

Town of Dundee Town Commission Meeting Ridgewood Mini Warehouse Site Development Plan Approval

	To: Town Commission
	Agenda Date: July 7, 2026
	Department: Planning and Zoning
	Discussion Topic: Site Development Plan Approval
	Requested Action: To approve the site development plan for Ridgewood Mini Warehouse
	Prepared By: Lorraine Peterson, Development Director
	

SITE LOCATION

The proposed site is situated on 8.69 +/- acres and located at 205 and 0 Ridgewood Ave. in Dundee, FL, further described as parcels 272821-832000-001000 and 272821-832000-002071 in Section 21, Township 28, Range 27. The proposed site has an existing Future Land Use (FLU) designation of commercial/industrial corridor and the zoning classification of Industrial (IL).

BACKGROUND

The Land Development Code requires a site development plan approval prior to the issuance of a building permit for all non-residential uses, please see section 7.02.02 of the LDC. Section 7.02.03 gives the procedures for such approval.

The Development Review Committee has reviewed the site development plan submitted by John Bannon for Quiddity Engineering, LLC and determined the plan is consistent with the comprehensive plan and land development code for the Town of Dundee.

SITE DEVELOPMENT PLAN

Per Section 7.02.01 of the Land Development Code, the purpose of the Site Development Plan is to ensure that site-specific development projects meet the requirements of this code prior to the issuance of a building permit. It is the intent of this section that the site development plan process be a part of the building permit application process, in that the site development plan is the instrument by which improvements to the site will be constructed and inspected, and by which final inspection and certificate of occupancy shall be issued. Approval Site Development Plans are valid for one year from the date of approval. Upon approval of the Site Development Plan,

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the applicant may proceed with submitting detailed construction drawings to the appropriate town staff for permitting. These shall include, but are not limited to, detailed building plans, drainage and stormwater management facilities, road and driveway construction specifications, and tree removal plans.

ANALYSIS

The proposed site currently has a 9500 square foot building and baseball field on site that will be demolished. The proposed use of the site shall be a mini warehouse self-storage facility. A Special Exception was approved via Resolution No. 24-09 to allow for the mini warehouse facility. Hours of operation shall be from 8 AM to 5 PM. As is typical, storage facility renters shall have 24-hour access to their units via access codes and pin pads at the entrance to the facility. The site will also have security cameras.

➤ Environmental

An environmental report was submitted and showed there are no known eagles' nest on site but there are several within a 5mile radius. No sand skinks or gopher tortoises were found on site according to the report.

➤ Potable Water

The proposed mini warehouse will have a water demand of 750 gpd and the service provider will be the Town of Dundee. The Town has capacity. There is a 8" water main located on the north side of Ridgewood Ave.

➤ Wastewater

The proposed mini warehouse will have a wastewater demand of 00000. The project will make a sanitary sewer connection via force main to an existing sanitary sewer manhole located approximately 700 feet south on state road 17.

➤ Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

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➤ Parking

The proposed project has a parking variance via Resolution 26-12, approved May 5, 2026, at a duly published public hearing. They will have twelve (12) standard parking spaces, two (2) accessible parking spaces, fifty (50) boat storage spaces, and a pull up lane for storage spaces.

➤ Schools

Not Applicable

➤ Roads

A Transportation study was submitted to the Town and signed off by the consulting transportation engineer, George Deakin of Deakin Property Services, Inc.

LIFT STATION AGREEMENT

There is a lift station agreement associated with this site development plan, please see attachment.

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the site development plan for Wawa and Big Dan's Car Wash with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC:

TOD Fire Chief- Chief Joseph Carbone

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- Markeishia L. Smith, P.A.

TOD Transportation Subconsultant- George Deakin of Deakin Property Services, Inc.

TOWN COMMISSION REVIEW

Per Section 7.02.04, the Town Commission shall have the authority to review and approve or disapprove any site development plan. Alternatively, the development director may determine

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that a site development plan is inappropriate for administrative approval. In such cases, the town commission shall review and evaluate the site development plan with specific regard to the comprehensive plan, applicable town codes, and the advisory recommendations of town staff. The town commission shall approve, approve with conditions, or deny the site plan.

In the alternative, the commission may, for the purpose of allowing the applicant an opportunity to address unresolved issues, continue consideration of the site plan. In the event a site development plan is denied, the reason(s) for the denial shall be noted.

