



PLANNING AND ZONING BOARD MEETING AGENDA

June 18, 2026 at 5:30 PM

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

APPROVAL OF MINUTES

1. MINUTES

A. MAY 21, 2026

DISCUSSION ITEMS

2. DISCUSSION, DEVELOPMENT 101 TRAINING

3. DISCUSSION & ACTION, ORDINANCE 26-11 A TOWN INITIATED TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE, TABLES 2.03 (A) THROUGH 2.03 (C)

REPORTS FROM OFFICERS

Planning Department Comments

Town Administration Comments

Board Member Comments

Chairperson Comments

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.



PLANNING AND ZONING BOARD MEETING MINUTES

May 21, 2026, at 5:30 PM

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

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

CALL TO ORDER led by Chair Michelle Thompson at 5:30 P.M.

PLEDGE OF ALLEGIANCE led by Vice-Chair David Joubert

ROLL CALL given by Deputy Town Clerk Melissa Glogowski

PRESENT

Donald Barclay
David Joubert
Virginia Shuff-Dowd
Michelle Thompson

ABSENT

Drecextel Robinson

Public Works Director, John Vice stated that he had talked to Drecextel and that he was running late, but on the way.

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

Board Chair Thompson opened the floor for public comments, being none, the floor was closed.

APPROVAL OF MINUTES

1. April 16, 2026

Motion to approve the minutes of the February 19, 2026, Planning & Zoning meeting, made by Vice-Chair Joubert.

Motion Seconded by Member Barclay.

Voting in favor: Barclay, Joubert, Schuff-Dowd, Thompson

The motion passed unanimously

NEW BUSINESS

Deputy Town Clerk Glogowski introduced new board members Donaldson Barclay and Virginia Shuff-Dowd, whose appointments were approved at the April 21, 2026, Town Commission meeting. Both board members briefly introduced themselves and shared their backgrounds with the board and those present.

2. DISCUSSION AND ACTION, ORDINANCE 26-06, AN APPLICANT-INITIATED FUTURE LAND USE MAP AMENDMENT FOR ESTES GROVE SUBDIVISION

Board Chair Thompson opened the floor for public comments,

Gary Peck and James Rousey questioned the wells and traffic issues and if they are able to come back and increase the number of homes. Reenie Heath stated that they were requesting the changes to make it more conducive with the properties around them, and that they would not be coming back to request an increase.

seeing as there was no more comments, the floor was closed.

*Motion for the Planning & Zoning board I move the Planning and Zoning Board recommend **approval of Ordinance 26-06** to Town Commission, a request by Heather Wertz of Absolute Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Multi-Use Village Center (MU-VC) to Low Density Residential (LDR) on portions of 638.76 +/- acres. The subject property is located on the east and west sides of Lake Mabel Loop Road, and on the north and south sides of Canal Road, in Sections 36,01, and 02 Townships 28 and 29, Range 27, further described as parcels: 272836-000000-040000, 272901-000000-013000, 272902-000000-011010, and 272902-000000-011040, was made by Chair Thompson.*

Motion Seconded by Board Member Shuff-Dowd.

Voting in favor: Barclay, Joubert, Schuff-Dowd, Thompson

The motion passed unanimously

3. DISCUSSION AND ACTION, ORDINANCE 26-09 - AN APPLICANT-INITIATED MAJOR PUD AMENDMENT TO ORDINANCE 15-05 FOR ESTES GROVE SUBDIVISION.

Board Chair Thompson opened the floor for public comments,

Gary Peck and James Rousey questioned the buffers between the properties. Valerie Kane questioned when this would start.

seeing as there was no more comments, the floor was closed

*Motion for the Planning and Zoning Board recommend **approval of Ordinance 26-09** to the Town Commission, a Major Amendment to PUD-MU 15-05, for Estes Grove Subdivision, a request by Heather Wertz of Absolute Engineering, Inc., amending the Master Development Plan, special conditions, adding parcels 272835-000000-023010 and 272901-000000-012000, moving the 15 acre school site and the 5 acre public use site from the eastside of Lake Mabel Loop Road to the westside of Lake Mabel Loop Road, adding project phasing, reducing the overall project density, redefining the lot layout and lot sizes per original PUD conditions, changes to the external access points, and adding the Welsh Road extension right-of-way dedication., was made by Chair Thompson.*

Motion Seconded by Vice-Chair Joubert.

