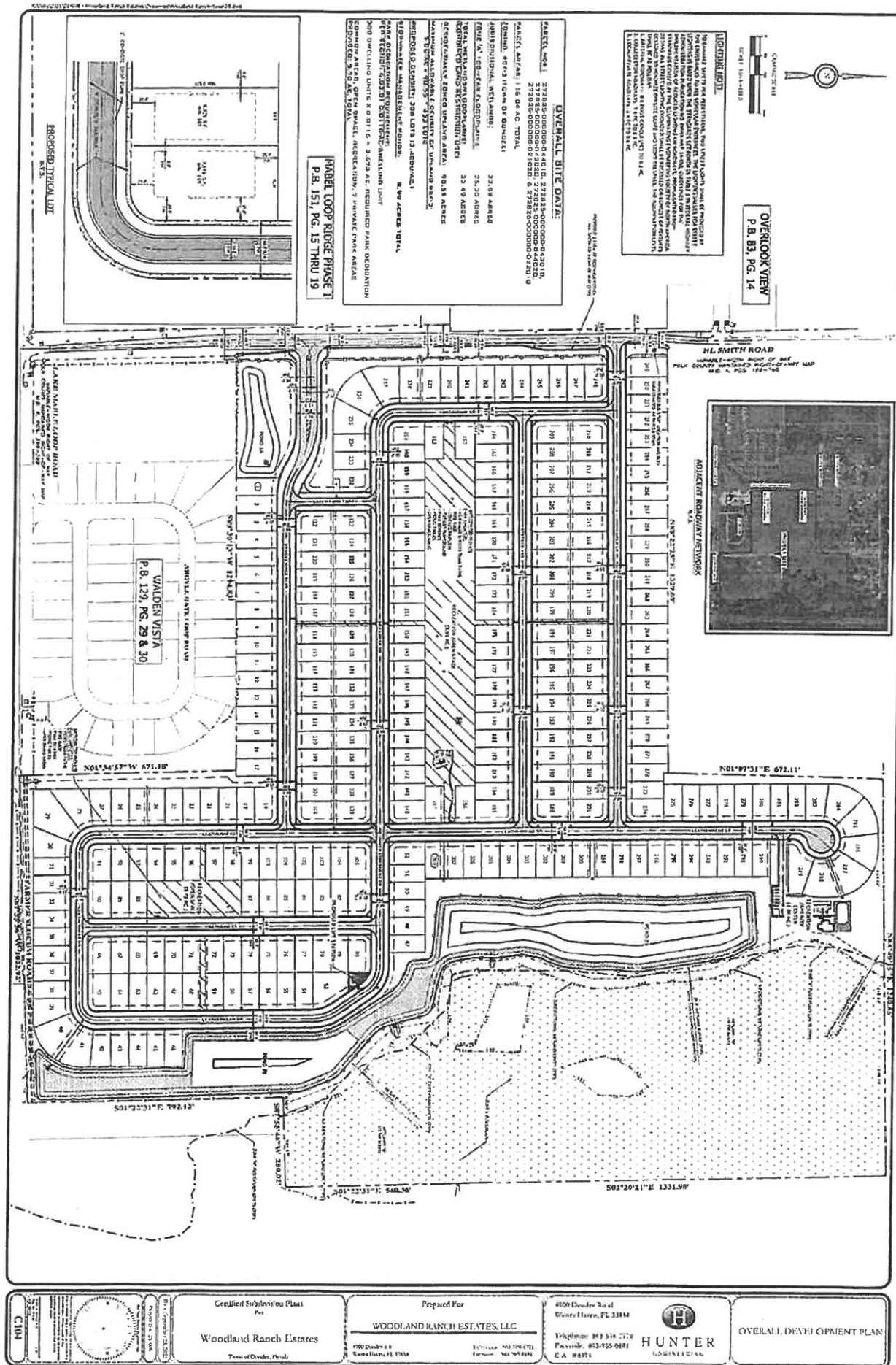
LOCATION MAP



Lorraine Peterson, Development Director

TOWN OF DUNDEE
WODLAND RANCH ESTATES PHASE III
LOCATION MAP





PLAT BOOK _____ PAGE _____
SHEET 1 OF 8

APPROVAL: TOWN ENGINEER

STATE OF FLORIDA,
COUNTY OF POLK.

ALAN L. RAFTL, PSM 6786, PR 4616

STATES OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVERSED AND ACKNOWLEDGED BY:

JEFFREI CUNTER, CHAIRMAN
TOWN OF DUNDIE
PLANNING AND ECONOMIC BOARD

TOWN COMMISSIONER APPRO

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIA
COUNTY OF POLK

_____ A.D. 2023, BY RESOLUTION NO. _____

BY: SAM PENNANT, MATROR ATT

JOSEPH CARBONE, INTERIM TOWN MANAGER

STATE OF FLORIDA,
COUNTY OF POLK

1. STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, A
BEN CHAINED AND THAT IT COMPLIES IN FORM WITH ALL
MAP AND PLATS AND THAT THE PLAT HAS BEEN FILED FOR

100

DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS MAP TO BE MADE AND HEREBY DEDICATES THE INTERVAL STREET, AND ALLOTTS TO IT, WITHOUT ITS CROSSINGS AND/OR ADJACENT

DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHARTERS DATED 1792, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477

JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT,
ITS SUCCESSIONS AND OR ASSIGNS FOREVER, TRACT 7.

INSTALLING OPERATING AND MAINTAINING UTILITIES INSTALLED
ITS SUCCESSORS AND/OR ASSIGNS AN EASEMENT OVER

ENERGY MAINTENANCE AND REPAIRS TO THE STORM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF AN

PRINTED NAME _____

PRINTED NAME: _____

ACKNOWLEDGMENT:

STATE OF IOWA,
COUNTY OF POLK

INVESTMENTS, LLC AS MANAGER OF CENTER STATE DEVELOPMENT
A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE
HAS INCURRED

MY COME

CONVEYOR STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "WOODLAND REPRESENTATION OF THE LANDS AS SURVEYED UNDER A PLAT COMPLETES WITH ALL SURVEY REQUIREMENTS OF PA

BEEN SET AND REMANENT CONTROL POINTS AQUIRED BY SET AND ARE CORRECTLY SHOWN HEREON.

Proc

THE STATE APPROPRIATING ON THIS ACCOUNTMENT WILL
AUTHORIZE IT TO REVENUE IN PROPORTION P.S.M.

