



Lake Pierce



# Dundee Lakes Residential Land

Lake Marie Dr, Dundee, Florida 33844

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Downtown Winter Haven  
7.8 ± Miles





## PROPERTY OVERVIEW



### Sale Price

\$12,360,000

### Offering Summary

Acreage:	88 Acres
Price / Lot:	\$30,000 per Shovel Ready Lot
State:	Florida
City:	Dundee
County:	Polk
Property Type:	Land: Residential Development

### Property Overview

Located in the boundaries of the town of Dundee, Dundee Lakes is a beautiful new residential development located on Lake Trask in Polk County, Florida. There are 412 Single Family Lots that are fully approved, permitted, engineered and shovel ready. Water and Sewer are both at the property.

There is a great demand for residential housing in east Polk County and the Dundee area and its proximity to Orlando. Drive time from Dundee Lakes is only 60 minutes to downtown Orlando and 40 minutes to the area's world-famous attractions.

This is an area that is growing rapidly and residential lots are in high demand.



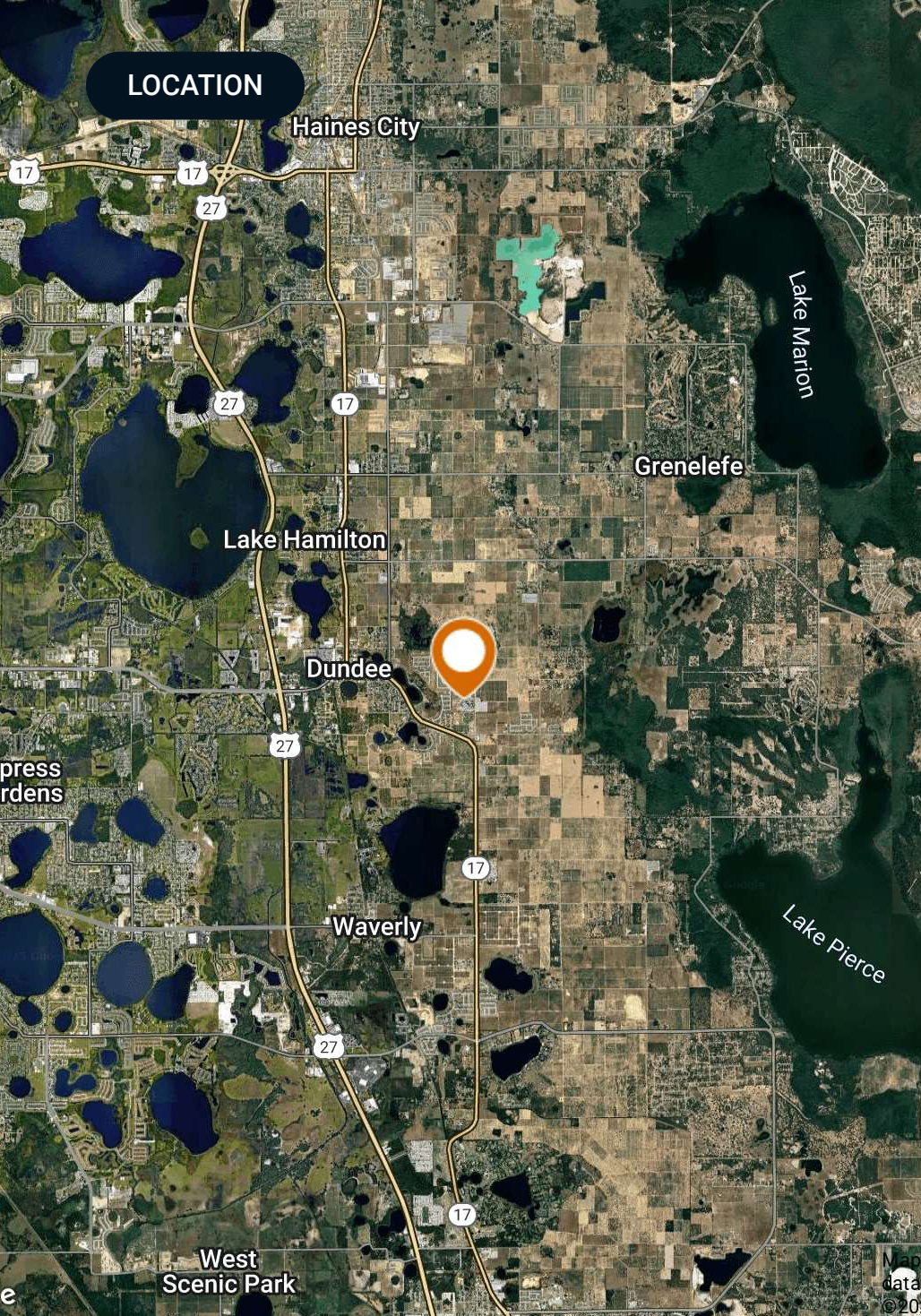
## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	Residential Development
Uplands / Wetlands:	All uplands
Soil Types:	Candler Sand Tavares Fine Sand
Zoning / FLU:	Zoning: Residential Single Family- 2 (RSF-2) FLU: Low Density Residential (LDR). The property is now an Approved Planned Unit Development (PUD)
Lake Frontage / Water Features:	2,600' on Lake Trask
Water Source & Utilities:	Water & Sewer are at the property on Lake Marie Dr supplied by the Town of Dundee.
Road Frontage:	4,700' ± on Lake Marie Dr.
Fencing:	None
Planning/Permits:	412 Shovel ready lots
Permitted Lots:	187 - 45' x 115' 196 - 50' x 115' 29 - 60' x 115'
Price Per Lot:	\$30,000
Lot Inventory:	412 Single Family Lots





