



PLANNING AND ZONING BOARD MEETING AGENDA

July 16, 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 ZMINUTES

1. PLANNING & ZONING BOARD MEETING MINUTES

A. MAY 21, 2026

PUBLIC HEARINGS

2. DISCUSSION AND ACTION, ORDINANCE 26-14 VOLUNTARY ANNEXATION FOR CENTRAL FLORIDA OUTDOOR STORAGE INC.

DISCUSSION ITEMS

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

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

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 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
Dreextel Robinson
Virginia Shuff-Dowd
Michelle Thompson

Development Services Director, Lorraine Peterson introduced the new Planning & Zoning Department, Planner 1, Allison Clermont. Allison said hello and introduced herself to the board.

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. May 21, 2026

*Motion to approve the minutes of the May 21, 2026, Planning & Zoning meeting, made by Vice-Chair Joubert.
Motion Seconded by Member Barclay.*

*Voting in favor: Barclay, Joubert, Robinson, Schuff-Dowd, Thompson
The motion passed unanimously*

NEW BUSINESS

2. DISCUSSION, DEVELOPMENT 101 TRAINING

Town Manager, Ken Cassel provided training and instruction for the Planning & Zoning Board.

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

Board Chair Thompson opened the floor for public comments, seeing as there were no comments, the floor was closed

*Motion for the Planning and Zoning Board recommend **approval of Ordinance 26-11** to the Town Commission, for the proposed Town-Initiated request for a Land Development Code Text Amendment to tables 2.03 (A), 2.03 (B), and 2.03 (C), was made by Chair Thompson.*

Motion Seconded by Vice-Chair Joubert.

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

The motion passed unanimously

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

REPORTS FROM OFFICERS

Planning Department Comments- responded to questions from board members

Town Administration Comments – None

Board Member Comments – None

Chairperson's Comments – None

ADJOURNMENT at 6:40 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)

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.



Meeting Agenda Coversheet

MEETING DATE:	July 16, 2026	Submitted By: Alison Claremont, Planning & Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION AND ACTION, ORDINANCE 26-14 - VOLUNTARY ANNEXATION FOR CENTRAL FLORIDA OUTDOOR STORAGE INC.			
STAFF RECOMMENDATION: (MOTION READY)	I move the Planning & Zoning Board recommend approval of Ordinance 26-14 to the Town Commission, a Voluntary Annexation request as made by Central Florida Outdoor Storage, Inc., through Donielle Mixon adding parcel 27-28-35-000000-044040 to the corporate limits of the Town of Dundee. The Subject property is located on 4.72 +/- acres of land on Almburg Road, east of Scenic Highway and west of Steward Road in Unincorporated Polk County, Section 35. Township 28 South, Range 27 East.			
SUMMARY and/or JUSTIFICATION:	The Applicant, Central Florida Outdoor Storage, Inc. through Donielle Mixon is requesting a Voluntary Annexation from Unincorporated Polk County to the corporate limits of the Town of Dundee. The proposed site is located on Almburg Road, east of Scenic Highway and west of Steward Road, in Unincorporated Polk County, Section 35. Township 28 South, Range 27 East, further described as parcel: 27-28-35-000000-044040.			
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 26-14 BIE			
SELECT, if applicable	RESOLUTION:		ORDINANCE: 26-14	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	ORDINANCE NO. 26-14 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REDEFINING THE BOUNDARIES OF THE TOWN OF DUNDEE TO INCLUDE SAID PROPERTY; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING BUSINESS IMPACT ESTIMATE; AND PROVIDING FOR AN EFFECTIVE DATE.			
FISCAL IMPACT (if any):	State what is included in the cost, i.e., production, materials, etc.			\$0.00 4

Town of Dundee

PLANNING AND ZONING BOARD

CFOS Voluntary Annexation Ordinance 26-14



To: Planning and Zoning Board

Agenda Date: July 16, 2026

Department: Planning and Zoning

Discussion Topic: Voluntary Annexation Ordinance 26-14
Central Florida Outdoor Storage, Inc.

Applicant: Donielle Mixon

Property Owner: Central Florida Outdoor Storage, Inc.

Planning & Zoning Board Recommendation: Pending

Town Commission Hearing: Pending

Town Commission Adoption Hearing: N/A

DEO Comments: N/A

Prepared By: Alison Claremont, Planner I



SITE LOCATION

The proposed site is located on 4.72 +/- acres of land on Almburg Road, east of Scenic Highway and west of Steward Road, in Unincorporated Polk County, Section 35, Township 28 South, Range 27 East, further described as parcel: 27-28-35-000000-044040.