PLAT BOOK _____ **PAGE** _____
SHEET 3 OF 8

POP - PERMANENT CONTING. POINT = 3

- NAME
 AGENCY
 PROJECT FIELD MONITORING
 REGION
 AND FIELD MONITORING
- CONC. = CONCENTRATION
 D/A = CENTRAL ANGLE (DEG)
 R = RADIUS
 DIST = DISTANCE
 CH = CHANGING DISTANCE
 CH = CHANGING BEARING
 NAD = NAD AND DIST
 P/LS OR ANGLES

SURVEYOR'S NOTES:

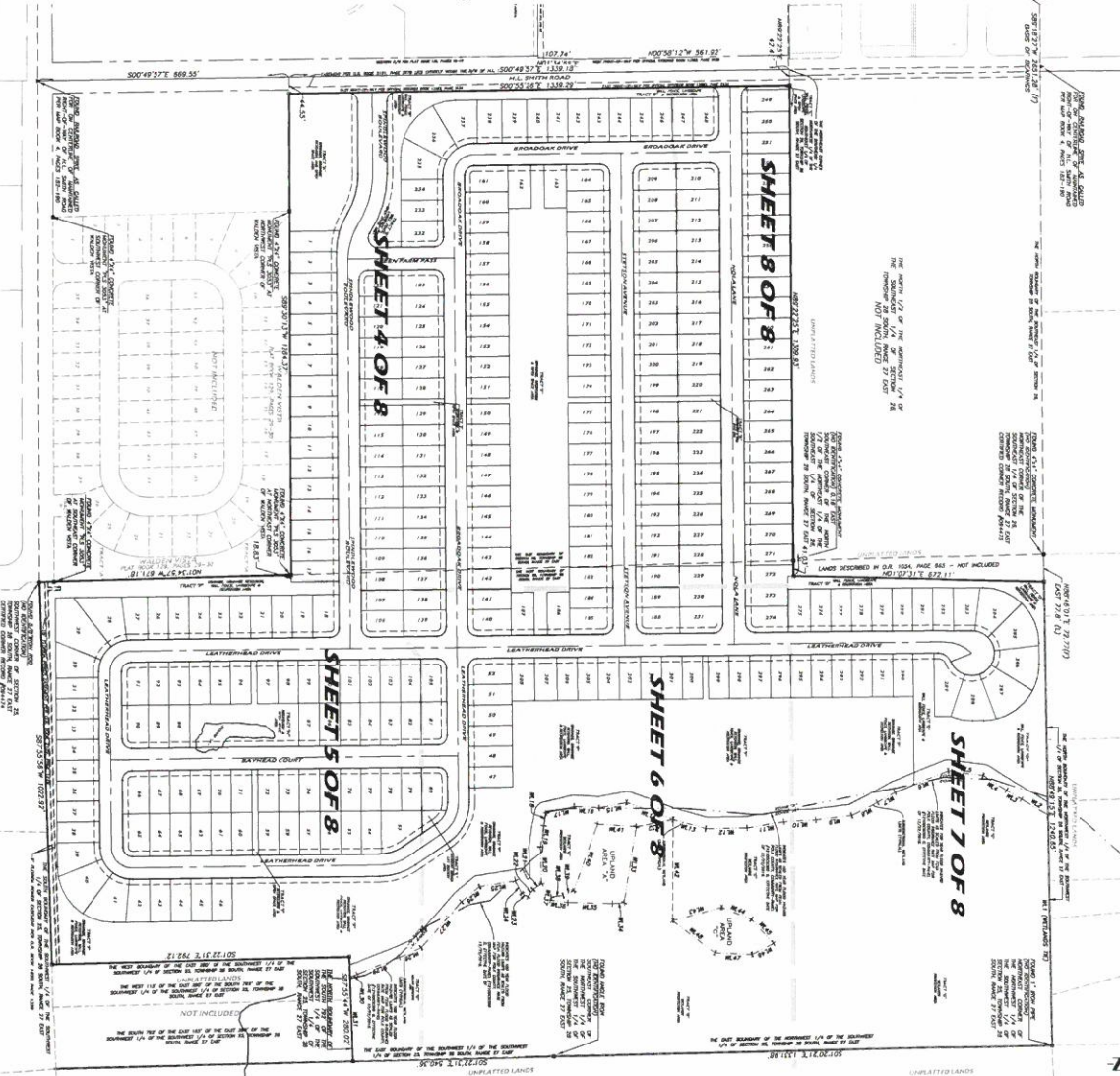
1. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
2. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
3. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
4. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
5. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
6. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
7. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
8. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
9. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
10. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:
11. THE NEW YORK TIMES, dated January 2, 1968, in New York City, New York, at page 1, column 1, contains the following advertisement:

EASEMENT NOTES:

1. A 20-YEAR-OLD MALE WITH A HISTORY OF CHRONIC ASTHMA AND ALLERGIC RHINITIS PRESENTS WITH A 2-WEEK HISTORY OF COUGHING AND SHORTNESS OF BREATH. HE REPORTS NO FEVER, NO SPUTUM, AND NO HEMOPTYSIS. HIS PHYSICAL EXAMINATION IS UNremarkable, AND HIS PULMONARY FUNCTION TESTS ARE NORMAL. HIS ALLERGY TESTS ARE POSITIVE FOR HOUSE DUST MITE AND CAT DENDRITIS. HIS TREATMENT WITH INHALED CORTICOSTEROIDS AND ANTIHISTAMINES HAS BEEN INEFFECTIVE.
2. THE PATIENT'S PHYSICAL EXAMINATION REVEALS A 2-CM, PAINLESS, SUBCUTANEOUS NODULE ON HIS LEFT CHEST. HIS BLOOD TESTS SHOW AN ELEVATED C-REACTIVE PROTEIN (CRP) LEVEL OF 10.0 MG/L AND A POSITIVE TUBERCULIN SKIN TEST (PPD-RT23). HIS CHEST X-RAY IS UNremarkable. HIS PHYSICIAN SUSPECTS A TUBERCULOUS ETIOLOGY AND INITIATES THERAPY WITH ISONIAZID, RIFAMPIN, AND ETHAMBUTOL.
3. A 45-YEAR-OLD FEMALE WITH A HISTORY OF TYPE 2 DIABETES AND HYPERTENSION PRESENTS WITH A 3-MONTH HISTORY OF WEIGHT LOSS AND FATIGUE. SHE REPORTS NO FEVER, NO NIGHT SWEATS, AND NO COUGHING. HER PHYSICAL EXAMINATION IS UNremarkable, AND HER BLOOD TESTS SHOW AN ELEVATED C-REACTIVE PROTEIN (CRP) LEVEL OF 8.5 MG/L AND A POSITIVE TUBERCULIN SKIN TEST (PPD-RT23). HER CHEST X-RAY IS UNremarkable. HER PHYSICIAN SUSPECTS A TUBERCULOUS ETIOLOGY AND INITIATES THERAPY WITH ISONIAZID, RIFAMPIN, AND ETHAMBUTOL.
4. A 60-YEAR-OLD MALE WITH A HISTORY OF CHRONIC KIDNEY DISEASE AND HYPERTENSION PRESENTS WITH A 4-WEEK HISTORY OF COUGHING AND SHORTNESS OF BREATH. HE REPORTS NO FEVER, NO SPUTUM, AND NO HEMOPTYSIS. HIS PHYSICAL EXAMINATION IS UNremarkable, AND HIS PULMONARY FUNCTION TESTS ARE NORMAL. HIS CHEST X-RAY IS UNremarkable. HIS PHYSICIAN SUSPECTS A TUBERCULOUS ETIOLOGY AND INITIATES THERAPY WITH ISONIAZID, RIFAMPIN, AND ETHAMBUTOL.
5. A 30-YEAR-OLD FEMALE WITH A HISTORY OF CHRONIC ASTHMA AND ALLERGIC RHINITIS PRESENTS WITH A 2-WEEK HISTORY OF COUGHING AND SHORTNESS OF BREATH. SHE REPORTS NO FEVER, NO SPUTUM, AND NO HEMOPTYSIS. HER PHYSICAL EXAMINATION IS UNremarkable, AND HER PULMONARY FUNCTION TESTS ARE NORMAL. HER ALLERGY TESTS ARE POSITIVE FOR HOUSE DUST MITE AND CAT DENDRITIS. HER TREATMENT WITH INHALED CORTICOSTEROIDS AND ANTIHISTAMINES HAS BEEN INEFFECTIVE.
6. THE PATIENT'S PHYSICAL EXAMINATION REVEALS A 2-CM, PAINLESS, SUBCUTANEOUS NODULE ON HER LEFT CHEST. HER BLOOD TESTS SHOW AN ELEVATED C-REACTIVE PROTEIN (CRP) LEVEL OF 10.0 MG/L AND A POSITIVE TUBERCULIN SKIN TEST (PPD-RT23). HER CHEST X-RAY IS UNremarkable. HER PHYSICIAN SUSPECTS A TUBERCULOUS ETIOLOGY AND INITIATES THERAPY WITH ISONIAZID, RIFAMPIN, AND ETHAMBUTOL.
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NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR AUTHORITY BY ANY OTHER ORAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