Voting in favor: Barclay, Joubert, Shuff-Dowd, Thompson

The motion passed unanimously

4. DISCUSSION AND ACTION, ORDINANCE 26-07 – TOWN INITIATED TEXT AMENDMENT TO SECTION 3.06.07 OF THE LAND DEVELOPMENT CODE.

Board Chair Thompson opened the floor for public comments,

Gary Peck requested additional information.

seeing as there were no other comments, the floor was closed.

*Motion for the Planning and Zoning Board recommend **adoption** to the Town of Dundee, Town Commission for the proposed Town – Initiated request for a Land Development Code Text Amendment to section 3.06.07-Underground Seepage Systems, was made by Chair Thompson.*

Motion Seconded by Board Member Barclay.

Voting in favor: Barclay, Joubert, Shuff-Dowd, Thompson

The motion passed unanimously

REPORTS FROM OFFICERS

Planning Department Comments- There are workshops on the first day of the APA conference in the September, that has classes for P&Z Board members that would be beneficial and that they should plan on attending if possible. Will look up the dates and let them know at the next meeting.

Town Administration Comments – Shirt prices for board members were requested at a previous meeting, polo shirts with logo would be \$21.00 per person.

Board Member Comments – None

Chairperson’s Comments – None

ADJOURNMENT at 7:03 PM

Respectfully submitted,

Melissa Glogowski

Melissa Glogowski, Deputy Town Clerk

APPROVAL DATE:

PUBLIC NOTICE: Please be advised that if you desire to appeal 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)

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Meeting Agenda Coversheet


MEETING DATE:	June 18, 2026	Submitted By: Ken Cassel – Town Manager		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION, TOWN MANAGER DEVELOPMENT 101 TRAINING – LAND DEVELOPMENT REGULATIONS (LDR) UPDATE			
STAFF RECOMMENDATION: (MOTION READY)				
SUMMARY and/or JUSTIFICATION:	Town Manager Ken Cassel will conduct a brief "Development 101" training session for the Planning & Zoning Board. This presentation will outline the Board's specific roles, responsibilities, and advisory capacity regarding the upcoming updates to the Town's Land Development Regulations (LDR). The training aims to establish a clear framework for reviewing and recommending these regulatory updates.			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:		PROCLAMATION:	
	EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>				
SELECT, if applicable	RESOLUTION: N/A		ORDINANCE: 26-11	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>				
FISCAL IMPACT (if any):	This Ordinance will not produce any fiscal impacts to the Town.		\$0.00	



Meeting Agenda Coversheet

MEETING DATE:	June 18, 2026	Submitted By: Lorraine Peterson- Planning & Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, ORDINANCE 26-11 - TOWN-INITIATED TEXT AMENDMENT TO TABLES 2.03 (A) THROUGH 2.03 (C) OF THE LAND DEVELOPMENT CODE		
STAFF RECOMMENDATION: (MOTION READY)	I move the Planning and Zoning Board recommend approval to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) -Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.		
SUMMARY and/or JUSTIFICATION:	The Town is proposing a text amendment to the Town of Dundee Land Development Code (LDC) specifically regarding tables 2.03 (A) through 2.03 (C) Canopy Trees, Small Trees for Buffer yards, and Shrubs. The Town’s current landscaping tables have not been updated in several years. The added small trees and shrubs can be found in red, the proposed additions align with a more modern and aesthetic look along with sustainable water use.		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Staff Report Ordinance 26-11 BIE		
SELECT, if applicable	RESOLUTION: N/A		ORDINANCE: 26-11
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field’s textbox and leave blank.)</i>	ORDINANCE 26-11 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE TOWN OF DUNDEE LAND DEVELOPMENT CODE; REGARDING LANDSCAPING AND BUFFERING STANDARDS ; SPECIFICALLY AMENDING TABLE 2.03(A) (APPROVED CANOPY TREES, TABLE 2.03(B) (APPROVED SMALL TREES FOR BUFFERYARDS), AND 2.03(C) (SHRUBS);PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):	This Ordinance will not produce any fiscal impacts to the Town.		\$0.00