## Location & Driving Directions

Parcel:

GPS: 28.0242106, -81.5972542

Driving  
Directions:

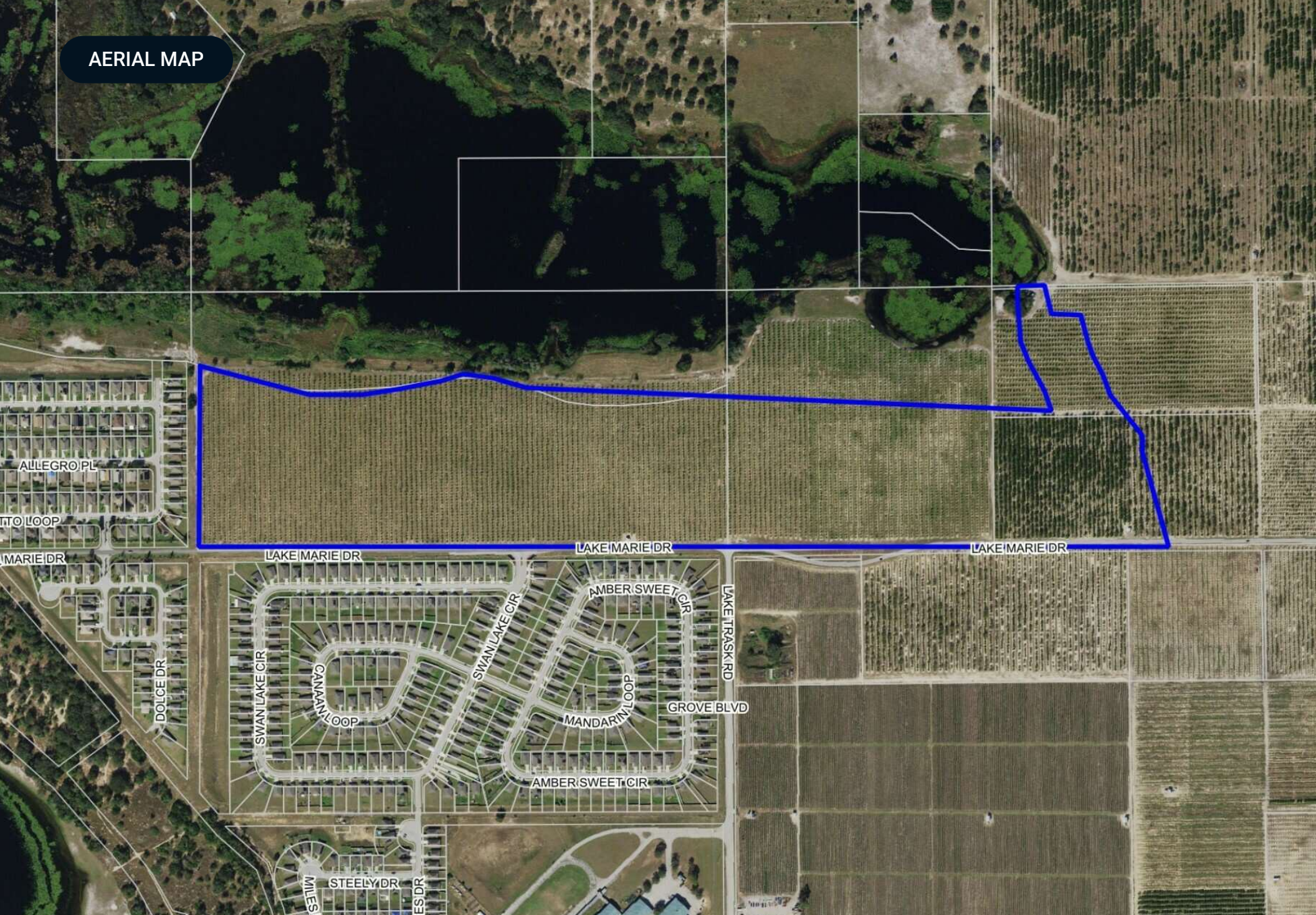
- From US 27 in Dundee take the Dundee Road east 1.2 miles to Lake Marie Dr
- Take a left on Lake Marie Drive and go .8 miles, the property will be on the left.

Showing  
Instructions:

Call Listing Agents.



AERIAL MAP





# SITE PLAN

A porch, lawn, parking, driveway, or other comparable entrance feature may extend up to 5' from the front building line.

Developer shall not exceed 420-45' lots. Developer shall have at least 55-60' lots. Developer may decrease the number of 45' lots and increase the number of 50' lots, on a lot-for-lot basis, in no event shall the total number of 45' lots and 50' lots collectively exceed 803 lots.

