



# PLANNING AND ZONING BOARD MEETING AGENDA

May 16, 2024 at 5:30 PM

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

Phone: 863-438-8330 | [www.TownofDundee.com](http://www.TownofDundee.com)

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## 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

1. February 15, 2024 P&Z Meeting

## PUBLIC HEARINGS

## DISCUSSION ITEMS

### 2. Discussion Items- Variances, Future Land Use Map Amendments, Zoning, Special Exceptions, and Special Approvals.

## REPORTS FROM OFFICERS

Planning Department Comments

Town Attorney 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**

**February 15, 2024 at 5:30 PM**

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

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**CALL TO ORDER** by Vice Chair Kitto at 5:30 P.M.

**PLEDGE OF ALLEGIANCE** led by Vice Chair Kitto

**ROLL CALL** given by Town Clerk Douthat

**PRESENT**

Jill Kitto

Annette Wilson

Drexcel Robinson

**ABSENT**

Jeff Gunter

**DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR**

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

Public speaking instructions given by Assistant Town Attorney Claytor.

**APPROVAL OF MINUTES**

**1. December 21, 2023 P&Z Minutes**

**MOTION TO APPROVE** the minutes from the December 21, 2023 Planning and Zoning meeting made by Wilson, Seconded by Robinson. Passed unanimously.

Voting Yea: Kitto, Wilson, Robinson

**PUBLIC HEARINGS**

**2. PUBLIC HEARING, FUTURE LAND USE MAP AMENDMENT**

Town Planner Peterson gave the presentation.

Dan Lewis, AG Investments of Polk County LLC, gave a presentation on behalf of the entity and reserved the right to rebuttal.

Chair Kitto opened the floor to public comment.

Mary Marcellete, 6302 Treasure Valley Loop, asked if the water service for any proposed project would affect her water service and what the elevation/grading of any proposed project would be.

Charlie Hover, 6859 N Scenic Hwy, expressed concerns about any proposed project near his property.

Carl Rogers, 119 Edgewood Blvd, expressed concerns about any proposed project.

Sean Fegyveres, 215 Edgewood Blvd, asked if the company making the requested amendment actually owned the property in question.

Beverly Whipple, 155 Edgewood Blvd, expressed concerns about the animals on the property and asked why the strip of property in question was chosen.

Seeing no further comments from the public, the floor was closed.

**MOTION TO APPROVE the FLU amendment with changes** made by Wilson. No second was made. The motion died.

**MOTION TO RECOMMEND APPROVAL of the FLU amendment to the Town Commission** made by Robinson, Seconded by Wilson. Passed unanimously.

Voting Yea: Kitto, Wilson, Robinson

### 3. PUBLIC HEARING, OFFICIAL ZONING MAP AMENDMENT

Town Planner Peterson gave the presentation.

Dan Lewis reserved the right to rebuttal.

Chair Kitto opened the floor to public comment.

Carl Rogers, 119 Edgewood Blvd, asked if there would be other meetings involving any proposed project on this property.

Charlie Hover, 6859 N Scenic Highway, expressed disapproval of a medium density zoning change.

Mary Marcellete, 6302 Treasure Valley Loop, does not want multi story units on the property.

Seeing no further comments from the public, the floor was closed.

**MOTION TO RECOMMEND APPROVAL of the zoning amendment to the Town Commission**  
made by Wilson, Seconded by Robinson. Passed unanimously.  
Voting Yea: Kitto, Wilson, Robinson

**REPORTS FROM OFFICERS**

Assistant Town Attorney Claytor informed the Board that they would be seeing the impact fee portion of the traffic concurrency within the next 6 weeks.

**ADJOURNMENT** at 6:54PM

Respectfully Submitted,

Trevor Douthat  
Trevor Douthat, Town Clerk

**APPROVAL DATE:** \_\_\_\_\_

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# PLANNING AND ZONING BOARD MEETING

May 16, 2024 at 5:30 PM

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- AGENDA ITEM TITLE:** Discussion Items- Variances, Future Land Use Map Amendments, Zoning, Special Exceptions, and Special Approvals.
- SUBJECT:** The Planning & Zoning Board will go over Variances, Future Land Use Map Amendments, Zoning Amendments, Special Exceptions, and Special Approvals.
- STAFF ANALYSIS:** Staff will go over Sections 8.02.01-Planning and zoning board, 7.06.00-Variances, 7.04.00-Text Amendments and Rezoning, 7.05.00-Special Exceptions, and 7.08.00-Special Approvals
- FISCAL IMPACT:** No Fiscal Impact
- STAFF RECOMMENDATION:** N/A
- ATTACHMENTS:** N/A