Town of Dundee
 Planning and Zoning Board
 Staff Report
 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

To: Planning and Zoning Board
Agenda Date: June 18, 2026
Department: Planning and Zoning
Discussion Topic: Town-Initiated Text Amendment to Tables 2.03 (A) through 2.03 (C)
Applicant: Town of Dundee
Planning & Zoning Board Recommendation: Pending
Town Commission Transmittal Hearing: Pending Hearing
Town Commission Adoption Hearing: Pending Hearing
DEO Comments: N/A
Prepared By: Lorraine Peterson, Development Services Director


REQUESTED ACTION

The Town is proposing a text amendment to the Town of Dundee Land Development Code (LDC) specifically regarding tables 2.03 (A) through 2.03 (C) Canopy Trees, Small Trees for Buffer yards, and Shrubs.

BACKGROUND

The Town of Dundee's current landscaping tables have not been updated in several years. The Town is seeking to add to table 2.03 (B) and table 2.03 (C) the added small trees and shrubs can be seen in red. The proposed additions align with a more modern aesthetic look along with sustainable water use.

Town of Dundee
 Planning and Zoning Board
 Staff Report
 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

PROPOSED LANGUAGE- LAND DEVELOPMENT CODE

2.03.03. - Canopy trees.

Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the town. Structures shall not be used in calculating or estimating the area of impervious surface. This subsection requires the calculation of the total impervious surface on a given site and the shading of one-third of that total impervious surface. To standardize the calculation, each paved parking space shall require 200 square feet of canopy area. Loading zones, sidewalks and other paved surfaces, with the exception of swimming pool decks and aprons, shall be calculated separately and one-third of the total area shall be shaded with canopy trees.

- 1.Canopy trees shall be selected from table 2.03(A) and planted no closer than five feet to any paved surface.
- 2.Planting areas for canopy trees shall be no less than 100 square feet in area.
- 3.Planting areas under canopy trees shall be planted in compatible shrubs from table 2.03(C) or ground covers but not planted in grass.

TABLE 2.03(A). CANOPY TREES

Species	Common Name	Canopy (square feet)
Acer rubrum	Red maple	500
Carya glabra	Pignut hickory	700
Carya illinoensis	Pecan	700
Carya tomentosa	Mockernut hickory	700
Celtis laevigata	Sugarberry (hackberry)	1,300
Cinnamomum camphora	Camphor	700
Fraxinus caroliniana	Pop ash	500
Liquidambar styraciflua	Sweetgum	500
Magnolia grandiflora	Southern magnolia	500
Pinus clausa	Sand pine	500
Pinus elliottii	Slash pine	500
Pinus elliottii var. densa	South Florida pine	500
Pinus palustris	Longleaf pine	500

Town of Dundee
 Planning and Zoning Board
 Staff Report
 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

Platanus occidentalis	Sycamore	700
Quercus laurifolia	Laurel oak	970
Quercus nigra	Water oak	700
Quercus virginiana	Live oak	2,000
Tilia caroliniana	Carolina basswood	500
Ulmus slata	Winged elm	500
Ulmus americana	Florida elm	700

TABLE 2.03(B). SMALL TREES FOR BUFFERYARDS

Species	Common Name	Canopy (square feet)
Baccharis halimifolia	Groundsel tree salt bush	<u>50</u>
Betula nigra	River birch	200
Callistemon viminalis	Weeping bottlebrush	80
Carpinus caroliniana	American hornbeam	120
Carya floridana	Scrub hickory	120
Chionanthus virginicus	Fringe tree	80
Cornus florida	Flowering dogwood	200
Crataegus	Hawthorne	120
Eriobotrya japonica	Loquat, Japanese plum	80
Eucalyptus cinerea	Silver dollar eucalyptus	120
Wodyetia bifurcata	Foxtail Palm	15
Gleditsia aquatica	Water locust	180
Gordonia lasianthus	Loblolly bay	200
Ilex attenuata	East Palatka holly	200
Ilex cassine	Dahoon holly	200
Ilex opaca	American holly	200
Juniperus silicicola	Southern red cedar	120
Koelreuteria elegans	Golden rain tree	320
Lagerstroemia indica	Crepe myrtle	120
Magnolia virginiana	Sweetbay magnolia	200
Osmanthus americana	Wild olive, devilwood	<u>50</u>