GRAPHIC SCALE 1" = 150'

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8

SEE SHEET 8

[illegible]

C-MAL
 REMENT AGENCY
 BETWEEN FIELD MONITORING
 SECTION
 FROM FIELD MEASUREMENTS
 127
 BOOK

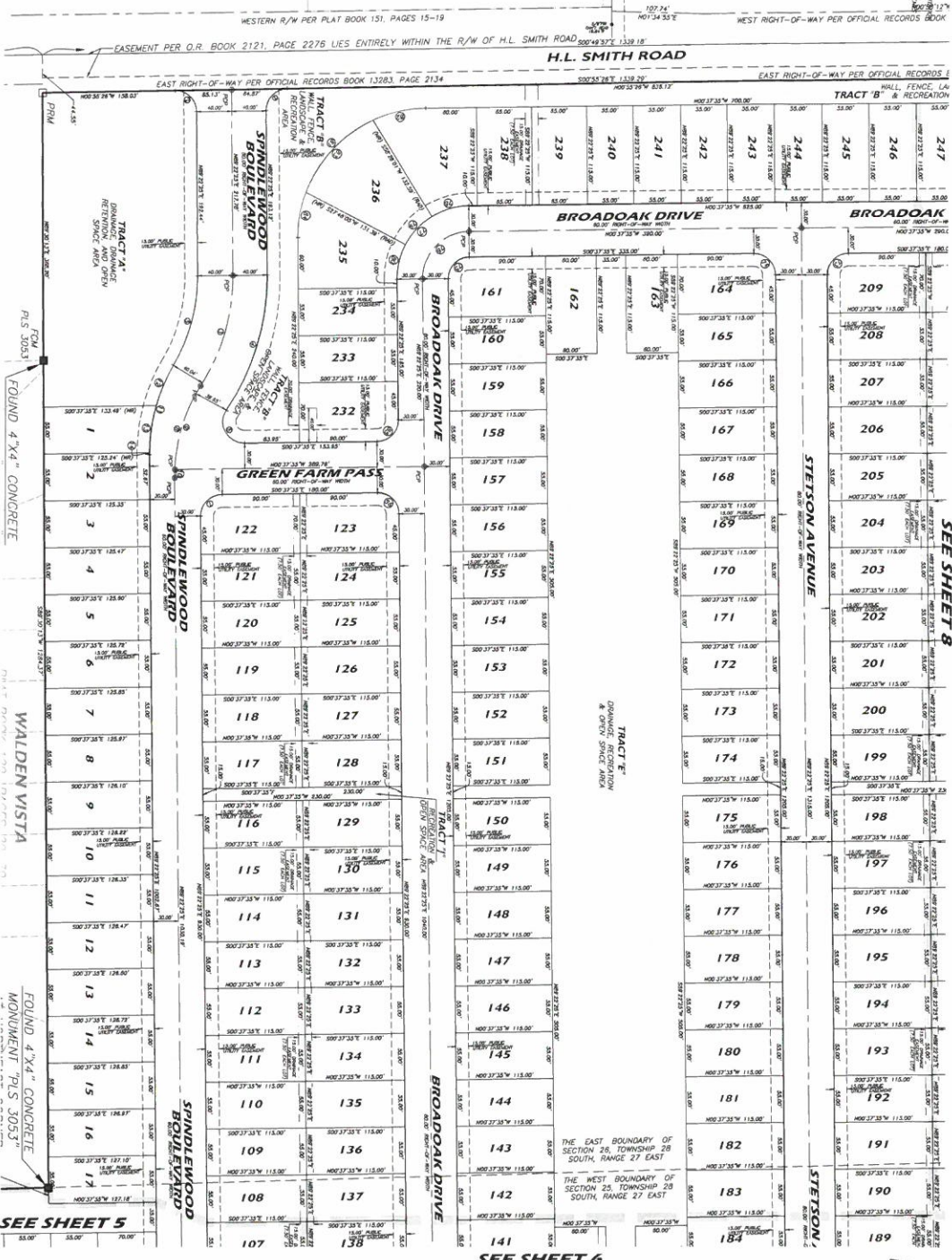
1. EARNINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GROSS EARNING OF SOUTH 89°10'27" WEST BETWEEN FIELD MONUMENTATION.

[illegible]

WESTERN R/W PER PLAT BOOK 151, PAGES 15-19

EASEMENT PER O.R. BOOK 2121, PAGE 2276 LIES ENTIRELY WITHIN THE R/W

THE PLAT, AS PRODUCED IN ITS GRAPHIC FORM, IS THE OFFICIAL EVIDENCE OF THE UNDEVELOPED LANDS DISCOVERED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR AUTHORIZED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT WILL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY.