- USE DATA**
- GROSS PROJECT AREA: 306.00 ACRES  
FUTURE PD, 7 ROW DEDICATION: 0.13 ACRES  
NET PROJECT AREA: 305.87 ACRES
  - PARCELS: 18, 2A, 2B: 211.74 ACRES
  - EXISTING ZONING: (RPF-2)
  - PROPOSED ZONING: (PD) PLANNED UNIT DEVELOPMENT
  - FUTURE LAND USE: (LDK) LOW DENSITY RESIDENTIAL
  - EXISTING USE: ORANGE GROVE
  - PROPOSED UNIT COUNT: 853 RESIDENTIAL UNITS  
OVERALL: PHASES 1A, 1B, 2A, 2B: 853 DU / 306.13 AC
  - EXISTING ONSITE WETLANDS: 83.17 AC
  - RESIDENTIAL USE DENSITY (OVERALL):  
ALLOWED: 5 DU/AC  
ALLOWABLE NET: 306.13 AC - 83.17 = 222.96 AC  
222.96 AC x 5 DU/AC = 1,114.80 UNITS  
ALLOWABLE GROSS: 1,114.80 UNITS  
PROPOSED NET: 853 DU / 211.74 AC = 4.03 DU/AC  
PROPOSED GROSS: 853 DU / 306.13 AC = 2.79 DU/AC
  - PHASES 1A, 1B, 2A, 2B:  
ALLOWED: 5 DU/AC  
ALLOWABLE NET: 211.74 AC - 83.17 = 128.57 AC  
128.57 AC x 5 DU/AC = 642.85 UNITS  
ALLOWABLE GROSS: 642.85 UNITS  
PROPOSED NET: 412 DU / 211.74 AC = 1.95 DU/AC  
PROPOSED GROSS: 412 DU / 306.13 AC = 1.35 DU/AC
  - SETBACKS:  
FRONT: 20 FEET  
REAR: 20 FEET  
SIDE: 5 FEET (7.5 FEET FOR 45' LOTS)  
15 FEET
  - MINIMUM OF 30% OPEN SPACE (80.38 ACRES) SHALL BE PROVIDED FOR THE OVERALL PLANNED DEVELOPMENT. ALL BUFFERS, PASSIVE AND ACTIVE RECREATION AREAS, GREEN SPACE, AND LAKE TRAILS SHALL RECEIVE 100% CREDIT TOWARDS OPEN SPACE REQUIREMENT.
  - OVERALL OPEN SPACE PROVIDED: 158 AC (TRACTS 1B-1A THRU LT-4)  
PHASE 1 OPEN SPACE PROVIDED: 131.33 AC (1B-1A - 1B-10, OS-1 - OS-14, OS-29, W-1 - W-2, R-1, PD-1, PD-2, LT-1 - LT-4)
  - STORMWATER MANAGEMENT PONDS AMENITIZED FOR PASSIVE RECREATION SHALL RECEIVE 100% CREDIT OF THE STORMWATER MANAGEMENT POND AREA TOWARDS OPEN SPACE REQUIREMENT.
  - PROPOSED IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR AN ASSOCIATION / MANAGEMENT GROUP DESIGNATED BY THE PROPERTY OWNER.

- FOR THE FIRM PLAN, 12/05/03/0300 DATED DEC. 22, 2016, THE SITE IS DESIGNATED FLOOD ZONE S. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AND FLOOD ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD PLAN).
- WETLAND LINES SHOWN ARE PRELIMINARY AND SUBJECT TO APPROVAL BY SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT (SWMD). ANY IMPACTS TO THE WETLANDS WILL BE PERMITTED THROUGH THE SWMD.
- PROPOSED INTERNAL DRIVEWAYS AND PARKING SHALL BE PRIVATE.
- THE SITE MAY BE GATED, IF APPLICABLE, GATED ENTRANCES WILL USE A 10'x10' SIGN ACTIVATION AND SIGN, OR APPROVED EQUAL, FOR EMERGENCY ACCESS FOR THE TOWN OF DUNDEE.
- AMENITY PARKING SPACES SHALL BE A MINIMUM WIDTH OF 9 FT X 18 FT IN DEPTH.
- WATER, SEWER, AND REUSE WATER TO BE PROVIDED BY THE TOWN OF DUNDEE.
- UTILITY EASEMENTS DEDICATED TO THE CITY OF DUNDEE SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET THE TOWN OF DUNDEE REQUIREMENTS.
- SOLID WASTE DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL LOT PICK UP.
- UNLESS OTHERWISE NOTED, LANDSCAPE DESIGN AND TREE REGULATIONS ARE SUBJECT TO THE PROPOSED USES AND SHALL COMPLY WITH THE TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS.
- PERIMETER LANDSCAPING SHALL COMPLY WITH THE TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS.
- PER LAND DEVELOPMENT CODE (SECTION 3.02.04) REQUIRES SIDEWALKS ON BOTH SIDES OF THE ROAD FOR LOTS LESS THAN 80-FEET WIDE.
- PER LAND DEVELOPMENT CODE SECTION 2.02.03.06 "UNLESS OTHERWISE CONDITIONED IN THE FUD ORDINANCE, ALONG PUBLIC OR PRIVATE RIGHTS-OF-WAY, INCLUDING THOSE BORDERING THE PERIMETER OF THE PUD, ONE CANOPY TREE SHALL BE PLANTED FOR EVERY 50 FEET OF RIGHT-OF-WAY. SUCH TREES SHALL BE NO LESS THAN TEN FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE PLACED WITHIN THE FEET OF THE RIGHT-OF-WAY. ALONG INTERNAL ROADS, THE TREES SHALL BE PLANTED ALTERNATELY ON EITHER SIDE OF THE STREET."
- PARKING PROVIDED:  
12-18' ADA PARKING: 2 SPACES  
9'x18' PARKING: 38 SPACES  
9'x22' PARALLEL PARKING: 38 SPACES  
RESIDENTIAL DRIVEWAYS: 1,706 SPACES  
GARAGES: 1,706 SPACES  
TOTAL PARKING: 3,501 SPACES
- PHASES 1A, 1B, 2A, 2B:  
12-18' ADA PARKING: 2 SPACES  
9'x18' PARKING: 38 SPACES  
9'x22' PARALLEL PARKING: 38 SPACES  
RESIDENTIAL DRIVEWAYS: 824 SPACES  
GARAGES: 824 SPACES  
TOTAL PARKING PHASE 1: 1,706 SPACES
- NON FLOATING MULCH SHALL BE USED ON ALL TRAILS.
- STREET LIGHTS ARE REQUIRED AND A STREET LIGHT ASSESSMENT DISTRICT SHALL BE ESTABLISHED. AN ILLUMINATION PLAN SHALL BE PREPARED AND APPROVED BY TOWN OF DUNDEE PRIOR TO ANY LIGHTING CONSTRUCTION. THE PLAN SHALL COMPLY WITH TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS AND INTERNATIONAL DARK SKY STANDARDS.
- UNLESS NOTED OTHERWISE, THE FUNCTIONAL CLASSIFICATION FOR ALL ROADS ON THIS PLAN IS LOCAL ROAD.
- DEVELOPER ACKNOWLEDGES THE TOWN'S INTEREST IN SIDEWALKS ALONG THE SOUTH SIDE OF LAKE MARIE DRIVE AND WILL NEGOTIATE IN GOOD FAITH TO ACCOMMODATE THE TOWN'S REQUEST IN A TRANSPORTATION AGREEMENT.