Town of Dundee
 Planning and Zoning Board
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 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

Osmanthus megacarpa	Scrub olive	80
Parkinsonia aculeata	Jerusalem thorn	200
Persea borbonia	Red bay	120
Phoenix sylvestris	Sylvester Palm	25
Prunus caroliniana	Cherry laurel	120
Prunus serotina	Wild black cherry	320
Quercus chapmanii	Chapman oak	180
Quercus geminata	Sand live oak	120
Quercus incana	Bluejack oak	120
Quercus laevis	Turkey oak	180
Quercus myrtifolia	Myrtle oak	80
Taxodium distichum	Bald cypress	320
Ulmus parvifolia	Drake elm, Chinese elm	320

TABLE 2.03(C). SHRUBS

Species	Common Name
Abelia grandiflora	Glossy abelia
Asparagaceae	Liriope Plants
Baccharis halimifolia	Groundsel tree/saltbush
Befaria racemosa	Tarflower
Bumelia tenax	Silver buckthorn
Camellia japonica	Camellia
Carrissa	Boxwood beauty
Clusia guttifera	Clusia Hedge
Codiaeum variegatum	Croton
Cortaderia selloana	Pampas grass
Cycas revoluta	King sago
Duranta repens	Golden dewdrop
Garberia heterophylla	Garberia
Gardenia jasminoides	Gardenia
Hydrangea macrophylla	Hydrangea
Hypericum hypericoides	St. Andrew's cross
Hypericum reductum	St. John's wort
Ilex cornuta "Bufordi"	Buford holly

Town of Dundee
 Planning and Zoning Board
 Staff Report
 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

<i>Ilex cornuta</i> "Dwarf Bufordi"	Dwarf Buford holly
<i>Ilex cornuta</i> "rotunda"	Rotunda holly
<i>Ilex glabra</i>	Gallberry
<i>Ilex opaca arenicola</i>	Scrub holly
<i>Ilex vomitoria</i> "nana"	Shillings holly
<i>Ilex vomitoria</i> "Pendula"	Weeping yaupon holly
<i>Illicium anisatum</i>	Japanese anise
<i>Illicium floridanum</i>	Star anise
<i>Illicium parviflorum</i>	Florida anise
<i>Itea virginica</i>	Virginia willow
<i>Jasminum natidum</i>	Shining jasmine
<i>Jasminum pubescens</i>	Downy jasmine
<i>Juniperus conferta</i> "compacta"	Dwarf shore juniper
<i>Juniperus</i> "Pfitzeriana"	Pfitzer juniper
<i>Junipera squamata</i> "expansa"	Parson's juniper
<i>Leucophyllum frutescens</i>	Texas sage
<i>Ligustrum japonicum</i>	Ligustrum
<i>Lyonia ferruginea</i>	Rusty lyonia
<i>Lyonia lucida</i>	Shiny lyonia/fetterbush
<i>Myrica cerifera</i>	Wax myrtle
<i>Persea humilis</i>	Silk bay
<i>Photinia glabra</i>	Red tip
<i>Pittosporum tobira</i>	Green pittosporum
<i>Pittosporum tobira</i> "compacta"	Compact pittosporum
<i>Pittosporum tobira</i> "variegata"	Variegated pittosporum
<i>Raphiolepis indica</i>	India hawthorn
<i>Rhododendron</i> "Duc de Rohan"	Azalea, "Duc de Rohan"
<i>Rhododendron serrulatum</i>	Swamp azalea
<i>Rhododendron simsii</i>	Indian azalea
<i>Serenoa repens</i>	Saw palmetto
<i>Thryallis glauca</i>	Thryallis, Shower-of-gold
<i>Vaccinium darrowi</i>	Little blueberry
<i>Viburnum obovatum</i>	Blackhaw
<i>Viburnum odoratissimum</i>	Sweet viburnum
<i>Viburnum suspensum</i>	Sandankwa viburnum
<i>Zamia floridana</i>	Coontie