(853) 904-4699 - kthompson@planningurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4089

PLAT BOOK _____ **PAGE** _____
SHEET 5 OF 8

| LINE TABLE | | |
|------------|-----------------|---------|
| LINE # | DIRECTION | LENGTH |
| ME 28 | S 23° 30' 13" E | 64.30' |
| ME 29 | S 21° 22' 37" E | 122.56' |
| ME 30 | S 21° 22' 37" E | 21.23' |
| ME 31 | N 67° 55' 44" E | 226.37' |



NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL REPRESENTATION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED OR AUTHORIZED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OR OTHER CHAIN OF TITLE RECORDS.

PSM
PLATINUM
SURVEYING & MAPPING
8700 South Florida Avenue, Suite 4
(813) 904-4599 • Information@platinummapping.com
STATE OF FLORIDA AUTHORIZATION FOR
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8

SEE SHEET 7

GRAPHIC SCALE 1" = 60'

WOODLAND
A PORTION OF THE SOUTH
SOUTHEAST 1/4 OF SEC
OF DUND

THE EAST BOUNDARY OF
SECTION 26, TOWNSHIP 28
SOUTH, RANGE 27 EAST

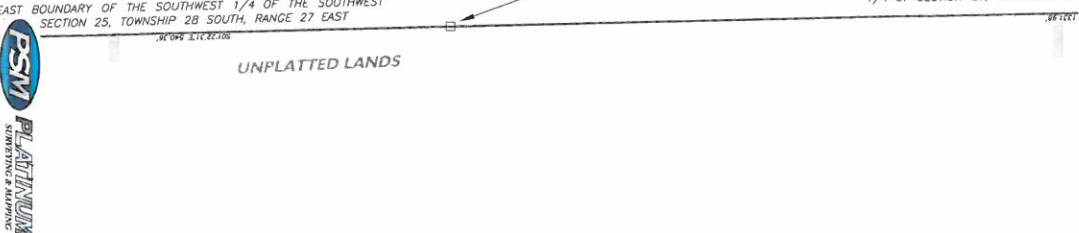
THE WEST BOUNDARY OF
SECTION 25, TOWNSHIP 28
SOUTH, RANGE 27 EAST

SEE SHEET 4

182

183

STETSON

[illegible]

[illegible][illegible]

| | LINE TABLE | |
|--------|--------------|----------|
| LINE # | DATE/CRON | LINEACTV |
| ME 1 | 5009.46.15.W | 816.33* |
| ME 2 | 5007.40.52.E | 42.69 |
| ME 3 | 5007.40.52.W | 49.56* |
| ME 4 | 531.55.66.W | 74.46* |
| ME 5 | 5007.13.03.W | 82.53 |
| ME 6 | 532.04.72.E | 135.29* |
| ME 7 | 529.54.48.E | 34.11* |
| ME 8 | 528.31.11.E | 37.50* |
| ME 9 | 500.55.02.E | 97.50* |
| ME 10 | 500.05.01.E | 86.16* |
| ME 11 | 5009.16.46.E | 99.79* |

THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SURVEYED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT



UNPLATTED LANDS

PSM
PLATINUM
SURVEYING & MAPPING

6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 904-4559 - hlhompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
RENEITHA W. THOMPSON
REGISTRATION NO. 4080

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8

$$1'' = 60'$$

WOODLAND RANCH ESTATES PHASE ONE
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25 AND A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN
OF DUNDEE, POLK COUNTY, STATE OF FLORIDA

—

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
NOT INCLUDED

LANDS D

TRACT "D" WALL, &

33.00' 33.0

EE SHEET

WALL, FENCE, LANDSCAPE
CT "D" & RECREATION AREA

33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 33.00' 70.04'

SHEET 3

PLAT MAP

PER OFFICIAL RECORDS BOOK 13283, PAGE 2130

TRACT B & RECREATION AREA

SPACE AREA

BROAD OAK DRIVE

NOLALA LANE

NC LANE

SEE SHEET 4

SEE SHEET 6

189 230

190 229

191 228

192 227

193 226

194 225

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4

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STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON

Return to and prepared by:
 Tula Michele Haff, Attorney at Law
 135 N. 6th Street, Second Floor
 Haines City, Florida 33844
 Telephone: 863-421-2626



INSTR # 2025196730
 BK 13671 Pgs 443-444 PG (a) 2
 RECORDED 08/21/2025 03:36:24 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY Jeanboy1

**JOINDER AND CONSENT TO THE PLAT
 AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
 (WOODLAND RANCH ESTATES PHASE 1)**

The undersigned hereby certifies that it is the holder of the Mortgage from Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC to BankFlorida, recorded September 11, 2023 in OR Book 12831, Page 2115, Public Records of Polk County, Florida and Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
 in the presence of:

Heather Mathis
 Witness #1

Heather Mathis
 Printed Name

12482 US Hwy 301
 Address of Witness #1
Dade City, FL 33525

Erin Dome
 Witness #2

Erin Dome
 Printed Name

12482 US Hwy 301
 Address of Witness #2
Dade City, FL 33525

(Signature of TWO witnesses required by Florida law)

BankFlorida

BY [Signature]
Zack Maggard
 Printed Name

Title: SVP, CLO

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2025, by Zach Maagard as SVP, CLO of BankFlorida, on behalf of the company. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Heather Mathis

Notary Signature

Heather Mathis

Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: 2/23/2026



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-22-2025
This copy has been reviewed, and if required by law, rejected.
STACY M. BLUMFELD, CLERK CIRCUIT COURT
By [Signature]

Return to and prepared by:
 Tula Michele Haff, Attorney at Law
 135 N. 6th Street, Second Floor
 Haines City, Florida 33844
 Telephone: 863-421-2626

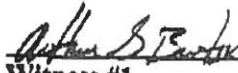
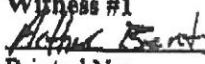
INSTR # 2025196731
 BK 13671 Pgs 445-446 PG(s) 2
 RECORDED 08/21/2025 03:56:24 PM
 STACY M. BUTTERFIELD
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY Jeanboy1

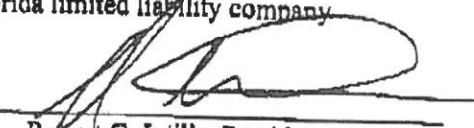
**JOINDER AND CONSENT TO THE PLAT
 AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
 (WOODLAND RANCH ESTATES PHASE 1)**