BACKGROUND

The proposed Voluntary Annexation into the Town of Dundee was first submitted in March of 2021 with an insufficient application. Fees were returned to the applicant, and a new application was submitted on June 1, 2026. The proposed Ordinance 26-14 was reviewed by Town of Dundee staff and consultants and is recommended for approval. If approved at the first reading, the public hearing for the second (adoption) and final reading will be held on September 01, 2026.

ANALYSIS

The owner is requesting a Voluntary Annexation of 4.72 +/- acres

Parcel ID 27-28-35-000000-044040

The parcel is in Unincorporated Polk County at 0 Almburg Road, east of Scenic Highway North and west of Steward Road. The subject parcel abuts parcels to the east and south that are within the Town of Dundee limits and therefore deemed contiguous [F.S. 171.044] Further the parcel is reasonably compact with no interruptions that affect contiguity [F.S. 171.044].

Town of Dundee

PLANNING AND ZONING BOARD

CFOS Voluntary Annexation Ordinance 26-14

171.044 – Voluntary annexation

1. The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality [F.S. 171.044].

CONCURRENCY:

Potable Water-

- There is no water service to site nor existing well.
- There is a 10" water main 1.04 miles north on Lake Mable Loop Road for future connection to Almburg Road.
- The Town of Dundee will be the service provider for future use.

Sanitary Sewer-

- There is no sanitary sewer service to the site, nor septic system.
- There is a 16" force main 1.04 miles north on Lake Mable Loop Road for future connection to Almburg Road.
- The Town of Dundee will be the service provider for future use.

Solid Waste-

- There is a four-yard commercial dumpster on site with service provided by Republic Refuse.

Parks, Recreation and Open Space-

- East Central Park is the nearest recreational area at 2.41 +/- miles southwest of the proposed annexation site. East Central Park is located at the corner of Lake Mable Loop Rd. and Lake Trask Rd. The park consists of the following:
 - Three 200 foot and one 300-foot lit baseball fields
 - Basketball court
 - Racquetball court
 - Football/Soccer fields
 - Two sand volleyball courts
 - Five horseshoe pits
 - Seven small picnic pavilions
 - Nearly mile long jogging and walking trail with 14 fitness stations
 - Four press boxes
 - Seating for 200
 - Two playgrounds with rubberized surfaces

Town of Dundee

PLANNING AND ZONING BOARD

CFOS Voluntary Annexation Ordinance 26-14

Roads-

- Almburg Road
-town road, current LOS is an urban minor collector, partially paved road, 25 mph, at 15' wide
- SR 17 (Scenic Highway) 5206 N & S Segment
-state road, urban major collector, LOS C. 5206N = 305 capacity, 5206S =291 capacity
- Steward Road
-town road, current LOS is an urban collector road, paved road, 25mph, at 20' wide

SURROUNDING USES:

Table 1 below lists the Future Land Use (FLU) designations, zoning and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest Town of Dundee FLU: Unassigned Zoning: Unassigned Vacant Land	North Unincorporated Polk County Zoning: A/RR (Agricultural Rural Residential)	Northeast Unincorporated Polk County Zoning: SFR/M.H. (Single Family Residential/Mobile Home)
West Unincorporated Polk County Zoning: A/RR (Agricultural Rural Residential)	Subject Site Unincorporated Polk County Zoning: A/RR (Agricultural Rural Residential)	East (North Parcel) Unincorporated Polk County Zoning: A/RR (Agricultural Rural Residential) East (South Parcel) Town of Dundee FLU: LDR/Low Density Residential ZONING: RSF3 (Moderate Density Single Family Residential)
Southwest Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-3 (Moderate Density Single Family Residential)	South Town of Dundee FLU: LDR/Low Density Residential Zoning RSF-3 (Moderate Density Single Family Residential)	Southeast Town of Dundee FLU: LDR/Low Density Residential Zoning: RSF-3 (Moderate Density Single Family Residential)

Source: Central Florida Regional Planning Council, Florida Department of Transportation, Polk County Property Appraiser, Town of Dundee and site visit by Town staff

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14

DEVELOPMENT REVIEW COMMITTEE

As stated in Section 14-239 of the LDC, areas that are annexed into the incorporated area of the Town of Dundee are subject to finance infrastructure, capital improvements and capital facilities therefore the development director may, at his/her discretion, forward any application for Voluntary Annexation to one or more individual departments for review and as to whether it should be approved, approved with conditions, or denied. The development director did forward the application for Voluntary Annexation, and the DRC members have reviewed the application with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC Team:

TOD Fire Chief- Chief Joseph Carbon

TOD Public Works Director-Johnathan Vice

TOD Utilities Director-Tracy Mercer

TOD Utilities Supervisor- Raymond Morales

TOD Development Director-Lorraine Peterson

TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC

TOD Consulting Attorney- The Law Offices of Markeishia L. Smith, P.A.

