



PLANNING AND ZONING BOARD SPECIAL MEETING MINUTES

August 26, 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 5:39pm

PLEDGE OF ALLEGIANCE led by Chair Gunter

ROLL CALL taken by Town Clerk O'Neill

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

Chair Gunter opened the floor for public comment; being none, the floor was closed.

APPROVAL OF MINUTES

Motion to approve minutes from the August 15, 2024 Planning and Zoning Meeting. Made by Annette Wilson, seconded by David Joubert. Passed unanimously.

Voting in favor: Gunter, Wilson, Robinson, Joubert

PUBLIC HEARINGS None

DISCUSSION ITEMS

DISCUSSION & ACTION, DRAFT ORDINANCE 24-09, MORATORIUM

Lorraine Peterson presented a PowerPoint Presentation about the draft moratorium, Ordinance 24-09. During the presentation, Ms. Peterson reviewed three options for a motion for the P & Z Board to consider – approval of the moratorium, approval of the moratorium with changes, or denial of the moratorium.

Mr. Gunter asked whether the 12-month period for the moratorium is changeable. Attorney Claytor stated that by ordinance the Town Commission could terminate the moratorium early. Additionally, Attorney Claytor stated that an extension of up to 12 months could be approved by the Town Commission.

Mr. Robinson asked about the 500,000 gpd under interlocal agreement with Winter Haven. Attorney Claytor addressed questions regarding alternative water supply options through the Polk Regional Water Cooperative.

Ms. Wilson asked about agricultural wells and whether the Town is aware of how much water those wells generate. Ms. Peterson provided information.

Attorney Claytor explained the vested rights analysis that is built into Ordinance 24-09. He also noted there is a hardship process built into Ordinance 24-09.

Chair Gunter opened the floor for questions.

Jessie Skubna, property owner of 28390 Hwy 27, Dundee, FL, asked about commercial industrial zoning and whether this property is subject to the moratorium. Attorney Claytor stated that commercial zoning districts are not subject to the moratorium, but they are subject to a concurrency evaluation. Ms. Skubna asked if the Highway Commercial designation is exempt, and Attorney Claytor stated yes except for the required concurrency evaluation.

Attorney Shelton Rice with Peterson and Myers, 225 East Lemon Street, Suite 300, Lakeland, FL 33801, whose client is the Reserve at Dundee Lakes, asked about the number of ERCs for the Reserve at Dundee Lakes. The number of ERCs was clarified to be 306.

Motion for the Planning and Zoning Board to recommend approval of Ordinance 24-09, a Town initiated ordinance to enact a temporary moratorium for twelve (12) consecutive months, made by Gunter, seconded by Wilson. Passed unanimously.

Voting in favor: Gunter, Wilson, Robinson, Joubert

DISCUSSION ONLY, BOARD MEMBERSHIPS & GOVERNMENT-IN-THE-SUNSHINE

Attorney Claytor expressed appreciation to the Board members who expressed interest in volunteering their service to the Visioning Board. Attorney Claytor further explained Government-in-the-Sunshine Laws as it relates to the Planning and Zoning Board and the Visioning Board.

Chair Gunter opened the floor for questions. Ms. Alethea Pugh, 1367 Swan Lake Circle, Dundee, commented that she has submitted an application for the Planning and Zoning Board. She asked what the process is to be approved. Attorney Claytor explained the process.

REPORTS FROM OFFICERS None

Planning Department Comments

Town Attorney Comments

Board Member Comments

Chairperson Comments

ADJOURNMENT at 6:32 p.m.

Respectfully submitted,

Lita O'Neill

Lita O'Neill, Town Clerk

Approved by P & Z Board: _____

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.