**LEGEND**

RD-1A ROW DEDICATION  
RD-1B ROW DEDICATION  
RD-1C ROW DEDICATION  
RD-1D ROW DEDICATION  
RD-1E ROW DEDICATION  
RD-1F ROW DEDICATION  
RD-1G ROW DEDICATION  
RD-1H ROW DEDICATION  
RD-1I ROW DEDICATION  
RD-1J ROW DEDICATION  
RD-1K ROW DEDICATION  
RD-1L ROW DEDICATION  
RD-1M ROW DEDICATION  
RD-1N ROW DEDICATION  
RD-1O ROW DEDICATION  
RD-1P ROW DEDICATION  
RD-1Q ROW DEDICATION  
RD-1R ROW DEDICATION  
RD-1S ROW DEDICATION  
RD-1T ROW DEDICATION  
RD-1U ROW DEDICATION  
RD-1V ROW DEDICATION  
RD-1W ROW DEDICATION  
RD-1X ROW DEDICATION  
RD-1Y ROW DEDICATION  
RD-1Z ROW DEDICATION

**SOILS LEGEND**

SOIL NAME	SOIL TYPE
3 CADDIS SAND	3 TO 5 PERCENT SLOPES
15 FAYES FINE SAND	5 TO 10 PERCENT SLOPES
35 FAYES MUCK, FREQUENTLY POOLED	10 TO 15 PERCENT SLOPES
36 SANDIER MUCK FINE SAND, FREQUENTLY POOLED, 0 TO 1 PERCENT SLOPES	0 TO 1 PERCENT SLOPES
74 MARCOSSIE SAND	

**GRAPHIC SCALE**

1 inch = 300 ft

**TRAFFIC GENERATION**

ITE CODE	LAND USE	# UNITS	DAILY RATE	TRIPS	PM PEAK HOUR RATE	TOTAL ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	412	9.52	3,922	1.00	412	380

**SCHOOL DEMANDS**

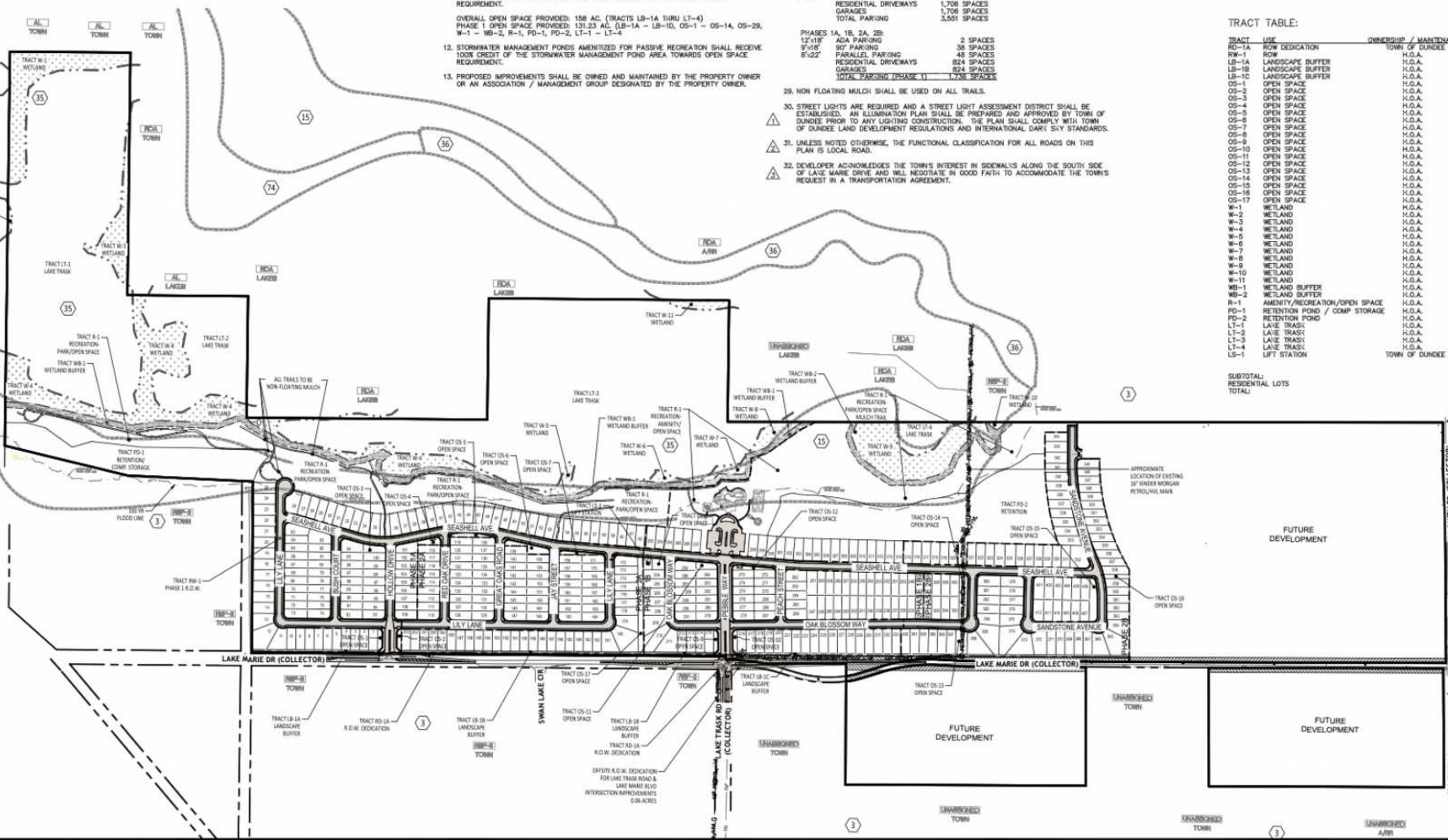
AGE	OVERALL	CURRENT	RATE	OVERALL	CURRENT
5-12	853	412	0.239	178	86
13-17	853	412	0.144	123	60
				378	146