STAFF RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

Exhibit A-Location Map

Exhibit B- Application

Exhibit C – Proposed Almburg Road Improvement

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14

MOTION OPTIONS:

1. I move the Planning and Zoning Board recommend **approval of Ordinance 26-14** to the Town Commission, a Voluntary Annexation request as made by Donielle Mixon of Central Florida Outdoor Storage, inc. adding parcel 27-28-35-000000-044040 to the corporate limits of the Town of Dundee.
2. I move the Planning and Zoning Board recommend **approval with changes of Ordinance 26-14** to the Town Commission, a Voluntary Annexation request as made by Donielle Mixon of Central Florida Outdoor Storage, inc. adding parcel 27-28-35-000000-044040 to the corporate limits of the Town of Dundee.
3. I move the Planning and Zoning Board **recommend denial of Ordinance 26-14** to the Town Commission, a Voluntary Annexation request as made by Donielle Mixon of Central Florida Outdoor Storage, inc. adding parcel 27-28-35-000000-044040 to the corporate limits of the Town of Dundee.

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14
Exhibit A-Location Map



Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14
Exhibit B Application



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information. The project name should be based on the ownership of the property. This name will be used for companion Future Land Use and Zoning applications.

SITE INFORMATION

Project Name: CFOS

Parcel I.D.#: 27-28-35-000000-044040

Site Address or General Location: 0 ALMBURG RD, LAKE WALES, FL 33838

Present Use of the Property: OUTDOOR STORAGE

Existing Structures Located on the Site: _____

Total Acreage: 4.72 Number of Residents on Site: 0

Legal Description of the Property: _____

PROPERTY OWNER:

Name: CENTRAL FLORIDA OUTDOOR STORAGE INC.

Mailing Address: PO BOX 952

City: DUNDEE State: FL Zip: 33838

Home/Mobile Phone: 863-845-0657 Email Address: centralfloridaoutdoorstorage@gmail.com

APPLICANT/AGENT:

Name: DONIELLE MIXON

Mailing Address: 5720 WATER TANK RD

City: HAINES CITY State: FL Zip: 33844

Home/Mobile Phone: _____ Office: 863-845-0657

Email Address: centralfloridaoutdoorstorage@gmail.com

Applicant is: ☒ Owner ☐ Agent/Representative ☐ Purchaser ☐ Lessee

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation into the Town, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Donielle Mixon
Signature of Owner

DONIELLE MIXON / PRESIDENT
Printed Name/Title of Owner

Donielle Mixon
Signature of Owner

Donielle Mixon
Printed Name of Owner

Nelson Zenteno
Signature of Owner

NELSON ZENTENO / VP
Printed Name/Title of Owner

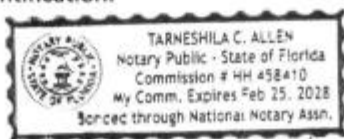
Nelson Zenteno
Signature of Owner

Nelson Zenteno
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 1 day of June, 2026 by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida

Tarneshila C. Allen
Printed Name

My commission expires: 2/25/2028

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14



Town of Dundee

Voluntary Annexation Application

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AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Central Florida Outdoor Storage Inc being duly sworn, depose and say that (I) (we) serve as _____ for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

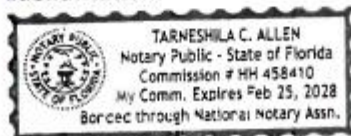
Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 24 day of June, 2026 by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida

Printed Name

My commission expires: 2/25/28

Voluntary Annexation Application

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Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies (Section 8.08.00 of the Land Development Code and Resolution 2007-02).

Name: NELSON ZENTENO Title: VP

Company: CENTRAL FLORIDA OUTDOOR STORAGE INC.

Company Address: 0 ALMBURG RD

City/State/Zip Code: LAKE WALES, FL 33898

Telephone Number: 863-845-0657

Email Address: centralfloridaoutdoorstorage@gmail.com

I hereby certify that all information contained herein is true and correct.