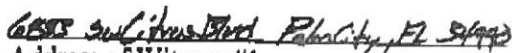
The undersigned hereby certifies that it is the holder of the Consensual Lien for Deposit executed by Woodland Ranch Estates, LLC, to Maronda Homes, LLC of Florida, dated May 31, 2024, recorded June 4, 2024, in OR Book 13140, Page 1493, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat"), and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

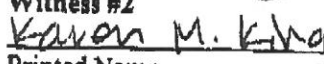
Signed, sealed and delivered
 in the presence of:

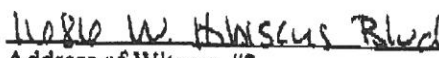
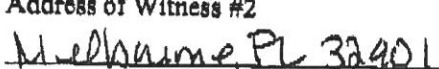
MARONDA HOMES, LLC OF FLORIDA,
 a Florida limited liability company


 Witness #1

 Printed Name

By: 
 Robert G. Intille, President


 Address of Witness #1


 Witness #2

 Printed Name


 Address of Witness #2

 Address

(Signature of TWO witnesses required by Florida law)

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 2025, by Robert G. Intille as President of Maronda Homes, LLC of Florida, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Nicholas Estes
Notary Signature

Nicholas Estes
Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: 6-17-2028



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true
and correct copy of the document now of
record in this office. Witness my hand and
Official Seal on 8-22-2025
This copy has been reviewed, and if required by
law, rejected.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
D.C.

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

INSTR # 2025196732
BK 13671 Pgs 447-448 PG(s) 2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD
CLERK OF COURT POLK COUNTY
RECORDING FEE \$18.50
RECORDED BY Jeanboy1

**JOINDER AND CONSENT TO THE PLAT
AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
(WOODLAND RANCH ESTATES PHASE 1)**

The undersigned hereby certifies that it is the holder of the Mortgage executed by Woodland Ranch Estates, LLC, to Holiday Builders, Inc., dated May 21, 2024, recorded May 29, 2024, in OR Book 13132, Page 1825, Public Records of Polk County, Florida and Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in the presence of:

Witness #1

Margaret Crumpler

Printed Name

2293 W Eau Gallie Blvd
Address of Witness #1
Melbourne FL 32935

Witness #2

Printed Name

2293 W Eau Gallie Blvd
Address of Witness #2
Melbourne FL 32935

(Signature of TWO witnesses required by Florida law)

Holiday Builders, Inc.,
a Florida corporation

BY:

Indra Sarju

Printed Name

Title: Asst Vice President

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF ~~POLK~~ BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 12th day of August, 2025, by Indira Sarju as Act Vice President of Holiday Builders, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

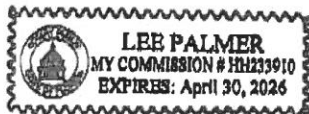

Notary Signature

LEE PALMER

Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: _____



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-28-25
This copy has been reviewed, and if required by law, redacted.
Sally A. Butterfield, CLERK CIRCUIT COURT
D.O.

Return to and prepared by:
 Tula Michele Haff, Attorney at Law
 135 N. 6th Street, Second Floor
 Haines City, Florida 33844
 Telephone: 863-421-2626



INSTR # 2025196733
 BK 13671 Pgs 449-450 PG(s) 2
 RECORDED 08/21/2025 03:56:24 PM
 STACY N. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY Jeanboyl

**JOINDER AND CONSENT TO THE PLAT
 AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
 (WOODLAND RANCH ESTATES PHASE 1)**

The undersigned, Woodland Ranch Estates 3, LLC, hereby joins in and consents to the WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
 in our presence:

Florida

Print: Sean O'Connor

4500 Dunclae Rd

Address

Winn Haven, FL 33884

Address

Print: 135 N. 6th St 2nd FL

Haines City, FL 33844

Address

Tula Michele Haff

Address

WOODLAND RANCH ESTATES 3, LLC,
 a Florida limited liability company

By: Center State Development 2, LLC, a
 limited liability company, as Manager

By: HRB Land Investments, LLC, a Florida
 limited liability company, its Manager

By:

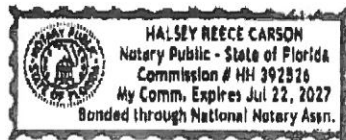
Harold R. Baxter, Manager

CERTIFICATION ON LAST PAGE
 STACY N. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August 2025, by Harold R. Baxter as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of WOODLAND RANCH ESTATES 3, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has provided _____ as identification.



(seal)

Halsey Carson
NOTARY PUBLIC
My Commission Expires: 7-22-27



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Office Seal on 14 day of August, 2025.
This copy has been reviewed, and if required by law, rejected.
STATE CLERK, CLERK OF CIRCUIT COURT
BY *[Signature]* B.C.



INSTR # 2025196734
 BK 13671 Pgs 451-452 PG(c)2
 RECORDED 08/21/2025 03:56:24 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY Jeanboy1

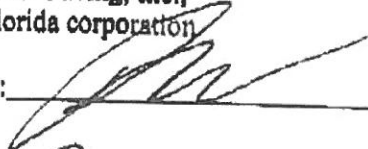
Return to and prepared by:
 Tula Michele Haff, Attorney at Law
 135 N. 6th Street, Second Floor
 Haines City, Florida 33844
 Telephone: 863-421-2626

**JOINDER AND CONSENT TO THE PLAT
 AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
 (WOODLAND RANCH ESTATES PHASE 1)**

The undersigned, Tucker Paving, Inc., hereby certifies that it is the contractor listed in those Amended Notice of Commencement, recorded September 9, 2024 in OR Book 13258, Page 1179, Public Records of Polk County, Florida and Notice of Commencement, recorded November 1, 2024 in OR Book 13317, Page 509, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

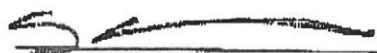
Signed, sealed and delivered
 in the presence of:

Tucker Paving, Inc.,
 a Florida corporation

BY: 

Printed Name Tucker Paving, Inc.

Title: EV


 Witness #1

Shelia Williams-Carter
 Printed Name

5650 Lucerne Park Rd
 Address of Witness #1
Winter Haven, FL 33981


 Witness #2

Carla Santiago
 Printed Name

5650 Lucerne Park Rd
 Address of Witness #2

(Signature of TWO witnesses required by Florida law)

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

PROJECT:

PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2025, by DARRICK BARNES as EVP of Tucker Paving, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Notary Signature

Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: 5/11/29

STATE OF FLORIDA, COUNTY OF POLK

This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-22-2025

This copy has been reviewed, and if required by law, rejected.

STACY N. BUTTE-FIELD, CLERK CIRCUIT COURT
By [Signature] D.C.