**LOT COUNT**

SIZE	OVERALL	CURRENT
45' x 115'	456	157
50' x 115'	336	196
60' x 115'	61	29
	853	412

**TRACT TABLE:**

TRACT	USE	OVERSHP / MAINTENANCE	AREA (AC)
RD-1A	ROW DEDICATION	TOWN OF DUNDEE	2.42
RD-1B	ROW	H.G.A.	17.56
RD-1C	LANDSCAPE BUFFER	H.G.A.	0.16
RD-1D	LANDSCAPE BUFFER	H.G.A.	0.40
RD-1E	LANDSCAPE BUFFER	H.G.A.	0.33
OS-1	OPEN SPACE	H.G.A.	0.06
OS-2	OPEN SPACE	H.G.A.	0.06
OS-3	OPEN SPACE	H.G.A.	0.11
OS-4	OPEN SPACE	H.G.A.	0.10
OS-5	OPEN SPACE	H.G.A.	0.11
OS-6	OPEN SPACE	H.G.A.	0.19
OS-7	OPEN SPACE	H.G.A.	0.09
OS-8	OPEN SPACE	H.G.A.	0.07
OS-9	OPEN SPACE	H.G.A.	0.07
OS-10	OPEN SPACE	H.G.A.	0.10
OS-11	OPEN SPACE	H.G.A.	0.10
OS-12	OPEN SPACE	H.G.A.	0.20
OS-13	OPEN SPACE	H.G.A.	0.27
OS-14	OPEN SPACE	H.G.A.	0.33
OS-15	OPEN SPACE	H.G.A.	0.08
OS-16	OPEN SPACE	H.G.A.	0.36
OS-17	OPEN SPACE	H.G.A.	0.08
W-1	WETLAND	H.G.A.	2.88
W-2	WETLAND	H.G.A.	1.38
W-3	WETLAND	H.G.A.	4.67
W-4	WETLAND	H.G.A.	0.34
W-5	WETLAND	H.G.A.	0.23
W-6	WETLAND	H.G.A.	0.28
W-7	WETLAND	H.G.A.	0.45
W-8	WETLAND	H.G.A.	2.85
W-9	WETLAND	H.G.A.	0.08
W-10	WETLAND	H.G.A.	0.35
W-11	WETLAND	H.G.A.	3.39
W-12	WETLAND BUFFER	H.G.A.	1.07
R-1	AMENITY/RECREATION/OPEN SPACE	H.G.A.	25.63
PD-1	RETENTION POND / COMP STORAGE	H.G.A.	4.94
LT-1	LAKE TRAIL	H.G.A.	24.81
LT-2	LAKE TRAIL	H.G.A.	6.10
LT-3	LAKE TRAIL	H.G.A.	35.56
LT-4	LAKE TRAIL	H.G.A.	0.84
LS-1	LIFT STATION	TOWN OF DUNDEE	0.08
<b>SUBTOTAL:</b>	<b>RESIDENTIAL LOTS</b>		<b>151.31</b>
<b>TOTAL:</b>			<b>201.74</b>