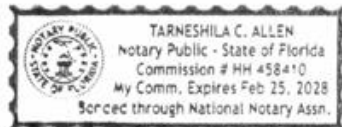
1. Signed this 1st day of June, 2026.

[Signature]
Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 1 day of June, 2026, by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public, State of Florida

Tarneshila C Allen
Printed Name

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

CENTRAL FLORIDA OUTDOOR STORAGE INC.

Filing Information

Document Number P21000024408
FEI/EIN Number 86-2942816
Date Filed 03/09/2021
Effective Date 03/09/2021
State FL
Status ACTIVE

Principal Address

0 ALMBURG RD.
 LAKE WALES, FL 33898

Mailing Address

PO Box 952
 Dundee, FL 33838

Changed: 02/01/2022

Registered Agent Name & Address

MIXON, DONIELLE N
 5720 WATER TANK RD
 HAINES CITY, FL 33844

Address Changed: 02/01/2022

Officer/Director Detail

Name & Address

Title P

MIXON, DONIELLE N
 5720 WATER TANK RD
 HAINES CITY, FL 33844

Title VP

Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14

ZENTENO, NELSON D
5804 DRIFTWOOD DR
WINTER HAVEN, FL 33884

Annual Reports

Report Year	Filed Date
2024	04/01/2024
2025	04/13/2025
2026	02/19/2026

Document Images

02/19/2026 -- ANNUAL REPORT	View image in PDF format
04/13/2025 -- ANNUAL REPORT	View image in PDF format
04/01/2024 -- ANNUAL REPORT	View image in PDF format
04/05/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
03/09/2021 -- Domestic Profit	View image in PDF format

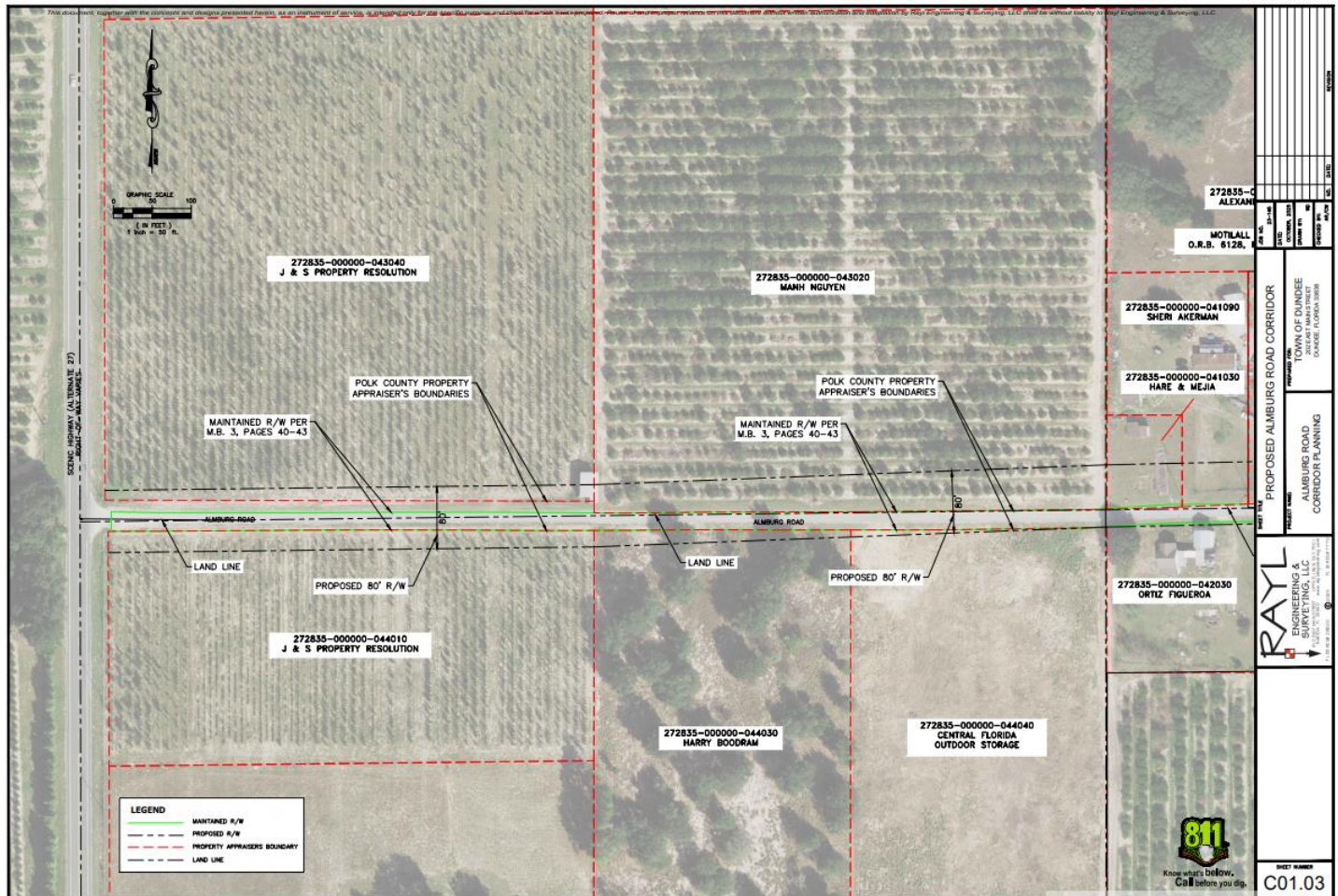
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PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14