AFFIDAVIT OF INTEREST PARTIES

STATE OF FLORIDA:
COUNTY OF POLK:

Before me, the undersigned authority, personally appeared TULA MICHELE HAFF, Attorney at Law, being duly sworn, deposes and states:

1. I am the attorney for Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC and have personal knowledge of the facts herein.

2. I have reviewed a copy of the Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida and the unrecorded Lot Purchase Agreement dated June 27, 2023 referenced therein and have personal knowledge that the parties in those documents are limited to the following: Woodland Ranch Estates, LLC, Woodland Ranch Estates 3, LLC, Holiday Builders, Inc., and BankFlorida. No additional or other parties have a beneficial interest in said unrecorded Lot Purchase Agreement.

FURTHER AFFIANT SAYETH NAUGHT.


TULA MICHELE HAFF, Attorney at Law

NOTARY

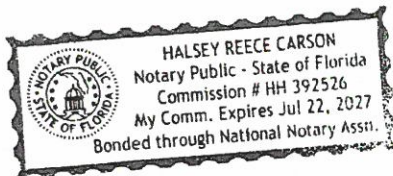
STATE OF FLORIDA)

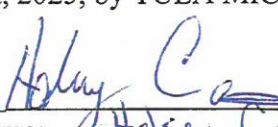
) ss:

COUNTY OF POLK)

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence, this 14 day of August, 2025, by TULA MICHELE HAFF, who is personally known to me.

[NOTARIAL SEAL]



Notary: 
Print Name: Halsey Carson
Notary Public, State of Florida
My commission expires: 7-22-27

**TOWN OF DUNDEE, FLORIDA
RESIDENTIAL MAINTENANCE BOND**

Bond No. GM252779

KNOWN ALL MEN BY THESE PRESENTS, that we, Woodland Ranch Estates LLC _____, as **Principal**, and Great Midwest Insurance Company a corporation organized and doing business under and by virtue of the laws of the State of Florida and duly licensed to conduct surety business in the State of Florida, as **Surety**, are held and firmly bound unto The Town of Dundee, Florida, a municipal corporation organized and existing under the laws of the State of Florida, as **Obligee**, in the sum of Seven Hundred Eleven Thousand Three Hundred Seventeen Dollars and Fifty-Two Cents (\$ 711,317.52), for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

WHEREAS, the Town of Dundee Land Development Code and Town of Dundee Code of Ordinances (collectively hereinafter referred to as the "Code") are by reference incorporated into and made part of this Town of Dundee, Florida, Residential Maintenance Bond (hereinafter the "Bond"); and

WHEREAS, the Principal has constructed the required improvements and publicly dedicated infrastructure and utility infrastructure described in the Engineer's Cost Estimate, attached hereto as **Exhibit "A"** and incorporated into and made part of this Bond (collectively hereinafter referred to as the "Improvements"), in the Woodland Ranch Estates Ph 1 _____ subdivision (hereinafter the "Subdivision"), in accordance with the drawings, plans, specifications, recorded plat for the Subdivision, and other data and information (collectively hereinafter referred to as the "Plans") filed with the Town of Dundee, Florida, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the Principal wishes to dedicate the Improvements to the public; and

WHEREAS, as a condition of acceptance of the Improvements, the Principal agrees to provide to the Obligee a bond warranting the Improvements for a definite period of time following the Obligee's final acceptance of said Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall warrant and indemnify for a period of One (1) year and thirty (30) days following the date of the Obligee's acceptance of the Improvements in the approved platted subdivision known as Woodland Ranch Estates Ph 1 _____ against all loss that Obligee may sustain resulting from defects in construction, design, or materials; and

Initials

Page 1 of 3

2. If the Principal shall correct within the above described warranty period any failure, deterioration, or damage existing in the Improvements so that the Improvements thereafter comply with the technical specifications contained in the Code; and

Then this Bond shall be void, otherwise to remain in full force and effect.

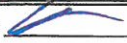
3. **Applicable Law, Jurisdiction and Venue.** This Residential Maintenance Bond shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Polk County, Florida.
4. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety at:
Great Midwest Insurance Company
800 Gessner, Suite 600
Houston, TX 77024

The Principal at:
Woodland Ranch Estates LLC
4900 Dundee Road
Winter Haven, FL 33884

The Obligee at:
Town of Dundee
202 E. Main Street
Dundee, FL 33838

[Signatures appear on the next page]

Initials 

Page 2 of 3

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 18th day of September, 2025.

[Signature]
 Witness
Sean O'Connell
 Printed Name
Haley Carson
 Witness
Haley Carson
 Printed Name

[Signature]
 Witness
Angela Baker
 Printed Name
[Signature]
 Witness
Mylinh Nguyen
 Printed Name

PRINCIPAL:

Woodland Ranch Estates LLC
 Name of Corporation
 By: [Signature]
H. A. Baxter
 Printed Name
 Title:
 (SEAL)

SURETY:

Great Midwest Insurance Company
 Name of Corporation
 By: [Signature]
Jo M. Chonko
 Printed Name
 Title: Attorney-in-Fact
 (SEAL)

(attach power of attorney)



Initials [Signature]

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Jo M Chonko, Michael W. Brown, Charles Lydecker

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

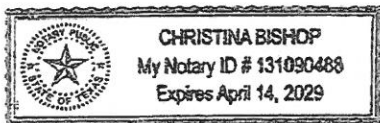


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 18th Day of September 2025



BY Patricia Ryan
Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



September 18, 2025

Brenda Carter
Town of Dundee – Development Services
202 E. Main Street
Dundee, Florida 33838

Re: Woodland Ranch Estates Ph 1
Engineer's Certification of Cost for Construction

Dear Brenda:

| | |
|--|--|
| | ☒ Reviewed without objection |
| | ☐ Rejected |
| | ☐ Resubmit |
| <p>Review is only for general conformance of the submittal with information given and the design concept expressed in the Contract Documents, Plans, and Specifications. Comments made during this review do not provide relief from compliance with the requirements of the same. The Contractor is responsible for confirming and correlating all quantities, dimensions, site conditions, construction means, methods, sequences, procedures, and the coordination of all trades.</p> | |
| Caleb Wingo | Sep 18 2025 |
| Name | Date |
| 810 East Main Street, Bartow, FL 33830 • 863-537-7901 | |

This cost estimate is provided in support of the Maintenance Bond required by the Town of Dundee for acceptance of the Town's public improvements associated with the Woodland Ranch Estates Ph 1.

In my professional opinion, as a registered engineer in the State of Florida, the following information reflects the project's applicable construction costs. The costs are as follows:

| | | |
|------|--|------------------------|
| I. | Sanitary Sewer System (Including Lift Station & Generator) | \$ 1,905,568.73 |
| II. | Water System | \$ 1,397,212.22 |
| III. | Storm Sewer System | \$ 2,071,454.53 |
| IV. | Onsite Roadway System | \$ 1,738,939.76 |
| | TOTAL | \$ 7,113,175.24 |

An itemized breakdown of the estimated construction costs is attached.