**MADDER**

**CIVIL ENGINEER**

431 E. Florio Ave  
Suite 260  
Maitland, Florida 32751  
(407) 828-8330

**OVERALL SITE PLAN**

FOR

**DUNDEE LAKES**

CERTIFIED SUBDIVISION PLAN - C-SP

DUNDEE RESERVE HOLDINGS, LLC

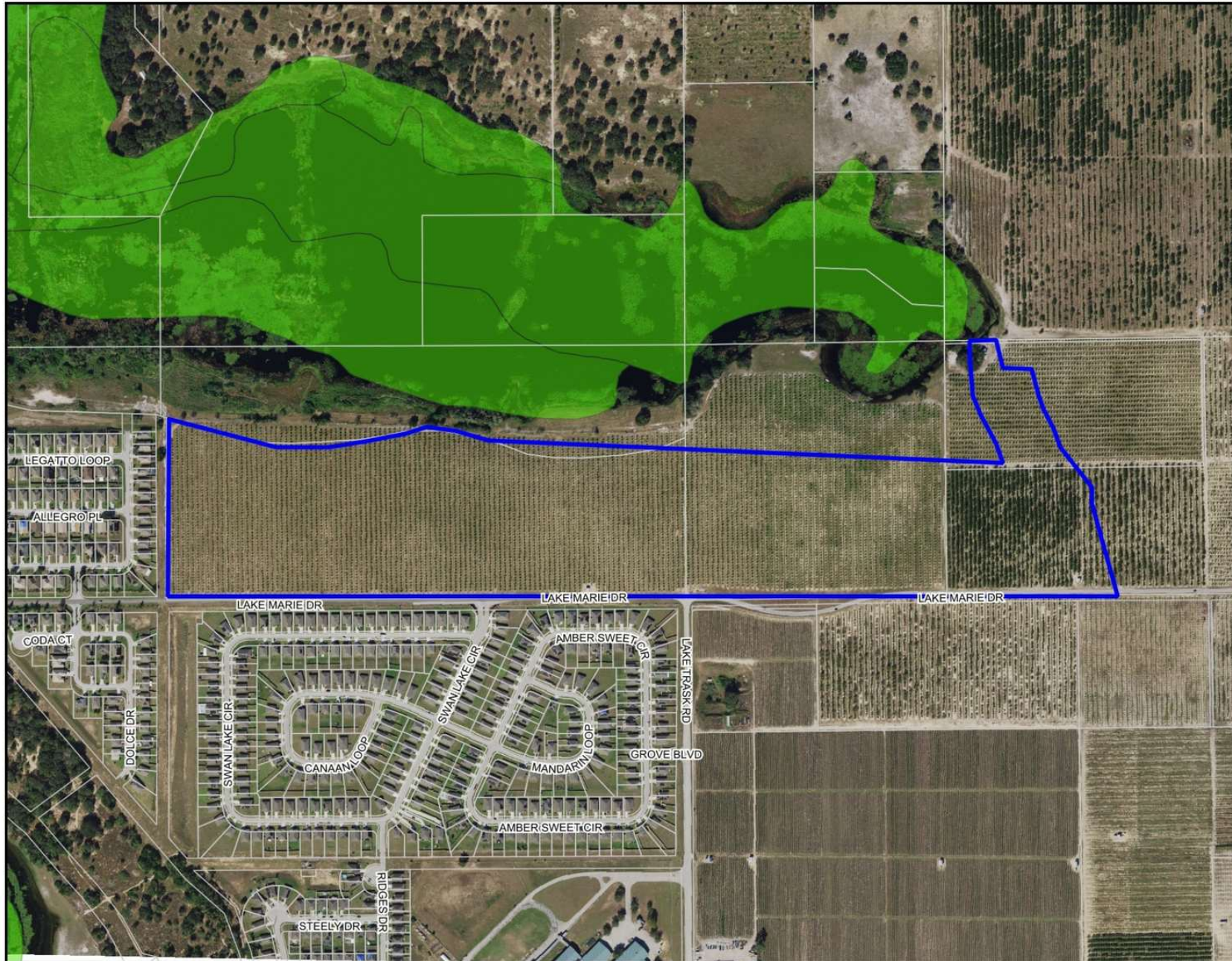
38 CHAMBERLAIN WAY  
LAKEWOOD, NJ 07001

ENGINEER: JAMES CHAMBERLAIN, P.E.  
DATE: 04/07/2016  
SCALE: 1"=300'  
DESIGNED BY: J. CHAMBERLAIN  
DRAWN BY: J. CHAMBERLAIN  
APPROVED BY: J. CHAMBERLAIN