Town of Dundee
PLANNING AND ZONING BOARD
CFOS Voluntary Annexation Ordinance 26-14

Exhibit C – Proposed Almburg Road Improvement



ORDINANCE NO. 26-14

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REDEFINING THE BOUNDARIES OF THE TOWN OF DUNDEE TO INCLUDE SAID PROPERTY; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING BUSINESS IMPACT ESTIMATE; 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, on or about June 1st, 2026, pursuant to Section 171.044, Florida Statutes (2024), the owner/applicant, Central Florida Outdoor Storage, Inc., an active and authorized to transact business in the State of Florida, submitted an applicant-initiated petition (the "Petition") to voluntarily integrate territory into the corporate limits of the Town of Dundee, Florida; and

WHEREAS, a copy of the Petition is attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

WHEREAS, pursuant to Section 171.044 of the Florida Statutes, the real property which is the subject of this Ordinance is *reasonably compact* and *contiguous* to the

corporate limits of the Town of Dundee, Florida; and the subject real property will become a part of the unified corporate area with respect to municipal services and benefits; and

WHEREAS in accordance with the *Town of Dundee Townwide Traffic Analysis and Adequacy Determination Technical Report 7.1*, the owner/applicant is required to dedicate land on the northern right of way of parcel 27-28-35-000000-044040 as per **Exhibit “D” Proposed 80’ Almburg Road Corridor**, intended to provide standard roadway width and pavement from SR 17 (Scenic Highway) to Lake Mable Loop Road; and

WHEREAS, on September 1st, 2026, after considering all the facts and testimony presented by the Town, interested and/or aggrieved parties, and citizens in attendance, the Town Commission voted to approve the applicant-initiated request for voluntary annexation as set forth in this **Ordinance No. 26-14**; and

WHEREAS, on September 1st, 2026, the Town Commission, at a duly noticed public meeting, found that the approval of this **Ordinance No. 26-14** preserves, enhances, and encourages the most appropriate use of land consistent with the public interest and the *Town of Dundee 2030 Comprehensive Plan* policies, goals, and objectives; and

WHEREAS, the Town Commission of the Town of Dundee, Florida, finds that the approval and adoption of this **Ordinance No. 26-14** is intended and necessary to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; and this **Ordinance No. 26-14** 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 PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

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. Voluntary Annexation Petition.

Pursuant to Section 171.044, Florida Statutes (2024), the *applicant-initiated* petition to voluntarily integrate territory into the corporate limits of the Town of Dundee, Florida, is attached hereto as **Composite Exhibit “A”** and incorporated herein by reference.

Section 3. Annexation.

The Town Commission of the Town of Dundee, Florida, does hereby annex into the corporate limits of the Town of Dundee, Florida, the real property as legally described and depicted (i.e., location map) in **Exhibit "B"** attached hereto and made a part hereof by reference.

Section 4. 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 *Town of Dundee Land Development Code* (LDC) unless such repeal is explicitly set forth herein.

Section 5. 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, or unenforceable. 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, or 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 6. Administrative Correction of Scrivener's Errors and Codification.

It is the intention of the Town Commission 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 Code of Ordinances 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 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 shall be located in the Office of the Town Clerk of the Town of Dundee, Florida.

Pursuant to Section 171.044, Florida Statutes (2024), within seven (7) days after this **Ordinance No. 26-14** is passed and adopted by the Town Commission, copies of this **Ordinance No. 26-14** shall be filed with the Clerk of the Circuit Court in and for Polk County, Florida; Polk County, a political subdivision organized and existing under the laws of the State of Florida; and the Department of State. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

Section 7. Business Impact Estimate.