A surety amount of \$711,317.52 (\$7,113,175.24 x 10%) is proposed. Your review and approval of the proposed surety amount is requested.

Please contact me if you have any questions or require additional information.

Sincerely,

Bryan Hunter, P.E.
Hunter Engineering, Inc.

Not Valid Without Engineer's Seal



This item has been digitally signed and sealed by Bryan A. Hunter, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

BRYAN A HUNTER Digitally signed by BRYAN A HUNTER
Date: 2025 09 18 11:21:00 -0400

Bryan A. Hunter, P.E. Date
Reg. No. 53168
C.A. #8394



Engineer's Opinion of Probable Construction Cost

Project:

Woodland Ranch Estates Phase 1 Plat

Location:

Dundee, Florida

Date:

9/17/2025

| SANITARY
DESCRIPTION | Quantity | Unit | Unit Cost
(F&I) | Total Costs |
|-----------------------------------|----------|------|--------------------|------------------------|
| 8" PVC SDR 26 Pipe | 11231 | LF | \$ 39.37 | \$ 442,164.47 |
| 4' MANHOLE 0-6 | 6 | EA | \$ 6,818.70 | \$ 40,912.20 |
| 4' MANHOLE 6-8 | 16 | EA | \$ 7,558.04 | \$ 120,928.64 |
| 4' MANHOLE 8-10 | 7 | EA | \$ 9,080.35 | \$ 63,562.45 |
| 4' MANHOLE 10-12 | 5 | EA | \$ 9,366.28 | \$ 46,831.40 |
| 5' MANHOLE 12-14 | 5 | EA | \$ 14,227.99 | \$ 71,139.95 |
| 5' MANHOLE 14-16 | 2 | EA | \$ 16,650.30 | \$ 33,300.60 |
| 5' MANHOLE 16-18 | 2 | EA | \$ 18,514.55 | \$ 37,029.10 |
| 6' MANHOLE 18-20 | 1 | EA | \$ 25,190.27 | \$ 25,190.27 |
| MANHOLE 16-18 w/ /Drop Connection | 1 | EA | \$ 23,107.51 | \$ 23,107.51 |
| MANHOLE 16-18 w/ /Drop Connection | 1 | EA | \$ 32,324.74 | \$ 32,324.74 |
| MANHOLE 16-18 w/ /Drop Connection | 1 | EA | \$ 32,731.96 | \$ 32,731.96 |
| SINGLE LATERAL | 59 | EA | \$ 1,807.32 | \$ 106,631.88 |
| DOUBLE LATERAL | 124 | EA | \$ 2,045.00 | \$ 253,580.00 |
| 6" MH 45 DEG. BEND | 16 | EA | \$ 845.60 | \$ 13,529.60 |
| ARV VALVE/BOX/TAG W/ VAULT | 2 | EA | \$ 9,281.29 | \$ 18,562.58 |
| 6" DR18 GREEN FM PIPE | 1924 | LF | \$ 35.36 | \$ 68,032.64 |
| 8" MJ PLUG VALVE W/ BOX | 1 | EA | \$ 3,587.93 | \$ 3,587.93 |
| LIFT STATION/GENERATOR | 1 | LS | \$ 472,420.81 | \$ 472,420.81 |
| TOTAL | | | | \$ 1,905,568.73 |

| WATER
DESCRIPTION | Quantity | Unit | Unit Cost
(F&I) | Total Costs |
|-----------------------------|----------|------|--------------------|------------------------|
| 10" MJ LONGSLEEVE | 2 | EA | \$ 1,086.32 | \$ 2,172.64 |
| 10" DR 18 WATER PIPE | 2004 | LF | \$ 72.40 | \$ 145,089.60 |
| 8" DR18 WATER PIPE | 12575 | LF | \$ 53.15 | \$ 668,361.25 |
| 10" X 8" MJ TEE | 4 | LF | \$ 1,372.52 | \$ 5,490.08 |
| 10" MJ 45 BEND | 10 | EA | \$ 961.08 | \$ 9,610.80 |
| 8" MJ TEE | 10 | EA | \$ 979.63 | \$ 9,796.30 |
| 8" MJ 90 BEND | 1 | LS | \$ 733.93 | \$ 733.93 |
| 8" MJ 45 BEND | 44 | LS | \$ 688.66 | \$ 30,301.04 |
| 10" MJ GATE VALVE W/BOX/TAG | 4 | EA | \$ 2,900.83 | \$ 11,603.32 |
| 8" MJ GATE VALVE W/BOX/TAG | 36 | EA | \$ 2,699.85 | \$ 97,194.60 |
| FIRE HYDRANT ASSEMBLY | 15 | EA | \$ 7,501.53 | \$ 112,522.95 |
| ARV VALVE/BOX/TAG W/ VAULT | 2 | EA | \$ 9,281.29 | \$ 18,562.58 |
| SINGLE SHORT SERVICE | 43 | LF | \$ 1,001.43 | \$ 43,061.49 |
| SINGLE LONG SERVICE | 24 | EA | \$ 1,036.67 | \$ 24,880.08 |
| DOUBLE SHORT SERVICE | 72 | EA | \$ 1,725.46 | \$ 124,233.12 |
| DOUBLE LONG SERVICE | 52 | LS | \$ 1,799.97 | \$ 93,598.44 |
| TOTAL | | | | \$ 1,397,212.22 |



HUNTER

ENGINEERING

Engineer's Opinion of Probable Construction Cost

Project: Woodland Ranch Estates Phase 1 Plat
Location: Dundee, Florida
Date: 9/17/2025

