



PUBLIC WORKSHOP MINUTES

August 29, 2024 at 5:00 PM

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

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

CALL TO ORDER at 5:02 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS provided by Mayor Pennant

ROLL CALL taken by Town Clerk O'Neill

In attendance: Quarles, Richardson, Goddard, Pennant

Not present: Glenn

The Mayor asked the Town Manager if Commissioner Glenn had notified her of his absence. She stated not at this time.

APPROVAL OF AGENDA

Motion to approve the agenda for the public workshop made by Goddard, seconded by Quarles. Passed unanimously.

Voting in favor: Quarles, Richardson, Goddard, Pennant

NEW BUSINESS

DISCUSSION ONLY, MORATORIUM FOR DEVELOPMENT

Mayor Pennant invited legal staff, Mr. John Murphy, to provide background on the temporary moratorium.

Attorney Murphy provided a general background of Ordinance 24-09. The Attorney noted that the public workshop about the temporary moratorium was publicly noticed as required, as was the special meeting of the Town Commission taking place following the workshop.

Attorney Murphy reviewed a history of the former citrus groves that have agricultural wells, some of which he understood are in the process of being transferred to the Town with the expectation that any available water could

be included in the Town's water supply in the future if approved by the SWFWMD. The Attorney noted certain exemptions are identified in the ordinance as well as certain vested rights.

Attorney Murphy commented that he and Attorney Seth Claytor have worked closely with Town of Dundee staff to draft the ordinance. He noted that Town staff had been working with the development community regarding the drafting of provisions in this Ordinance.

Mayor Pennant opened the floor by inviting members of the public to speak.

Jessie Skubna, 28390 Hwy 27, Dundee, FL, asked what it means to meet concurrency for a commercial property. Ms. Lorraine Peterson responded. Attorney Murphy reviewed the commercial zoning designations within the Town, and he commented that properties with a Town Commercial zoning designation are exempt from this Ordinance. However, sufficient water, wastewater, adequate transportation, adequate public facilities to allow for a site plan (i.e., concurrency) will still be required to be demonstrated per applicable law. Ms. Skubna described two parcels. Attorney Murphy recommended she meet with Town staff to discuss her specific questions.

Commissioner Glenn arrived at 5:19 p.m.

Glenn Lawhorn, 11000 Jim Edwards Road, Haines City, spoke in support of the moratorium. Mr. Lawhorn stated that he contacted Polk County and SWFWMD about water transfer from agricultural wells. He further stated that the cost of water from the Polk Regional Water Cooperative will be very expensive.

Clark Tallman, 3264 Lynrock Road, Dundee, spoke in support of the moratorium. Mr. Tallman raised concern about traffic and road issues.

ADJOURNMENT at 5:26 p.m.

Respectfully submitted,

Lita O'Neill

Lita O'Neill, Town Clerk

APPROVAL DATE: 9/10/2024

***PUBLIC NOTICE:** Please be advised that if you desire to appeal from any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases, a verbatim record is required. You must make your own arrangements to produce this record. (Florida statute 286.0105)*

If you are a person with a 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 St., 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.