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. Section 166.041(4)(c)1, as amended, provided that municipal ordinances enacted to implement Part II of Chapter 163, Florida Statutes, were not subject to the *business impact estimate* requirement.

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), by creating express exclusion(s) for *comprehensive plan* and *land development regulation amendments* initiated by an application by a private party other than the municipality.

In this instance, this Ordinance is enacted pursuant to an applicant-initiated request to amend the corporate limits of the Town of Dundee, Florida for municipal ordinances enacted to implement *development orders* and *development permits*, as defined by Section 163.3164, Florida Statutes (2024) and certain amendments to the Town of Dundee 2030 Comprehensive Plan which are *applicant-initiated*.

In this instance, **Ordinance No. 26-14** arises out of an *applicant-initiated* request for voluntary annexation of certain real property into the corporate limits of the Town of Dundee, Florida. **Ordinance No. 26-14** is an official action of the Town Commission which enables the Town to issue development approval(s) and permit(s) for the development of the subject real property; and, at the same time, **Ordinance No. 26-14** operates to amend the legal description for the Town's corporate limits.

Section 8. Effective Date.

This **Ordinance No. 26-14** shall become effective upon passage by the Town Commission of the Town of Dundee, Florida, immediately following second reading and adoption public hearing.

INTRODUCED AND PASSED, on First Reading and public hearing with a quorum present and voting, by the Town Commission of the Town of Dundee, Florida, this August 4th, 2026.

PASSED AND DULY ADOPTED, on Second Reading and public hearing with a quorum present and voting, by the Town Commission of the Town of Dundee, Florida, this September 1, 2026.

TOWN OF DUNDEE

MAYOR – Joe Garrison

Attest:

TOWN CLERK – Erica Anderson

Approved as to Form:

TOWN ATTORNEY – Markeishia Smith

**Ordinance No. 26-14
Exhibit "A"**

Applicant-Initiated Annexation Petition



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information. The project name should be based on the ownership of the property. This name will be used for companion Future Land Use and Zoning applications.

SITE INFORMATION

Project Name: CFOS
Parcel I.D.#: 27-28-35-000000-044040
Site Address or General Location: 0 ALMBURG RD, LAKE WALES, FL 33838
Present Use of the Property: OUTDOOR STORAGE
Existing Structures Located on the Site: _____
Total Acreage: 4.72 Number of Residents on Site: 0
Legal Description of the Property: _____

PROPERTY OWNER:

Name: CENTRAL FLORIDA OUTDOOR STORAGE INC.
Mailing Address: PO BOX 952
City: DUNDEE State: FL Zip: 33838
Home/Mobile Phone: 863-845-0657 Email Address: centralfloridaoutdoorstorage@gmail.com

APPLICANT/AGENT:

Name: DONIELLE MIXON
Mailing Address: 5720 WATER TANK RD
City: HAINES CITY State: FL Zip: 33844
Home/Mobile Phone: _____ Office: 863-845-0657
Email Address: centralfloridaoutdoorstorage@gmail.com
Applicant is: ☒ Owner ☐ Agent/Representative ☐ Purchaser ☐ Lessee

Date Application Accepted by Town: _____
Project ID Number: _____
Application Fee Amount Paid: _____ Review Deposit Amount Paid: _____



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation into the Town, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

Donielle Mixon
Signature of Owner

DONIELLE MIXON / PRESIDENT
Printed Name/Title of Owner

Donielle Mixon
Signature of Owner

Donielle Mixon
Printed Name of Owner

Nelson Zenteno
Signature of Owner

NELSON ZENTENO / VP
Printed Name/Title of Owner

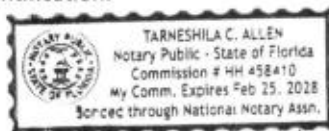
Nelson Zenteno
Signature of Owner

Nelson Zenteno
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 1 day of June, 2026 by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida

Tarneshila C. Allen
Printed Name

My commission expires: 2/25/2028

Voluntary Annexation Application

Page 2 of 4



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Central Florida Outdoor Storage Inc being duly sworn, depose and say that (I) (we) serve as _____ for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)


Signature of Agent, Lessee, or Buyer(s)

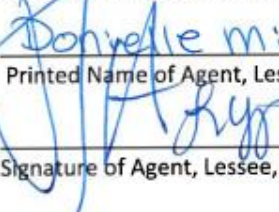
Nelson Zenteno
Printed Name of Agent, Lessee, or Buyer(s)


Signature of Agent, Lessee, or Buyer(s)

Donielle Nixon
Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

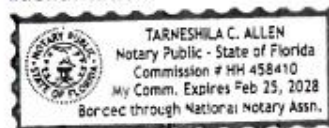
 — owners & applicant
Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA
COUNTY OF POLK

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 24 day of June, 2026 by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida


Printed Name

My commission expires: 2/25/28

Voluntary Annexation Application

Page 3 of 4



Town of Dundee

Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies (Section 8.08.00 of the Land Development Code and Resolution 2007-02).