Town of Dundee
Planning and Zoning Board
Staff Report
Town – Initiated Texted Amendment to Landscaping Tables
2.03 (A) -2.03 (C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Staff have reviewed the proposed text amendment against the Town of Dundee Comprehensive Plan and determined it directly supports the following objectives:

- **Conservation Element - Objective 4:** Protect and conserve natural plant communities and promote the planting of low-water-use native vegetation.
- **Future Land Use Element - Objective 2:** Ensure development regulations maintain a high-quality aesthetic environment through adequate screening and natural landscape standards.

FISCAL IMPACT

There is no direct fiscal impact on the Town.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Ordinance 26-11.

Town of Dundee
Planning and Zoning Board
Staff Report
Town – Initiated Texted Amendment to Landscaping Tables
2.03 (A) -2.03 (C)

MOTION OPTIONS:

1. I move the Planning and Zoning Board **recommend approval** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) - Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.

2. I move the Planning and Zoning Board **recommend approval with changes** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) -Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.

3. I move the Planning and Zoning Board **recommend denial** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) -Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.

ATTACHMENTS:

Ordinance 26-11

BIE Report

ORDINANCE 26-11

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE TOWN OF DUNDEE LAND DEVELOPMENT CODE; REGARDING LANDSCAPING AND BUFFERING STANDARDS ; SPECIFICALLY AMENDING TABLE 2.03(A) (APPROVED CANOPY TREES, TABLE 2.03(B) (APPROVED SMALL TREES FOR BUFFERYARDS), AND 2.03(C) (SHRUBS);PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS AND CODIFICATION; 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, in accordance with the procedures required by Sections 166.041 (3)(c)2, Florida Statutes, and other applicable law, the regulations contained within this ordinance were considered by the Town’s Planning and Zoning Board, sitting as the Local Planning Agency (LPA) as designated by the Town, at a duly advertised public meeting on June 18, 2026, at which time interested parties and citizens had the opportunity to be heard and such amendments were recommended to the Town Commission for adoption ; and

WHEREAS, the Town Commission finds it necessary to update the approved lists of vegetative materials to promote Florida-Friendly Landscaping practices and eliminate invasive or non-performing plant species; and

WHEREAS, the Town Commission deems this amendment to be in the best interest of the health, safety, and welfare of the residents of the Town of Dundee.

WHEREAS, the Town of Dundee, Florida, has complied with all requirements and procedures in processing and adopting this Ordinance No. 26-11; and

WHEREAS, the Town Commission of the Town of Dundee, Florida, finds that the

enactment and adoption of this Ordinance No. 26-11 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 Ordinance No. 26-11 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 ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, AS FOLLOWS:

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 Ordinance, 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 Ordinance.

Section 2. Commission Support. The Town Commission of the Town of Dundee, Florida, hereby authorizes, directs, and supports the recommended Text Amendment (see **Exhibit “A”**) which will amend the Town of Dundee Land Development Code of the Town of Dundee, Florida, which is attached hereto and made part hereof by reference (stricken words are deleted).

Section 3. Conflicts. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the Land Development Code of the Town of Dundee, unless such repeal is explicitly set forth herein.

Section 4. Severability. The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase of this Ordinance, 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, Florida, hereby declares that it would have passed this Ordinance, 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. If any word, sentence, clause, phrase, or provision of this Ordinance for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, unconstitutional, then all remaining provisions and portions of this Ordinance shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held

to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this Ordinance, 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 5. Administrative Correction of Scrivener's Errors and Codification. It is the intention of the Town Commission that the provisions of this Ordinance shall become and be made a part of the Land Development Code of the Town of Dundee, Florida; and that sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Land Development Code of the Town of Dundee is accomplished, sections of this Ordinance may be renumbered 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 his or her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk. A certified copy of this enacting Ordinance and certified copy of the Town of Dundee Land Development Code shall be located in the Office of the Town Clerk of Dundee. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its final passage and adoption by the Town Commission.

