



PLANNING AND ZONING BOARD MEETING MINUTES

August 15, 2024 at 5:30 PM

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

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

CALL TO ORDER by Chair Gunter at 5:33 p.m.

PLEDGE OF ALLEGIANCE led by Chairman Gunter

ROLL CALL given by Town Clerk O'Neill

PRESENT

David Joubert

Annette Wilson

Jeff Gunter

ABSENT

Dreccextel Robinson

MOTION TO EXCUSE Mr. Robinson made by Gunter, seconded by Joubert. Passed unanimously.

APPROVAL OF MINUTES

MOTION TO APPROVE the minutes from the May 16, 2024 and June 20, 2024 Planning and Zoning meetings made by Gunter, Seconded by Wilson. Passed unanimously.

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

Shelton Rice, attorney with Peterson and Myers, 225 East Lemon Street, Suite 200, in Lakeland spoke on behalf of the Reserve at Dundee Lakes. In recognition of a moratorium, Mr. Rice stated that he wanted to express interest in his client completing the project. Attorney Claytor provided an overview of the Reserve at Dundee Lakes project, which is a mix of residential units and community/recreational amenities adjacent to Lake Marie.

Attorney Claytor stated that the Town of Dundee is accepting transfers of operational agricultural wells.

Mr. Joubert and Mr. Rice discussed the Reserve at Dundee Lakes project and projected water capacity from the agricultural wells on the site. Mr. Rice explained that they understand the reason for a moratorium, but they do not want to see any undue hardship placed on projects that have been working through the process for a long time.

Mr. Joubert asked Public Works Director, Johnathan Vice, about the capped well at the Dundee Community Center. Mr. Vice stated that Utilities Director, Tracy Mercer, would have information about that.

Attorney Claytor stated that a public asset cannot be liquidated and used for a private purpose.

Ryan Renardo, civil engineer with R-Squared Engineering, 10312 Bloomingdale Ave., Ste. 108-367, Riverview, FL 33578, spoke about the Caldwell Ridge Subdivision.

Attorney Claytor commented that the Caldwell Ridge project is in the concept phase. Attorney Claytor stated currently there are projects under review for final plat approval. Attorney Claytor generally described the exceptions which are drafted into the moratorium ordinance.

PUBLIC HEARINGS None

DISCUSSION ITEMS

A. Historical Background and FAQs

Lorraine Peterson, Town Planner, presented a PowerPoint to the P&Z Board about the moratorium.

Ms. Peterson noted that there are 28 projects on file with the Town of Dundee. This includes 20 subdivisions and 8 commercial projects. The total number of units is 5,702, which includes primarily single-family homes. This is approximately 1.9 million gallons of water per day. Ms. Peterson provided water use data in the presentation that was provided by Utilities Director, Tracy Mercer.

Ms. Peterson further noted that the Town of Dundee is trying to be responsible with potable water resources, and staff has been tasked with looking out for the residents and for the developer community.

Attorney Claytor noted that certain advertising and/or publication requirements must be met for the public hearings related to the proposed moratorium ordinance. As of today, the earliest run date for the newspaper advertisement for the public hearing is August 21, 2024, which also requires a special meeting of the Town Commission which may possibly be held on August 28 or 29 for purposes of considering the proposed ordinance for the moratorium.

Attorney Claytor explained procedural requirements for establishing a development moratorium, and Attorney reviewed moratorium ordinances from other municipalities in Florida for water-use-related issues and others, including Zephyrhills, the City of Melbourne, and the City of Bonita Springs.

Questions were raised about rebuilding structures under the moratorium, and Attorney Claytor stated that in drafting the moratorium, processes have been built into the document.

REPORTS FROM OFFICERS None

Planning Department Comments

Town Attorney Comments

Board Member Comments

Chairperson Comments

ADJOURNMENT at 6:36 p.m.

Respectfully submitted,

Lita O'Neill

Lita O'Neill, Town Clerk

Approval Date by P&Z Board: 8/26/2024

Reviewed by Town Commission: 10/22/2024

***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.