Name: NELSON ZENTENO Title: VP

Company: CENTRAL FLORIDA OUTDOOR STORAGE INC.

Company Address: 0 ALMBURG RD

City/State/Zip Code: LAKE WALES, FL 33898

Telephone Number: 863-845-0657

Email Address: centralfloridaoutdoorstorage@gmail.com

I hereby certify that all information contained herein is true and correct.

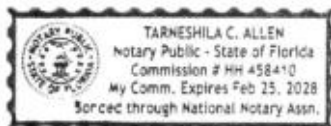
1. Signed this 1st day of June, 2026.

[Signature]
Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 1 day of June, 2026, by, as, on its behalf, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public, State of Florida

Tarneshila C Allen
Printed Name

My commission expires: 2/25/2028



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CENTRAL FLORIDA OUTDOOR STORAGE INC.

Filing Information

Document Number	P21000024408
FEI/EIN Number	86-2942816
Date Filed	03/09/2021
Effective Date	03/09/2021
State	FL
Status	ACTIVE

Principal Address

0 ALMBURG RD.
LAKE WALES, FL 33898

Mailing Address

PO Box 952
Dundee, FL 33838

Changed: 02/01/2022

Registered Agent Name & Address

MIXON, DONIELLE N
5720 WATER TANK RD
HAINES CITY, FL 33844

Address Changed: 02/01/2022

Officer/Director Detail

Name & Address

Title P

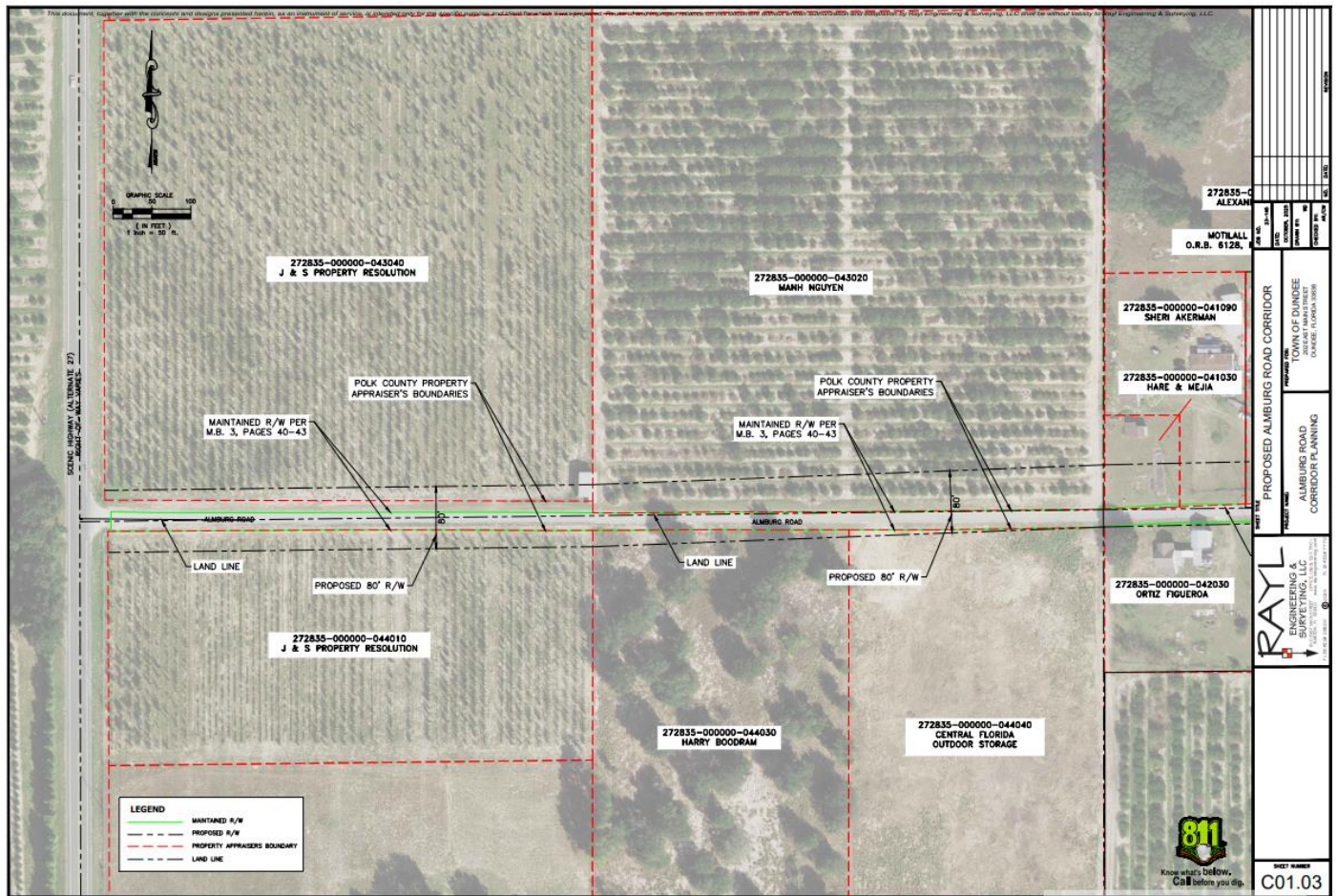
MIXON, DONIELLE N
5720 WATER TANK RD
HAINES CITY, FL 33844