**C100**



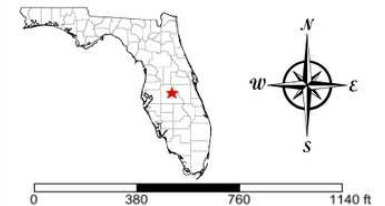
# WETLANDS MAP



## Wetlands Map

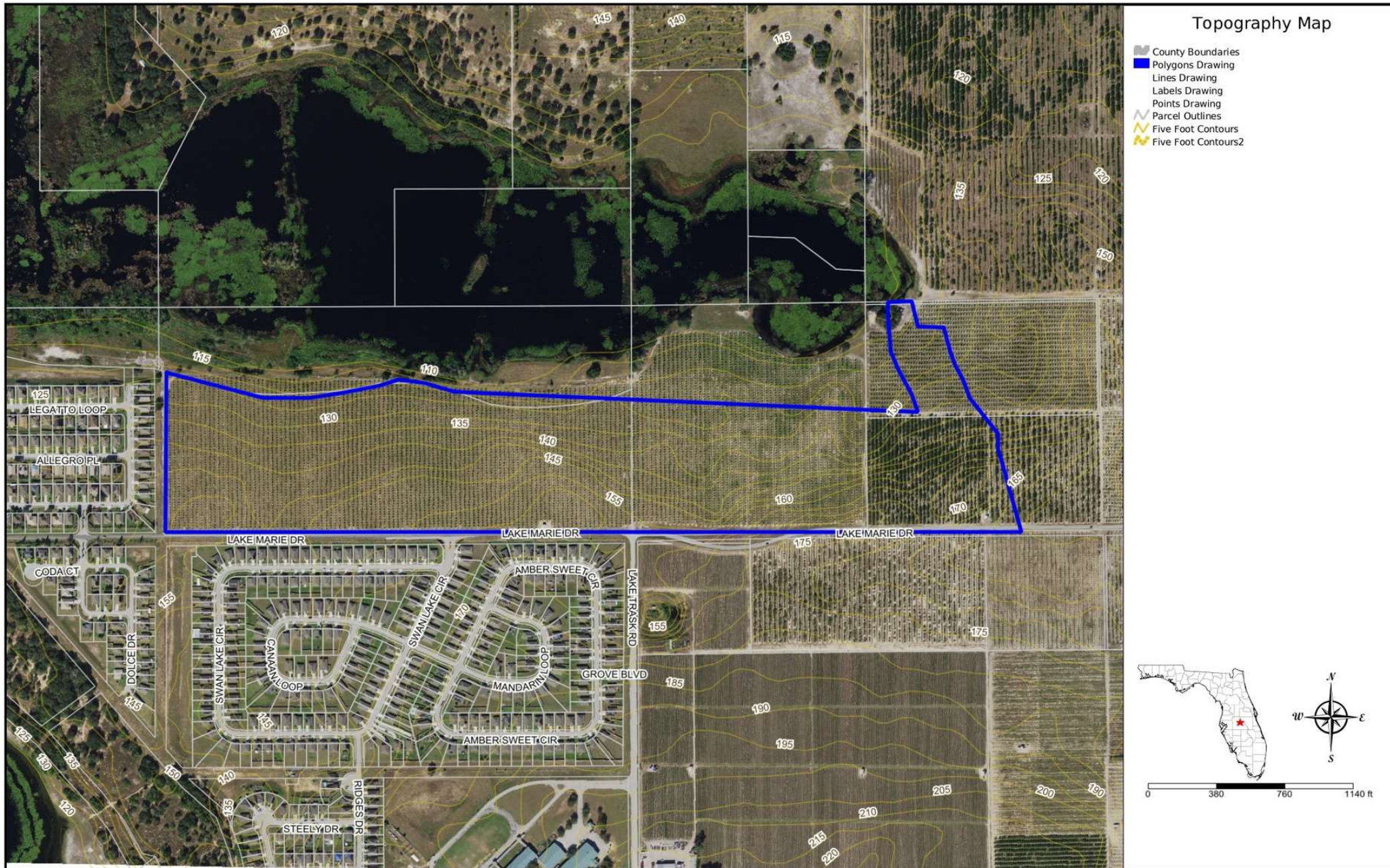
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
	TOTAL WETLANDS	0.0
	TOTAL UPLANDS	86.3
	TOTAL ACRES	86.3