INTRODUCED AND PASSED, on First Reading and public hearing this ____ day of ____, 2026.

PASSED AND DULY ADOPTED at a duly called meeting of the Town Commission of the Town of Dundee, Florida, assembled on the _____ day of _____, 2026.

TOWN OF DUNDEE, FLORIDA

Joseph Garrison, Mayor

ATTEST WITH SEAL:

Erica Anderson, Town Clerk

Approved as to form:

Markeishia Smith, Town Attorney

Ordinance 26-11
Exhibit A

2.03.03. - Canopy trees.

Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the town. Structures shall not be used in calculating or estimating the area of impervious surface. This subsection requires the calculation of the total impervious surface on a given site and the shading of one-third of that total impervious surface. To standardize the calculation, each paved parking space shall require 200 square feet of canopy area. Loading zones, sidewalks and other paved surfaces, with the exception of swimming pool decks and aprons, shall be calculated separately and one-third of the total area shall be shaded with canopy trees.

1. Canopy trees shall be selected from table 2.03(A) and planted no closer than five feet to any paved surface.
2. Planting areas for canopy trees shall be no less than 100 square feet in area.
3. Planting areas under canopy trees shall be planted in compatible shrubs from table 2.03(C) or ground covers but not planted in grass.

TABLE 2.03(A). CANOPY TREES

Species	Common Name	Canopy (square feet)
Acer rubrum	Red maple	500
Carya glabra	Pignut hickory	700
Carya illinoensis	Pecan	700
Carya tomentosa	Mockernut hickory	700
Celtis laevigata	Sugarberry (hackberry)	1,300
Cinnamomum camphora	Camphor	700
Fraxinus caroliniana	Pop ash	500
Liquidambar styraciflua	Sweetgum	500
Magnolia grandiflora	Southern magnolia	500
Pinus clausa	Sand pine	500
Pinus elliottii	Slash pine	500
Pinus elliottii var. densa	South Florida pine	500
Pinus palustris	Longleaf pine	500
Platanus occidentalis	Sycamore	700
Quercus laurifolia	Laurel oak	970
Quercus nigra	Water oak	700

Quercus virginiana	Live oak	2,000
Tilia caroliniana	Carolina basswood	500
Ulmus slata	Winged elm	500
Ulmus americana	Florida elm	700

TABLE 2.03(B). SMALL TREES FOR BUFFERYARDS

Species	Common Name	Canopy (square feet)
Baccharis halimifolia	Groundsel tree salt bush	<u>50</u>
Betula nigra	River birch	200
Callistemon viminalis	Weeping bottlebrush	80
Carpinus caroliniana	American hornbeam	120
Carya floridana	Scrub hickory	120
Chionanthus virginicus	Fringe tree	80
Cornus florida	Flowering dogwood	200
Crataegus	Hawthorne	120
Eriobotrya japonica	Loquat, Japanese plum	80
Eucalyptus cinerea	Silver dollar eucalyptus	120
Wodyetia bifurcata	Foxtail Palm	15
Gleditsia aquatica	Water locust	180
Gordonia lasianthus	Loblolly bay	200
Ilex attenuata	East Palatka holly	200
Ilex cassine	Dahoon holly	200
Ilex opaca	American holly	200
Juniperus silicicola	Southern red cedar	120
Koelreuteria elegans	Golden rain tree	320
Lagerstroemia indica	Crepe myrtle	120
Magnolia virginiana	Sweetbay magnolia	200
Osmanthus americana	Wild olive, devilwood	<u>50</u>
Osmanthus megacarpa	Scrub olive	80
Parkinsonia aculeata	Jerusalem thorn	200
Persea borbornia	Red bay	120
Phoenix sylvestris	Sylvester Palm	25
Prunus caroliniana	Cherry laurel	120
Prunus serotina	Wild black cherry	320
Quercus chapmanii	Chapman oak	180
Quercus geminata	Sand live oak	120