Title VP

Ordinance No. 26-14
Exhibit "B"
Location Map



Ordinance No. 26-14 Exhibit "D" Proposed Almburg Road Corridor



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).

nevertheless, providing this BIE to avoid any procedural issue(s) that may impact the enactment of *Town of Dundee* **Ordinance No. 26-12** (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 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, EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGIOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REDEFINING THE BOUNDARIES OF THE TOWN OF DUNDEE TO INCLUDE SAID PROPERTY PARCEL 27-28-35-000000-044040;

PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING BUSINESS IMPACT ESTIMATE; AND PROVIDING FOR AN EFFECTIVE DATE.

The purpose is to:

Annex into the Town of Dundee a parcel of Almburg Road lying adjacent to the present boundaries of the town.

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 an applicant initiated zoning map 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. 26-02*:

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.



Meeting Agenda Coversheet

MEETING DATE:		July 16, 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 Town Commission approve 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:		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>		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 <u>not</u> 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

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
Acer rubrum	Red Maple	1,590
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	50
Betula nigra	River birch	200
Sabal Palmetto	Cabbage Palm	175
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	50
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
Sabal Palmetto	Sabal Palm	175
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"	Pfitzer 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
Town Commission
Staff Report
Town – Initiated Texted Amendment to Landscaping Tables
2.03 (A) -2.03 (C)

To: Planning and Zoning Board
Agenda Date: July 7, 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: Recommended Approval, 5-0
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
Town Commission
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 elliotii	Slash pine	500
Pinus elliotii var. densa	South Florida pine	500
Pinus palustris	Longleaf pine	500

Town of Dundee
Town Commission
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
Acer rubrum	Red Maple	1,590
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	50
Betula nigra	River birch	200
Cabbage Palm	Sabal Palmetto	175
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	175
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	50

Town of Dundee
Town Commission
Staff Report
Town – Initiated Texted Amendment to Landscaping Tables
2.03 (A) -2.03 (C)

Osmanthus megacarpa	Scrub olive	80
Parkinsonia aculeata	Jerusalem thorn	200
Persea borbornia	Red bay	120
Phoenix sylvestris	Sylvester Palm	175
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
Sabal Palmetto	Sabal Palm	175
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

Town of Dundee
 Town Commission
 Staff Report
 Town – Initiated Texted Amendment to Landscaping Tables
 2.03 (A) -2.03 (C)

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"	Pfitzer 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

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

Viburnum odoratissimum	Sweet viburnum
Viburnum suspensum	Sandankwa viburnum
Zamia floridana	Coontie

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
Town Commission
Staff Report
Town – Initiated Texted Amendment to Landscaping Tables
2.03 (A) -2.03 (C)

MOTION OPTIONS:

1. I move the Town Commission **approve 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 Town Commission **approve with changes 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 Town Commission **deny** 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.
4. I move the Town Commission **continue Ordinance 26-11** until a date certain.

ATTACHMENTS:

Ordinance 26-11

BIE Report

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.