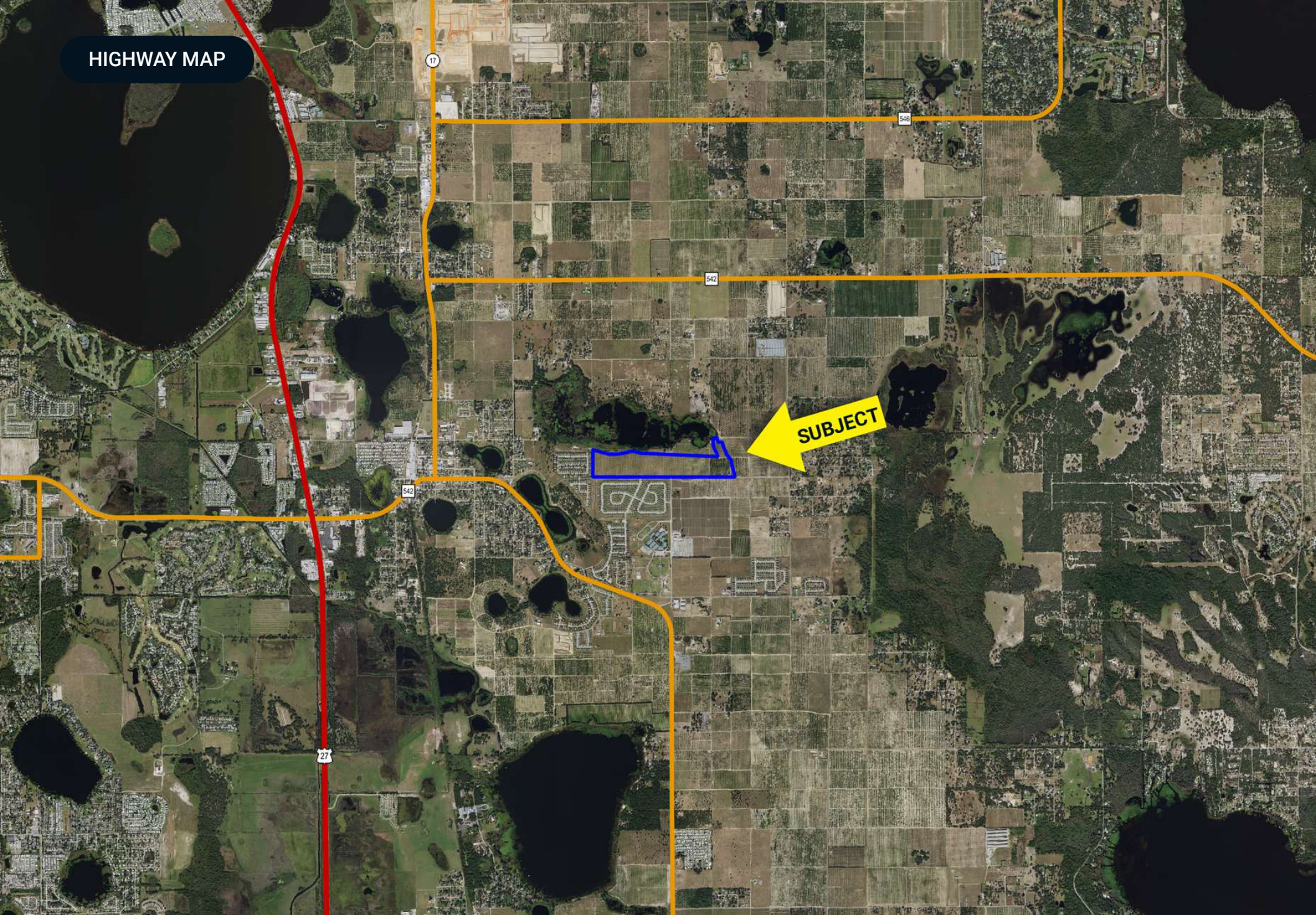


# FIVE FOOT CONTOURS





# HIGHWAY MAP



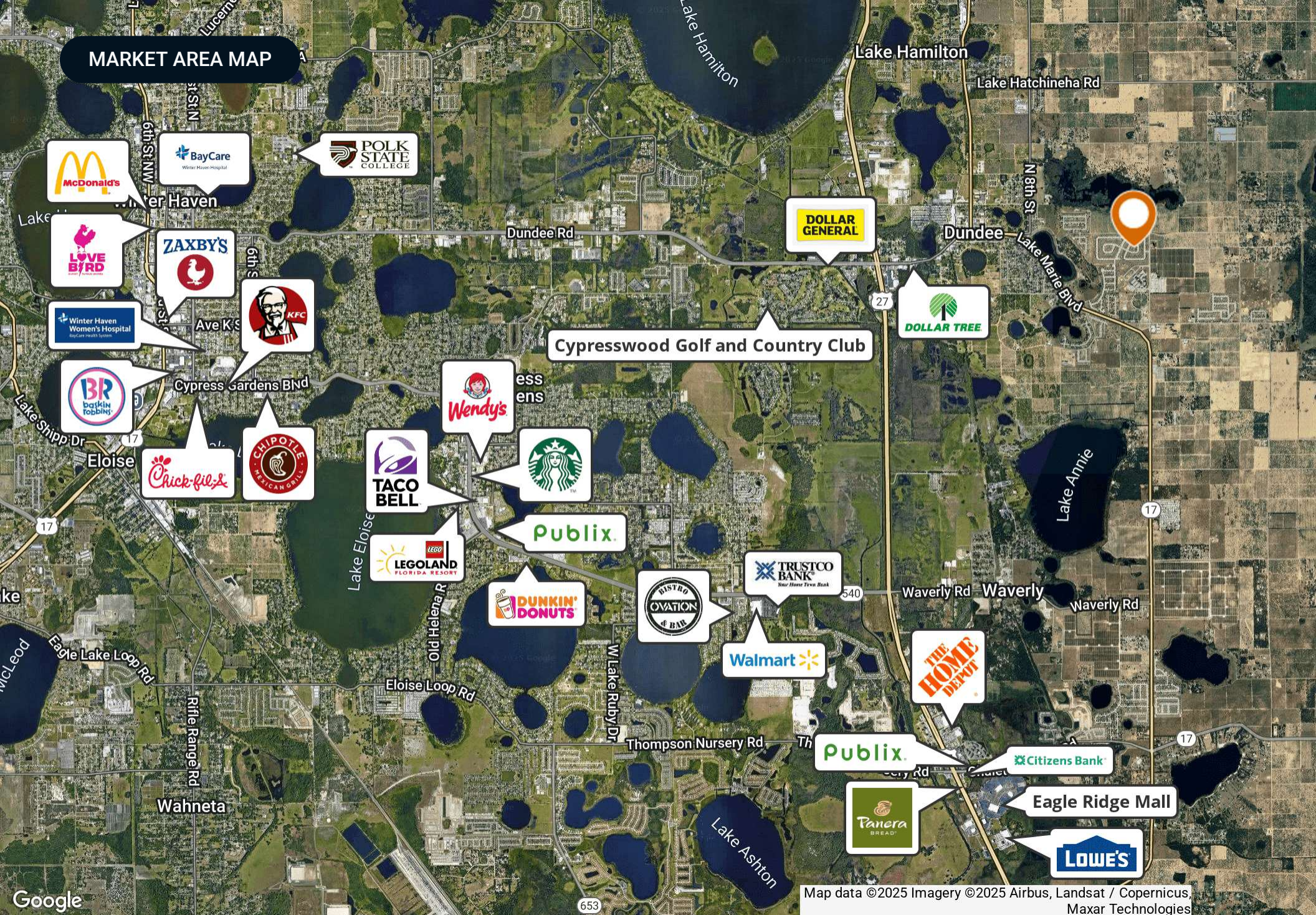


# NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus  
Maxar Technologies







AERIAL PHOTOS





ADDITIONAL PHOTOS

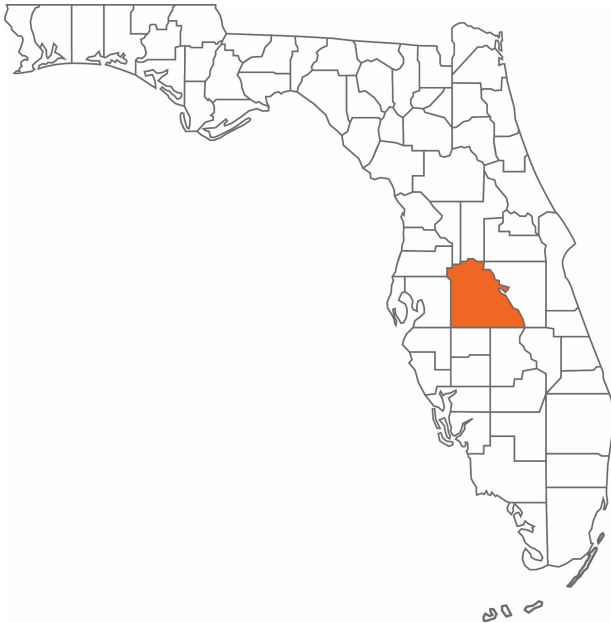






COUNTY

## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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