| STORM DESCRIPTION | Quantity | Unit | Unit Cost (F&I) | Total Costs |
|-----------------------------|----------|------|-----------------|------------------------|
| 42" HP STORM PIPE | 737 | LF | \$ 158.10 | \$ 116,519.70 |
| 36" HP STORM PIPE | 958 | LF | \$ 134.67 | \$ 129,013.86 |
| 30" HP STORM PIPE | 1638 | LF | \$ 124.55 | \$ 204,012.90 |
| 24" HP STORM PIPE | 3140 | LF | \$ 89.63 | \$ 281,438.20 |
| 18" HP STORM PIPE | 3677 | LF | \$ 66.25 | \$ 243,601.25 |
| 15" HP STORM PIPE | 3393 | LF | \$ 59.75 | \$ 202,731.75 |
| 42" ADS MES W/ RIP RAP | 3 | EA | \$ 4,601.55 | \$ 13,804.65 |
| 36" ADS MES W/ RIP RAP | 1 | EA | \$ 2,624.53 | \$ 2,624.53 |
| 30" ADS MES W/ RIP RAP | 1 | EA | \$ 2,849.16 | \$ 2,849.16 |
| 24" ADS MES W/ RIP RAP | 1 | EA | \$ 2,624.53 | \$ 2,624.53 |
| 18" ADS MES W/ RIP RAP | 1 | EA | \$ 2,509.01 | \$ 2,509.01 |
| TYPE C INLET | 14 | EA | \$ 4,179.07 | \$ 58,506.98 |
| TYPE E INLET | 14 | EA | \$ 5,500.36 | \$ 77,005.04 |
| TYPE F INLET | 2 | EA | \$ 7,320.65 | \$ 14,641.30 |
| TYPE V INLET | 1 | EA | \$ 8,944.29 | \$ 8,944.29 |
| TYPE P-5 CURB INLET | 30 | EA | \$ 6,371.99 | \$ 191,159.70 |
| TYPE J-5 CURB INLET | 18 | EA | \$ 11,036.95 | \$ 198,665.10 |
| TYPE P-6 CURB INLET | 9 | EA | \$ 7,488.95 | \$ 67,400.55 |
| TYPE J-6 CURB INLET | 6 | EA | \$ 13,649.22 | \$ 81,895.32 |
| TYPE P STORM MANHOLE | 12 | EA | \$ 6,285.35 | \$ 75,424.20 |
| TYPE J STORM MANHOLE | 5 | EA | \$ 10,823.24 | \$ 54,116.20 |
| 24" HEADWALL | 1 | EA | \$ 4,572.53 | \$ 4,572.53 |
| WEIR WALL CONTROL STRUCTURE | 2 | EA | \$ 18,696.89 | \$ 37,393.78 |
| | | | TOTAL | \$ 2,071,454.53 |

| ROADWAYS - Onsite DESCRIPTION | Quantity | Unit | Unit Cost | Total Costs |
|-------------------------------------|----------|------|--------------|------------------------|
| 1.25" SP 9.5 ASPHALT | 29,752 | SY | \$ 12.08 | \$ 359,404.16 |
| 6" LIMEROCK BASE | 29,752 | SY | \$ 16.44 | \$ 489,122.88 |
| 12" SUB-GRADE | 36,399 | SY | \$ 4.41 | \$ 160,519.59 |
| TYPE D TRENCH CURB | 262 | LF | \$ 24.45 | \$ 6,405.90 |
| MIAMI CURB | 23,373 | LF | \$ 16.90 | \$ 395,003.70 |
| VALLEY CURB | 422 | LF | \$ 46.90 | \$ 19,791.80 |
| BAHIA SOD (BOC) | 39,157 | SY | \$ 3.17 | \$ 124,127.69 |
| 5"X4" CONC. SIDEWALK (COMMON AREAS) | 460 | LF | \$ 34.97 | \$ 16,086.20 |
| 4"X4" CONC. SIDEWALK (COMMON AREAS) | 3,702 | LF | \$ 32.04 | \$ 118,612.08 |
| ADA DOME MATS | 41 | EA | \$ 829.18 | \$ 33,996.38 |
| SIGNING AND MARKING | 1 | LS | \$ 15,869.38 | \$ 15,869.38 |
| | | | TOTAL | \$ 1,738,939.76 |



Town of Dundee

DEVELOPMENT SERVICES

◆124 Dundee Road◆ PO Box 1000 ◆ Dundee, Florida 33838◆ (863) 438-8330◆ Fax (863) 438-8339

Item 3.

September 18, 2025

Kenneth Thompson, PLS
Platinum Survey & Mapping, LLC
6700 South Florida Ave., Ste. 4
Lakeland, Florida 33813

RE: Woodland Ranch Estates Phase 1 (East) Subdivision

Mr. Thompson

The Town of Dundee acknowledges the completion of all requirements for the water and wastewater utility construction. As well as roads/street and related right-of-way infrastructure, for the above referenced subdivision in accordance with applicable Town of Dundee standards. The Town Commission has not approved the final plat for the Woodland Ranch Estates Phase 1 (East) Subdivision, the final plat will be heard tentatively at the September 29, 2025, commission meeting.

The Public infrastructure should include a 1-year warranty period for all the constructed in accordance with the Town's Code, shall begin as of the date of this letter.

Sincerely,

Lorraine Peterson

Lorraine Peterson
Assistant Town Manager/Development Services Director
Town of Dundee
124 Dundee Road
Dundee, Florida 33838-4306
LPeterson@townofdundee.com
Office: 863-438-8330 ext. 233

CC: Frederick J. Murphy, Jr., Esquire, Town Attorney
Alan L. Rayl, PE, PSM, Rayl Engineering & Surveying, LLC



Town of Dundee

DEVELOPMENT SERVICES

◆ 124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8339

Developer Infrastructure Form

For the Town of Dundee to capture the contributed developer improvements for development, please complete and certify the following contributed developer improvements. **Please provide the engineered estimates and/or payouts along with the final costs of the infrastructure improvements contributed to the Town of Dundee.**

Name of Development: Woodland Ranch Estates Phase 1&2

Water Improvements: 15 # of fire hydrants; \$ 1,397,212 value of materials and installation;
2,004 linear feet of 10" main line pipe; — linear feet of —" secondary pipe
12,575 linear feet of 8" main line pipe; — linear feet of —" secondary pipe

Sewer Improvements: \$ 1,905,568 value of materials and installation;
1,924 linear feet of 6" Force main pipe; 11,231 linear feet of 0" gravity line pipe
— linear feet of —" Force main pipe; — linear feet of —" gravity line pipe

Road Improvements: \$ 1,738,939 value of materials and installation; \$ — value of land;
— linear feet of collector road; 12,241 linear feet of local road;
— linear feet of alley/trail; 4,162 linear feet of sidewalk

Drainage/Stormwater Improvements: \$ 2,071,454 value of materials and installation

Other Improvement: — Type; \$ — value of materials and installation
 (Examples include lighting, property, fill dirt, etc. Please specify the improvement and cost)

I, Caleb Maynard, PM (title) for
 aforementioned project, hereby swear or affirm that the following information related to contributed
 developer improvements to the City of Dundee is accurate.

Signed and Sealed (or notarized below)

Date

STATE OF FLORIDA

COUNTY OF Polk

OATH OR AFFIRMATION

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
 this 02 day of Sept, 2025, by Brandon F. Riziz (owner(s) listed above).
 Personally Known ☒ or Produced Identification ☐.

Sheila Quinones-Coates

Print or Stamp Name of Notary

(SEAL)

Signature of Notary Public – State of Florida



SHEILA QUINONES-COATES

Commission # HH 567324

Expires November 1, 2028