MOTION OPTIONS:

1. I move **approval of the Site Development Plan and Lift Station Agreement** for Ridgewood Avenue Mini Warehouse Facility by the applicant, John Bannon, on behalf of Quiddity Engineering, LLC.
2. I move **approval with conditions of the Site Development Plan and Lift Station Agreement** for Ridgewood Avenue Mini Warehouse Facility by the applicant, John Bannon, on behalf of Quiddity Engineering, LLC.
3. I move **denial of the Site Development Plan and Lift Station Agreement** for Ridgewood Avenue Mini Warehouse Facility by the applicant, John Bannon, on behalf of Quiddity Engineering, LLC.
4. I move **continuing the Site Development Plan and Lift Station Agreement** for Ridgewood Avenue Mini Warehouse Facility by the applicant, John Bannon, on behalf of Quiddity Engineering, LLC.

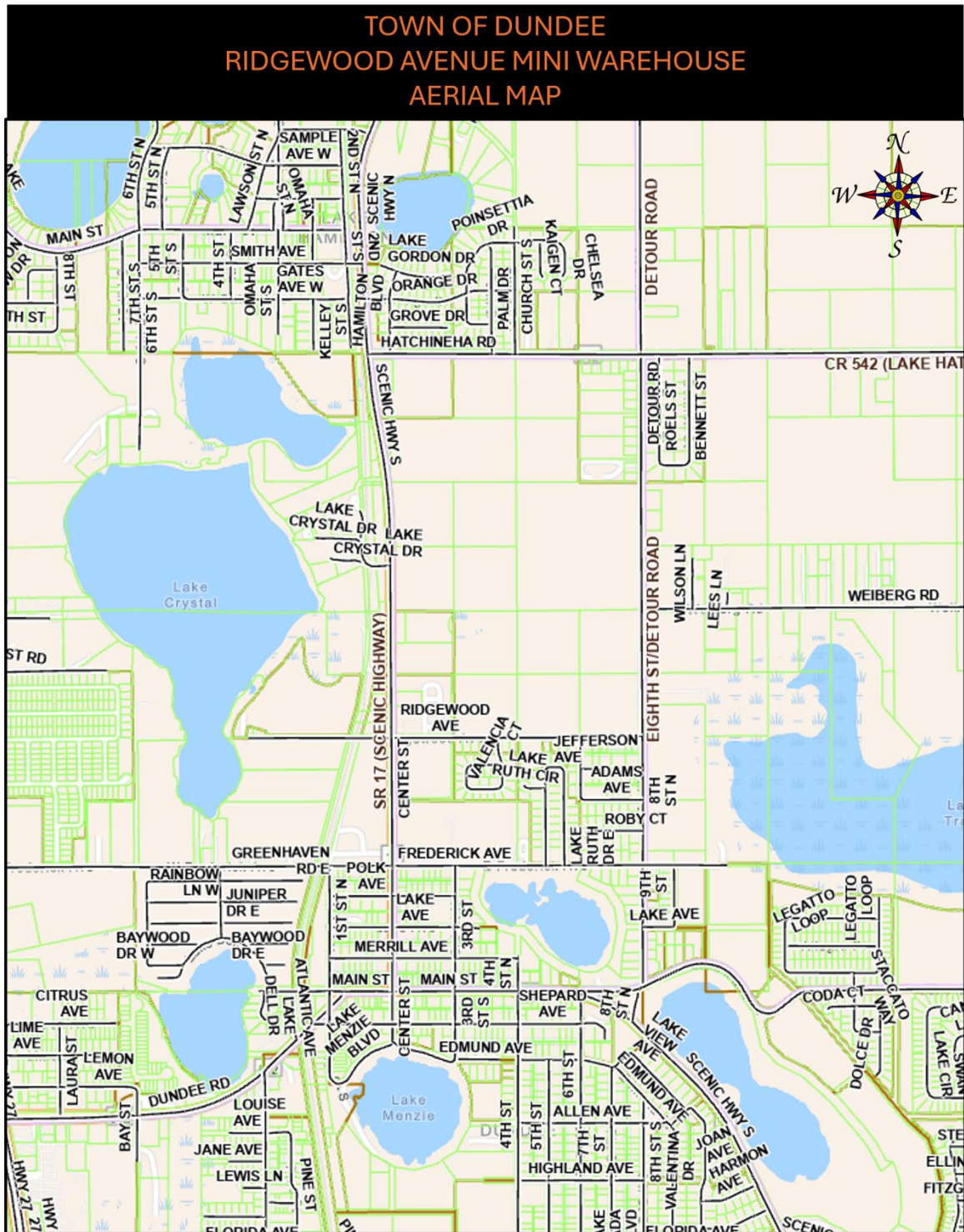
Attachments: Location Map

Aerial Map

Site Plan

Lift Station Agreement

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Location Map

TOWN OF DUNDEE
RIDGEWOOD AVENUE MINI WAREHOUSE
AERIAL MAP



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