Quercus incana	Bluejack oak	120
Quercus laevis	Turkey oak	180
Quercus myrtifolia	Myrtle oak	80
Taxodium distichum	Bald cypress	320
Ulmus parvifolia	Drake elm, Chinese elm	320

TABLE 2.03(C). SHRUBS

Species	Common Name
Abelia grandiflora	Glossy abelia
Asparagaceae	Liriope Plants
Baccharis halimifolia	Groundsel tree/saltbush
Befaria racemosa	Tarflower
Bumelia tenax	Silver buckthorn
Camellia japonica	Camellia
Carrissa	Boxwood beauty
Clusia guttifera	Clusia Hedge
Codiaeum variegatum	Croton
Cortaderia selloana	Pampas grass
Cycas revoluta	King sago
Duranta repens	Golden dewdrop
Garberia heterophylla	Garberia
Gardenia jasminoides	Gardenia
Hydrangea macrophylla	Hydrangea
Hypericum hypericoides	St. Andrew's cross
Hypericum reductum	St. John's wort
Ilex cornuta "Bufordi"	Buford holly
Ilex cornuta "Dwarf Bufordi"	Dwarf Buford holly
Ilex cornuta "rotunda"	Rotunda holly
Ilex glabra	Gallberry
Ilex opaca arenicola	Scrub holly
Ilex vomitoria "nana"	Shillings holly
Ilex vomitoria "Pendula"	Weeping yaupon holly
Illicium anisatum	Japanese anise
Illicium floridanum	Star anise
Illicium parviflorum	Florida anise
Itea virginica	Virginia willow
Jasminum natidum	Shining jasmine
Jasminum pubescens	Downy jasmine
Juniperus conferta "compacta"	Dwarf shore juniper

Juniperus "Pfitzeriana"	Pfizer juniper
Junipera squamata "expansa"	Parson's juniper
Leucophyllum frutescens	Texas sage
Ligustrum japonicum	Ligustrum
Lyonia ferruginea	Rusty lyonia
Lyonia lucida	Shiny lyonia/fetterbush
Myrica cerifera	Wax myrtle
Persea humilis	Silk bay
Photinia glabra	Red tip
Pittosporum tobira	Green pittosporum
Pittosporum tobira "compacta"	Compact pittosporum
Pittosporum tobira "variegata"	Variegated pittosporum
Raphiolepis indica	India hawthorn
Rhododendron "Duc de Rohan"	Azalea, "Duc de Rohan"
Rhododendron serrulatum	Swamp azalea
Rhododendron simsii	Indian azalea
Serenoa repens	Saw palmetto
Thryallis glauca	Thryallis, Shower-of-gold
Vaccinium darrowi	Little blueberry
Viburnum obovatum	Blackhaw
Viburnum odoratissimum	Sweet viburnum
Viburnum suspensum	Sandankwa viburnum
Zamia floridana	Coontie

Town of Dundee, Florida
Business Impact Estimate
§166.041(4), Fla. Stat. (2024)

On October 1, 2023, Senate Bill 170 (“SB 170”), *Chapter 2023-309, Laws of Florida*, was enacted amending Section 166.041, Florida Statutes, requiring a local government to prepare a *business impact estimate* before the enactment of an ordinance.

On October 1, 2024, Senate Bill 1628 (“SB 1628”), as codified under *Chapter 2024-145, Laws of Florida*, becomes effective and further amends Section 166.041, Fla. Stat. (2023).

This *Town of Dundee Business Impact Estimate* (“BIE”) is provided in accordance with Section 166.041(4), Florida Statutes (2024); and Section 166.041(a) of the Florida Statutes states, in pertinent part, as follows:

Before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a *business impact estimate* in accordance with this subsection. The *business impact estimate* **must be** posted on the municipality’s website *no later than the date the notice of proposed enactment is published pursuant to paragraph (3)(a)¹* and must include all of the following:

1. A summary of the Ordinance, including a statement of the *public purpose* to be served by the Ordinance, such as serving the public health, safety, morals, and welfare of the *Town of Dundee, Florida*.
2. An *estimate of the direct economic impact* of the Ordinance on *private, for-profit businesses in the Town of Dundee, Florida*, including the following, if any:
 - a. An estimate of *direct compliance costs* that businesses may reasonably incur if the Ordinance is enacted;
 - b. Identification of any *new charge or fee on businesses* subject to the Ordinance, or for which businesses will be financially responsible; and
 - c. An *estimate of the municipality’s regulatory costs*, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.
3. A *good faith estimate* of the number of businesses likely to be impacted by the Ordinance.
4. Any additional information the *Town Commission of the Town of Dundee* determines may be useful.

If one (1) or more boxes are checked below, this means the *Town of Dundee* is of the view that a *business impact estimate* is not required pursuant to applicable Florida law; however, the *Town of Dundee* is,

¹ Ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category, or ordinances initiated by the municipality that change the actual zoning map designation of a parcel or parcels of land shall be enacted pursuant to §166.041(3)(c), Fla. Stat. (2024).

Town of Dundee, Florida
Ordinance No. 26-11
Tables 2.03 (A) – 2.03 (B) Landscaping Text Amendment

nevertheless, providing this BIE to avoid any procedural issue(s) that may impact the enactment of *Town of Dundee Ordinance No. 26-11* (hereafter the “Ordinance”).

This BIE may be revised following its initial posting.

- The Ordinance is required for compliance with Federal or State law or regulation;
- The Ordinance relates to the issuance or refinancing of debt;
- The Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The Ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the *Town of Dundee, Florida*;
- The Ordinance is an emergency ordinance;
- The Ordinance relates to procurement; or
- The Ordinance is enacted to implement the following:
 - a. *Development orders and development permits*, as those terms are defined in §163.3164, *Florida Statutes (2024)*, and *development agreements*, as authorized by the Florida Local Government Development Agreement Act under §§ 163.3220 – 163.3243, *Florida Statutes (2024)*;
 - b. Comprehensive plan amendments and Land Development regulation amendments *initiated by an application by a private party other than the municipality*;
 - b. §§ 190.005 and 190.046, *Florida Statutes (2024)*;
 - c. §553.73, *Florida Statutes (2024)*, relating to the Florida Building Code; or
 - d. §633.202, *Florida Statutes (2024)*, relating to the Florida Fire Prevention Code.

Notwithstanding the identified and noted exemption(s) above, if applicable, pursuant to the provisions of §166.041(4), *Florida Statutes (2024)*, and applicable Florida law, the *Town of Dundee* hereby publishes the following information:

1. Summary of the Ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE TOWN OF DUNDEE LAND DEVELOPMENT CODE; REGARDING LANDSCAPING AND BUFFERING STANDARDS ; SPECIFICALLY AMENDING TABLE 2.03(A) (APPROVED CANOPY TREES, TABLE 2.03(B) (APPROVED SMALL TREES FOR BUFFERYARDS), AND 2.03(C) (SHRUBS);PROVIDING

**FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; PROVIDING FOR THE
ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS AND
CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The purpose is to:

Updated tables 2.03 (A) through 2.03 (C) to reflect a more updated tree and shrub list to align the Town with a more modern aesthetic look along with trees and shrubs that are water sustainable.

2. An estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the *Town of Dundee, Florida*, if any:

This ordinance pertains to a town-initiated text amendment and does not impose any operational or financial requirements on other private businesses.

Estimated Impact:

- Direct Costs to Businesses: \$0
- Indirect Costs to Businesses: \$0
- New Fees or Charges: None
- Compliance Requirements: None

No private businesses will be required to take any action, submit documentation, or alter operations as a result of this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed *Town of Dundee Ordinance No. 26-07*:

Estimated number of impacted businesses: 0

There are no anticipated impacts on any for-profit businesses operating within the Town of Dundee or its service area.

4. Additional information the *Town Commission of the Town of Dundee* deems useful (if any):

None currently.